

**CAPITAL COMMITTEE
MEETING AGENDA**

May 5, 2025

10:00 AM

50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- **ADOPTION OF MINUTES – April 8, 2025**

José Pagán

- **VICE PRESIDENT'S REPORT**

Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Manuel Saez, PhD**

Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a design-build contract with Barr & Barr Inc. (the “Contractor”) to undertake the renovation and construction of the RISE (Recovery, Integrated Support, Empowerment) Center at New York City Health + Hospitals/Lincoln for a contract amount of \$11,183,855, with a 10% project contingency of \$1,118,386, to bring the total cost not to exceed \$12,302,241 for a duration of 36 months.

Vendex: Pending

EEO: Pending

- **Resolution** **Manuel Saez, PhD**

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Johnson Controls, Inc., (the “Contractor”), to provide Building Management System preventative maintenance and repair services at various NYC Health + Hospitals facilities for a contract amount of \$12,128,122.89, with a 10% project contingency on preventative maintenance portion of the contract of \$548,793.41, to bring the total cost not to exceed \$12,676,916 for an initial term of 3 years with 2 one-year options to extend.

Vendex: Approved

EEO: Approved

OLD BUSINESS

José Pagán

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

MAY 5, 2025

Capital Committee Meeting – April 8, 2025

As reported by: José Pagán

Committee Members Present: Mitchell Katz, MD, Freda Wang, Karen St. Hilaire; Erin Kelly; Jackie Rowe Adams; Vanessa Rodriguez; Tricia Taitt

José Pagán called the meeting to order at 10:02 a.m. and stated for the record that Erin Kelly is representing Suzanne Miles-Gustave and 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 March 11, 2025 Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on March 11, 2025, were unanimously approved.

VICE PRESIDENT REPORT

Mahendranath Indar, Assistant Vice President reported on behalf of Mr. Saez. He provided an update on 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 of 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 will 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.

ACTION ITEMS

Deborah Brown, JD, MSW, Senior Vice President, External & Regulatory Affairs, read the resolutions into the record:

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."

Ms. Brown was joined by Helen Arteaga Landaverde, PhD, CEO, NYC H+H/Elmhurst. The two presented background information on Mr. Masci and his contributions to the system, details on the proposed locations and requirements and approval process for renaming.

- Dr. Katz noted that he knew Mr. Masci and his family and he supported the renaming.

Upon motion duly made and seconded the resolution were approved for consideration by the Board of Directors.

Mr. Indar read the resolutions into the record:

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.



Mr. Indar presented details on the background and current state of the contract services, the procurement process was discussed, MWBE plans, vendor evaluations, and anticipated value of contracts.

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

There being no further business, the Committee Meeting was adjourned at 10:21 a.m.

VICE PRESIDENT'S REPORT

Vice Presidents Report

Essential infrastructure and clinical renovation projects throughout the system:

- **NYC H+H/Queens:** We have recently completed the N-Building cooling project, which includes the replacement of two air handling units for the data rooms for the hospital. This is critical for the operations of Queens as these data rooms store all IT needs.
- **NYC H+H/Elmhurst:** The Medical ICU and the Central Sterile both have completed new Air Handler Unit projects. The previous units were nearing the end of their useful life and these new units will ensure the continuity of service for both of these critical hospital areas.
- **At NYC H+H/Harlem:** The Martin Luther King Building 15th Floor Critical Care Unit Renovation is reaching conclusion. This project provided much needed upgrades to the unit, including a New HVAC system, new isolation room, telescopic doors, new flooring, electric upgrades, plumbing upgrades, dialysis upgrades, medical gas upgrades, nurse call upgrade, new patient monitors, cameras, and TVs. This overhaul of the unit will provide a better environment for patients and staff.

CONTRACT APPROVAL

BARR & BARR INC.

**RECOVERY, INTEGRATED SUPPORT,
EMPOWERMENT (RISE) CENTER
RENOVATION AND CONSTRUCTION**

NYC HEALTH + HOSPITALS / LINCOLN

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a Design-Build contract with Barr & Barr Inc. (the "Contractor") to undertake the renovation and construction of the RISE (Recovery, Integrated Support, Empowerment) Center at New York City Health + Hospitals/Lincoln for a contract amount of \$11,183,855, with a 10% project contingency of \$1,118,386, to bring the total cost not to exceed \$12,302,241 for a duration of 36 months.

WHEREAS, Lincoln Hospital currently operates its Family Recovery Center out of the NYC Health + Hospitals/Belvis location, 1.2 miles from the main campus, creating challenges in patient continuity of care, access to essential medical services, and streamlined patient flow; and

WHEREAS, modifications and upgrades are necessary in order to centralize and enhance access to integrated Substance Use Disorder (SUD) services, including rapid opioid treatment induction, maintenance therapies, addiction consult services, and support services for sensitive populations such as pregnant women, children, and adolescents, by co-locating these services within the main Lincoln Hospital campus; and

WHEREAS, the project will consist of a full gut renovation of the 6th floor D Wing at Lincoln Hospital, encompassing 12,614 square feet, and will house Family SUD, Lincoln Recovery Center (LRC), Consult for Addiction Treatment and Care in Hospitals (CATCH), and SBIRT programs, and address the lack of essential services such as lab and pharmacy access currently absent from the Belvis site; and

WHEREAS, to procure the required services the NYC Health + Hospitals utilized a design-build delivery approach as authorized by state legislation in December, 2019; and; and

WHEREAS, as approved by the CRC on March 26, 2024, a Request for Qualifications (RFQ) was posted in the City Record and sent to 22 vendors on July 1, 2024; a pre-proposal conference was held with 18 vendors on July 24, 2024; 5 statements of qualifications were received by the submittal deadline on August 14, 2024, and 3 firms with top scores were shortlisted for the RFP phase; on December 3, 2024, site walkthroughs were conducted; on January 10, 2025, Collaborative Dialogue Meetings (CDMs) were held; proposals were received on February 21, 2025; vendor presentations were conducted on March 28, 2025, and on March 31, 2025, the Contractor received the highest overall score; and

WHEREAS, the Contractor has committed to an MWBE subcontracting plan of 41.5%; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that NYC Health + Hospitals be and hereby is authorized to execute a Design-Build contract with Barr & Barr Inc. to undertake the renovation and construction of the RISE Center at Lincoln Hospital for a contract amount of \$11,183,855, with a 10% project contingency of \$1,118,386, to bring the total cost not to exceed \$12,302,241 for a duration of 36 months.

EXECUTIVE SUMMARY
LINCOLN HOSPITAL RISE (Recovery,
Integrated Support, Empowerment) CENTER
BARR & BARR INC.

CONTRACT SCOPE:	Design and construction of a new integrated Family Substance Use Disorder (SUD) and Lincoln Recovery Center (LRC) within 12,614 square feet on the 6th Floor D Wing at NYC Health + Hospitals/Lincoln.
NEED:	NYC Health + Hospitals requires design and construction services to consolidate and improve access to Family SUD, CATCH, SBIRT, and LRC services on the main Lincoln campus, providing enhanced care continuity and critical access to pharmacy, lab services, and integrated behavioral health treatment for a sensitive patient population.
CONTRACT DURATION:	Three years, commencing July 2025 with anticipated completion in July 2028.
PROCUREMENT:	An RFQ was approved on March 26, 2024 and posted on July 1, 2024. A pre-proposal conference was held on July 24, 2024. 5 Statements of Qualifications were received by August 14, 2024, with 3 firms shortlisted. An RFP was issued December 3, 2024, and after walkthroughs, CDMs, proposal submissions, and presentations, the evaluation committee determined on March 31, 2025 that Barr & Barr had the highest overall score.
PRIOR EXPERIENCE:	Barr & Barr demonstrated extensive experience with healthcare facility construction projects exceeding \$10M, fulfilling NYC Health + Hospitals' rigorous technical, design, and operational requirements.
CONTRACT AMOUNT:	Not to Exceed \$12,302,241.
PASSPORT APPROVAL:	Pending
EEO APPROVAL:	Pending
MWBE STATUS:	Contractor has committed to a 41.5% MWBE contract goal.

**Request to Award Contract to Barr & Barr
for RISE (Recovery, Integrated Support,
Empowerment) Center
at Lincoln Recovery Center Design-Build
at New York City Health +
Hospitals/Lincoln**

Capital Committee Meeting - May 5, 2025

Cristina Contreras, CEO, NYC H+H/Lincoln
Manuel Saez, PhD, VP, Office of Facilities Development
Mahendranath Indar, AVP Office of Facilities Development

- Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a Design-Build contract with Barr & Barr Inc. (the “Contractor”) to undertake the renovation and construction of the RISE (Recovery, Integrated Support, Empowerment) Center at New York City Health + Hospitals/Lincoln for a contract amount of \$11,183,855, with a 10% project contingency of \$1,118,386, to bring the total cost not to exceed \$12,302,241 for a duration of 36 months.

Background / Current State

- The RISE Center will co-locate Family Substance Use Disorder (SUD), Lincoln Recovery Center (LRC), Consult for Addiction Treatment and Care in Hospitals (CATCH), and Substance Brief Intervention and Referral for Therapy (SBIRT) in Lincoln Hospital. This will provide access to substance use services for the community, including pregnant women, children and adolescents.
 - The current Lincoln Family Recovery Center (LRC) program operates out of the NYC Health + Hospitals/Belvis location, 1.2 miles away from the main Lincoln campus.
- A continuity of care is critical to this sensitive patients population as they transition from one program to another and will be achieved by housing the LRC and SUD within the main Lincoln campus.
 - A central location improves patient and clinic flow and allows for greater success by cutting down multiple locations for patients to travel.
 - This program will provide 7 days a week treatment services, such as rapid opioid treatment induction services with follow-up care.
 - The Family SUD Project will ensure that NYC H+H/Lincoln can provide services for all patient recovery needs, including Brief Emergency Interventions, active treatment, and maintenance therapies.

Background / Current State

- Currently, there is no pharmacy or lab located at the NYC Health + Hospitals/Belvis location.
 - Access to a lab is vital as many patients are enrolled in court-mandated programs where regular blood and urine testing is required
 - Access to a pharmacy is also essential as most patients require maintenance medications.

- The RISE Center at Lincoln Recovery Center project scope will consist of a full gut renovation of 6th floor D Wing of NYC Health + Hospitals/Lincoln Hospital main building.
 - The new space will encompass 12,614 square feet.
 - The combining of these essential services will include brand new

➤ Exam rooms	➤ Acupuncture rooms	➤ A conference room
➤ Consult rooms	➤ Clean and soiled utility rooms	➤ A staff lounge/locker room
➤ Child care	➤ A medication room	➤ Pantry and storage rooms
➤ Waiting rooms	➤ An administrative office	

- The current services in 6th floor D wing, infection control, patient accounts, community outreach, and medical records will be decanted prior to construction to ensure services are not interrupted.

Procurement

- This procurement was carried in two stages, an RFQ and an RFP.
- An RFQ was conducted to identify Design-Build firms with qualifications for Design-Build based on the bridging documents for the design and construction of the Lincoln Family Substance Use Disorder (SUD) Clinic.
- The shortlisted vendors from the RFQ stage demonstrated capability to provide all Architectural, MEP, Fire Protection, Code Compliance, Design services, all required NYC filings, permits, NYS CON application, and construction management in Healthcare Facilities.
- An RFP was conducted to select the most suitable Design-Build firm based on design approach and methodology, detailed technical proposals, cost estimates, timelines, and experience in similar healthcare facility projects.
- The RFP phase included site walkthroughs, collaborative dialogue meetings, and vendor presentations.
- Each round was reviewed and scored by an established Evaluation Committee.

Overview of Procurement

- 03/26/24: Application to issue a request for qualifications and request for proposals approved by CRC.
- 07/01/24: RFQ posted on City Record, sent directly to 22 vendors.
- 07/24/24: Pre-proposal conference held, 18 vendors attended.
- 08/14/24: Statements of qualifications due, 5 statements received.
- 09/24/24: Evaluation committee submitted their Round 1 scores.
- 11/15/24: Shortlist of vendors 3 notified and invited to RFP process.
- 12/03/24: Site walkthroughs held with each vendor.
- 01/10/25: CDMs held with each vendor.
- 02/21/25: Proposals due, 3 proposals received.
- 03/28/25: Vendor presentations held with each vendor.
- 03/31/25: Evaluation committee submitted final scores. Below is the top scoring proposer:
 - Barr & Barr

➤ Minimum criteria:

- A demonstrated history of satisfactory construction services preferably in healthcare facilities for five (5) similar projects, each over \$10 million
- Experience holding construction contracts for public owners on similar scope projects

➤ Substantive Criteria

- 45% - Firm Experience
- 30% - Staff Qualifications
- 15% - Overall Approach and Methodology
- 10% - MWBE

➤ Evaluation Committee

- Senior Regional Director, OFD
- Director of Planning & Design, OFD
- Director of Capital, OFD
- COO, Lincoln (former)
- CMO Lincoln
- Senior Director EITS, Bellevue/Lincoln
- Chief of Behavioral Health, Lincoln
- Director of Design-Build, OFD
- Project Manager, OFD
- Attending Physician, Lincoln
- Director of Service, Woodhull

➤ Minimum criteria:

- In business a minimum of 5 years
- A demonstrated history of satisfactory construction services preferably in healthcare facilities for five (5) similar projects, each over \$10 Million
- Experience holding construction contracts for public owners on similar scope projects
- A minimum of 1 DBIA certified staff member
- MWBE certification, utilization plan, or waiver

➤ Substantive Criteria

- 40% - Qualifications of Consultant & Staffing
- 30% - Project Specific Approach & Methodology
- 10% - Firm Experience
- 10% - Cost
- 10% - MWBE

➤ Evaluation Committee

- Director of Planning & Design, OFD
- Director of Capital, OFD
- COO, Lincoln
- CMO Lincoln
- CFO Lincoln
- Senior Director EITS
Bellevue/Lincoln
- Chief of Behavioral Health, Lincoln
- Senior Director, Medical
Professional Affairs

Contract Budget

Barr & Barr	
Design-Build	\$11,183,855
Contingency* (10%)	\$1,118,386
Total	\$12,302,241

- The project is fully funded with NYC Health + Hospitals expense, City Capital funding from Borough President Vanessa Gibson, and funding from New York State Assembly Member Amanda Septimo and Speaker Carl Heastie.

Contract and Vendor Diversity

- The contract duration will begin July 2025 for a term of 36 months.
- The contract will be for \$11.1M, which does not include a 10% contingency. Contingency will not be a part of the contract and will only be accessed if needed for additional work
- Barr & Barr is new to the NYC H+H System, and has similar experience to the project, pending feedback from references.
- Barr & Barr MWBE Utilization Plan is 41.5%, details on following page

Vendor Diversity Cont.

MWBE Vendor	Subcontracted Scope of Work	Certification	Goal %
A&J Consulting Engineering	MEP/FP Engineering	NYC/NYS-Asian/Male	41.5%
Shen Milsom & Wilke LLC	Acoustic	NYC/NYS-Asian/Male	
Outsource Consultants, Inc.	Expediting Services	NYC/NYS-Hispanic/Male	
Watts Architecture & Engineering DPC	Abatement Services	NYC/NYS-Black/Male	
AMG Demolition	Demolition	NYC/NYS-Non Minority/Female	
Nicholson Corp	Gypsum Assemblies, Ceilings, Flooring & Architectural Woodwork	NYC/NYS-Hispanic/ Female	
Universal Fireproof Door	Doors/Frames/Hardware	NYC/NYS-Hispanic/Male	
FCS Group LLC	Painting	NYC/NYS-Asian/Male	
Benco	Accessories	NYC/NYS-Non Minority/Female	
Cross Island Mechanical	Fire Protection	NYC/NYS-Black/Male	
Bissett & List, Inc.	Plumbing	NYC/NYS-Black/Male	
Raiden Electric LLC	Electric	NYC/NYS-Asian/Male	

- Authorizing New York City Health and Hospitals Corporation (the “NYC Health + Hospitals”) to execute a Design-Build contract with Barr & Barr Inc. (the “Contractor”) to undertake the renovation and construction of the RISE (Recovery, Integrated Support, Empowerment) Center at New York City Health + Hospitals/Lincoln for a contract amount of \$11,183,855, with a 10% project contingency of \$1,118,386, to bring the total cost not to exceed \$12,302,241 for a duration of 36 months.



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: Barr & Barr, Inc.

Date: April 18, 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

Pending

MWBE

41.5%

CONTRACT APPROVAL

JOHNSON CONTROLS INC.

**BUILDING MANAGEMENT SYSTEM (BMS)
PREVENTIVE MAINTENANCE**

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Johnson Controls, Inc., (the "Contractor"), to provide Building Management System preventative maintenance and repair services at various NYC Health + Hospitals facilities for a contract amount of \$12,128,122.89, with a 10% project contingency on preventative maintenance portion of the contract of \$548,793.41, to bring the total cost not to exceed \$12,676,916 for an initial term of 3 years with 2 one-year options to extend.

WHEREAS, Building Management Systems (BMS) are vital to the operation of NYC Health + Hospitals facilities, enabling real-time control and monitoring of heating, ventilation, air conditioning (HVAC), lighting, fire and security systems; and

WHEREAS, NYC Health + Hospitals currently has a contract with Contractor to perform such services which is set to expire on June 30, 2025; and

WHEREAS, due to the system's need to continue to provide these services, it was determined that a procurement be undertaken to select a new vendor to perform such services once the current contract expires; and

WHEREAS, an application to issue a request for proposals to solicit replacement contractors was approved by the CRC on May 21, 2024; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued on February 12, 2025; a pre-proposal conference was held on February 19, 2025, attended by 3 vendors; one proposal was submitted by Contractor on March 13, 2025; on March 31, 2025, the evaluation committee completed its scoring and Contractor was deemed to be a responsive and responsible proposer; and

WHEREAS, the pursuant to a contract, Contractor will provide preventative maintenance services, ensure ongoing operability of proprietary BMS systems, and support optimization of energy use and system performance; and

WHEREAS, Contractor has been granted a waiver from the MWBE subcontracting participation goals due to the fact that they will self-perform all work under the contract; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services as required in the contract documents; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Johnson Controls, Inc., for a contract amount of \$12,128,122.89, with a 10% project contingency on preventative maintenance portion of the contract of \$548,793.41, to bring the total cost not to exceed \$12,676,916 for an initial term of 3 years with 2 one-year options to extend.

**EXECUTIVE SUMMARY
BUILDING MANAGEMENT SYSTEM PREVENTATIVE
MAINTENANCE AND REPAIR SERVICES
JOHNSON CONTROLS, INC.**

CONTRACT SCOPE:	Building Management System preventative maintenance and repair services
NEED:	Building Management Systems are critical to facility operations and patient safety, providing real-time control and monitoring of building mechanical and electrical systems. Contractor currently maintains these systems under a contract that expires June 30, 2025. A new agreement is needed to continue these services without disruption. Contractor's proprietary systems are installed at the majority of NYC Health + Hospitals sites, making them uniquely positioned to provide these services.
CONTRACT DURATION:	3 years with 2 one-year renewal options, slated to commence, July, 2025 with anticipated completion of the initial term in June, 2028.
PROCUREMENT:	A request for proposals (RFP) was issued following approval by the CRC on May 21, 2024, and posted publicly on February 12, 2025. A pre-proposal conference was held with three attendees, and only Contractor submitted a proposal by the March 13, 2025 deadline. The proposal was evaluated and scored by an eight-member panel composed of engineering and finance professionals from multiple facilities. Contractor was determined to be responsive and responsible, with the highest evaluation score.
PRIOR EXPERIENCE:	Johnson Controls, Inc. is our current BMS vendor with a good rating.
CONTRACT AMOUNT:	Not to exceed contract value of \$12,676,916 inclusive of a 10% contingency on the preventative maintenance portion of the work.
PASSPORT APPROVAL:	Approved
EEO APPROVAL:	Approved
MWBE STATUS:	Johnson Controls Inc requested and has been approved a waiver due to self-performance of all scopes of work on the contract.

Request for Contract with Johnson Controls Inc. for Building Management System (BMS) Preventative Maintenance

Capital Committee Meeting - May 5, 2025

Manuel Saez, PhD, VP, Office of Facilities Development
Mahendranath Indar, AVP Office of Facilities Development

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Johnson Controls, Inc., (the “Contractor”), to provide Building Management System preventative maintenance and repair services at various NYC Health + Hospitals facilities for a contract amount of \$12,128,122.89, with a 10% project contingency on preventative maintenance portion of the contract of \$548,793.41, to bring the total cost not to exceed \$12,676,916 for an initial term of 3 years with 2 one-year options to extend.

Background / Current State

- We are looking to procure a vendor for Building Management Systems maintenance and repair throughout the system
- Building Management Systems (BMS) are installed throughout facilities and are used to control and monitor a building mechanical and electrical equipment such as;
 - Heating, Ventilation, Air Conditioning (HVAC)
 - Lighting
 - Power systems
 - Fire systems
 - Security systems
- BMS used to optimize energy usage throughout our facilities and provides real-time notification and status of critical systems, such as
 - Fire Dampers
 - Pressure Relationships
 - Humidity Controls
- JCI has been providing maintenance for BMS systems at 13 facilities. JCI has a proprietary solution in these facilities
- BMS was procured through a competitive RFP process. The procurement was approved by the CRC on 6/25/2019 and the Board of Directors on 12/19/19 for an NTE of \$15,510,315. Current project contract spend between 2019 and 2025 is ~\$13.750M
 - \$2,500,000 annually in PM
- The current maintenance contract originally expired on December 31, 2024 and was extended through 6/30/2025.
 - The extension value was under \$1million, so consistent with OP 100-5, the agreement extension was approved by Supply Chain.

Procurement

- Minimum criteria:
 - 5 years in business
 - Similar experience in Healthcare
 - Licensed and certified in NY State to perform requested service
 - MWBE certification, utilization plan, or waiver
- Substantive Criteria
 - 40% - Ability and feasibility of meeting the SOW
 - 30% - Cost
 - 20% - Vendor experience
 - 10% - MWBE
- Evaluation Committee
 - Director of Engineering, Harlem
 - Chief Engineer, Queens
 - Chief Engineer, Jacobi
 - Director of Engineering, South Brooklyn Health
 - Director of Engineering, Central Office
 - Chief Engineer, Lincoln
 - Chief Engineer, Woodhull
 - Assistant Director, Finance
 - Senior Director, EITS

Overview of Procurement

- 5/21/24: Application to issue a request for proposals approved by CRC.
- 2/12/25: RFP posted on City Record, sent directly to 1 vendor.
- 2/19/25: Pre-proposal conference held, 3 vendors attended.
- 3/13/25: Proposals due, 1 proposal received.
- 3/31/25: Evaluation committee submitted final scores. Below is the top scoring proposer:
 - Johnson Controls Inc.

Contract Budget

JCI	
Preventative Maintenance Contract	\$5,487,934.14
Repair & Replacement	\$5,890,188.75
Annual Material Allowance	\$500,000.00
Annual Software Allowance	\$250,000
Contingency* (10% of PM)	\$548,793.41
Total	\$12,676,916

Contract and Vendor Diversity

- The contract duration will begin July 2025 for a initial term of 3 years with 2 one year renewal options with NYC Health + Hospitals.
- The contract will be for \$12.1M, not including a 10% contingency. Contingency will not be a part of the contract and will only be accessed if needed for additional work.
- The Vendor Diversity team set a diverse vendor component percentage of 10%.
- JCI previous contract had a 12% goal and they exceeded it with 16.5% utilization
- JCI is our current BMS vendor with a good rating.

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation Johnson Controls Inc	
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 MWBE participation goals and/or Local Business enterprise requirements, to the extent applicable?	n/a
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	Good

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Johnson Controls, Inc., (the “Contractor”), to provide Building Management System preventative maintenance and repair services at various NYC Health + Hospitals facilities for a contract amount of \$12,128,122.89, with a 10% project contingency on preventative maintenance portion of the contract of \$548,793.41, to bring the total cost not to exceed \$12,676,916 for an initial term of 3 years with 2 one-year options to extend.



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

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

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

Vendor: Johnson Controls, Inc.

Date: April 17, 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

N/A