

CAPITAL COMMITTEE
MEETING AGENDA

September 8, 2026
10:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER

José Pagán

- ADOPTION OF MINUTES – July 13, 2026

José Pagán

- SR. VICE PRESIDENT'S REPORT

Manuel Saez, PhD

ACTION ITEMS

- **Resolution** **Manuel Saez, PhD**
Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Sweet Group of New York LLC (the "Contractor"), to undertake the OTxHU Sallyport Construction at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$43,735,841.07, with a 15% project contingency of \$6,560,376.16, to bring the total cost not to exceed \$50,296,217.23, and an anticipated duration of 24 months.
Vendex: Pending
EEO: Pending

OLD BUSINESS

José Pagán

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

July 13, 2026

Capital Committee Meeting – July 13, 2026

As reported by: José Pagán

Committee Members Present: Deborah Brown, Freda Wang, Jeremy Resnick, Patricia Marthone, Tricia Taitt, Vanessa Rodriguez, and Sally Hernandez-Piñero.

José Pagán called the meeting to order at 10:14 a.m. and stated for the record that Deborah Brown would be representing Mitchel Katz, MD, and Jeremy Resnick would be representing Erin Dalton, both in a voting capacity.

Mr. Pagán called for a motion to approve the minutes of the June 8, 2026, Capital Committee meeting.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on June 8, 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: 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 number 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 two 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.

ACTION ITEMS

Mr. Saez read the resolution into the record:

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.

Mr. Saez presented background information, scope of the project, overview of the procurement, summary of contract specifics, and budget.

- o Mr. Pagán asked why the duration of the procurement was so lengthy, with site visits in July of 2025 and proposals due in April of 2026.
 - o Mr. Saez said that there had been a few addendums issued and that could have been a cause but he'd have to get back to him with more specifics.

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

Mr. Saez read the resolution into the record:

Authorizing 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.

Mr. Saez presented background information, scope of the project, overview of the procurement, summary of contract specifics, and budget. Mr. Saez was joined by Patricia Yang, Senior Vice President, Correctional Health Services.

- o Ms. Taitt said it would be helpful to see an all-encompassing overview of the OTxHU projects, at all the sites. Noting that they were all in various stages and had different components, and contracts, and vendors, and budgets, and would provide a greater level of understanding to see it all laid out. It would provide context to the numbers that are being presented.
 - o Mr. Saez said that could be provided.
- o Mr. Pagán noted that there were many moving parts.
 - o Mr. Saez said yes, there are many phases and many components and that they will work to provide the requested information.
- o Ms. Wang asked if this project required a curtain wall because it spanned multiple floors.
 - o Ms. Yang said yes, both the Woodhull and NCB projects were on multiple floors.
- o Ms. Wang asked if hospital functions would be affected.
 - o Mr. Saez said no, other than some potential noise.

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

Mr. Saez read the resolution into the record:

Authorizing 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.

Mr. Saez presented summary information on the current services, overview of the procurement of the new contracts, and anticipated budget.

- o Ms. Taitt asked what the Satisfactory rating represented.
 - o Mr. Saez said, they have done a good job. They are not excellent but are not poor. Could they make improvements, yes.
- o Ms. Taitt asked what makes for a Good or Excellent rating.
 - o Mr. Saez said, there are many components to a rating; are they doing the administrative work, time, budget, intuitiveness, collaboration. Excellent would be not just doing the job but doing the whole job.

- o Mr. Resnick asked how the determination to complete things in house versus with a consultant is being made.
 - o Mr. Saez said it's one of the things that we have approached with finance this year, and we've been working on over the last couple of years, but I think now we have worked closely with the facilities on establishing a sound overtime budget. It's about planning and prioritizing and having all the tools available and finding balance.
- o Ms. Hernandez-Piñero asked if the \$50 million budget was in addition to the \$50 million for the current pool.
 - o Mr. Saez explained that this would be a not-to-exceed amount for the new pool of contracts, for the term of those contracts.
- o Ms. Wang clarified that the current contracts would end at the end of the calendar year, and the new pool would replace the prior with a not-to-exceed amount of \$50 million, with a start date of January 2027.
 - o Mr. Saez confirmed.
- o Ms. Wang asked how usage was managed.
 - o Mr. Saez said it depends on the specific projects, familiarity with the sites, and other factors. We do also perform mini-RFPs and work to spread work across the available pool of consultants.
 - o It was also clarified that the new incumbents were evaluated by the NYC Passport system

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 10:41 a.m.

SR. VICE PRESIDENT'S REPORT

Sr. Vice President's Report

This July, we ended Fiscal Year 2026:

- We had an infrastructure commitment target of \$154M for the fiscal year of which we were able to commit \$126M for a 82% infrastructure commitment rate. Our capital budget team authorized \$450 million in CPs across all funding sources. The capital payments team facilitated 652 purchase orders and processed over 2,295 payment vouchers to authorize \$452M in payments.
- Our Contracts team bid 20 capital projects (\$215M total), resulting in 88 bids received and 11 contracts awarded. MWBE firms submitted 42% of all bids (37) and received 45% of final awards (5). Projects averaged four bids at \$10.5M each. Seven awards came in under the engineer's estimate by an average of 28% (\$3.8M)
- Additionally, 140 work orders were issued to our pool of Professional Services contracts vendors, totaling \$21.43M, and 35 work orders were issued under our Job Order Contracts (JOCs), totaling \$6.45M.

CONTRACT APPROVAL

SWEET GROUP, LLC

OTXHU SALLYPORT CONSTRUCTION

NYC H+H / NORTH CENTRAL BRONX

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Sweet Group of New York LLC (the “Contractor”), to undertake the OTxHU Sallyport Construction at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$43,735,841.07, with a 15% project contingency of \$6,560,376.16, to bring the total cost not to exceed \$50,296,217.23, and an anticipated duration of 24 months.

WHEREAS, a new Department of Corrections (DOC) sallyport for OTxHU must be installed at the entrance of the current Behavioral Health Emergency Department and Emergency Department (ED) ambulance entrance located on the first floor of NYC Health + Hospitals/North Central Bronx Hospital; and

WHEREAS, Behavioral Health and ED currently occupy 60% of the first-floor total square footage, requiring full floor modifications to meet program needs, current Facility Guidelines Institute (FGI) guidelines, and Department of Buildings (DOB) codes; and

WHEREAS, the first-floor modifications will allow the construction of the DOC sallyport/intake without any impact to patient care areas on the first floor; and

WHEREAS, the Scope of Work for the OTxHU Sallyport Construction includes the following:

- Phase 1: Decant a portion of the current ED to construct a new Behavioral Health ED and Behavioral Health ambulance bay
- Phase 2: Decant existing Behavioral Health area, relocate staff to newly constructed Behavioral Health ED from Phase 1, and construct new spaces for Pharmacy, Café, and ED Administration
- Phase 3: Decant existing Pharmacy, Café, and ED Administration areas, relocate staff to newly constructed Phase 2 spaces, construct new space for new ED, and construct new ambulance bay for ED
- Phase 4: Demolish and construct remaining portion of current ED, including ED Intake, Triage, and Waiting Room

WHEREAS, in accordance with public bidding procedures, a public bid was issued, site tours were conducted on April 20 and April 21, 2026, attended by 16 contractors, five bids were received by the August 4, 2026 due date, and a technical meeting was held on August 5, 2026, wherein NYC Health + Hospitals determined that the Contractor submitted the lowest responsive and responsible bid; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Sweet Group of New York LLC, in the amount of \$43,735,841.07, for the OTxHU Sallyport Construction at NYC Health +

Hospitals/North Central Bronx Hospital, with a 15% project contingency of \$6,560,376.16, to bring the total cost not to exceed \$50,296,217.23, and an anticipated duration of 24 months.

**EXECUTIVE SUMMARY
NORTH CENTRAL BRONX HOSPITAL
OTxHU SALLYPORT CONSTRUCTION
SWEET GROUP OF NEW YORK LLC**

CONTRACT SCOPE:	Full floor modifications and construction for the OTxHU Sallyport construction, including construction of a DOC sallyport/intake, Behavioral Health ED, ED ambulance bays, Pharmacy, Café, ED Administration, and ED Intake, Triage, and Waiting Room across 4 phases.
NEED:	NYC Health + Hospitals/North Central Bronx needs general construction services to undertake first floor modifications due to program needs, current FGI guidelines, and DOB codes, enabling the installation of the new DOC sallyport/intake at the 1st floor entrance without impacting patient care areas.
CONTRACT DURATION:	Two years (24 months), slated to commence Winter 2026 with an anticipated completion date of Winter 2028.
PROCUREMENT:	Sourced via public bid. Site tours were conducted on April 20 and April 21, 2026, attended by 16 contractors; five bids were received by the August 4, 2026 due date; following an August 5, 2026 technical meeting, Sweet Group of New York LLC was determined the lowest responsive and responsible bidder for a contract not to exceed total of \$50,296,217.23.
PRIOR EXPERIENCE:	Sweet Group of New York LLC is actively performing design and construction with NYC Health + Hospitals on Woodhull Labor Birthing Suite Renovation (\$14,816,993.00) and NCB Decant Phase 1 (\$12,069,614.26) with excellent performance ratings; provided positive references for Emblem Health Conference Center (\$32M), Thor Equities Bio Science Building (\$25.6M), and Worcester DCU & UMASS Lowell Alternative Care Sites (\$24.4M).
CONTRACT AMOUNT:	\$43,735,841.07 (plus \$6,560,376.16 15% contingency for a total not to exceed \$50,296,217.23) Pending
PASSPORT APPROVAL:	
EEO APPROVAL:	Pending
MWBE STATUS:	Contractor has committed to a 32% MWBE utilization plan.

Request for Contract Approval for the North Central Bronx OTxHU Sallyport Construction

Sweet Group of New York LLC

**Capital Committee
September 8, 2026**

**Manny Saez, PhD., Sr. 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 the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Sweet Group of New York LLC (the “Contractor”), to undertake the OTxHU Sallyport Construction at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$43,735,841.07, with a 15% project contingency of \$6,560,376.16, to bring the total cost not to exceed \$50,296,217.23, and an anticipated duration of 24 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 NCB is divided into several components as part of a construction strategy to reduce the overall construction time.
 - OTxHU Decant Project
 - OTxHU Sallyport Construction
 - Equipment Pre-Purchase (Generators & Chillers)
 - Main OTxHU construction
- The Sallyport Construction project is necessary to provide a secure and direct pathway for movement from the Sallyport to the elevators.
- Extensive assessments and studies were conducted to identify this sallyport location as the one that would be least disruptive to hospital operations while providing the most efficient and secure PIC movement

Background and Justification

- The New DOC sallyport for OTxHU will need to be installed at the entrance of the current Behavioral Health Emergency Department and Emergency Department (ED) ambulance entrance which are located on the first floor.
- Behavioral Health and ED currently occupies 60% of the first floor total square footage and therefore full floor modifications are required to meet program needs and comply with current FGI guidelines and DOB codes.
- The first floor modifications will allow us to build the DOC sallyport/intake without any impact to patient care areas on the first floor.

North Central Bronx for OTxHU Sallyport Construction

OTxHU Sallyport Construction (1st FL):

The project is comprised of 4 Phases listed below :

Phase 1: Behavioral Health ED

- Decant a portion of the current ED department to construct new Behavioral Health ED and Behavioral Health ambulance bay
- Construct new space for Behavioral Health ED

Phase 2: Pharmacy, Café, ED Admin

- Decant existing Behavioral Health area and relocate staff to newly constructed Behavioral Health ED from phase 1
- Construct new spaces for Pharmacy, Café & ED Administration

Phase 3: ED Intake, Triage and Waiting Room

- Decant existing Pharmacy, Café, ED Administration areas and relocate staff to newly constructed spaces from phase 2
- Construct new space for new ED
- Construct new ambulance bay for ED

Phase 4: Scope for ED Intake, Triage and Waiting Room (Phase 4)

- Demo and construct remaining portion of current ED

- We do not anticipate any negative impacts to patient care or hospital operations.
- The facility will benefit from modernization of the Behavioral Health ED, Pharmacy, Emergency Department and Ambulance Bay

Overview of Procurement

- 4/8/2026: Solicitation posted to the City Record
- 4/20/2026 – 4/21/2026: Site tour for bidders; Total of 13 general contractors attended
- 08/04/2026: Bid due date, 5 bids received
- 08/05/2026: Technical meeting held with, Sweet Group of New York LLC the lowest responsive and responsible bidder

Construction Contract

- Contract amount is **\$43,735,841.07**
- Procurement was sourced via public bid.
- Expected to begin Winter 2026 with completion expected by Winter 2028 (24 months)

Project Budget

North Central Bronx – OTxHU Sallyport Construction	
Construction	\$43,735,841.07
Project Contingency (15%)	\$6,560,376.16
Total	\$50,296,217.23

- The project contingency percentage is higher than our normal 10% because this is a complex multi-phase project with unforeseen conditions due to working in an active hospital.
- Full funding for this project has been allocated and CP is pending OMB approval.

MWBE and Ratings

- Sweet Group has submitted a MWBE utilization plan of 32%.

Subcontractor	Certification	Supplies/Services	Utilization Plan
KCM Contracting	NYC MWBE	Masonry/Concrete	4%
Cardoza Plumbing	NYC MWBE	Plumbing	8%
Athena Light & Power LLC	NYS WBE	Lighting Supply	1%
FCS Group LLC	NYC MBE	Painting	1%
Mason Technologies Inc.	NYC WBE	Telecommunications	2%
Akela Contracting LLC	NYC WBE	Civil Concrete	1%
Cardella Trucking Co	NYC WBE	Carting	1%
Namron Incorporated	NYC MBE	HVAC	13%
Amadeus Marble & Granite Corp.	NYS WBE	Tile & Stone	1%

- Sweet Group is in active design and construction with NYC Health Hospitals/Woodhull and NYC Health + Hospitals/NCB for the following projects :
 - Woodhull - Labor Birthing Suite Renovation – Contract Value : \$14,816,993.00
 - NCB - Decant Phase 1 – Contract Value : \$12,069,614.26
- Vendors performance to date, on the above projects, has been rated excellent.
- Sweet Group provided 3 positive references:
 - Emblem Health Conference Center – Contract Value: \$32,000,000
 - Thor Equities Bio Science Building – Contract Value: \$25,600,000
 - Worcester DCU & UMASS Lowell Alternative Care Sites – Contract Value: \$24,400,000

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Sweet Group of New York LLC (the “Contractor”), to undertake the OTxHU Sallyport Construction at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of \$43,735,841.07, with a 15% project contingency of \$6,560,376.16, to bring the total cost not to exceed \$50,296,217.23, and an anticipated duration of 24 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: Sweet Group of New York LLC

Date: August 20, 2026

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

Vendor Responsibility

Pending

EEO

Pending

MWBE

32%