

CAPITAL COMMITTEE
MEETING AGENDA

April 8, 2025
10:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER

Jose Pagan

- **ADOPTION OF MINUTES – March 11, 2025** Jose Pagan
- **VICE PRESIDENT’S REPORT** Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Helen Artega, PhD.**
Authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to name Infectious Disease (ID) Center at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Infectious Disease Center."

Further - authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to name a training and conference support program at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Fund."
- **Resolution** **Manuel Saez, PhD.**
Authorizing New York City Health and Hospitals Corporation (the "System") to execute stand-by, Job Order Contracts with Jemco Electrical Contractors ("Jemco") and Mac Fhionnghaile & Sons Electrical ("McF") to provide electrical construction services on an as-needed basis, each for the amount of \$8,000,000 with a total Not to Exceed of \$16,000,000 for a term of 2 years for both contracts.
Vendex: Approved for and Mac Fhionnghaile & Sons Electrical. Pending for Jemco Electrical Contractors.
EEO: Approved for both vendors.
- **Resolution** **Manuel Saez, PhD.**
Authorizing New York City Health and Hospitals Corporation (the "System") to execute stand-by, Job Order Contracts with Volmar Construction Inc. ("Volmar or "Contractor") to provide HVAC construction services for an amount not to exceed \$8,000,000 for a term of 2 years.
Vendex: Approved
EEO: Approved

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

MARCH 11, 2025

Capital Committee Meeting – March 11, 2025

As reported by: José Pagán

Committee Members Present: Mitchell Katz, MD, Freda Wang, Karen St. Hilaire

José Pagán called the meeting to order at 9:18 a.m. and stated for the record that Karen St. Hilaire would be representing Molly Wasow Park in a voting capacity.

Mr. Pagán called for a motion to approve the minutes of the February 3, 2025 Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on February 3, 2025, were unanimously approved.

VICE PRESIDENT REPORT

Mr. Saez provided an update on Essential infrastructure and clinical renovation projects throughout the system:

NYC H+H/ Woodhull: renovations to the Psychiatric Unit to enhance patient care and patient safety. The improvements to the environment, safety features, and staff workflows will provide a modern, secure, and comfortable space that supports both patients and staff.

NYC H+H/ Kings: the construction of the new Ambulatory operating room kicked off, as well as the E Building Elevator Modernization project. The first of three x-ray modernization projects are complete, with the second phase expected to be completed in summer, and the final phase to be completed in the fall.

NYC H+H/ Jacobi: we completed work on the Hematology Lab HVAC Upgrade to provide improved and consistent temperature and humidity control. We have completed phase 1 of 3 of the stormwater management projects in conjunctions with Resilient NYC Partners program, with the other two ongoing and expected completion this summer.

NYC H+H/ Bellevue: the construction of the new infusion project kicked off, which will transform a currently empty space into a new infusion suite that will enable better access to lifesaving therapeutic drugs.

Mr. Saez noted that there would be three items on the agenda, an issue of jurisdiction control over nine H+H properties, one capital item and NYC H+H/NCB and a facility renaming of NYC HHC Queens.

ACTION ITEMS

Deborah Morris, Senior Director, Real Estate & Housing read the resolution into the record:

Authorizing New York City Health and Hospitals Corporation (the "System") to sign an Acceptance of Assignment by which the System will officially confirm acceptance, jurisdiction and control over the nine (9) real properties listed in Schedule I, attached (the "Properties") under the terms of the Operating Agreement dated June 16, 1970 (the "Operating Agreement") with the City of New York (the "City") for use by the System.

Ms. Morris presented background information on the operating agreement, overview of the properties and process status.

- Ms. Wang asked if new properties were to be added to our jurisdiction, how would they be captured. Ms. Morris said a similar exercise would have to be completed but it would be done immediately and through the process of hearing, Mayoral and City Council approvals and NYC H+H Board approval.
- Ms. Wang asked if the OP could capture new properties. Mr. Berman confirmed that it would be a similar process. Dr. Katz explained that the process would differ if NYC H+H were purchasing properties. It only applies for properties that were owned by the City but managed by the System.

After discussion - upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

Mr. Saez read the resolution into the record:

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with A Tech Electric Enterprises, Inc. (the "Contractor"), to undertake a project to upgrade the fire alarm systems at NYC Health + Hospitals/North Central Bronx Hospital for a contract amount of \$8,888,888, with a 10% project contingency of \$888,889, to bring the total cost not to exceed \$9,777,777 and is expected to have a 2 year duration.

Mr. Saez was joined by Mahendranath Indar, Assistant Vice President, Facilities Development, presented details on project background, construction scope and schedule, procurement detail and budget.



Hearing no questions - upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

Deborah Brown, JD, MSW, read the resolution into the record:

New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to rename The Pavilion building at NYC Health + Hospitals/Queens (the "Hospital") as "Claire Shulman Pavilion" in honor of the late former Queens Borough President, Claire Shulman.

Ms. Brown presented background information on the late Borough President and her contributions to the community and system, and details and process of renaming.

Hearing no questions - upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

There being no further business, the Committee Meeting was adjourned at 9:34 a.m.

VICE PRESIDENT'S REPORT

Vice Presidents Report

Essential infrastructure and clinical renovation projects throughout the system:

- **NYC H+H/Queens:** we have begun the construction of the LINAC replacement, with completion expected mid-August. LINAC is a linear accelerator, a device that is used in radiation therapy.
- **NYC H+H/Harlem:** new fluoroscopy x-ray equipment installation has commenced and is expected to be complete in April. Fluoroscopy is a diagnostic tool using x-ray technology to observe a body part and its motion. It enables physicians to look at many body systems, including the skeletal, digestive, urinary, respiratory and reproductive systems.
- **NYC H+H/South Brooklyn Health:** construction has started on the new Outpatient Infusion Center and the project is scheduled to be completed in Summer 2025. An infusion center provides infusion therapy for patients with various conditions such as cancer, blood disorders and immunologic abnormalities. Medication or fluids are administered to the patients directly into the bloodstream through intravenous infusion.
- **NYC H+H/Jacobi:** we have completed phase 1 of 4 the MRI suite upgrades at Jacobi, with expected project completion in fall 2025. This work includes the renovation of existing spaces to accommodate a new MRI room, new plumbing and HVAC work, new changing rooms, new reception and waiting area, and new patient bathrooms. With the additional MRI, we'd be able to minimize wait times, have access to a high functioning unit when critically needed, and provide additional MRI services for both our inpatients and outpatients population.

RENAMING

**INFECTIOUS DISEASE CENTER AND
A TRAINING AND CONFERENCE SUPPORT
PROGRAM AT
NYC HEALTH + HOSPITALS/ELMHURST IN
HONOR OF DR. JOSEPH R. MASCI**

RESOLUTION

Authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") **to name the Infectious Disease (ID) Center at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Infectious Disease Center."**

Further - authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") **to name a new training and conference support program at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Fund."**

WHEREAS, Dr. Joseph Masci, who served as the Director of the Department of Medicine at the Elmhurst Hospital Center from 2002 through 2017, and became Chairman of the Department of Global Health, a position he held until his death in 2022; he made significant contributions to Elmhurst Hospitals and the field of Infectious Disease; and

WHEREAS, he was a professor of medicine and infectious disease at the Icahn School of Medicine at Mount Sinai. Throughout his career, he was honored by the White House, New York State, and the City, receiving many awards including Mount Sinai's highest teaching honor, the Jacobi Medallion; and

WHEREAS, Dr. Masci's career improved the lives of hundreds of patients and the mentorship of a new generation of ID physicians. He was also instrumental in guiding NYC Health + Hospitals through the COVID-19 pandemic; and

WHEREAS, NYC Health + Hospitals Operating Procedure 100-8 authorizes naming a NYC Health+ Hospitals health care facility or portion thereof to honor an individual who has made a significant contribution to public health including to NYC Health+ Hospitals or any of its facilities; and

WHEREAS, per OP 100-8, the Hospital Community Advisory Board recommended the renaming, hospital leadership as well as the Masci family; and

WHEREAS, the naming is scheduled to take place in 2025, in coordination with the Hospital and Dr. Masci's family;

WHEREAS, generously pledged by Dr. Masci's family, the naming will include a \$1 million contribution for ID Center improvements and programming that will enhance patient care and ensure the delivery of high-quality services to the Elmhurst community.

WHEREAS, an additional \$500,000 has been generously pledged by Dr. Masci's family for the Hospital to launch a program for medicine faculty to participate in training and conferences, contributing to the development and growth of students and Hospital physicians.

WHEREAS, this naming presents a significant opportunity for NYC Health + Hospitals and the Hospital to honor Dr. Masci's dedication and contributions to the field of Infectious Disease and his lifelong commitment to the Elmhurst community; and

WHEREAS, the support of the Community Advisory Board, Hospital leadership, Department of Medicine, and the Masci family has been secured regarding this naming initiative; and

WHEREAS, the naming of the ID Center as "The Dr. Joseph R. Masci Infectious Disease Center" and the new training and conference support program as "The Dr. Joseph R. Masci Fund" is intended to honor Dr. Masci as a caring and compassionate doctor and mentor, who helped shape the lives of many students, residents, and fellows who trained at Elmhurst.

NOW, THEREFORE, IT IS RESOLVED THAT New York City Health and Hospitals Corporation hereby is authorized to name the Hospital's Infectious Disease Center "The Dr. Joseph R. Masci Infectious Disease Center" and the new training and conference support program "The Dr. Joseph R. Masci Fund."

EXECUTIVE SUMMARY

NAMING THE INFECTIOUS DISEASE CENTER AND TRAINING AND CONFERENCE SUPPORT PROGRAM

- BACKGROUND:** Dr. Joseph R. Masci (November 27, 1950 – November 15, 2022) was a dedicated and highly-accomplished leader, physician, and educator. Dr. Masci was the Director of the Department of Medicine at NYC Health + Hospitals/Elmhurst for 15 years, and was the founding Chair of the Global Health Department. He was also a professor of medicine and infectious disease at the Icahn School of Medicine at Mount Sinai. Throughout Dr. Masci's career, he improved the lives of hundreds of patients and mentored a new generation of physicians. He was also instrumental in guiding NYC Health + Hospitals through the COVID-19 pandemic.
- MONETARY DONATION:** Related to this naming opportunity, a \$1 million donation will be generously made by Dr. Masci's family. The donation will cover partial construction and general program expenses for the Infectious Diseases Center. An additional \$500,000 donation will launch a new training and conference support program for medicine faculty, The Joseph R. Masci Fund.
- In 2024, Ms. Elizabeth Bass, Dr. Masci's wife, contacted Dr. Helen Arteaga Landaverde, CEO, and Dr. Masci's Infectious Disease Center and Department of Medicine colleagues to discuss the possibility of providing a donation to the Hospital. Dr. Masci's former colleagues suggested the naming opportunity, and everyone agreed that it would be a fitting tribute to his leadership in the field and exemplary commitment to his patients and the Hospital. Dr. Arteaga Landaverde engaged the Philanthropy Office to help facilitate the donation and manage the naming approval process.
- PROPOSED PROGRAM:** The naming of the NYC Health + Hospitals/Elmhurst ID Center and the training and conference support program will honor Dr. Masci's legacy and enduring commitment to Elmhurst and the greater NYC Health + Hospitals community. As the ID Center is scheduled to be renovated and the site may change in the future, we plan to have a launch event with temporary signage and will refer to the center under the approved name in all written materials, hospital signage, and everyday conversation. The training and conference support program will cover expenses for eligible medicine faculty to attend training and conferences, providing professional development opportunities and allowing for the dissemination of medical research. It will be referred to as The Dr. Joseph R. Masci Fund.
- ONGOING INITIATIVES:** The training and conference support program will serve the purpose of covering the cost of participation in training and conferences for eligible medicine faculty. The program will continue until the donated funds are fully disbursed. A review committee will develop eligibility guidelines and the application and selection process, ensuring equitable access to the program. A grant agreement will be established between NYC Health + Hospitals and the Masci family to formally outline the terms of the naming of the ID Center and the training and conference support program.
- THE HONOREE:** Dr. Joseph R. Masci was a beloved member of the Elmhurst community, serving as the Director of Medicine at NYC Health + Hospitals/Elmhurst for 15 years. His work improved the lives of countless patients. This naming will honor his legacy and serve as a reminder of the impact one individual can have on the health and wellbeing of thousands.

**Request to Name the Infectious Disease Center and
a Training and Conference Support Program at
NYC Health + Hospitals/Elmhurst in honor of
Dr. Joseph R. Masci**

Capital Committee

April 8, 2025

Helen Arteaga Landaverde, PhD

CEO, NYC Health + Hospitals/Elmhurst

Deborah Brown, JD, MSW

Senior Vice President, Chief External Affairs Officer

Request for Approval

- Authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to name Infectious Disease (ID) Center at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Infectious Disease Center."

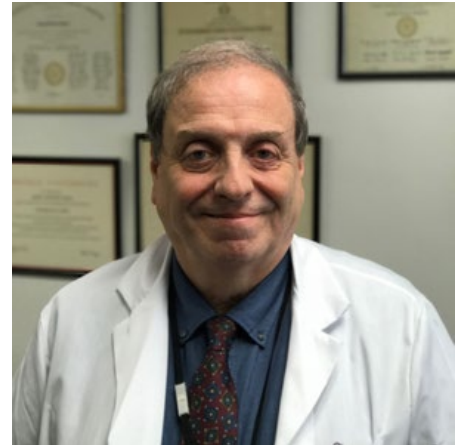
Further - authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to name a training and conference support program at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Fund."

Background

- New York City Health + Hospitals/Elmhurst is requesting to name the Infectious Disease (ID) Center and a new training and conference program for medicine faculty after the dedicated leader, physician, and educator Dr. Joseph R. Masci who passed away on November 15, 2022.

Dr. Joseph R. Masci

- Dr. Masci served as the Director of the Department of Medicine at Elmhurst from 2002 through 2017.
- In 2017 he became Chairman of the Department of Global Health, a position he held until 2022.
- Dr. Masci also contributed extensively to helping patients with AIDS, TB, and other infectious diseases through research, books, and innovative projects in NYC and globally.
- He was instrumental in guiding NYC Health + Hospitals through the Covid-19 pandemic.
- Dr. Masci was Professor of Medicine (infectious diseases), Professor of Environmental Medicine and Public Health and Professor of Global Health at the Icahn School of Medicine at Mount Sinai.
- He was active in the Elmhurst community, conducting outreach and sharing his expertise on COVID-19 and other medical topics.
- Dr. Masci embodied NYC Health + Hospitals' mission of high-quality care for all New Yorkers and his legacy endures through the continued work of the ID Center, Department of Medicine, and Department of Global Health.



Background – ID Center

- The Masci Family has generously pledged \$1 million to the Infectious Disease Center and an additional \$500,000 for medicine faculty to participate in training and conferences.
- The Infectious Disease (ID) Center provides multidisciplinary primary care and supportive services for patients with HIV, prevention services for numerous infections, and curative care for a variety of infections including tuberculosis and hepatitis C. The ID Center recently expanded to include gender-affirming hormone therapy.
- The ID Center has been serving an increased number of patients, averaging 16,000 to more than 17,000 visits per year in 2023 and 2024.
- Eight Infectious Disease Fellows receive training at weekly clinics and numerous residents and students are trained every year.
- Thanks to Dr. Masci's nearly four decades of tireless leadership, the ID Center has grown from a twice weekly half-day clinic in a borrowed space, to a nationally respected and internationally recognized program with a dedicated multidisciplinary staff caring for thousands of patients.



Approval Process

- Per NYC Health + Hospitals Operating Procedure No. 100-8, we adhered to the following approval process:
- Received support from Masci Family to rename the Infectious Disease Center and a new training and conference program
- Dr. Masci was widely known within the Health System and well-respected by his colleagues through his exemplary leadership at the Hospital and decades of service to the Elmhurst community.
- Obtained support letters from the NYC H+H/ Elmhurst Chair of the Community Advisory Board, the President of the Medical Board, and the Chief Medical Officer
- Obtained support letter from NYC H+H/Elmhurst CEO for the renaming strategy.
- We are bringing the resolution to the NYC Health + Hospitals Capital Committee for their approval.
- Next step in the process will be presenting the resolution to the Board of Directors for their approval.

Request for Approval

- Authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to name Infectious Disease (ID) Center at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Infectious Disease Center."

Further - authorizing New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to name a training and conference support program at NYC Health + Hospitals/Elmhurst (the "Hospital") "The Dr. Joseph R. Masci Fund."

February 14, 2025

Mitchell Katz, MD
President and Chief Financial Officer
NYC Health + Hospitals
50 Water Street, 17th Floor
New York, New York 10004

Dear Dr. Katz,

On behalf of the Medical Board of NYC Health + Hospitals, I am writing to express my support of the proposal to name The Dr. Joseph R. Masci Infectious Disease Center at NYC Health + Hospitals/Elmhurst in honor of Dr. Joseph R. Masci, who passed away on November 15, 2022. Dr. Masci's extraordinary contributions to the study and practice of infectious disease, his unwavering dedication to improving the lives of our patients, and his profound impact on the future of health care at NYC Health + Hospitals are truly deserving of this lasting tribute.

Dr. Masci served as the Director of Medicine at NYC Health + Hospitals/Elmhurst for 15 years and was the founding Chair of the Global Health Department. As a physician, educator, and author, he played a pivotal role in shaping the institution's commitment to providing high-quality care to all New Yorkers, especially the underserved populations we serve. His leadership and vision laid the groundwork for the continued success of our Infectious Disease Center and advanced the development of global health initiatives, which continue to have a lasting impact on both our patients and the wider medical community.

Moreover, Dr. Masci was instrumental in guiding NYC Health + Hospitals through the COVID-19 pandemic, serving as a steadfast leader in the face of an unprecedented public health crisis. His expertise and calm leadership were invaluable in ensuring that our patients received the care they needed during one of the most challenging times in our history.

The Medical Board wholeheartedly supports the proposed name of The Dr. Joseph Masci Center Infectious Disease Center. It is a meaningful acknowledgment of Dr. Masci's remarkable contributions to NYC Health + Hospitals, his patients, and the field of medicine.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Helen Arteaga Landaverde'.

Helen Arteaga Landaverde, MPH, PhD
Elmhurst Chief Executive Officer

Ms. Elizabeth Bass
75 Papermill Road
Manhasset, NY 11030

March 25, 2025

Dr. Mitchell H. Katz
President and CEO
NYC Health + Hospitals
50 Water St, Floor 17
New York, NY 10004

Dear Dr. Katz,

It is my pleasure to submit this letter supporting The Joseph R. Masci Infectious Disease Center and The Joseph R. Masci Fund at NYC Health + Hospitals/Elmhurst.

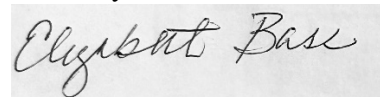
As you know, I am Joe Masci's widow. We met in college, and I was a witness to Joe's entire medical education and career, including his 40 years at Elmhurst Hospital Center. During those years, he established the HIV/AIDS clinic in the early days of the epidemic; wrote a book on outpatient management of HIV that had four editions, was translated into several languages, and was included in medical libraries around the world; was Elmhurst's director of infectious disease and then director of medicine for more than 15 years; participated in projects to improve HIV care in Russia and Ethiopia, involving Elmhurst doctors, nurses and social workers in these projects; provided ID education to United Nations medical staff worldwide; served as the main ID consultant to NYC Health + Hospitals during the worst days of COVID and – most important – cared for countless patients with humanity, intellect, and empathy while guiding countless younger physicians to do the same. I never knew anyone who loved his work more.

Clearly Joe was deeply committed to Elmhurst Hospital Center, its patients and staff. In fact, at the time he fell ill, he was full of enthusiasm and excitement about building something new there, a Global Health Program. So after he died, when our son, Jonathan Masci, and I were thinking of a way to honor his memory, it was only natural that we would think first of Elmhurst.

We think the current proposal would be totally in keeping with the two main currents of Joe's life's work – his commitment to providing the highest quality care for people with infectious diseases, and his commitment to teaching and mentoring younger generations of physicians.

As his family, we would be deeply honored to contribute to these projects. And I know that Joe would be honored to be remembered in this way in the place he loved and served so well.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Bass". The signature is written in black ink on a light-colored, slightly textured background.

Elizabeth Bass

Raj Punjabi, Chair
Community Advisory Board
NYC Health + Hospitals/Elmhurst
79-01 Broadway, Elmhurst NY 1137
718-334-5825

March 10, 2025

Mitchell Katz, MD
President and Chief Financial Officer
NYC Health + Hospitals
50 Water Street, 17th Floor
New York, New York 10004

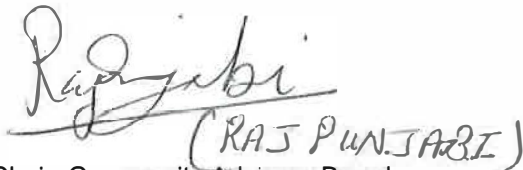
Dear Dr. Katz,

As Chair of the NYC Health+ Hospitals/Elmhurst Community Advisory Board, I am writing to extend my unwavering support for Chief Executive Officer Helen Arteaga Landaverde's request to name The Dr. Joseph R. Masci Infectious Disease Center in honor of Dr. Joseph R. Masci, who passed away on November 15, 2022. The former Director of Medicine and founding Chair of the Global Health Department, Dr. Masci led groundbreaking research and practice in infectious disease.

Dr. Masci dedicated his career to serving Elmhurst's diverse communities, embodying NYC Health + Hospitals' mission of high-quality care for all New Yorkers. His legacy endures through the continued work of the ID Center. In addition to being the Director of Medicine at NYC Health + Hospitals/Elmhurst for 15 years and founding Chair of the Global Health Department, he was also a professor of medicine and infectious disease at the Icahn School of Medicine at Mount Sinai. Throughout Dr. Masci's career, he improved the lives of hundreds of patients and mentored a new generation of ID physicians. He was also instrumental in guiding NYC Health + Hospitals and our local NYC communities through the COVID-19 pandemic.

The Community Advisory Board is honored to participate in this project, which further solidifies Dr. Masci's legacy within NYC Health + Hospitals/Elmhurst. I fully approve of the request to name The Dr. Joseph R. Masci Center Infectious Disease Center in his memory.

Sincerely,



(RAJ PUNJABI)

Chair, Community Advisory Board
NYC Health+ Hospitals/Elmhurst



**Mount
Sinai**

Mitchell Katz, MD
President and Chief Executive Officer
NYC Health + Hospitals
50 Water Street, 17th Floor
New York, New York 10004

NYC
HEALTH+
HOSPITALS

Elmhurst

March 21, 2025

Dear Dr. Katz,

As Associate Director of the Department of Medicine at H+H/Elmhurst, I am honored to write in support of naming The Dr. Joseph R. Masci Infectious Disease Center at NYC Health + Hospitals /Elmhurst.

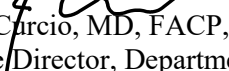
I first met Dr. Masci as his intern on the B4 Medicine Service. From that 1-month rotation we developed a quarter century relationship during which I received unwavering friendship, guidance and support. I was not special, just fortunate to be in his orbit- as I have witnessed this same dedication to countless people.

Dr. Masci's clinical expertise and contribution to the specialty of Infectious Disease is internationally recognized. Often, after achieving substantial recognition a professional may spend an entire career fine tuning the subject area. Had he followed that path after innovation, publication and infrastructure development for HIV, it would have been a career well spent, but he embodied the concept of lifelong learning and endless potential to grow and contribute to society. When Anthrax was weaponized he became the NYC expert for education, support and planning for Bioterrorism. As plagues such as H1N1 and Ebola threatened the city he dissected incoming information, organized and informed. When Covid hit the country, he moved beyond supporting the healthcare community, and by podcast reached masses of people who needed reliable, trustworthy information to understand how to best keep themselves and their loved ones safe.

Dr. Masci dedicated his life and career to Elmhurst Hospital with unwavering support for all aspects of medical training and program development with thoughtful, patient guidance. He sought talent and developed it to ensure an infrastructure which could support growth and innovation. For these reasons I am additionally honored to support naming of The Dr. Joseph R. Masci Medical Professional Development Fund, which will provide financial support for internal medicine and Infectious Disease physicians to pursue ongoing training, research, innovation and leadership development.

Thank you for your consideration to approve these efforts to memorialize Dr. Masci with these recognitions.

Sincerely,


Joan M. Circio, MD, FACP, CQF
Associate Director, Department of Medicine, EHC
Chief, Division of Hospital Medicine, EHC
Associate Professor of Medicine, ISMMS
Associate Professor of Global Health, ISMMS



February 14, 2025

Mitchell Katz, MD
President and Chief Executive Officer
NYC Health + Hospitals
50 Water Street, 17th Floor
New York, New York 10004

Dear Dr. Katz,

I am honored to express my enthusiastic support for the naming of The Dr. Joseph R. Masci Infectious Disease Center at NYC Health + Hospitals/Elmhurst in recognition of Dr. Joseph R. Masci's extraordinary contributions to our institution, our health system, and the field of Infectious Diseases.

Dr. Masci served as the Director of Medicine at Elmhurst for 15 years and was the founding Chair of our Global Health program. Over the course of his remarkable career, he shaped generations of physicians, advanced public health locally and globally, and personified the mission of NYC Health + Hospitals through his unwavering dedication to equitable, high-quality care.

He was a central figure during some of the most challenging moments in our city's healthcare history—from the HIV/AIDS epidemic to the COVID-19 pandemic—offering his leadership, scientific acumen, and calm guidance when it was needed most. Beyond his many accomplishments, he was a beloved colleague and mentor whose legacy lives on in the clinicians he inspired and the patients whose lives he touched.

As outlined in our February 2025 proposal, the Dr. Joseph R. Masci Infectious Disease Center will continue to advance his vision by supporting the professional development of residents and attendings, fostering innovation and research, and investing in the future of the ID and Internal Medicine departments. These initiatives will help ensure that Dr. Masci's influence endures, continuing to improve care for our diverse community and beyond.

On behalf of our entire clinical team at Elmhurst, thank you for your consideration and for your ongoing support of this important recognition.

Sincerely,

A handwritten signature in black ink that reads "Laura Iavicoli".

Laura Iavicoli, MD, MBA, FACEP, CHEP
Chief Medical Officer
NYC Health + Hospitals/ Elmhurst
Senior Associate Dean
Professor, Department of Emergency Medicine
Icahn School of Medicine at Mount Sinai

CONTRACT APPROVALS

**JEMCO ELECTRICAL CONTRACTORS & MAC
FHIONNGHIALE & SONS ELECTRICAL**

**JOB ORDER CONTRACT ELECTRICAL
SERVICES**

AND

VOLMAR CONSTRUCTION

JOB ORDER CONTRACT HVAC SERVICES

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute stand-by, Job Order Contracts with Jemco Electrical Contractors (“Jemco”) and Mac Fhionnghaile & Sons Electrical (“McF”) to provide electrical construction services on an as-needed basis, each for the amount of \$8,000,000 with a total Not to Exceed of \$16,000,000 for a term of 2 years for both contracts.

WHEREAS, the System uses stand-by or Job Order Contracts (“**JOCS**”) which provide specialized services, such as those of an electrical contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments; and

WHEREAS, the current set of contracts for electrical JOCS contractors used by the System were due to expire December 31, 2024 but were extended for five months through May 31, 2025 to allow time for the completion of the procurement of a new set of electrical contractors; and

WHEREAS, the System issued a competitive sealed bid solicitation for electrical contractors in December 2024, five firms bid on the contract, and Jemco and McF (the “**Contractors**”) submitted the lowest responsive and responsible bids; and

WHEREAS, Jemco and McF are the System’s current electrical JOCS contractors with System performance ratings of “Good” and “Excellent” respectively; and

WHEREAS, McF is a certified MWBE firm and Jemco has a 31% MWBE subcontracting plan; and

WHEREAS, the System’s Office of Facility Development will be responsible for the management of the proposed agreement.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to execute stand-by, Job Order Contracts with each of Jemco Electrical Contractors (“**Jemco**”) and Mac Fhionnghaile & Sons (“**McF**”) to provide electrical construction services on an as-needed basis, each for the amount of \$8,000,000 with a total Not to Exceed of \$16,000,000 for a term of 2 years for both contracts.

**EXECUTIVE SUMMARY
JOCS CONTRACTS WITH
JEMCO ELECTRICAL CONTRACTORS AND MAC FHIONNGHAILE & SONS
FOR ELECTRICAL CONSTRUCTION SERVICES**

- OVERVIEW:** The System uses stand-by or Job Order Contracts (“**JOCS**”) which provide specialized services, such as those of an electrical contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments. The current set of contracts for electrical JOCS contractors used by the System were due to expire December 31, 2024 but were extended for five months through May 31, 2025 to allow time for the completion of the procurement of a new set of electrical contractors.
- PROCUREMENT** The System solicited competitive sealed bids for the necessary electrical services contractors in December 2024. Five firms bid on the contract, and Jemco and McF (the “**Contractors**”) submitted the lowest responsive and responsible bids.
- TERMS:** The proposed contracts will each be for two years. The contracts will each be for an amount of \$8,000,000 with a total Not to Exceed of \$16,000,000.
- FINANCING:** The financing of the work to be performed under the proposed contracts will vary depending on the nature of the work and the project.
- MWBE:** McF is a certified MWBE firm and Jemco has committed to a 31% MWBE subcontracting plan.



To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Franco Esposito *Franco Esposito*
Deputy General Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: JEMCO Electrical Contractors, Inc.

Date: March 24, 2025

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Pending

EEO

Approved

MWBE

30%



To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Franco Esposito *Franco Esposito*
Deputy General Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Mac Fhionnghaile & Sons, Inc.

Date: March 24, 2025

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Approved

EEO

Approved

MWBE

100%

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute stand-by, Job Order Contracts with Volmar Construction Inc. (“**Volmar** or “**Contractor**”) to provide HVAC construction services for an amount not to exceed \$8,000,000 for a term of 2 years.

WHEREAS, the System uses stand-by or Job Order Contracts (“**JOCS**”) which provide specialized services, such as those of an HVAC contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments; and

WHEREAS, the current contracts for HVAC JOCS contractors used by the System were due to expire December 31, 2024 but were extended for five months through May 31, 2025 to allow time for the completion of the procurement of a new HVAC Job Order Contracts vendor; and

WHEREAS, the System issued a competitive sealed bid solicitation for HVAC contractors in December 2024, eight firms bid on the contract, and Volmar submitted the lowest responsive and responsible bid; and

WHEREAS, Volmar is currently performing work for the System as a JOCS HVAC contractor with a System performance rating of Excellent; and

WHEREAS, the Contractor has committed to a 30% MWBE subcontracting plan; and

WHEREAS, the System’s Office of Facility Development will be responsible for the management of the proposed agreement.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a stand-by, Job Order Contract with Volmar Construction Inc. to provide HVAC construction services for an amount not to exceed \$8,000,000 for a term of 2 years.

**EXECUTIVE SUMMARY
JOCS CONTRACT WITH
VOLMAR CONSTRUCTION INC.
FOR HVAC CONSTRUCTION SERVICES**

- OVERVIEW:** The System uses stand-by or Job Order Contracts (“**JOCS**”) which provide specialized services, such as those of an HVAC contractor, on an as needed basis because they give the System a reliable way to call upon specialized service providers when they are needed without making long-term commitments. The current contracts for HVAC JOCS contractors used by the System were due to expire December 31, 2024 but were extended for five months through May 31, 2025 to allow time for the completion of the procurement of a new HVAC JOCS contractor.
- PROCUREMENT** The System solicited competitive sealed bids for the necessary HVAC services in December 2024. Eight firms submitted bids and the Contractor submitted the lowest responsive and responsible bid.
- TERMS:** The proposed contracts will be for two years for an amount not to exceed \$8,000,000.
- FINANCING:** The financing of the work to be performed under the proposed contracts will vary depending on the nature of the work and the project.
- MWBE:** The Contractor has committed to a 30% MWBE subcontracting plan.



To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Franco Esposito *Franco Esposito*
Deputy General Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Volmar Construction, Inc.

Date: March 24, 2025

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Approved

EEO

Pending

MWBE

30%

Electrical and HVAC Job Order Contracts Request for Approval

**Capital Committee
April 8, 2025**

**Manny Saez, SAVP, OFD
Mahendranath Indar, AVP, OFD
Gabriella Shapiro, Director, OFD**

Request for Consideration

- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute stand-by, Job Order Contracts with Jemco Electrical Contractors (“Jemco”) and Mac Fhionnghaile & Sons Electrical (“McF”) to provide electrical construction services on an as-needed basis, each for the amount of \$8,000,000 with a total Not to Exceed of \$16,000,000 for a term of 2 years for both contracts.
- Authorizing New York City Health and Hospitals Corporation (the “System”) to execute stand-by, Job Order Contracts with Volmar Construction Inc. (“Volmar or “Contractor””) to provide HVAC construction services for an amount not to exceed \$8,000,000 for a term of 2 years.

Background / Current State

- Job Order Contracting (JOCs) are Construction Contracts that are awarded based on public bid, whereby bidders use a multiplier, against an itemized catalog of services, to establish their base bid. Solicitation and award in alignment with NYC Health + Hospitals Operating Procedure 100-5.
- Current Electrical and Mechanical/HVAC contracts were awarded in 2022, and prior to expiring December 31, 2024, was extended by five months in accordance with OP 100-5 to ensure procurement of new contracts through May 31st, 2024.
 - There is a third electrical JOCS contract which will not expire until 2026.

Electrical

Procurement

- Public bids opened on December 17th and 18th, 2024 for two contracts, each for \$8M, to provide Electrical related construction services. The contracts will be for a two year term.

- Jemco Electrical Contractors was the lowest responsible bidder for EL1
 - Lowest multiplier submitted by Jemco – 1.0600
 - Previous EL1 low bid multiplier was 1.0500 (Jemco)
 - Jemco user rating – 89% rating – Jemco is the current JOC contractor and the rating is for work provided throughout the system (rated by 2 facilities on 2 projects)

- Mac Fhionnghaile & Sons was the lowest responsible bidder for EL2
 - Lowest multiplier submitted by Mac Fhionnghaile – 1.0850
 - Previous EL2 low bid multiplier was 1.0740 (Mac Fhionnghaile & Sons)
 - Mac Fhionnghaile & Sons user rating –97.5% rating - MacFhionnghaile & Sons Electrical Contracting is the current JOC contractor and the rating is for work provided throughout the system (rated by 2 facilities on 4 projects)

➤ Jemco: 31% MWBE subcontractor Utilization Plan

Subcontractor	Certification	Supplies/Services	Utilization Plan
LB Consulting Inc.	WBE	Scheduling	5%
Grant Supplies	WBE	Material Supplier	8%
Turtle & Hughes	MBE	Material Supplier	8%
Park Ave. Supplies	MBE	Material Supplier	5%
Lauren T. Enterprises	WBE	Electronics	5%
TOTAL			31%

➤ Mac Fhionnghaile & Sons is a NYC certified WBE and will self perform services bringing their MWBE total to 100%

Budget


Electrical JOC Contractors		
Jemco		\$8,000,000
Mac Fhionnghaile		\$8,000,000
Total		\$16,000,000

Jemco Vendor Evaluations

Vendor Performance Evaluation	
Jemco	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	YES
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extent applicable?	NO
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	YES
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	YES
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	YES
Did the vendor pay its suppliers and subcontractors, if any, promptly?	YES
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	YES
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	YES
Did the vendor adequately staff the contract?	YES
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	YES
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	YES
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	YES
Performance and Overall Quality Rating Satisfactory	Good

<70% ----- Not satisfactory
 71% - 80% ----- Satisfactory
 81% - 90% ----- Good
 91% - 100% ----- Excellent

Mac Fhionnghaile Vendor Evaluations

	
Vendor Performance Evaluation	
Mac Fhionnghaile	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	YES
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extent applicable?	NO
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	YES
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	YES
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	YES
Did the vendor pay its suppliers and subcontractors, if any, promptly?	YES
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	YES
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	YES
Did the vendor adequately staff the contract?	YES
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	YES
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	YES
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	YES
Performance and Overall Quality Rating Satisfactory	Excellent

<70% ----- Not satisfactory
 71% - 80% ----- Satisfactory
 81% - 90% ----- Good
 91% - 100% ----- Excellent

HVAC

Procurement

- Public bids opened on December 18th and 19th, 2024 for two contracts, each for \$8M, to provide HVAC related construction services. The contracts will be for a two year term.

- HVAC 1 the vendor review process is ongoing. We plan to return to the Board in the future for approval to enter contract when our due diligence is complete.

- Volmar Construction Inc was the lowest responsible bidder for HVAC2.
 - Lowest multiplier submitted by Volmar Construction Inc – 0.9103
 - Previous HVAC2 low bid multiplier was 0.9373 (Volmar)
 - Volmar user rating ~93% rating. Volmar is the current JOC contractor and the rating is for work provided throughout the system (rated by 1 facility for 1 project)

HVAC MWBE Utilization Plans


➤ Volmar - 30% MWBE Utilization Plan

Subcontractor	Certification	Supplies/Services	Utilization Plan
Eastern Plumbing	WBE	Plumbing	11%
Park Ave. Supplies	MBE	Material Supplier	4%
ANR Mechanical	MBE	HVAC, Sheet Metal, A/C	15%
TOTAL			30%

Budget

HVAC JOC Contractors		
Volmar Construction		\$8,000,000
Total		\$8,000,000

Volmar Vendor Evaluations

	
Vendor Performance Evaluation	
Volmar	
DESCRIPTION	ANSWER
Did the vendor meet its budgetary goals, exercising reasonable efforts to contain costs, including change order pricing?	YES
Has the vendor met any/all of the minority, women and emerging business enterprise participation goals and/or Local Business enterprise requirements, to the extent applicable?	NO
Did the vendor and any/all subcontractors comply with applicable Prevailing Wage requirements?	YES
Did the vendor maintain adequate records and logs, and did it submit accurate, complete and timely payment requisitions, fiscal reports and invoices, change order proposals, timesheets and other required daily and periodic record submissions (as applicable)?	YES
Did the vendor submit its proposed subcontractors for approval in advance of all work by such subcontractors?	YES
Did the vendor pay its suppliers and subcontractors, if any, promptly?	YES
Did the vendor and its subcontractors perform the contract with the requisite technical skill and expertise?	YES
Did the vendor adequately supervise the contract and its personnel, and did its supervisors demonstrate the requisite technical skill and expertise to advance the work	YES
Did the vendor adequately staff the contract?	YES
Did the vendor fully comply with all applicable safety standards and maintain the site in an appropriate and safe condition?	YES
Did the vendor fully cooperate with the agency, e.g., by participating in necessary meetings, responding to agency orders and assisting the agency in addressing complaints from the community during the construction as applicable?	YES
Did the vendor adequately identify and promptly notify the agency of any issues or conditions that could affect the quality of work or result in delays, and did it adequately and promptly assist the agency in resolving problems?	YES
Performance and Overall Quality Rating Satisfactory	Excellent

<70% ----- Not satisfactory
 71% - 80% ----- Satisfactory
 81% - 90% ----- Good
 91% - 100% ----- Excellent

Request for Consideration

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