

CAPITAL COMMITTEE  
MEETING AGENDA

June 8, 2026

11:00 AM

50 Water Street, 17<sup>th</sup> floor Boardroom

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CALL TO ORDER

José Pagán

- ADOPTION OF MINUTES – April 13, 2026

José Pagán

- SR. VICE PRESIDENT'S REPORT

Manuel Saez, PhD

ACTION ITEMS

- **Resolution**

**Manuel Saez, PhD**

Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$7,486,830 for its previously executed agreement with Array Architects, Inc. ("Array") for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$8,000,000 in November 2024 increasing the NTE To \$30,325,000, such that the funding is increased \$7,486,830 which includes a \$3,000,000 contingency from \$30,325,006 to a total not to exceed sum of \$37,811,836 and to extend the contract term to June 2029 for additional architectural/engineering services at Woodhull.

**Vendex:** Pending

**EEO:** Approved

- **Resolution**

**Manuel Saez, PhD**

Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$26,578,401 for its previously executed agreement with AECOM USA, Inc. ("AECOM"), to provide program management at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$2,400,000 in September 2023 increasing the NTE to \$19,036,107, such that the funding is increased by \$26,578,401 which includes a \$4,500,000 contingency from to a total not to exceed sum of \$45,614,508 and to extend the contract term to June 2029 for program management and new construction management services at Woodhull.

**Vendex:** Pending

**EEO:** Approved

- **Resolution**

**Manuel Saez, PhD**

Authorizing New York City Health and Hospitals Corporation (the "System") to renew its contract with Kone Corporation ("Kone") for one year until November 31, 2027, and to increase the not-to-exceed amount by \$15,582,493, which includes a contingency of \$1,000,000 and emergency repair

and modernization amount of \$7,000,000, from the original \$59,200,000 to a new not-to-exceed amount of \$74,782,493 for the provision of preventative maintenance services and repairs on 350+ elevators and escalators system wide along, with critical modernization projects and 24/7 emergency service and repairs.

**Vendex:** Pending

**EEO:** Approved

**OLD BUSINESS**

**José Pagán**

**NEW BUSINESS**

**ADJOURNMENT**

# **CAPITAL COMMITTEE MINUTES**

**April 13, 2025**

**Capital Committee Meeting – April 13, 2026**

**As reported by:** José Pagán

**Committee Members Present:** Dr. Mitchell Katz, Freda Wang, Karen St. Hilaire: Other member: Tricia Taitt

José Pagán called the meeting to order at 10:06 a.m. and stated for the record that Karen St. Hilaire would be representing Erin Dalton, both in a voting capacity.

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

**Upon motion made and duly seconded the minutes of the Capital Committee meeting held on November 3, 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/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 provides temperature management for patient care. Currently medical staff are being trained on the machines through nursing education.

**ACTION ITEMS**

Theodore Long, MD read the resolution into the record:

**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.

Dr. Long, Senior Vice President, Ambulatory Care and Population Health, presented background and program information, data from the established site, fiscal details, and lease terms. Dr. Long was joined by Chris Keeley, Senior Assistant Vice President, Critical Response Unit.

- Ms. Taitt asked what the population size was of those in need. How long is the waitlist?
  - Mr. Keeley said there were 20 individuals on the waitlist but there could be more.
  - Dr. Long said if the site were opened immediately it could be filled very quickly.
- Dr. Katz noted that there are estimates that there are between 1,000-2,000 homeless persons with a serious behavioral issue, in the NYC homeless population. Not all of them would be eligible for this program but a portion would.
- Ms. Taitt asked how the rates are established.
  - Mr. Keeley said through experience and market research.
- Ms. Taitt asked who is responsible for quality control on whether rooms are filled and whether we should be billed.
  - Mr. Keeley said the site director, who works closely with the other on-site staff.
  - Dr. Long noted that during COVID, and through dealing with the recent immigration influx, many lessons had been learned and systems were streamlined.
- Ms. Wang asked if the lease terms covered usage for group activities not just individual rooms.
  - Dr. Long and Mr. Keeley confirmed, yes, we are maximizing every inch of the building.

After discuss, 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 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.**



Mr. Saez was joined by Mahendranath Indar, Assistant Vice President, Office of Facilities Development. Together they presented an overview of program background, scope and schedule of construction, the procurement, and project budget.

- Ms. Taitt asked why only 1 bidder.
  - Mr. Saez said there were 2 qualified bidders.

After discussion, 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 10:30 a.m.

# **SR. VICE PRESIDENT'S REPORT**

## Sr. Vice President's Report

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- **NYC H+H/Bellevue:** We have completed the OTxHU work fully at Bellevue. The site opened April 8<sup>th</sup> and currently has the capacity to serve 104 patients.
- **NYC H+H/Elmhurst:** We have completed the first phase of the pneumatic tube upgrade. A pneumatic tube system is a transport system that uses air pressure or vacuum to move small containers (carriers) rapidly through a network of tubes. At Elmhurst, the system is used to transport laboratory specimens, medications, and small medical supplies throughout the facility. Without it, all items would need to be delivered manually, which would significantly slow operations and increase staff workload. All the stations were upgraded to the new system as of May 15. The second phase is underway with the addition of 10 new pneumatic stations and will take six months.

**FUNDING INCREASE**

**ARRAY ARCHITECTS, INC.**

**PROGRAM & CONSTRUCTION MANAGEMENT**

**OUTPOSTED THERAPEUTIC HOUSING UNITS  
(OTXHU)**

**NYC H+H / BELLEVUE  
NYC H+H / WOODHULL**

## RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$7,486,830 for its previously executed agreement with Array Architects, Inc. ("Array") for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$8,000,000 in November 2024 increasing the NTE To \$30,325,000, such that the funding is increased \$7,486,830 which includes a \$3,000,000 contingency from \$30,325,006 to a total not to exceed sum of \$37,811,836 and to extend the contract term to June 2029 for additional architectural/engineering services at Woodhull.

**WHEREAS**, in June 2020 the System's Board of Directors authorized a five-year agreement with Array to provide architectural/engineering services for the renovation of space at Bellevue and Woodhull to serve as sites for the OTxHU initiative; and

**WHEREAS**, since the approval of the subject agreement, the scope and cost of the OTxHU initiative has increased to meet security operations, programmatic, and regulatory requirements, the requirement that the progress of the program be substantially accelerated, and inclusion of contingencies, at Bellevue and Woodhull; and

**WHEREAS**, since the budget was last increased in November 2024, additional design revisions at Woodhull have been initiated by New York City Department Of Correction (DOC) for increased security measures resulting in a redesign of interior spaces (including revised 9th and 10th floor interior layouts), exterior spaces, and secure perimeter, as well as ongoing reviews with New York State Commission of Correction, emergency power distribution, design phase acceleration, and early release packages for elevator and curtainwall projects, requiring an increased level of effort on the part of Array; and

**WHEREAS**, the increased level of effort requires an increase in Array's budget for the project by \$7,486,830 (consisting of \$4,486,830 for the redesign of existing spaces and new design of 9th and 10th floors, and a \$3,000,000 contingency) and an extension of the contract duration to June 2029.

### **NOW THEREFORE BE IT:**

**RESOLVED**, the New York City Health and Hospitals Corporation be and hereby is authorized to further increase the funding by \$7,486,830 for its previously executed agreement with Array Architects, Inc. ("Array") for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$8,000,000 in November 2024 increasing the NTE To \$30,325,000, such that the funding is increased \$7,486,830 which includes a \$3,000,000 contingency from \$30,325,006 to a total not to exceed sum of \$37,811,836 and to extend the contract term to June 2029 for additional architectural/engineering services at Woodhull.

## EXECUTIVE SUMMARY

### ARCHITECTURAL AND ENGINEERING SERVICES FOR THE OTxHU PROGRAM ARRAY ARCHITECTS, INC.

- OVERVIEW:** The System's CHS OTxHU initiative is to treat more clinically complex patients within secured units located at Bellevue and Woodhull hospitals. Considerable work has been, and will have to be done to complete these spaces. The System executed a contract with Array to design the OTxHU spaces and assist with the procurement of construction contractors and with construction administration. The contract with Array was approved by the Board of Directors in June 2020 with an NTE of \$8,663,000. Subsequent increases were authorized in November 2021 (\$1,814,880), November 2022 (\$6,409,289), May 2023 (\$1,960,238), November 2023 (\$3,477,599), and November 2024 (\$8,000,000), bringing the current contract NTE to \$30,325,006.
- NEED:** Modifications to the OTxHU initiative have been identified at Woodhull due to New York City Department Of Correction-initiated security measures requiring a redesign of interior spaces, exterior spaces, and secure perimeter. New designs include revised 9th and 10th floor interior layouts to integrate security and layout changes for CHS and New York City Department Of Correction functionality. Ongoing New York City Department Of Correction revisions include a new elevator design replacing the Intake Pavilion/Driveway, Emergency Power Distribution, Design Phase Acceleration, Early Release Packages for Elevator and Curtainwall, Medical Equipment Planning, IT Infrastructure, and Security Services. Some requests remain under review with New York State Commission of Correction which may require additional design adjustments (e.g., wall/ceiling attack ratings, mechanical air pressure relationships, lighting controls).
- PROPOSAL:** The design changes and required contract extension at Woodhull will cost an additional \$7,486,830, which includes \$4,486,830 for the redesign of existing spaces and new design of the 9th and 10th floors, plus a \$3,000,000 contingency to cover additional design or re-design efforts based on New York State Commission of Correction feedback and construction administration services. When added to the prior NTE of \$30,325,006, the new requested NTE becomes \$37,811,836.
- FUNDING:** The increase will be financed with City Capital Funds. A Certificate to Proceed (CP) for \$4,486,830 is with OMB for approval. The project budget has funding to support the \$3M contingency, and any use of contingency funds will require a CP to OMB once the scope and value are finalized.
- TERM:** Extended to June 2029.
- MWBE:** Array has achieved 39.51% MWBE utilization as of March 2026, exceeding its utilization plan target of 37.45% for subcontracted scopes of work (including MEP, Structural, Hazmat, Equipment, LEED, Landscape Architecture, and Cost Estimating).
- PASSPORT APPROVAL:** Pending
- EEO APPROVAL:** Approved

**CONTRACT AMENDMENT**

**AECOM USA, INC.**

**PROGRAM & CONSTRUCTION MANAGEMENT**

**OUTPOSTED THERAPEUTIC HOUSING UNITS  
(OTXHU)**

**NYC H+H / BELLEVUE  
NYC H+H / WOODHULL**

## RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$26,578,401 for its previously executed agreement with AECOM USA, Inc. ("AECOM"), to provide program management at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$2,400,000 in September 2023 increasing the NTE to \$19,036,107, such that the funding is increased by \$26,578,401 which includes a \$4,500,000 contingency from to a total not to exceed sum of \$45,614,508 and to extend the contract term to June 2029 for program management and new construction management services at Woodhull.

**WHEREAS**, in June 2020 the System's Board of Directors authorized a five-year agreement with AECOM to provide program management services at Bellevue and Woodhull to serve as sites for the OTxHU initiative with funding of \$9,040,000 authorized; and

**WHEREAS**, the contract expired on November 12, 2025, and a one-year, time-only extension was executed extending the contract through November 21, 2026 per OP 100-5; and

**WHEREAS**, since the budget was last increased in September 2023, the scope and duration of the program management and preconstruction services have significantly expanded, requiring AECOM's services for an additional 4.5 years to manage redesign efforts, handle coordination between design consultants and New York City Department of Correction, manage concurrent multiple early construction packages, and provide additional commissioning support for enhanced security electronics and IT infrastructure; and

**WHEREAS**, the original contract utilized a GMP contract structure where the contractor provided construction management services, but a change to a traditional construction bid contract now requires a construction manager, adding a new Construction Management services scope to AECOM's contract that was not previously included; and

**WHEREAS**, the expanded scope and extended program duration through project closeout in June 2029 require an increase in AECOM's budget by \$26,578,401 (consisting of \$22,078,401 for extended program, design, and new construction management services, and a \$4,500,000 project contingency).

### **NOW THEREFORE BE IT:**

**RESOLVED**, the New York City Health and Hospitals Corporation be and hereby is authorized to further increase the funding by \$26,578,401 for its previously executed agreement with AECOM USA, Inc. ("AECOM"), to provide program management at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$2,400,000 in September 2023 increasing the NTE to \$19,036,107, such that the funding is increased by \$26,578,401 which includes a \$4,500,000 contingency from to a total not to exceed sum of \$45,614,508 and to extend the contract term to June 2029 for program management and new construction management services at Woodhull.


## EXECUTIVE SUMMARY

### PROGRAM MANAGEMENT AND CONSTRUCTION MANAGEMENT SERVICES FOR THE OTxHU PROGRAM AECOM USA, INC.

- OVERVIEW:** In June 2020, the System's Board of Directors authorized a five-year agreement with AECOM to provide program management services at Bellevue and Woodhull to serve as sites for the OTxHU initiative with funding of \$9,040,000 authorized. Subsequent funding increases were approved in November 2021 (\$6,097,369), May 2023 (\$1,498,738), and September 2023 (\$2,400,000), bringing the contract NTE to \$19,036,107. The contract expired on November 12, 2025, and was extended through November 21, 2026.
- NEED:** AECOM's services are now required for an additional 4.5 years to handle expanded scope and duration of program management and preconstruction services. This includes coordinating with New York City Department of Correction and the designer on revised conceptual floor plans, managing redesign efforts, New York City Department of Correction page turns, estimate updates, and concurrent early construction packages. Crucially, the Woodhull project has transitioned from a GMP contract model to a traditional construction bid contract, creating an immediate need for a traditional Construction Manager. Construction Management services were not previously included in AECOM's contract. Additional commissioning support is also required for enhanced security electronics and IT infrastructure.
- PROPOSAL:** To provide extended Program & Design Management and New Construction Management Services, an additional \$26,578,401 is requested. This comprises \$22,078,401 for the base extended services and a \$4,500,000 project contingency to cover any additional services required through project closeout. This will bring the total contract NTE to \$45,614,508, with involvement extended through program closeout in June 2029.
- FUNDING:** The proposed contract increase will be financed with City Capital Funds. A Certificate to Proceed (CP) for \$6,727,600 was already approved by OMB, and a subsequent CP for \$15,350,801 is currently with OMB for approval. The project budget has funding to support the \$4.5M contingency, and any use of contingency funds will require a finalized scope and an authorized CP from OMB.
- TERM:** Extended to June 2029.
- MWBE:** AECOM has achieved an MWBE utilization rate of 39.55% as of April 2026. Its overall Utilization Plan target stands at 39.62% for subcontracted scopes including Cost Estimating, Program Management Services, Project Controls Services, Document Control Services, and Field Support Services.
- PASSPORT APPROVAL:** Pending
- EEO APPROVAL:** Approved



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

From: Franco Esposito   
Deputy Counsel  
Office of Legal Affairs

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

Vendor: AECOM USA, Inc.

Date: May 28, 2026

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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   
Deputy Counsel  
Office of Legal Affairs

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

Vendor: Array Architects, Inc.

Date: May 28, 2026

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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%

# **Woodhull & Outposted Therapeutic Housing Units (OTxHU)**

## **Request for Contract Amendments for Design Services and Program Management Services**

**Capital Committee  
June 8, 2026**

**Manny Saez, PhD., Senior Vice President, Office of Facilities Development  
Mahendranath Indar, Assistant Vice President, Office of Facilities Development  
Tim O’Leary, Senior Assistant Vice President, Correctional Health Services  
Luis Mendes, Senior Director, Office of Facilities Development**

# For Capital Committee Consideration

- Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$7,486,830 for its previously executed agreement with Array Architects, Inc. ("Array") for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$8,000,000 in November 2024 increasing the NTE To \$30,325,000, such that the funding is increased \$7,486,830 which includes a \$3,000,000 contingency from \$30,325,006 to a total not to exceed sum of \$37,811,836 and to extend the contract term to June 2029 for additional architectural/engineering services at Woodhull.
- Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$26,578,401 for its previously executed agreement with AECOM USA, Inc. ("AECOM"), to provide program management at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$2,400,000 in September 2023 increasing the NTE to \$19,036,107, such that the funding is increased by \$26,578,401 which includes a \$4,500,000 contingency from to a total not to exceed sum of \$45,614,508 and to extend the contract term to June 2029 for program management and new construction management services at Woodhull.

# Program Background

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- Outposted Therapeutic Housing Units (OTxHUs) are beds within NYC Health + Hospitals (H+H) acute care facilities that will be secured clinical units operated by CHS with New York City Department of Correction providing custody management.
- Bridges the gap between care provided in jail and acute hospitalization, with decisions regarding admission to and discharge from the OTxHUs made by CHS according to a patient's clinical needs.
- This pioneering approach will better meet the clinical needs of the most medically complex patients by increasing access to specialty / subspecialty services and delivering care in a more humane way to improve positioning for successful reentry.
- Improves continuity of care between CHS and NYC H+H hospital providers in inpatient, outpatient, and OTxHU services.

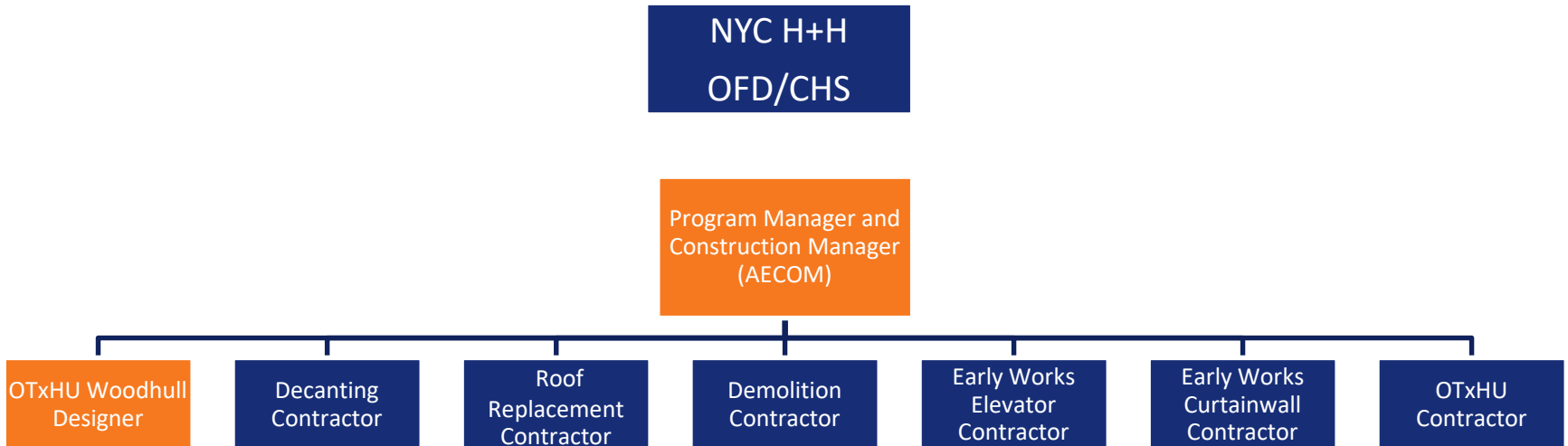
## Current State OTxHU

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- Woodhull Decanting work is underway
  - Anticipated substantial completion 3rd quarter 2026
  
- Woodhull Roof Replacement work is underway
  - Is substantially complete
  
- Woodhull Demolition (interiors) work is awarded
  - Anticipated start is June 2026
  
- Decision was made to separate the OTxHU project into three projects
  - OTxHU Early Works – Elevator
  - OTxHU Early Works – Curtainwall
  - OTxHU Main Project

- Woodhull OTxHU Early Works – Elevator Project
  - Construction Development drawings completed February 2026
  - Construction start October 2026. Completion is scheduled for August 2028.
  - Early Works Construction Documents incorporated New York City Department of Correction security revisions for Elevator, Intake Area and Cooling Tower.
  - Regulatory Approvals for NYC DOB and FDNY are underway.
  - CHS has initiated New York State Commission of Correction approval of the Early Works scopes.
  
- Woodhull OTxHU Early Works – Curtain Wall Project
  - Construction Development drawings completed April 2026
  - Construction start October 2026. Completion is scheduled for March 2028.
  - Early Works Construction Documents incorporated New York City Department of Correction security revisions for Curtain Walls.
  - Regulatory Approvals for NYC DOB and FDNY are underway.
  - CHS received New York State Commission of Correction approval of the Early Works scopes for Curtain Walls in January 2026.
  
- The OTxHU project is providing Woodhull Hospital with renovations and MEP improvements to several spaces on the 3rd, 5th, 6th and 10th floors.
- Work completed in December 2024 included renovated admin offices/hemodialysis, occupational health, chief medical offices, pediatric inpatient unit, and chemical dependency program.
- Additional renovation and decanting space including OBGYN offices/respiratory therapy, resident on call suite are underway and substantial completion is expected in 3rd Quarter of 2026.

## The Woodhull OTxHU Team



# **Extend Contract Duration and Increase Funding for Array Architects**

## **Outposted Therapeutic Housing Units (OTxHU) Architectural / Engineering Design Services**

# Contract History

- NYC Health+Hospitals executed an agreement with Array Architects, Inc. for architectural and engineering services for the NYC Health+Hospitals/Correctional Health Services' Outposted Therapeutic Housing Units (OTxHU) at Bellevue Hospital and Woodhull Hospital.
- Contract term is for 5 years starting on December 1, 2020 plus additional 3 years ending on November 30, 2028.
- The Board previously approved contract amendments, all within the allocated Capital budget for the project. Vendor has been paid \$19,613,877.77 to date.

Board Date	Description	Increase to NTE	NTE	Time Increase
June 2020	Design at Bellevue and Woodhull.		\$8,663,000	5 years
November 2021	Increased funding for schedule acceleration.	\$1,814,880	\$10,477,880	
December 2022	New York State Commission of Correction approval of design changes required design adaption at Bellevue and Woodhull.	\$6,409,289	\$16,887,169	
May 2023	Increase funding for additional security revisions at Bellevue.	\$1,960,238	\$18,847,407	
November 2023	Increase funding for additional security revisions at Bellevue.	\$3,477,599	\$22,325,006	
November 2024	Increase funding for enhanced security requirements, two new dedicated elevator and elevator shaft, redesign of vehicular sallyport and intake, change in security grade MEP fixtures	\$8,000,000	\$30,325,006	3 years

# Array NTE Increase - Scope of Work

Scope of Work	~ Value
<p>Additional New York City Department of Correction changes related to:</p> <ul style="list-style-type: none"> <li>• Additional Elevator Hardening</li> <li>• Attack rated walls and ceilings</li> <li>• Bars on windows</li> <li>• Locker room changes</li> <li>• Intake and visitation redesign</li> <li>• Staff station changes</li> <li>• Emergency power changes to coordinate with Woodhull EES project</li> <li>• Fire Alarm changes to coordinate with Woodhull Fire Alarm upgrade</li> </ul>	<p><b>\$1,926,700</b></p>
<p>Separation of early work packages:</p> <ul style="list-style-type: none"> <li>• Elevator Tower and Cooling Tower Demo</li> <li>• Curtainwall package</li> <li>• Additional time and design coordinating meetings for EES, Emergency Power, and Cooling Tower/Elevator Tower</li> </ul>	<p><b>\$2,560,130</b></p>
<p><b>TOTAL</b></p>	<p><b>\$4,486,830</b></p>

# Project Budget

Scope	Value
Current Contract NTE	\$30,325,006
Redesign of existing spaces and new design of 9 <sup>th</sup> and 10 <sup>th</sup> floor	\$4,486,830
Contingency	\$3,000,000
<b>TOTAL NTE</b>	<b>\$37,811,836</b>

- Certificate to Proceed (CP) for \$4,486,830 is with OMB for approval.
- Contingency of \$3,000,000 requested to cover any additional design or re-design efforts required based on New York State Commission of Correction feedback, and any additional design or construction administration services that may be required for the duration of the project.
- Project budget has funding to support the \$3,000,000 contingency.
- Any additional scope requiring funds from the contingency will require a CP to OMB to authorize the funding once the scope and value have been finalized.

# Vendor Performance

<b>Vendor Performance Evaluation</b>	
<b>Array Architects</b>	
<b>DESCRIPTION</b>	<b>ANSWER</b>
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?	Yes
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
<b>Performance and Overall Quality Rating</b>	<b>Good</b>

# MWBE Utilization Plan

<b>Array's Utilization Plan Subcontracted Scopes of Work</b>	<b>Utilization Plan %</b>
MEP, Structural, Hazmat, Equipment, LEED, Landscape Architecture, Haz Mat, Cost estimating	37.45%

- Array has achieved 39.51% as of March 2026.
- Vendor performance is good to date.

# **Extend Contract Duration and Increase Funding for AECOM**

## **Outposted Therapeutic Housing Units (OTxHU) Program Management Services**

# Contract History

- NYC Health+Hospitals executed an agreement with AECOM for Program Management services for the NYC Health+Hospitals/ Correctional Health Services' Outposted Therapeutic Housing Units (OTxHU) at Bellevue Hospital and Woodhull Hospital.
- **Contract expired on November 12, 2025 and a one year, time only extension was executed extending the contract through November 21, 2026 per OP 100-5.**
- The Board previously approved contract amendments, all within the allocated Capital budget for the project. Vendor has been paid \$13,247,213.81 to date.

Board Date	Description	Increase to NTE	NTE	Time Increase
June 2020	Program Management Services for Bellevue and Woodhull.		\$9,040,000	5 years
November 2021	Increase funding for Construction support as part of Program Management Services for Woodhull OTxHU.	\$6,097,369	\$ 15,137,369	
May 2023	Increase funding for additional 4 months of Program Management Services for Bellevue OTxHU.	\$1,498,738	\$ 16,636,107	
September 2023	Increase funding for additional 4 months of Program Management Services for Bellevue OTxHU.	\$2,400,000	\$ 19,036,107	

# AECOM NTE Increase – Scope of Work

Scope	~Value
Additional Program Management Services related to increase in delivery time for the Woodhull OTxHU Projects	<b>\$6,078,401</b>
New Scope for Construction Management (CM) Services since Woodhull OTxHU projects are being delivered via Design-Bid-Build vs Guaranteed Maximum Price (GMP) contract.	<b>\$15,000,000</b>
<b>TOTAL</b>	<b>\$22,078,401</b>

# Project Budget

Scope	Value
Current Scope and NTE	\$19,036,107
Extended Program& Design Management, and New Construction Management Services	\$22,078,401
Project Contingency	\$4,500,000
<b>TOTAL NTE</b>	<b>\$45,614,508</b>

- Certificate to Proceed (CP) for \$6,727,600 was approved by OMB.
- Certificate to Proceed (CP) for \$15,350,801 is with OMB for approval.
- \$4,500,000 contingency for additional Program Management and Construction Management services required through the duration of the project.
- Project budget has funding to support the \$4,500,000 contingency.
- Any additional scope requiring funds from the contingency will require a CP to OMB to authorize the funding once the scope and value have been finalized.

# Vendor Performance

<b>Vendor Performance Evaluation</b>	
<b>AECOM</b>	
<b>DESCRIPTION</b>	<b>ANSWER</b>
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?	Yes
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
<b>Performance and Overall Quality Rating</b>	<b>Excellent</b>

# MWBE Utilization Plan

AECOM's Utilization Plan Subcontracted Scopes of Work	Utilization Plan %
Cost estimating, Program Management Services, Project Controls Services, Document Control Services, Field Support Services	39.62%

- AECOM has achieved 39.55% April 2026
- Vendor performance is excellent to date

# Capital Committee Request

- Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$7,486,830 for its previously executed agreement with Array Architects, Inc. ("Array") for architectural/engineering services for the renovation of spaces at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$8,000,000 in November 2024 increasing the NTE To \$30,325,000, such that the funding is increased \$7,486,830 which includes a \$3,000,000 contingency from \$30,325,006 to a total not to exceed sum of \$37,811,836 and to extend the contract term to June 2029 for additional architectural/engineering services at Woodhull.
- Authorizing New York City Health and Hospitals Corporation (the "System") to further increase the funding by \$26,578,401 for its previously executed agreement with AECOM USA, Inc. ("AECOM"), to provide program management at NYC Health + Hospitals/Bellevue Hospital ("Bellevue") and NYC Health + Hospitals/Woodhull Hospital ("Woodhull") that began in June 2020 in connection with the System's Correctional Health Services ("CHS") initiative to treat its patients who require higher levels of care in its Outposted Therapeutic Housing Units ("OTxHU"), which follows the previous funding increases of \$2,400,000 in September 2023 increasing the NTE to \$19,036,107, such that the funding is increased by \$26,578,401 which includes a \$4,500,000 contingency from to a total not to exceed sum of \$45,614,508 and to extend the contract term to June 2029 for program management and new construction management services at Woodhull.

**FUNDING INCREASE**

**KONE, INC.**

**ELEVATOR MAINTENANCE SERVICES**

**SYSTEM WIDE**

## RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "System") to renew its contract with Kone Corporation ("Kone") for one year until November 31, 2027, and to increase the not-to-exceed amount by \$15,582,493, which includes a contingency of \$1,000,000 and emergency repair and modernization amount of \$7,000,000, from the original \$59,200,000 to a new not-to-exceed amount of \$74,782,493 for the provision of preventative maintenance services and repairs on 350+ elevators and escalators system wide along, with critical modernization projects and 24/7 emergency service and repairs.

**WHEREAS**, the System entered into a contract with Kone Corporation to provide preventative maintenance services and repairs on over 350 elevators and escalators across the System; and

**WHEREAS**, the contract includes 24/7 emergency service and repairs, and the provision of a dedicated diagnostics and testing team to ensure safe and reliable operation of the System's elevator and escalator fleet; and

**WHEREAS**, the current contract term is set to expire, and the System desires to renew the contract for an additional year until November 31, 2027, in order to ensure continuity of these critical services; and

**WHEREAS**, the System further seeks to increase the not-to-exceed amount by \$15,582,492, which includes a contingency of \$1,000,000, thereby increasing the total not-to-exceed contract value from \$59,200,000 to \$74,782,493; and

**WHEREAS**, Kone Corporation was granted an MWBE waiver since all elevator maintenance work is self-performed.

**NOW THEREFORE, BE IT RESOLVED**, that New York City Health and Hospitals Corporation (the "System") is hereby authorized to renew its contract with Kone Corporation ("Kone") for one year until November 31, 2027, and to increase the not-to-exceed amount by \$15,582,493, which includes a contingency of \$1,000,000 and emergency repair and modernization amount of \$7,000,000, from the original \$59,200,000 to a new not-to-exceed amount of \$74,782,493, for the provision of preventative maintenance services and repairs on 350+ elevators and escalators system wide, along with critical modernization projects 24/7 emergency service and repairs.

## EXECUTIVE SUMMARY

### CONTRACT BEST INTEREST RENEWAL WITH KONE CORPORATION

**BACKGROUND:** New York City Health and Hospitals Corporation (“System”) entered into a contract with Kone Corporation (“Kone”) to provide preventative maintenance services and repairs on over 350 elevators and escalators system wide. The contract also provides 24/7 emergency service and repairs, and a dedicated diagnostics and testing team. The amended not-to-exceed amount approved by the Board was \$59,000,000.

The System now seeks to renew the contract for one year until November 31, 2027, to ensure uninterrupted continuation of these essential services. The System further seeks to increase the contract by \$15,582,492, which includes a contingency of \$1,000,000, from the original \$59,200,000 to a new not-to-exceed amount of \$74,782,492.

**TERMS:** The Contract approved by the Board in October 2018 was for five years with two one-year renewal options, which was extended for one year until November 2026. The amended not-to-exceed value was \$59,000,000. The contract will be renewed for one year, through November 31, 2027 and there shall be an increase of contract value by \$15,582,492, which includes a contingency of \$1,000,000 and emergency repair and modernization amount of \$7,000,000, from the original \$59,200,000 to a new not-to-exceed amount of \$74,782,492.


**MWBE:** Kone Corporation was granted an MWBE waiver since it self-performs all of the elevator maintenance work.

**VENDEX:** Pending

**EEO:** Approved



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

From: Franco Esposito   
Deputy Counsel  
Office of Legal Affairs

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

Vendor: Kone, Inc.

Date: May 28, 2026

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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**

Waiver

# **Elevator Maintenance Services Application to Enter into Contract Best Interest Renewal**

**Capital Committee  
June 8, 2026**

**Manuel Saez, PhD, Senior Vice President, OFD  
Mahendranath Indar, Assistant Vice President, OFD**

- Authorizing New York City Health and Hospitals Corporation (the “System”) to renew its contract with Kone Corporation (“Kone”) for one year until November 31, 2027, and to increase the not-to-exceed amount by \$15,582,493, which includes a contingency of \$1,000,000 and emergency repair and modernization amount of \$7,000,000, from the original \$59,200,000 to a new not-to-exceed amount of \$74,782,493 for the provision of preventative maintenance services and repairs on 350+ elevators and escalators system wide along, with critical modernization projects and 24/7 emergency service and repairs.

## Background / Current State

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- The Office of Facilities Development is requesting approval to renew the contract for our elevator maintenance services with our current vendor, KONE Corporation. The scope of work incorporated into this contract currently includes:
  - Preventative maintenance services and repairs on 350+ elevators and escalators system wide
  - 24/7 emergency service and repairs
  - Dedicated diagnostics and testing team
  
- Elevator maintenance and repair services were procured through a competitive RFP process, and approved by the CRC in September 2018 and the Board of Directors in October 2018 with an NTE of \$46,700,000.
  - The original contract term for elevator maintenance services includes a five year initial term with two one year options to renew.
  - We extended this contract in December 2025 for one year and increased the NTE to \$59,200,000.

# NTE Increase Request

- The Office of Facilities Development (OFD) is requesting approval to renew the elevator maintenance contract with the current vendor, KONE, for \$15,582,493 with a contract expiration date of November 31, 2027.
  - We need an additional year to recruit a larger pool of vendors to propose for the new contract
- OFD is requesting approval to increase the NTE by \$15,582,493 to allow for:
  - \$7.6 million for annual preventative maintenance
  - \$7 million for critical elevator modernization projects
  - \$1 million for contingency for new equipment and emergency repairs

New NTE Increase	Amount
Projected Spend 12/1/26-11/31/27	\$7,582,493
Maintenance Contingency	\$1,000,000
Emergency Repair / Modernization	\$7,000,000
<b>Total NTE Increase Request</b>	<b>\$15,582,493</b>
Current NTE	\$59,200,000
<b>Total Contract NTE</b>	<b>\$74,782,493</b>

# Best Interest Extension

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- Under OP 100-05, the System can renew a contract with appropriate vendor and pricing due diligence rather than re-procure when it is in the System's best interest to do so.
  - OFD partnered with Supply Chain for a new RFP in April 2026 and no new proposers could meet the SOW.
  - OFD requires this renewal period to recruit a larger pool of vendors to propose for the new contract.
  - Vendor remains appropriate within market for our use case
  - Vendor performance has been good.

## Vendor Diversity

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- KONE Corporation was granted a MWBE waiver since they self-perform all the elevator maintenance work

# Vendor Performance

<b>Department of Supply Chain</b>	
<b>Vendor Performance Evaluation</b>	
<b>KONE Corporation</b>	
<b>DESCRIPTION</b>	<b>ANSWER</b>
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?	N/A
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?	N/A
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
<b>Performance and Overall Quality Rating</b>	<b>Good</b>

## Capital Committee Request

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- Authorizing New York City Health and Hospitals Corporation (the “System”) to renew its contract with Kone Corporation (“Kone”) for one year until November 31, 2027, and to increase the not-to-exceed amount by \$15,582,493, which includes a contingency of \$1,000,000 and emergency repair and modernization amount of \$7,000,000, from the original \$59,200,000 to a new not-to-exceed amount of \$74,782,493 for the provision of preventative maintenance services and repairs on 350+ elevators and escalators system wide along, with critical modernization projects and 24/7 emergency service and repairs.