

**CAPITAL COMMITTEE
MEETING AGENDA**

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

CALL TO ORDER

José Pagán

- **ADOPTION OF MINUTES – June 8, 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 execute a construction contract with JRM Construction Management (the "Contractor") for the Magnetic Resonance Imaging (the "MRI") Suite Project at NYC Health + Hospitals/Lincoln ("Lincoln"), for a total contract amount of \$18,110,548, plus a 15% project contingency of \$2,716,582.00, resulting in a total authorized project budget not to exceed \$20,827,130 and an estimated project duration 18 months.
Vendex: Approved
EEO: Approved
- **Resolution** **Manuel Saez, PhD**
Authorizing New York City Health and Hospitals Corporation (the "System") to execute a competitive lump-sum construction contract with CVM Construction Corp (the "Contractor") for the Woodhull Outposted Therapeutic Housing Units ("OTxHU") Early Works – Curtainwall Project at NYC Health + Hospitals/Woodhull ("Woodhull"), for an contract value of \$31,875,300 with a 15% contingency of \$4,781,295, and a not to exceed of \$36,656,595, and an anticipated contract duration of fourteen (14) months.
Vendex: Pending
EEO: Pending
- **Resolution** **Manuel Saez, PhD**
Authorizing New York City Health and Hospitals Corporation (the "System") to enter into contracts with seven (7) construction management firms: Jacobs Project Management Co., STV Construction, Inc., TDX Construction Corporation, Greenway USA, LLC, Hunter Roberts Construction Group, L.L.C., AECOM USA, Inc., and LiRo Program and Construction Management, PE P.C. (collectively, the "Vendors"), to provide professional Construction Management (CM) Services on an as-needed basis for projects throughout the System, for an initial term of three (3) years with two (2) one-year options for renewal, exercisable solely at the discretion of the System, for a total collective not-to-exceed sum of \$50,000,000 for all seven (7) contracts.
Vendex: Pending
EEO: Pending

OLD BUSINESS

José Pagán

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

June 8, 2026

Capital Committee Meeting – June 8, 2026

As reported by: José Pagán

Committee Members Present: Dr. Mitchell Katz, Freda Wang, Jeremy Resnick, Sally Hernandez-Piñero. Other member: Anita Kawatra

José Pagán called the meeting to order at 10:16 a.m. and stated for the record that Jeremy Resnick would be representing Erin Dalton, both in a voting capacity.

Mr. Pagán called for a motion to approve the minutes of the April 13, 2026, Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on April 13, 2026, 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: We have completed the OTxHU work fully at Bellevue. The site opened April 8th 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.

- Ms. Hernandez-Piñero asked if all our facilities have pneumatic tube systems.
 - o Mr. Saez said that most of our systems did.

ACTION ITEMS

Mr. Saez read the resolutions into the record:

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.

Mr. Saez was joined by Timothy O'Leary, Assistant Vice President, Correctional Health Services, and Mahendranath Indar, Assistant Vice President, Office of Facilities Development. Together they presented an overview of program background, current status of the project, history of the contracts, and budgets.

- Ms. Hernandez-Piñero noted that a majority of the increases were related to security enhancements and asked why the Bellevue project had not been a better indication of what would be needed.
 - Mr. Indar said that each facility and project is unique and access to space and line of sight can impact things.
- Ms. Hernandez-Piñero asked how many individuals would the unit serve.
 - Mr. O'Leary said 144.
- Ms. Wang noted that this project was originally Guaranteed Maximum Price (GMP) project and asked if the Bellevue project had influenced how this one was being managed.
 - Mr. Indar said yes, we separated out the early work to save time, and construction will be awarded through design, bid, build process.

- Ms. Wang compared to the flowchart being presented and asked if those services would all be procured independently.
 - Mr. Indar said yes, and they would be contracting directly with us and AECOM would be managing.
- Ms. Wang asked why switch from GMP to design, bid, build.
 - Mr. Indar said he believes it provides more competitive pricing, more control of the vendor, and decreases challenges with procurement of Furniture, Fixtures and Equipment (FFE).
- Mr. Indar indicated that there were challenges with the procurement of the medical equipment as a result of the GMP contract being with Consigili.
 - Ms. Wang said she understood and noted that we had learned lessons from the work at Bellevue.
 - Mr. Indar said yes. We had never used that delivery method.
- Ms. Wang asked if AECOM was already on-board.
 - Mr. Indar explained that they were on-board as Program Manager and were performing multiple functions.

After discussion, upon motion duly made and seconded the resolutions were 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 renew its contract with Kone Inc. ("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.

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. Hernandez-Piñero asked if this would allow for us to perform as needed modernization or repair work or would that be completed separately.
 - Mr. Indar said within the \$15.5 million, \$7.4 million was for maintenance and the remainder is for emergency repair or urgent modernization.
- Ms. Wang asked if we intend to modernize all the elevators.
 - Mr. Indar said this allowance for modernization would require an exception to policy but Dr. Katz to assign the



work directly to Kone. We are modernizing throughout the system using bonds of other Capital but this allows for critical, urgent needs.

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 10:40 a.m.

SR. VICE PRESIDENT'S REPORT

Sr. Vice President's Report

- **NYC H+H/Bellevue:** The CT Renovation project is nearing completion. The existing CT had reached the end of its useful life and Bellevue has experienced an increase in the amount of patients requiring CT diagnostic services. The 1st phase, installation of the new additional unit, has been completed and in operation. Phase 2 will replace the existing machine and renovate additional spaces such as the staff lounge, bathrooms and reading room, and provide additional storage. Phase 2 is scheduled for completion in September 2026.

- **NYC H+H Queens:** The MRI Suite Renovation is on schedule for completion by the end of this summer. The previous MRI had reached the end of its useful life and was removed from service in January 2023. Queens relied on a temporary portable MRI machine to provide services during construction. The new MRI Suite, located on the ground floor of the Main Building, has doubled in size to 1,385 SF. The new suite includes renovations to the Patient Waiting Area, Interview Area, Gowning Room, Injection Room, and Patient Restrooms. This new layout along with the new state-of-the-art equipment will provide improved diagnostic services, efficient patient flow, and allow greater access to improved healthcare services for the Community.

- We had to OFD leaders honored for their work recently. **NYC H+H/Woodhull's** Capital Director Kristina “Kiki” Blazeovski-Charpentier, received two awards in Spring: American Institute of Architects (AIA) New York State “Excelsior Award for Design Excellence by a Public Architect”; and NYC DCAS Energy Management Division, “Agency Energy Champion”. **NYC H+H/Bellevue's** Capital Director Yunjung Lee was recognized by CRAIN's New York Business as a 2026 notable leader in architecture, engineering and construction. Our team works tirelessly to maintain and improve our crucial facilities, and it is great to see their work celebrated.

CONTRACT APPROVAL

JRM CONSTRUCTION MANAGEMENT

**MAGNETIC RESONANCE IMAGING (MRI)
SUITE PROJECT**

NYC H+H / LINCOLN

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "System") to execute a construction contract with JRM Construction Management (the "Contractor") for the Magnetic Resonance Imaging (the "MRI") Suite Project at NYC Health + Hospitals/Lincoln ("Lincoln"), for a total contract amount of \$18,110,548, plus a 15% project contingency of \$2,716,582.00, resulting in a total authorized project budget not to exceed \$20,827,130 and an estimated project duration of 18 months.

WHEREAS, Lincoln is a busy Level 1 Trauma Center with exceptionally high volumes of patients requiring specialized diagnostic imaging services, including neurology/stroke, orthopedics, spine injuries, oncology, and abdominal/pelvic imaging; and

WHEREAS, Lincoln's current MRI equipment is past its useful life, and the existing suite layout is highly inefficient, forcing patients to be seen in temporary medical MRI trailers located outside of the hospital building; and

WHEREAS, the implementation of a modern, well laid out in-facility MRI suite will eliminate structural delays in care, optimize technical workflows, accommodate ergonomic spacing for medical technicians, and greatly improve access to critical advanced diagnostics for the community; and

WHEREAS, the System publicly advertised this contract in the City Record on July 15, 2025, conducted on-site contractor tours on July 29 and July 30, 2025, and upon conclusion of the public bidding period on April 23, 2026, the review process determined JRM Construction Management to be the fully qualified, responsive, and responsible bidder; and

WHEREAS, JRM Construction Management has demonstrated successful regional healthcare competence, having completed major medical infrastructure developments including the 25,000 square foot Patient Ambulatory Care Center at South Brooklyn Health; and

WHEREAS, the Contractor has committed to a 37% Minority and Women-owned Business Enterprise (MWBE) subcontractor utilization plan through partnering with certified firms across mechanical, plumbing, structural steel, and architectural scopes; and

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

NOW THEREFORE BE IT RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a public bid construction contract with JRM Construction Management for the Magnetic Resonance Imaging (MRI) Suite Project at NYC Health + Hospitals/Lincoln, for a total contract amount of \$18,110,548, plus a 15% project contingency of \$2,716,582 to manage higher than normal unknown site conditions, resulting in a total authorized project budget not to exceed \$20,827,130 and an estimated project duration 18 months.

EXECUTIVE SUMMARY

OVERVIEW:	The Office of Facilities Development (OFD) is requesting approval to award a construction contract to JRM Construction Management via a competitive public bid process. The project will establish a completely modernized, fully integrated Magnetic Resonance Imaging (MRI) Suite on-site at NYC Health + Hospitals/Lincoln.
NEED:	As a designated Level 1 Trauma Center, Lincoln handles high volumes of stroke, oncological, and trauma patients. The current suite layout is inefficient, and its aging MRI equipment has surpassed its useful life cycle, forcing clinical teams to operate out of temporary exterior trailers. Constructing a newly optimized indoor suite reduces diagnostic lead times, eliminates care delays, and supports the ergonomic and baseline technical demands of medical imaging staff.
SCOPE:	The project involves extensive general construction including structural demolition, sheetrock partitioning, specialized wall and ceiling equipment mounting blocking, concrete, millwork, architectural doors, upgraded mechanical HVAC infrastructure and ducting, high-voltage electrical distribution upgrades, interior specialized LED lighting controls, and dedicated plumbing/sprinkler network reconfiguration.
PROCUREMENT:	The solicitation was posted to the City Record on July 15, 2025. Site walkthroughs were conducted on July 29 and 30, 2025, with roughly 15 contracting firms participating. Sealed competitive public bids were due April 23, 2026 with JRM Construction Management determined as a fully qualified, responsive and responsible bidder.
TERM:	Construction is expected to break ground in October 2026, with an estimated project duration of 18 months, leading to project closeout and completion by December 2027.
FUNDING:	The total maximum financial allocation authorized for this project is \$20,827,130.00, encompassing a fixed base construction value of \$18,110,548.00 and a 15% conditional project contingency of \$2,716,582.00 to mitigate unknown site/subsurface conditions common in deep-facility diagnostic updates.
MWBE:	JRM Construction Management has committed to a comprehensive 37% MWBE subcontractor participation rate, utilizing certified vendors.

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: JRM Construction Management, LLC

Date: June 24, 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

Approved

EEO

Approved

MWBE

37%

Request to Award Contract to JRM Construction Management for the Magnetic Resonance Imaging Project at Lincoln Hospital

Capital Committee
July 13, 2026

Christina Contreras, Chief Executive Officer, NYC H+H/Lincoln
Manuel Saez, PhD, Senior Vice President, OFD
Mahendranath Indar, Assistant Vice President, OFD

Request for Approval

- **Authorizing** New York City Health and Hospitals Corporation (the "System") to execute a construction contract with JRM Construction Management (the "Contractor") for the Magnetic Resonance Imaging (the "MRI") Suite Project at NYC Health + Hospitals/Lincoln ("Lincoln"), for a total contract amount of \$18,110,548, plus a 15% project contingency of \$2,716,582.00, resulting in a total authorized project budget not to exceed \$20,827,130 and an estimated project duration of 18 months.

Background

- As a busy, Level 1 Trauma Center with high volumes of neurology/stroke, orthopedics, spine injuries, oncology, and abdominal/pelvic imaging, a MRI is essential to ensure Lincoln Hospital can continue providing quality healthcare to the community.
- The current MRI equipment at Lincoln Hospital is past useful life and the layout is not optimized for the volume of patients requiring MRI diagnostic services.
- The new MRI suite will allow for more efficient patient flow and will also meet the ergonomic needs of the medical technicians to perform their work.
- A new MRI suite will provide access to the most current diagnostic imaging.

Scope

- General Construction/Carpentry - Demolition, new Ceiling (hard lid and tiles), New Flooring, Sheetrock, Provide "Blocking" for Mounting Equipment, work surfaces;
- Electrical - Upgrade power, disconnect switches, outlets & Lighting Controls. Install LED interior Lighting, Emergency-Off Switch, Low Voltage equipment, pull boxes, dedicated grounding
- HVAC – Install new HVAC units and ductwork as needed
- Plumbing - Install drainage and associated piping to properly support the sinks, toilets within the scheduled rest rooms and lounges within the MRI Suite
- Disconnect / remove existing sprinkler head / provide new sprinkler head w/ assoc.
- Branch piping to accommodate new ceiling.
- Furnish & install new sprinkler head w/ assoc. branch piping, connect to existing sprinkler branch.
- Dock leveler, Scissor Lift and Roll up door installation.

Overview of Procurement

- 07/15/2025: Posted to City Record
- 07/29/2025 & 07/30/2025 : Site tour conducted on July 29 & July 30th of 2025, around 15 contractors were present altogether
- 04/23/2026 : Bid Due Date, with 1 bid received
- In process: Determination of low bid finalized, and JRM was selected as the lowest responsive and responsible bidder.

Construction Contract

- Procurement is sourced via Public Bid
- Contract Amount is \$18,110,548.00
- JRM performed as lead contractor for the Patient Ambulatory Care Center at South Brooklyn Health, for a project cost of 17 M; located on the 1st Floor/Main Lobby; 25,000 SF
- JRM has completed 3 relevant projects that have all received positive ratings:
 - St Francis College
 - Biograph New York Clinic
 - Pace University
 - Construction is anticipated to start in October 2026 with completion expected by December 2027 (18 months)
- JRM has committed to a 37% MWBE Goal:

Subcontractor	Certification	Supplies/Services	Utilization Plan
ACS Systems	WBE	HVAC	13%
MacFelder Plumbing	WBE	Plumbing	4%
KMF Construction Corp	WBE	Drywall & Ceilings & Concrete	7%
North American Manufacturing	MBE	Structural Steel	8%
Eli New York Design	WBE	Millwork	2%
GP Solutions Flooring	WBE	Flooring	1%
Baybrent Tile	MBE	Flooring	1%
JR Fordham Painting	MBE	Painting	1%
			37%

Budget

Construction		\$ 18,110,548.00
Project Contingency (15%*)		\$ 2,716,582.00
Total		\$ 20,827,130.00

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

Request for Approval

- **Authorizing** New York City Health and Hospitals Corporation (the "System") to execute a construction contract with JRM Construction Management (the "Contractor") for the Magnetic Resonance Imaging (the "MRI") Suite Project at NYC Health + Hospitals/Lincoln ("Lincoln"), for a total contract amount of \$18,110,548, plus a 15% project contingency of \$2,716,582.00, resulting in a total authorized project budget not to exceed \$20,827,130 and an estimated project duration of 18 months.

CONTRACT APPROVAL

CVM CONSTRUCTION CORP.

**OUTPOSTED THERAPEUTIC HOUSING UNITS
(OTXHU) EARLY WORK – CURTAIN WALL PROJECT**

NYC H+H / WOODHULL

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "System") to execute a competitive lump-sum construction contract with CVM Construction Corp (the "Contractor") for the Woodhull Outposted Therapeutic Housing Units ("OTxHU") Early Works – Curtainwall Project at NYC Health + Hospitals/Woodhull ("Woodhull"), for an contract value of \$31,875,300 with a 15% contingency of \$4,781,295, and a not to exceed of \$36,656,595, and an anticipated contract duration of fourteen (14) months.

WHEREAS, the System is advancing its Correctional Health Services ("CHS") initiative to treat more clinically complex patients who require higher levels of care within secured, specialized units located at Bellevue and Woodhull hospitals; and

WHEREAS, since the inception of the program, the scope of the OTxHU initiative has significantly expanded to meet strict programmatic, security operations, and structural containment mandates initiated by the New York City Department of Correction (DOC) and the New York State Commission of Correction (SCOC); and

WHEREAS, to substantially accelerate the progress of the program and compress the total construction timeline, the System has established targeted "Early Release Packages," including a dedicated early works envelope contract to secure the building exterior prior to interior buildouts; and

WHEREAS, the scope of services under this contract involves highly specialized structural and architectural demolition of the existing facade at the 9th and 10th floors, continuous heavy-duty weather protection, and the subsequent installation of a new, high-security glazed curtainwall system spanning the 9th, 10th, and 11th floors designed to visually match Woodhull's existing exterior structure; and

WHEREAS, construction funding for this package was approved by the Office of Management and Budget (OMB) via a Certificate to Proceed (CP) issued on March 14, 2023, and CHS has secured required regulatory approval from the New York State Commission of Correction (SCOC) for these early works scopes; and

WHEREAS, the System publicly advertised a Request for Proposals (RFP) in the City Record on April 15, 2026, conducted pre-bid site walkthroughs on April 29 and April 30, 2026, with twelve (12) vendors participating, and upon conclusion of the competitive public bidding period on June 25, 2026, formalized an evaluation on June 26, 2026, resulting in a selection process focused on securing a fully qualified vendor at the lowest responsive and responsible bid amount; and

WHEREAS, the Contractor has committed to full compliance with the System's Vendor Diversity requirements, meeting or exceeding the established target of a 30% Minority and Women-owned Business Enterprise (MWBE) utilization plan; and

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

NOW THEREFORE BE IT RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a competitive lump-sum construction contract with CVM Construction Corp (the "Contractor") for the Woodhull Outposted Therapeutic Housing Units ("OTxHU") Early Works – Curtainwall Project at NYC Health + Hospitals/Woodhull ("Woodhull"), for an contract value of \$31,875,300 with a 15% contingency of \$4,781,295, and a not to exceed of \$36,656,595, and an anticipated contract duration of fourteen (14) months.

EXECUTIVE SUMMARY

OVERVIEW:	The Office of Facilities Development (OFD), in close coordination with Correctional Health Services (CHS), is seeking approval to award a lump-sum general construction contract with CVM for the Woodhull OTxHU Early Works – Curtainwall Project. This accelerated early works package aims to secure the building exterior and insulate subsequent interior phases of the therapeutic housing units from schedule risks.
NEED:	Due to extensive DOC-initiated security measures requiring a structural overhaul of interior spaces and secure perimeters, an experienced curtainwall contractor must implement a heavy-duty containment facade matching Woodhull's existing exterior. Separating this scope as an early release package optimizes construction sequencing, addresses technical feedback from the State Commission of Correction, and speeds up structural delivery.
SCOPE:	CVM will be responsible for structural demolition of the facade at the 9th and 10th floors (including building attachments), temporary weather protection, and the installation of a new secure curtainwall system equipped with high-security glazing across the 9th, 10th, and 11th floors.
PROCUREMENT:	The RFP was published to the City Record on April 15, 2026. Pre-bid walks were completed on April 29 and April 30, 2026, with twelve (12) vendors participating. Proposals were received on June 25, 2026, and evaluations were finalized on June 26, 2026, selecting the contractor based on the lowest competitive bid amount.
TERM:	The contract construction phase will span approximately fourteen (14) months. Mobilization is scheduled for October 2026, with substantial project completion projected for November 2027.
FUNDING:	The total anticipated contract value will not exceed an estimated \$36,656,595. Funding was pre-approved via an OMB Certificate to Proceed (CP) on March 14, 2023. SCOC regulatory approval has been secured, and NYC Department of Buildings (DOB) approval is currently underway.
MWBE:	CVM committed to a 28% MWBE component utilization goal.

**Board Request to Award Woodhull OTxHU
Early Works Curtainwall Contract to
CVM Construction Corp**

Capital Committee
July 13, 2026

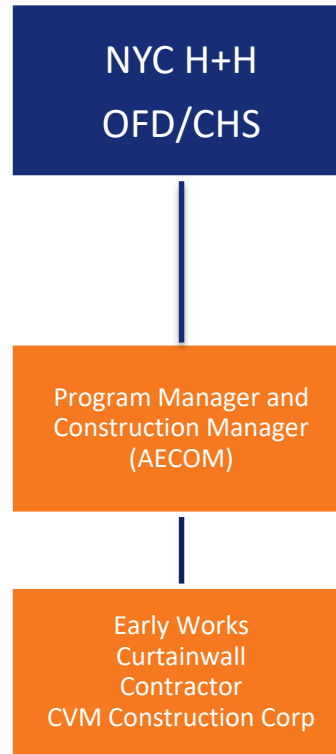
Manny Saez, PhD., Senior Vice President of Facilities Development
Mahendranath Indar, Assistant Vice President, Facilities Development
Tim O’Leary, Senior Assistant Vice President, Correctional Health Services
Luis Mendes, Senior Director, Facilities Development

For Capital Committee Consideration

- Authorizing New York City Health and Hospitals Corporation (the "System") to execute a competitive lump-sum construction contract with CVM Construction Corp (the "Contractor") for the Woodhull Outposted Therapeutic Housing Units ("OTxHU") Early Works – Curtainwall Project at NYC Health + Hospitals/Woodhull ("Woodhull"), for an contract value of \$31,875,300 with a 15% contingency of \$4,781,295, and a not to exceed of \$36,656,595, and an anticipated contract duration of fourteen (14) months.

Current State Early Works

- 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.
- Outposted at Bellevue opened in April 2026. Facilities at Woodhull and NCB are in design and procurement.
- Construction of the OTxHU at Woodhull is divided into several components as part of a construction strategy to reduce the overall construction time.
 - Curtainwall: early works project
 - Cooling tower demolition and elevator sallyport construction: early works project
 - Main OTxHU construction
- The curtainwall project is necessary to create a secure perimeter around the OTxHU to meet DOC and SCOC security standards.



Contractor Scope of Services

- The General Contractor will provide the following SOW:
 - Demolish existing façade at 9th and 10th floors
 - Structural demolition including attachments to building
 - Weather protection
 - Install new curtainwall system at 9th, 10th and 11th floors
 - Attach to existing building structure
 - Visually match existing building façade
 - Match existing Woodhull building exterior
 - A curtain wall is a non-structural exterior wall system commonly used in modern commercial and high-rise buildings. It is a continuous wall of glass connected to steel that makes up the façade of the both floors.

Overview of Procurement

- 4/15/26: RFP posted on City Record
- 4/29/26 and 4/30/26: Pre bid walks; 12 vendors attended
- 6/25/26: Proposal deadline, 2 proposal received
- 06/26/26: Evaluation was finalized, and CVM Construction Corp was selected based on the lowest bid amount

Project Budget

Description	Amount
Construction Base Contract	\$ 31,875,300
Construction Contingency (15%)	\$ 4,781,295
Total Project Budget	\$ 36,656,595

- Contingency is higher than the standard 10% due the complexity of the exterior work and unforeseen security requirements.

Construction Contract

- Procurement is sourced via Public Bid
- Contract Amount is \$31,875,300
- CVM has completed 3 relevant projects that have all received positive ratings:
 - Bushwick Leaders H.S. Certificate of Occupancy
 - PS005 (X) Exterior Masonry, Roof Replacement, Parapets
 - PS051 (Q) Roofs, Windows, Exterior Masonry
- Construction anticipated to start in October 2026 with completion expected by November 2027 (14 months)
- CVM has committed to 28% MWBE Goal:

Subcontractor	Certification	Supplier Services	Utilization Plan
GPA Environmental Group	MWBE	Abatement Work	25%
ACS System Associates, Inc	MWBE	HVAC	3%
TOTAL			28%

For Capital Committee Consideration

- Authorizing New York City Health and Hospitals Corporation (the "System") to execute a competitive lump-sum construction contract with CVM Construction Corp (the "Contractor") for the Woodhull Outposted Therapeutic Housing Units ("OTxHU") Early Works – Curtainwall Project at NYC Health + Hospitals/Woodhull ("Woodhull"), for an contract value of \$31,875,300 with a 15% contingency of \$4,781,295, and a not to exceed of \$36,656,595, and an anticipated contract duration of fourteen (14) months.



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: CVM Construction Corp.

Date: July 2, 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

Approved

EEO

Approved

MWBE

28%

CONTRACT APPROVALS

AECOM USA, Inc.
EnTech Engineering, PC
Greenway USA, LLC
Hunter Roberts Construction Group, L.L.C.
Jacobs Project Management Co.
LiRo Program and Construction Management, PE P.C.
STV Construction, Inc.
TDX Construction Corporation
The McCloud Group, LLC
The McKissack Group Inc.

CONSTRUCTION MANAGEMENT SERVICES

SYSTEM WIDE

RESOLUTION

Authorizing New York City Health and Hospitals Corporation (the "System") to enter into contracts with seven (7) construction management firms: Jacobs Project Management Co., STV Construction, Inc., TDX Construction Corporation, Greenway USA, LLC, Hunter Roberts Construction Group, L.L.C., AECOM USA, Inc., and LiRo Program and Construction Management, PE P.C. (collectively, the "Vendors"), to provide professional Construction Management (CM) Services on an as-needed basis for projects throughout the System, for an initial term of three (3) years with two (2) one-year options for renewal, exercisable solely at the discretion of the System, for a total collective not-to-exceed sum of \$50,000,000 for all seven (7) contracts.

WHEREAS, the System requires professional Construction Management (CM) Services on an as-needed basis to support construction, renovation, and modernization projects across its various healthcare facilities; and

WHEREAS, the required services include construction administration functions, report writing, material reviews, work inspections, progress analysis, contractor evaluations, project scheduling, cost management, value engineering, change order negotiations, and testing coordination; and

WHEREAS, the current pool of seven CM vendors was procured through a competitive process in 2020 with an initial not-to-exceed (NTE) amount of \$10,000,000, which was subsequently increased to \$50,000,000 in February 2022, and extended in June 2025 to expire on December 31, 2026; and

WHEREAS, to ensure continuous availability of these critical services upon expiration of the current contracts, the System launched a new competitive procurement process via a Request for Proposals (RFP 2767) approved by the Contract Review Committee (CRC) on January 9, 2024; and

WHEREAS, the RFP was publicly posted on the City Record on March 12, 2026, leading to fourteen (14) proposals being received by April 20, 2026, which were subsequently evaluated by a representative selection committee based on defined substantive criteria including proposed approach, firm appropriateness, staff qualifications, cost, and MWBE participation; and

WHEREAS, the seven (7) highest-scoring proposers listed above demonstrated extensive healthcare facility experience, technical competence, logical on-site logistical planning, and robust staff sizing suitable to maintain uninterrupted healthcare operations; and

WHEREAS, the selected Vendors have committed to achieving the 30% Minority and Women-owned Business Enterprise (MWBE) utilization goals set by the Vendor Diversity team, either through approved subcontracting plans or self-performance; and

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

NOW THEREFORE BE IT RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to enter into contracts with seven (7) construction management firms: Jacobs Project Management Co., STV Construction, Inc., TDX Construction Corporation, Greenway USA, LLC, Hunter Roberts Construction Group, L.L.C., AECOM USA, Inc., and LiRo Program and Construction Management, PE P.C., to provide professional Construction Management Services on an as-needed basis for projects throughout the System, for an initial term of three (3) years with two (2) one-year options for renewal, exercisable solely at the discretion of the System, for a total collective not-to-exceed sum of \$50,000,000 for all seven (7) contracts.

EXECUTIVE SUMMARY

OVERVIEW:	The Office of Facilities Development (OFD) is seeking approval to enter into contract with seven (7) qualified firms to provide professional Construction Management (CM) Services on an as-needed basis. These contracts replace the existing CM pool expiring on December 31, 2026. A competitive procurement process under RFP 2767 was completed, and the top seven highest-scoring firms were selected to form the new vendor pool.
NEED:	NYC Health + Hospitals requires on-call professional CM capabilities to provide construction administration, rigorous schedule/cost controls, value engineering, change order evaluations, and quality control monitoring for facilities development and infrastructure projects across the system without interrupting regular healthcare delivery operations.
PROCUREMENT:	RFP 2767 was published in City Record on March 12, 2026. Fourteen (14) vendors submitted proposals on April 20, 2026. Following detailed evaluations and vendor presentations held between April 30 and May 19, 2026, the evaluation committee finalized scores on May 29, 2026. The top seven ranked firms are recommended for contract awards.
TERM:	The contracts will have an anticipated start date of January 1, 2027, with an initial term of three (3) years and two (2) subsequent one-year renewal options exercisable at the sole discretion of NYC Health + Hospitals.
FUNDING:	Individual assignments under these contracts will be funded on a project-by-project basis using appropriate City Capital, Corporation, or Grant funding sources, with a total collective pool Not-to-Exceed (NTE) amount of \$50,000,000.
MWBE:	All recommended vendors have complied with the Vendor Diversity team's requirement, establishing comprehensive utilization plans or self-performing goals matching or exceeding the targeted 30% MWBE component percentage.

Construction Management Services Application to Enter into Contract

**Capital Committee
July 13, 2026**

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

Request for Approval

- **Authorizing** New York City Health and Hospitals Corporation (the "System") to enter into contracts with seven (7) construction management firms: Jacobs Project Management Co., STV Construction, Inc., TDX Construction Corporation, Greenway USA, LLC, Hunter Roberts Construction Group, L.L.C., AECOM USA, Inc., and LiRo Program and Construction Management, PE P.C. (collectively, the "Vendors"), to provide professional Construction Management (CM) Services on an as-needed basis for projects throughout the System, for an initial term of three (3) years with two (2) one-year options for renewal, exercisable solely at the discretion of the System, for a total collective not-to-exceed sum of \$50,000,000 for all seven (7) contracts.

Background / Current State

- NYC Health + Hospitals requires professional Construction Management (CM) Services on an as needed basis, for projects throughout the system. Services include:
 - Performing construction administration functions, i.e., report writing, reviewing material, inspecting work, making timely recommendations, record keeping, preparing contractor evaluations in keeping with the Corporation's policies and procedures.
 - Owning project schedule and cost management including value engineering, change order negotiations, performing progress analysis
 - Identifying, scheduling and monitoring various types of testing, including laboratory analysis and reports.
- The current pool includes seven CM firms:
 - AECOM USA
 - Armand
 - Gilbane Building Company
 - Jacobs Project Management
 - TDX
 - The McCloud Group
 - The Mckissack Group
- H+H capital projects portfolio has increased with the issuance of the H+H 2025 Bonds

- The current pool of CM vendors was procured through a competitive procurement process in 2020.
 - An RFP was conducted and seven firms were selected.
 - Approval to enter into contract was granted by the CRC in October 2020 and by the Board of Directors in November 2020 with an NTE of \$10,000,000 for a contract term of three years with two one-year options for renewal.
 - In February 2022, the CRC and the Board of Directors approved an NTE increase of \$40,000,000, bringing the total approved NTE value to \$50,000,000.
 - In June 2025, the CRC and the Board of Directors approved an amendment to the contract extending it for one year, for a new expiration date of 12/31/2026.
 - The current spend through June 2026 is \$30,387,797.

Overview of Procurement

- 1/09/24: Application to issue a request for proposals approved by CRC.
- 3/12/26: RFP posted on City Record, sent directly to 26 vendors.
- 3/23/26: Pre-proposal conference held, 26 vendors attended.
- 4/20/26: Proposals due, 14 proposals received.
- 4/30 - 5/19/26 : Vendor Presentations held, 14 vendors were invited to participate
- 5/29/26: Evaluation committee submitted final scores. Below is the top scoring proposers (7, bold are incumbents):
 - **AECOM USA, Inc.**
 - Hunter Roberts Construction Group, L.L.C.
 - Greenway USA, LLC
 - **TDX Construction Corporation**
 - STV Construction, Inc.
 - **Jacobs Project Management Co.**
 - LiRo Program and Construction Management, PE P.C.

RFP Criteria

➤ Minimum Criteria:

- Minimum of five (5) years of satisfactory comparable services in healthcare facilities
- Licensed professionals must hold New York State licenses in their discipline.
- MWBE certification, utilization plan, or waiver.

➤ Substantive Criteria:

- 25% - Proposed Approach & Methodology
- 25% - Appropriateness & Quality of Firms
- 25% - Staff and Sub Consultant Qualifications
- 15% - Cost
- 10% - MWBE

➤ Evaluation Committee:

- AVP, OFD
- AVP, OFD
- Senior Director, OFD
- Senior Director, EITS
- Director, Jacobi, OFD
- Director, South Brooklyn, OFD
- Assistant Director, Finance

Contract

- We are seeking approval to enter into Construction Management services with:
 - Jacobs Project Management Co., STV Construction, Inc., TDX Construction Corporation, Greenway USA, LLC, Hunter Roberts Construction Group, L.L.C., AECOM USA, Inc., and LiRo Program and Construction Management, PE P.C.
- Contract Amount: \$50,000,000
- Vendor Performance for incumbents on following slide
- MWBE Information on following slides – all non-MWBE vendors committed to a 30%+ goal
- Anticipated start date of January 1, 2027 for a initial term of three years with two one-year optional renewals at the discretion of NYC Health + Hospitals.

Vendor Performance

Vendor	Performance and Overall Quality Rating
AECOM USA	Good*
Greenway USA	Satisfactory
Hunter Roberts Construction Group, L.L.C.	Satisfactory
Jacobs Project Management	Good*
LiRo Program and Construction Management, PE P.C.	Good
STV Construction, Inc.	Satisfactory
TDX Construction Corporation	Excellent*

* denotes incumbents, all other evaluations obtained from PASSPort

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation AECOM USA, 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?	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
Performance and Overall Quality Rating	Good

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation Jacobs Project Management Co.	
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?	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
Performance and Overall Quality Rating	Good

Vendor Performance

Department of Supply Chain Vendor Performance Evaluation TDX Construction Corporation	
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?	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
Performance and Overall Quality Rating	Excellent

Vendor Diversity

- The Vendor Diversity team recommended a 30% diverse vendor component percentage for this solicitation.

Prime Vendor	MWBE Vendor	Subcontracted Scope of Work	Certification	Goal %
Jacobs Project Management	A.G Consulting Engineering, P.C	Inspections, MEP	NYS/NYC/Asian/Male	30%
	Infinite Consulting Corp	Inspections, PM	NYS/NYC/Asian/Male	
	A1 Works In Progress	PM. Engineering	NYS/NYC/Non-Minority/Female	
STV Construction	Velez Organization	SPM, PM MEP Insp.	NYS/NYC/Hispanic/Male	30%
	AEIS LLC	Inspector MEP	NYS/NYC/Asian/Female	
	Constructomics LLC	SPM Superintendent	NYS/NYC/Black/Male	
TDX Construction Corp	Group PMX	Field Staffing	NYS/NYC/Hispanic/Male	30%
	MDS Construction Mgmt	Scheduling Services	NYS/NYC/Black/Male	
	Crescent Consulting	LEED Administrator	NYS/NYC/Hispanic/Male	
	GP Shar Associates	Cost Estimating	NYS/NYC/Hispanic/Male	
	HF Echavez	Cost Estimating	NYS/NYC/Asian/Male	
	Ellana Inc.	Cost Estimating	NYS/NYC/Non-Minority/Female	
	Deborah Bradley Construction	Field Staffing	NYS/NYC/Non-Minority/Female	

Vendor Diversity

Prime Vendor	MWBE Vendor	Subcontracted Scope of Work	Certification	Goal %
Greenway USA	Laland Baptiste	CM Services	NYS/NYC/Black/Female	30%
	PACO Group Inc.	CM Services	NYS/NYC/Hispanic/Male	
Hunter Roberts	Bradford Construction Corp	Construction/Staff	NYS/Non-Minority/Female	30%
	Karp Strategies	Community Liaison	NYS/NYC/Non-Minority/Female	
	Invictus Engineering PC	Scheduling, PM	NYS/NYC/Hispanic/Male	
	Hirani Engineering	Construction/Staff	NYS/NYC/Asian/Male	
Aecom Construction	Group PMX	CM, Project Controls	NYS/NYC/Hispanic/Male	30%
	SRE Engineering DPC	CM, Project Controls	NYS/Hispanic/Female	
	Infinite Consulting Corp	Project Controls	NYS/NYC/Asian/Male	
	M to-Pros Development Inc	CM, Project Controls	NYS/NYC/Hispanic/Female	
	Munoz Engineering and Land	CM, Project Controls	NYC/Hispanic/Male	
	A.G. Consulting Engineering	CM, Project Controls	NYS/NYC/Asian/Male	

Vendor Diversity

Prime Vendor	MWBE Vendor	Subcontracted Scope of Work	Certification	Goal %
Liro Program and Construction Management	BuiStudio, LLC	CM Services	NYS/NYC/Asian/Female	30%
	DACK Consulting Solutions	Scheduling	NYS/NYC/Black/Female	
	Infinite Consulting Corp.	Project Engineering	NYS/NYC/Asian/Male	
	Works in Progress Assoc	Inspection & PE	NYS/NYC/Non-Minority/ Female	
	Entech Engineering	Inspection & PE	NYS/NYC/Non-Minority/ Female	

Request for Approval

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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

Contracts: Construction Management

Date: July 7, 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:

<u>Vendor</u>	<u>Vendor Responsibility</u>	<u>EEO</u>	<u>MWBE</u>
LiRo Program and Construction Management, PE P.C.	Approved	Approved	30%
AECOM USA, Inc.	Approved	Approved	30%
Hunter Roberts Construction Group, LLC	Approved	Pending	30%
Greenway USA, LLC	Pending	Pending	30%
TDX Construction Corporation	Approved	Approved	30%
STV Construction, Inc.	Approved	Approved	30%
Jacobs Project Management Co.	Approved	Approved	30%