

CAPITAL COMMITTEE
MEETING AGENDA

April 13, 2026
10:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- ADOPTION OF MINUTES – November 3, 2025

José Pagán

- VICE PRESIDENT'S REPORT

Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Theodore Long, MD**
Authorizing New York City Health and Hospitals Corporation (the "System") to sign a three year lease, with two one-year options to renew in its sole discretion, with 1462 Maya Hospitality, LLC ("Landlord") for the use of the entire Mirage Hotel including its 57 rooms and all common areas located at 1464 Atlantic Avenue, Brooklyn (the "Hotel") for the System's Bridge to Home program at \$155 per room per night for the first three years, \$158 in the first option year and \$163 in the second option year, for a total rental cost of \$16,352,730 with \$250,000 for potential additional expenses for a total NTE of \$16,602,703.

Vendex: NA

EEO: NA

- **Resolution** **Manuel Saez, PhD**
Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Crescent Contracting Corp. (the "Contractor"), to undertake the Sprinkler Upgrade Project at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$21,979,855.75, with a 15% project contingency of \$3,296,978.36, to bring the total cost not to exceed \$25,276,843.11 for a duration of 2 years.

Vendex: Pending

EEO: Approved

OLD BUSINESS

José Pagán

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

November 3, 2025

Capital Committee Meeting – November 3, 2025

As reported by: José Pagán

Committee Members Present: Dr. Mitchell Katz, Freda Wang, Karen St. Hilaire, Erin Kelly

José Pagán called the meeting to order at 10:14 a.m. and stated for the record that Erin Kelly would be representing Suzanne Miles-Gustave, and Karen St. Hilaire would be representing Molly Wasow Park, both in a voting capacity.

Mr. Pagán called for a motion to approve the minutes of the September 8, 2025, Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on September 8, 2025, were unanimously approved.

VICE PRESIDENT REPORT

Mr. Saez provided an updated on essential infrastructure and clinical renovation projects throughout the system:

NYC H+H/Woodhull: Construction has mobilized for the installation of solar photovoltaic array of panels and interconnection with ConEd, which will have an anticipated CO2 reduction of 89 tons per year. Anticipated construction completion is July 2026. In addition, a medical bed upgrade of 145 new smart patient beds has been completed, with all beds delivered and training complete.

NYC H+H/Elmhurst: Phase 1 of the Elmhurst Emergency Department renovation is at substantial completion- the project moved the ED Admin team from within the ED to a new location on the first floor to allow for more swing space for the upcoming renovation of the main adult ED which is scheduled to begin in late 2025 and last 3 years.

NYC H+H/Coler: Substantial completion was achieved for a building-wide lighting upgrade with fixture replacements and addition of controls to comply with local law 88. Also received \$1.5M from Senator Krueger for renovations to the resident lounge and laundry room, creation of a behavioral group therapy room and purchase and installation of a commercial oven.

NYC H+H/South Brooklyn Health: The Outpatient Infusion Center project was recently completed and provided a modernized space, expanded waiting room and expanded treatment area adding two additional infusion bays.

NYC H+H/Kings: Received \$8M from Council Member Rita Joseph to fund a Primary Care Renovation project and Trauma Room Build Out project. The P Building Local Law 11 project was recently completed allowing for the removal of the sidewalk sheds to support the City's Get Sheds Down Initiative.

ACTION ITEMS

Deborah Morris read the resolution into the record:

Authorizing New York City Health and Hospitals Corporation (the "System") to sign a 5-year lease extension with The Mattone Group Springnex LLC ("Landlord") for 4,218 square feet at 134-64 Springfield Boulevard, Queens, to house the Gotham Health Springfield Gardens Clinic (the "Clinic"), operated by NYC Health + Hospitals/Gotham Health ("Gotham Health") extending a lease due to expire May 31, 2030 to expire May 31, 2035 with the base rent remaining unchanged at \$53.05/ft plus an estimated annual common area maintenance ("CAM") charge of \$27,233 and an estimated annual charge for real estate taxes of \$51,613 through May 31, 2030 when base rent will increase by 10% for the 5-years renewal term bringing the rate to \$58.35/ft. provided; there will be no rent for the 1st and 13th months of the extension term.

Deborah Morris, AICP, Senior Director, Real Estate & Housing, presented an overview of services, community needs, current and anticipated utilization, and lease terms. Ms. Morris was joined by Ted Long, MD, MHS, SVP, Ambulatory Care and Population Health.

- Dr. Katz asked whether purchasing the building was considered.
 - Ms. Morris explained that H+H only occupies a very small footprint in the space, in what was a larger retail space.
- Dr. Katz noted that it was more desirable to be investing in space that the System owned but said he understood based on the amount of space and the specific circumstances.

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

Deborah Morris read the resolution into the record:

Authorizing New York City Health and Hospitals Corporation (the "System") to execute a five-year lease agreement with HARVILENE LLC for approximately 600 square feet of ground floor space at 2101 Mermaid Avenue, Brooklyn, New York, to house the Women, Infants and Children Program (the "WIC Program") operated by NYC Health + Hospitals/South Brooklyn (the "Facility") at a cost of \$24.00 per square foot, or \$14,400 per year, to escalate by 2.25% per year for

a total rent amount over the five-year term of \$75,313.72. In addition, there will be a \$200/month utility payment, or \$2400/year, for a total utility cost of \$12,000 over the course of the five-year term, making a total cost of occupancy over five years to be \$87,314.

Deborah Morris, AICP, Senior Director, Real Estate & Housing, presented an overview of services, community needs, current and anticipated utilization, and lease terms.

- Mr. Pagán asked if the cost was affordable as a result of the size of the space.
 - Ms. Morris said that the rate was based on a low historical rent as well as the size of the space.
- Mr. Pagán asked, on behalf of Sally Hernandez-Piñero, if there were concerns that the Federal Government would continue to fund the program.
 - It was explained that there were 3 years remaining on the current grant, which had doubled in size.
 - Ms. Morris added that there was a termination clause within the lease should funding become an issue.

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 (the "System") to execute a contract with National Environmental Safety Company, Inc. ("NESC") for the Early Demolition & Abatement Package at NYC Health + Hospitals/North Central Bronx Outposted Therapeutic Housing Unit ("OTxHU") Project, with a contract amount of \$4,956,151, and a 10% contingency of \$495,615, for a total authorization of \$5,451,766 with an anticipated duration of 6 months.

Menji Indar, Assistant Vice President, Office of Facilities Development, and Tim O'Leary, Chief Financial Officer, Correctional Health Services, presented the background and current state information, and overview of project scope and schedule, procurement and project budget.

- Ms. Wang asked if there would be any impact to patient services.
 - Mr. Indar said no.

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 New York City Health and Hospitals Corporation (the "System") to execute a contract with Kinsley Energy Systems, LLC ("Kinsley") for maintenance and repair services for the newly installed 4 MW Combined Heat and Power (CHP) COGEN system at Bellevue Hospital, with a total not-to-exceed amount of \$4,684,448, and a 20% contingency of \$939,890, for a total authorization of \$5,624,338 with an initial contract duration of three years with the option of two one-year extensions exercisable at the discretion of the System.

Menji Indar, Assistant Vice President, Office of Facilities Development, and Omer Cabuk, Senior Director, Office of Facilities Development, presented the background and current state information, and overview of the procurement, the contract, and anticipated budget.

- On behalf of Sally Hernandez-Piñero, Mr. Pagán asked:
 - Where else do we have Co-Gen systems, and what are the savings. Mr. Cabuk said that there was a Co-Gen microturbine at Kings County. He noted that for this specific system at Bellevue anticipated annual savings were roughly \$3 million per year.

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 (the "System") to execute a Best Interest Renewal contract with NorthStar Recovery Services, Inc. ("NorthStar") for the provision of Emergency Incident Recovery Services for NYC Health + Hospitals, extending the term of the existing contract to December 31, 2028, with all other terms and conditions remaining unchanged.

Menji Indar, Assistant Vice President, Office of Facilities Development, presented the background and current state information, history of the contract, overview of best interest renewal process and determination, vendor performance to date, variations in new contract, and vendor diversity.

- Ms. Wang asked if there was potential to ever have a new procurement in the future, to contract with a new vendor.
 - Mr. Indar said that a new procurement would be completed in approximately 2 years' time.
- Ms. Wang questioned whether it might be best to initiate an RFP and perhaps bring on an additional vendor to provide diversity, given the nature of the services and the contract terms.
 - Mr. Indar said that was a good idea.
- Ms. Wang asked how the contract value was determined.

- Mr. Indar noted that prior contract usage was largely COVID related which was unique in that pricing was largely based on what was available and what vendors could meet the needs of the System, but the contract did contain a set list of equipment that would commonly be used in emergencies and those were at fixed rates but it is difficult to anticipate the unexpected.
- Ms. Wang asked how the basis of the pricing was determined.
 - Mr. Indar explained that each emergency would still involve receiving, reviewing and approving proposals.
- Mr. Pagán asked, on behalf of Sally Hernandez-Piñero, what were the largest projects covered under the prior contract.
 - Mr. Indar and Mr. Saez noted the surge capacity project at NYC H+H/NCB, NYC H+H/Coler and NYC H+H/Bellevue, during COVID, and the Ebola emergency.
- Ms. Wang again recommended perhaps completing an RFP for an additional vendor.
 - Mr. Indar said that was a good idea.

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 10:47 a.m.

VICE PRESIDENT'S REPORT

Vice Presidents Report

Essential infrastructure and clinical renovation projects throughout the system:

- **NYC H+H/Bellevue:** Phase 1 of the new ground floor CT project has been completed at Bellevue. The existing CT unit has been in operation for many years, and the growing number of patients created a need for additional CT capacity, which will enable Bellevue to enhance service capacity and provide faster, more efficient care to the community. Phase 1 included installation of an additional unit which is currently in operation. Phase two, which will be complete in Summer 2026, will replace the existing machine and reconstruct additional spaces.
- **NYC H+H/Woodhull:** The generator upgrade project is nearly complete. The new generators will provide Woodhull with more capacity which will allow it to support the needs of the community during periods of high electric demand. The four new generators are onsite and tie-ins are ongoing. In addition, we have received four hypothermia machines, which provide temperature management for patient care. Currently medical staff are being trained on the machines through nursing education.

REQUEST TO LEASE

1462 MAYA HOSPITALITY, LLC

**THE MIRAGE HOTEL, 1464 ATLANTIC AVENUE,
BROOKLYN**

BRIDGE TO HOME SITE 2

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a three year lease, with two one-year options to renew in its sole discretion, with 1462 Maya Hospitality, LLC (“**Landlord**”) for the use of the entire Mirage Hotel including its 57 rooms and all common areas located at 1464 Atlantic Avenue, Brooklyn (the “**Hotel**”) for the System’s Bridge to Home program at \$155 per room per night for the first three years, and at \$158 per night for the first option renewal year, and \$163 per night for the second option renewal year for a total rental cost of \$16,352,730 plus \$250,000 for minor ancillary expenses that might be incurred for a grand total of \$16,602,703.

WHEREAS, the System’s Bridge to Home program has been established to provide unhoused individuals suffering from serious mental illness who have been discharged from the System’s facilities with temporary housing to allow such individuals a stable, safe and supportive environment while they prepare themselves for permanent housing; and

WHEREAS, the System and the City of New York routinely use hotels for similar programs as it is economically and programmatically advantageous to do so; and

WHEREAS, the Bridge to Home program has identified the subject hotel as being suitable for the program’s needs, the lease terms satisfactory, and the rates for the room use to be fair and reasonable; and

WHEREAS, the proposed lease calls for the System to buy out the entire hotel and to pay for all rooms whether they are in use or not, provided that if any rooms are unavailable due to the Landlord’s failure to make necessary repairs, the System shall not be charged for such rooms until they are put back into service; and

WHEREAS, the System’s central office department, Critical Operations & Response unit within the Office of Chief Medical Officer for Clinical Services and Population Health, and NYC Health + Hospitals/Woodhull will be responsible for managing the hotel lease; and

WHEREAS, the Landlord shall be responsible for cleaning and maintaining the Hotel, including common areas, hotel rooms, linens and beddings.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to execute a three year lease, with two one-year options to renew in its sole discretion, with 1462 Maya Hospitality, LLC (“**Landlord**”) for the use of the entire Mirage Hotel including its 57 rooms and all common areas located at 1464 Atlantic Avenue, Brooklyn (the “**Hotel**”) for the System’s Bridge to Home program at \$155 per room per night for the first three years, at \$158 per night for the first option renewal year and \$163 per night for the option of the second renewal year, for a total rental cost of \$16,352,730 plus \$250,000 for minor ancillary expenses that might be incurred for a grand total of \$16,602,730.

**EXECUTIVE SUMMARY
PROPOSED LEASE
WITH 1462 MAYA
HOSPITALITY, LLC FOR
MIRAGE HOTEL**

OVERVIEW

The System's Bridge to Home program aims to house persons with serious mental illness who are discharged from the System's facilities. The System has determined that such hotel is of suitable size and location for its programmatic use and seeks to lease the entire hotel including its 57 hotel rooms and all common areas for its program.

PROGRAM

The Bridge to Home program is designed to house homeless individuals who are discharged from the System's facilities and are likely eligible for a DHS shelter but, because of their serious mental illness, require services additional to what is available in such a shelter. The program will bring the System's clinicians to treat such individuals with the aim of stabilizing their condition such that they are prepared to live independently in permanent housing.

TERMS

Years 1-3: Room fee of \$155 per night

Year 4: Room fee of \$158 per night

Year 5: Room fee of \$163 per night

No additional fixed fees

No payment due for rooms that cannot be used due Landlord's fault

Anticipated start date: September 15, 2026

The System has the right to terminate at its convenience on 180 days' notice

Landlord services include, but are not limited to, provision of cleaning, linen and bedding services

PROCUREMENT

Consistent with the System's rules a structured competitive procurement process was not used. However, the System performed appropriate diligence to ensure the terms of this transaction are reasonable and at the market price. Landlord and the Hotel had been identified by the City Department of Homeless Services ("**DHS**") as suitable for use to house DHS clients or those similarly situated. The System and DHS are the main, and perhaps the only, entities that buy out entire hotels in New York City. The System has had considerable experience in such transactions during COVID and as part of the recent migrant asylum HERRC program. In that connection, the System is very familiar with the market for hotel buy outs and, on that basis, the System is confident that the rental rate for the Hotel is at market. Throughout the HERRC program, the System leased about 12 hotels. The rates paid for such hotel ranged from \$185/room/night to \$210/room/night. Each of such rentals was made with explicit Office of Management and Budget approval. The \$155-163/room/night initial rate under the proposed lease is within the range previously agreed upon.

**Request to Lease with
1462 Maya Hospitality, LLC for
The Mirage Hotel, 1464 Atlantic Ave, Brooklyn for
Bridge to Home Site 2**

**Capital Committee
April 13, 2026**

**Dr. Ted Long, Senior Vice President, Ambulatory Care and Population Health
Chris Keeley, Senior Assistant Vice President, Critical Response Unit**

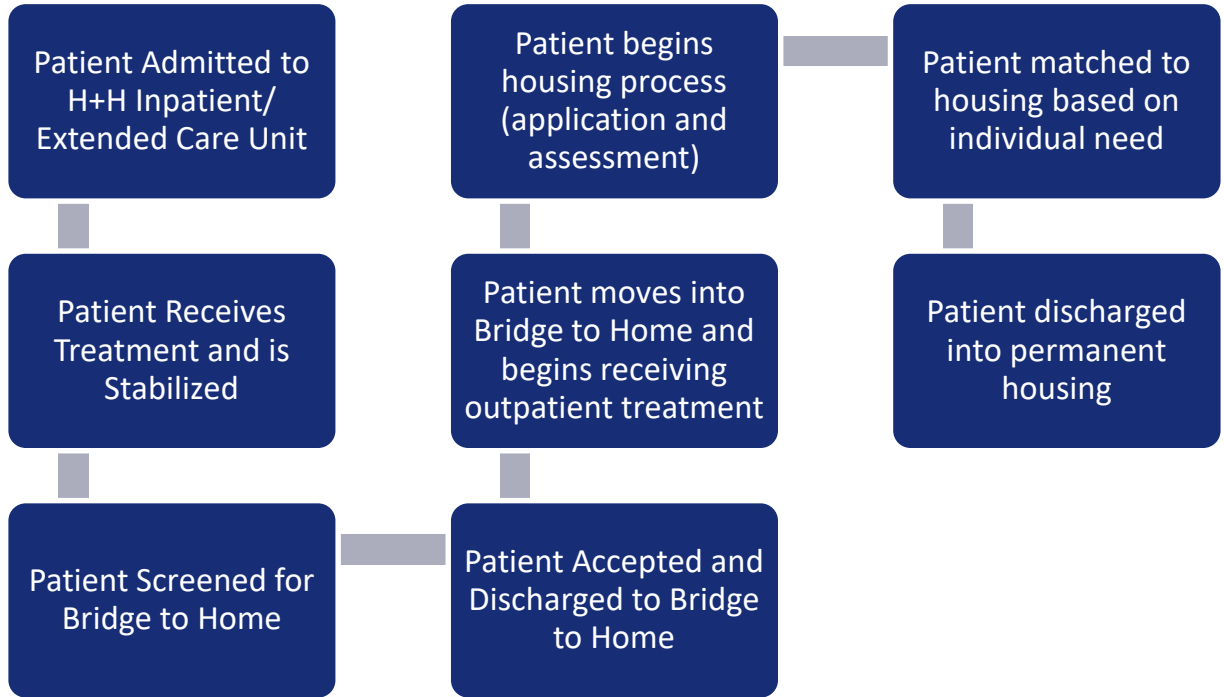
For Capital Committee Consideration

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a three year lease, with two one-year options to renew in its sole discretion, with 1462 Maya Hospitality, LLC (“**Landlord**”) for the use of the entire Mirage Hotel including its 57 rooms and all common areas located at 1464 Atlantic Avenue, Brooklyn (the “**Hotel**”) for the System’s Bridge to Home program at \$155 per room per night for the first three years, \$158 in the first option year and \$163 in the second option year, for a total rental cost of \$16,352,730 with \$250,000 for potential additional expenses for a total NTE of \$16,602,703.

***Bridge to Home* eliminates barriers between NYC H+H behavioral health patients and placement in supportive housing.**

- Ensuring that patients can complete the supportive housing process after hospitalization is a major challenge for BH providers; the disruption can lead patients to cycle between ED, shelters, the street, and the criminal justice system.
- *Bridge to Home* offers a new discharge option to NYC H+H providers treating patients with serious mental illness (SMI) who have successfully completed inpatient stabilization and need additional support as they transition to permanent housing.
- *Bridge to Home* guests are offered a home-like environment, including private rooms, meals, wraparound treatment services, and 24/7 on-site staff, until they can be connected to permanent housing, typically within 6-12 months.
- By offering patients on-site treatment and comprehensive support, the program keeps patients on a path toward sustained stabilization, reducing unnecessary emergency room visits, placement in supportive housing, and decreasing street homelessness.

Patient Journey



Program Model

- NYC Health + Hospitals will create a home-like environment temporary, emergency housing to serve individuals with SMI being discharged from H+H hospitals in with co-located behavioral health services.
- Bridge to Home is staffed 24/7 by NYC Health + Hospitals professionals
- The overall initiative will serve up to 150 individuals in single rooms. This will balance privacy and socialization, through therapeutic groups and other structured recreation opportunities.
- Bridge to Home provides three meals a day, medication management, individual and group therapy, substance use disorder treatment, and around-the-clock support.
- In addition to the co-located behavioral health services, Bridge to Home leverages the entire NYC Health + Hospitals continuum of services, including:
 - Virtual ExpressCare
 - Street Health Outreach and Wellness (SHOW) vans
 - Primary Care Safety Net clinics/Point of Reentry and Transitions (PORT)
 - Housing for Health

➤ Eligibility

- Single adult, 18 years old and over
- Completed in-patient stabilization at NYC H+H and referred by NYC H+H behavioral health clinician
- Diagnosed with an SMI
- Is likely to experience homelessness/housing instability at discharge
- Is able to perform basic Activities of Daily Living or ADLs (bathing, continence/toileting, dressing, eating, transferring/mobility)
- Has agreed to participate in Bridge to Home

➤ Outcomes

- Provide a home-like environment for patients
- Increased engagement in outpatient mental health and/or substance use disorder (SUD) treatment
- Decreased unnecessary emergency department visits and hospitalizations
- Reduced shelter entry and street homelessness.

Staffing Model

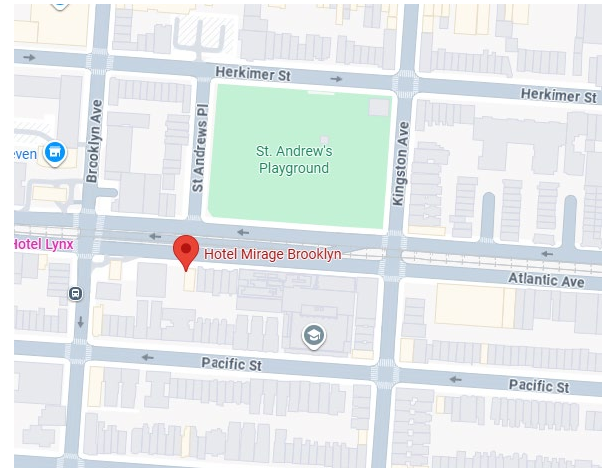
- Bridge to Home includes a multidisciplinary team meant to support patients as they transition from hospital to permanent housing – including:
 - **Psychiatric provider** to support medication, medication management, and crisis intervention
 - **Social workers** to develop a care plan for patients along with direct patient care and connection to support services
 - **Community Health Workers** trusted community members who help navigate the health and social service system
 - **Nurses** to support connections to traditional medical and specialty care to manage health conditions
 - **Occupational therapist** to support community independence and support guests in independent living in housing
 - **Psychiatric technicians and security** for wellness checks, de-escalation and to ensure the safety of patients, staff, and community

The first site opened about 6 months ago licensed under and managed by Bellevue, but we have already seen positive progress.

- **Strengthened connections to care**
 - 87% of guests attend on-site clinical visits at least once per week
- **Increased participation in treatment**
 - Early data shows 65% of guests have received a long-lasting injectable; compared to 59% across H+H clinics.
- **Community integration**
 - Our community inbox has not received any complaints about our guests
 - Ongoing Community Advisory Board meetings have been productive
- **Expedited housing placement**
 - Bridge to Home guests are outpacing average supportive housing application process time.
 - In six months, 81% of guests have started the housing process; 1 guest has successfully been placed in supportive housing; and 6 guests have completed the application and are awaiting placements.
- **Waitlist**
 - We maintain a waitlist for eligible H+H patients
 - Every month, dozens of BH patients could be referred to Bridge to Home if we had more

Site 2 Details

- Site 2 will provide NYC H+H with more capacity to serve eligible patients in more places and shortens the waitlist for admittance.
- Location for Bridge to Home- Brooklyn:
 - Hotel Mirage, 1464 Atlantic Ave, Brooklyn, NY 11216
- The max capacity will be similar to the first site: ~45-50 guests
- The site will be licensed as a satellite clinic of H+H/Woodhull.
- The site features individual rooms/bathrooms for guests, common areas for socializing, and space for therapeutic activities.



- OMB funding will cover program expenses, including food, security, laundry, staff, and housing
- OMB funded FY26 at \$6M for first site, with funds expanding to \$20.1M thereafter to support this second site and opening of a site 3, which we will return to the Board to discuss in the future
- Insurance reimbursements will further offset and philanthropic dollars will supplement
- The total annual occupancy fee for base rent over the potential 5-year term will be \$16,352,730 with \$250,000 for potential additional expenses for a total NTE of \$16,602,730

Years	Cost
Base Term (Years 1-3)	\$9,674,325
Option Year 4	\$3,287,190
Option Year 5	\$3,391,215
Rental Cost	\$16,352,730
Additional Expenses	\$250,000
Total	\$16,602,730

Lease Terms

- NYC Health + Hospitals/Bridge to Home will occupy the entire Mirage Hotel at 1462 Atlantic Avenue, Brooklyn
- Total occupancy of 57 rooms: 46 guest rooms, 11 for administrative space
- A 3-year base lease term with two additional one-year options available solely at the discretion of NYC Health + Hospitals
- Base Rent: \$155/room/night Years 1-3 to escalate to \$158 in the first option year and \$163 in the second option year
 - The System has the right to terminate at its convenience on 180 days' notice
 - No payment for rooms that cannot be used due to Landlord's fault
 - Landlord will provide cleaning, linen and bedding services
- New hotel not previously used during COVID or HERRC; Site has been vetted by DHS
- Licensed under Woodhull and operational partnership between Central Office and Woodhull

For Capital Committee Approval

- Authorizing New York City Health and Hospitals Corporation (the “**System**”) to sign a three year lease, with two one-year options to renew in its sole discretion, with 1462 Maya Hospitality, LLC (“**Landlord**”) for the use of the entire Mirage Hotel including its 57 rooms and all common areas located at 1464 Atlantic Avenue, Brooklyn (the “**Hotel**”) for the System’s Bridge to Home program at \$155 per room per night for the first three years, \$158 in the first option year and \$163 in the second option year, for a total rental cost of \$16,352,730 with \$250,000 for potential additional expenses for a total NTE of \$16,602,703.

CONTRACT AWARD

CRESCENT CONTRACTING CORP.

SPRINKLER UPGRADE PROJECT

NYC H+H / NORTH CENTRAL BRONX

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Crescent Contracting Corp. (the “Contractor”), to undertake the Sprinkler Upgrade Project at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$21,979,855.75, with a 15% project contingency of \$3,296,978.36, to bring the total cost not to exceed \$25,276,843.11 for a duration of 2 years.

WHEREAS, North Central Bronx Hospital is currently only partially sprinklered; and

WHEREAS, the purpose of the Sprinkler Upgrade Project is to supplement the existing sprinkler system to achieve 100% sprinkler coverage throughout the facility; and

WHEREAS, the upgraded sprinkler system will comply with all applicable codes and regulations and provide enhanced fire safety protection for the facility, its occupants, and users; and

WHEREAS, the Scope of Work for the Sprinkler Upgrade Project includes the following:

- Installation of a fire sprinkler pump to feed the new sprinkler system riser
- Installation of new backflow prevention devices
- Installation of a new wet-type sprinkler system, including valves with water flow and tamper switches
- Installation of a new 2-inch sprinkler drain riser to serve as a combined fire standpipe/sprinkler riser
- Provision of electrical power for the fire pump, jockey pump, and associated controllers and devices

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which one bid was received and publicly opened on March 26, 2026, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid; 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 Crescent Contracting Corp., in the amount of \$21,979,855.75, for the Sprinkler Upgrade Project at NYC Health + Hospitals/North Central Bronx Hospital, with a 15% project contingency of \$3,296,978.36, to bring the total cost not to exceed \$25,276,843.11 for a duration of 2 years.

EXECUTIVE SUMMARY
NORTH CENTRAL BRONX HOSPITAL
SPRINKLER UPGRADE PROJECT
CRESCENT CONTRACTING CORP.

CONTRACT SCOPE: Installation and upgrade of fire sprinkler system to achieve 100% coverage

NEED: New York City Health + Hospitals North Central Bronx needs general construction services to undertake the Sprinkler Upgrade Project to ensure full code-compliant fire protection and improve life safety conditions at the hospital

CONTRACT DURATION: Two years, slated to commence August 2026 with an anticipated completion date of August 2028.

PROCUREMENT: A competitive sealed bid was issued on February 24, 2026, and site tours conducted on March 3 and March 4, 2026, attended by six contractors, and one bid received by the March 26, 2026 due date; and Crescent Contracting Corp. was determined the lowest responsible and responsive bidder for a contract not to exceed total of \$25,276,843.11

PRIOR EXPERIENCE: Crescent Contracting Corp. has previously worked on numerous government projects and received performance ratings of five (5) Satisfactory, six (6) Good, and one (1) Excellent on Passport, and is currently performing sprinkler installation work at Jacobi Medical Center with good performance; and

CONTRACT AMOUNT: \$21,979,855.75

PASSPORT APPROVAL: Pending

EEO APPROVAL: Approved

MWBE STATUS: Contractor has committed to a 31% MWBE contract goal.

**Request to Award Contract to Crescent
Contracting Corp. for the Sprinkler Upgrade
Project
at NYC Health + Hospitals/North Central
Bronx**

Capital Committee
April 13, 2026

Christopher Mastromano, Chief Executive Officer, NYC H+H/Jacobi
Manuel Saez, PhD, Vice President, OFD
Menji Indar, Assistant Vice Preident, OFD

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Crescent Contracting Corp. (the “Contractor”), to undertake the Sprinkler Upgrade Project at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$21,979,855.75, with a 15% project contingency of \$3,296,978.36, to bring the total cost not to exceed \$25,276,843.11 for a duration of 2 years.

- North Central Bronx building is partially sprinklered. The intent of this project is to supplement the existing sprinkler system serving the building with new sprinkler system components as required to provide 100% sprinkler coverage of the building.
- The upgrade of Sprinkler system for entire building will comply with all applicable codes and regulations.
- The installation of sprinkler system will provide fire safety protection the facility and its users and occupants.

- Sprinkler Upgrade at North Central Bronx:
 - Install fire sprinkler pump to feed the new sprinkler system riser
 - Install new backflow devices
 - Installation of new wet type sprinkler that includes valves with water flow and tamper switches
 - Install new 2” sprinkler drain riser on the existing riser to act as a new combined fire standpipe/sprinkler riser.
 - Provide electric power for pump, jockey pump and the associated controllers and devices.

NYC
HEALTH+
HOSPITALS **Overview of Procurement**

- 02/24/2026: Posted to City Record
- 03/03 & 03/04/2026 : Site tour conducted March 3rd and 4th, 6 contractors attended
- 03/26/2026 : Bid Due Date, with 1 bid received
- 03/26/2026: Crescent Contracting was selected as the lowest responsive bidder and their responsibility determination is currently in progress.

Construction Contract

- Procurement is sourced via Public Bid
- Contract Amount is \$21,979,855.75
- Crescent Contracting Corp has received (5) Satisfactory, (6) Good, (1) Excellent ratings on Passport
- Crescent Contracting Corp is currently performing sprinkler installation at Jacobi Medical Center under a separate contract, with good performance
- Construction is anticipated to start in August 2026 with completion expected by August 2028 (2 years)
- Crescent Contracting Corp has committed to a 31% MWBE Goal:

Subcontractor	Certification	Supplies/Services	Utilization Plan
MacFhionnghail	WBE	Electrical	11%
L'Amore LLC	WBE	Carpentry & Painting	7%
All Source	WBE	Fire protection supply	3%
MacXimum SheetMetal LLC	MBE	Sheetmetal	1%
Ideal Supply Company	WBE	HVAC Equipment	2%
IAR Inc.	WBE	Insulation	.11%
T.J. Piping & Heating, Inc.	MBE	Sprinkler Piping	7%

Project Budget

Construction		\$ 21,979,855.75
Project Contingency (15%)		\$ 3,296,978.36
Total		\$ 25,276,843.11

*The 15% contingency is required because we anticipate higher than normal unknown conditions for this project

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Crescent Contracting Corp. (the “Contractor”), to undertake the Sprinkler Upgrade Project at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$21,979,855.75, with a 15% project contingency of \$3,296,978.36, to bring the total cost not to exceed \$25,276,843.11 for a duration of 2 years.



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

From: Franco Esposito 
Deputy General Counsel
Office of Legal Affairs

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

Vendor: Crescent Contracting Corporation

Date: March 31, 2026

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

31%