NYC HEALTH + HOSPITALS

CAPITAL COMMITTEE
MEETING AGENDA

November 2, 2026
10:00 AM
50 Water Street, 17th floor Boardroom

CALL TO ORDER — **José Pagán**

- **ADOPTION OF MINUTES – October 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 (the "System") to execute a Master Energy Agreement (MEA) Task Order with the New York Power Authority ("NYPA") for an amount not-to-exceed $36,499,598, inclusive of a 10% construction contingency of $2,651,059, to perform a comprehensive Heating Ventilation and Air Conditioning (HVAC) system upgrade at NYC Health + Hospitals/Bellevue, for a duration of 36 months.
  Vendex: NA
  EEO: NA

- **Resolution** — **Manuel Saez, PhD**
  Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a contract with Sweet Group of New York, LLC (the "Contractor"), to undertake the Woodhull OTxHU Main Construction Project at NYC Health + Hospitals/Woodhull, for a contract amount of $205,358,022, with a 30% project contingency of $61,607,406.60, for a total authorization of $266,965,428.60, for a duration of 22 months.
  Vendex: Approved
  EEO: Pending

OLD BUSINESS — **José Pagán**

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MINUTES

October 13, 2026

Capital Committee Meeting – October 13, 2026
As reported by: José Pagán
Committee Members Present: Theodore Long, MD, Freda Wang, Karen St. Hilaire, Patricia Marthone, Grace Bonilla, Tricia Taitt and Vanessa Rodriguez

José Pagán called the meeting to order at 12:25 p.m. and stated for the record that Theodore Long, MD, would be representing Mitchel Katz, MD, and 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 September 8, 2026, Capital Committee meeting.

> **Upon motion made and duly seconded the minutes of the Capital Committee meeting held on September 8, 2026, were unanimously approved.**

VICE PRESIDENT REPORT

Mr. Saez provided an update on infrastructure project accomplishments:

NYC H+H/South Brooklyn Health recently started construction on their new Dental Suite. The dental program has over 10,000 visits per year. This service has a residency program for ten residents. The service is currently located in temporary space after being relocated from the Ida G Clinic. This project will consolidate the services into one new Dental Suite (~ 4,000 SF) located on the 5th Floor of the Main Building. The suite will have 9 dental exam rooms while also integrating Oral Surgery capabilities into the new suite. The consolidation of the dental services will provide patients with efficient access to more comprehensive care.

Woodhull Emergency Tie-in and Boiler Refurbishment project is underway. The first full 24-hour steam plant shutdown is scheduled for Saturday, September 26th, to replace and install valves at the main headers. The new connections will allow for a temporary high-pressure steam boiler to be connected through the heating season and allow for redundancy in the system while the project refurbishes the building's original boilers. The project is expected to be completed Summer 2027.

ACTION ITEMS

Dr. Ted Long 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 Corona Hotel Realty, LLC**

("Landlord") for the use of the entire Corona Hotel including its 58 rooms and all common areas located at 112-23 Roosevelt Ave., Corona (the "Hotel") for the System's Bridge to Home program at a cost of $155 per room per night for the first three years, and at $160 per night for the renewal years, for a total rental cost of $16,627,440, with a 1.5% contingency of $250,000 for potential additional expenses for a total not to exceed amount of $16,877,440.

Dr. Ted Long provided background information, overview of the program model, patients journey and eligibility, staffing model, and lease terms. Dr. Long was joined by Chris Keeley, Senior Assistant Vice President, Critical Response Unit.

- Tricia Taitt asked, how do you reconcile all the wonderful things you're sharing with us with the 1st bullet point that says ensuring that patients can complete the supportive housing process after the hospitalization is a major challenge?
  - Mr. Keeley explained that is what the program is working to do, address the challenges. Part of the challenge is when you traditionally discharge a patient from a facility to a shelter the supportive services are not readily available. In the Bridge to Home sites, they are.
- Vanessa Rodriguez asked, are patients that have left monitored for continued progress.
  - Mr. Keeley said yes, we work to maintain contact and status.
- Ms. Wang asked, what happens with the other individuals that hadn't moved out. Were they still at Bridge to Home or did they leave?
  - Mr. Keeley said some of them have left but some have left on their own, a very small number have perhaps violated a code of conduct, and others have been placed into permanent housing.
- Grace Bonilla, Esq., asked if Medicaid covered the costs.
  - Mr. Kelley said overall funding is City tax levy funding, but we do seek reimbursement for the clinical care. There are the clinical expenses of the team working on site for that article 31 behavioral health clinic.
- Ms. Taitt asked about the people on the waiting list.
  - Mr. Keeley explained that DHS would be the primary resource or pathway.
- Ms. Taitt then asked if the goal was to ease the burden on DHS.
  - Mr. Keeley said that they were a relatively small numbers but the individuals were high need.

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 the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract with Prismatic Development Corporation (the "Contractor"), to undertake the OTxHU Early Works Elevator Tower and Sallyport Construction Project at NYC Health + Hospitals/Woodhull, for a contract amount of $52,913,000, with a 13% project contingency of $6,925,563, to bring the total cost not to exceed $59,838,563, and an anticipated duration of 18 months.

Mr. Saez provided background information, overview of the scope of the project, summary of contract specifics and procurement, and budget. Mr. Saez was joined by Mahendranath Indar, Assistant Vice President, Office of Facilities Development, and Tim O'Leary, Senior Assistant Vice President, Correctional Health Services.

- Ms. Taitt asked for a list of contracts at the various facilities to provide context behind the presentations. She noted that various elevator related projects had been presented but there are a number of sites that likely need elevator work and she'd like to better understand of work being awarded throughout the system.
  - Mr. Pagán said he would discuss with Mr. Saez.

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

Mr. Pagán recused himself from the meeting.

Leora Jontef read the resolution into the record:

Authorizing New York City Health and Hospitals Corporation (the "System") to renew a five-year revocable license agreement with New York University ("NYU") for its use and occupancy of 31,005 square feet of office space and 10,346 square feet of laboratory space in the C&D, H, and Administration Buildings at NYC Health + Hospitals/Bellevue ("Bellevue") for administrative offices and in connection with its research programs at $58.00/sf for office space and $64.00/sf for laboratory space to be escalated annually by 2.5% with an additional $3.25/sf for utilities for a total approximate fee of $13,604,804 over the five year term.

Ms. Jontef provided background information, overview of the partnership, details of the space allocation, and summary of lease terms. Ms. Jontef was joined by Erfan Karim, Chief Operating Officer, NYC H+H/Bellevue.

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

Mr. Pagán rejoined the meeting.

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 AWL Industries, Inc. (the "Contractor"), to undertake the Comprehensive Energy Upgrade Project at NYC Health + Hospitals/North Central Bronx Hospital, for a contract amount of $56,041,640, with a 12.5% project contingency of $7,005,205, to bring the total cost not to exceed $63,046,845, and an anticipated duration of 42 months.**

Mr. Saez provided background information, overview of the scope of the project, summary of contract specifics and procurement, and budget. Mr. Saez was joined by Hiba Hadeed, Director, Office of Facilities Development.

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 1:10 p.m.

SENIOR VICE PRESIDENT'S REPORT

Sr. Vice President's Report

Infrastructure accomplishments and updates:

- NYC H+H/Bellevue – The Elevator Machine Room Cooling project, located on floors 22,23, and 24, as well as the roof of the H Building at Bellevue Hospital, achieved Substantial Completion on 10/5/2026. Funded by the FEMA 428 grant as part of the Sandy portfolio, the project addresses damage caused by the storm. During mitigation efforts for the H Building's 18 elevators, elevated ambient temperatures around the elevator controllers were identified as a risk to reliable operation. The controllers require temperatures below 90F to function properly. The project provides new cooling equipment on all three floors and the roof to maintain appropriate operating temperatures and ensure the reliable operation of all 18 elevators, which are essential to patient care.

- NYC H+H/SBH – A ribbon cutting ceremony was help on October 15th for the Women's Health project SBH. The Design Build project is a 17,000 square foot Design Build project with a budget of $22M. Project includes gut renovation to build a new Women's Health center. The new space will include 26 Exam rooms, 5 large procedure rooms, 6 Ultrasounds, staff support and waiting areas for patient comfort. Opening date is anticipated for November 30th, when staff training is complete. We'd like to extend our sincere thanks to Borough President, Antonio Reynoso, for providing $18.5M in funding to support this project.

CONTRACT APPROVAL

NEW YORK POWER AUTHORITY (NYPA)

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) UPGRADE PROJECT

NYC HEALTH + HOSPITALS / BELLEVUE

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a Master Energy Agreement (MEA) Task Order with the New York Power Authority ("NYPA") for an amount not-to-exceed $36,499,598, inclusive of a 10% construction contingency of $2,651,059, to perform a comprehensive Heating Ventilation and Air Conditioning (HVAC) system upgrade at NYC Health + Hospitals/Bellevue, for a duration of 36 months.

WHEREAS, on December 1, 2020, the ENCORE III Master Energy Agreement was executed between the New York Power Authority ("NYPA") and various City entities, including the System, to plan, fund, and implement energy efficiency and clean energy projects in City-owned facilities; and

WHEREAS, NYC Health + Hospitals/Bellevue requires a comprehensive upgrade to its critical aging HVAC infrastructure, including two rooftop air-cooled chillers serving the Operating Rooms, eight Air Handling Units (AHUs) located in the 13th floor mechanical room of Building H, and chiller condenser water piping that is more than 50 years old and has exceeded its expected useful life; and

WHEREAS, the existing HVAC equipment and piping have experienced severe corrosion, deterioration, component failures, and leaks, creating significant risk of equipment failure, unplanned operational outages, higher maintenance costs, and potential disruption to patient care; and

WHEREAS, the project will improve reliability, resiliency, and energy efficiency, provide modern control systems and operational visibility, enhance environmental control in clinical areas, and extend the useful life of Bellevue's mechanical infrastructure; and

WHEREAS, NYPA will manage the design, construction, commissioning, environmental waste disposal, and project management under the Master Energy Agreement, securing a 30.72% MWBE participation commitment ($7,953,000 MWBE construction goal); and

WHEREAS, overall responsibility for the administration of the proposed MEA Task Order shall rest with the Senior Vice President, Office of Facilities Development.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "System") is hereby authorized to execute a Master Energy Agreement (MEA) Task Order with the New York Power Authority ("NYPA") to perform a comprehensive Heating Ventilation and Air Conditioning (HVAC) system upgrade at NYC Health + Hospitals/Bellevue, for an amount not-to-exceed $36,499,598, inclusive of a 10% construction contingency of $2,651,059, for a duration of 36 months.

EXECUTIVE SUMMARY

NYC HEALTH + HOSPITALS / BELLEVUE
COMPREHENSIVE HVAC SYSTEM UPGRADE PROJECT
NEW YORK POWER AUTHORITY (NYPA)

CONTRACT SCOPE:	Comprehensive Heating Ventilation and Air Conditioning (HVAC) System Upgrade
NEED:	NYC Health + Hospitals/Bellevue needs general construction and HVAC infrastructure upgrades to replace aging equipment that has reached or exceeded its useful life. Existing chillers, AHUs, and condenser piping exhibit severe corrosion, leaks, and component failures, posing significant risks of unplanned outages, high maintenance costs, and disruptions to clinical and operating room operations.
CONTRACT DURATION:	3 years (36 months), anticipated to commence on March 1, 2027 with scheduled completion on February 28, 2030.
PROCUREMENT:	Task Order issued under the Master Energy Agreement (ENCORE III MEA) executed on December 1, 2020 between NYPA and City entities as well as NYC Health + Hospitals.
PRIOR EXPERIENCE:	NYPA is a trusted public benefit energy corporation and long-standing public partner with extensive experience managing large-scale municipal energy efficiency, HVAC, and capital facility infrastructure projects for NYC Health + Hospitals and New York City agency facilities under the Master Energy Agreement framework.
CONTRACT AMOUNT:	$36,499,598.00 with a 10% construction contingency of $2,651,059, for a total value of $39,150,657.
PASSPORT APPROVAL:	NA
EEO APPROVAL:	NA
MWBE STATUS:	NYPA has committed to a 30% MWBE contract goal

NYC Health + Hospitals/Bellevue
HVAC Upgrade Project

Board of Directors Meeting
November 2, 2026

Manuel Saez, Ph.D. Sr. VP, Office of Facilities Development
Mahendranath Indar, AVP, Office of Facilities Development
Omer Cabuk, CDO, Office of Facilities Development

NYC HEALTH+ HOSPITALS

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a Master Energy Agreement (MEA) Task Order with the New York Power Authority ("NYPA") for an amount not-to-exceed $36,499,598, inclusive of a 10% construction contingency of $2,651,059, to perform a comprehensive Heating Ventilation and Air Conditioning (HVAC) system upgrade at NYC Health + Hospitals/Bellevue, for a duration of 36 months.

NYC HEALTH+ HOSPITALS

Project Background

Project Overview

- The Comprehensive HVAC upgrade project at NYC Health + Hospitals/Bellevue will replace critical aging mechanical systems that have exceeded their useful lives and are in severely deteriorated condition to improve reliability, operational resiliency, and continuity of hospital operations.

Scope of Work

- **8 Air Handling Units (AHUs):** Replace eight deteriorating and end of life AHUs on the 13th floor of the H Building to improve reliability and reduce recurring repairs.
- **30-Inch Condenser Water (CW) Piping:** Replace over 50-year-old CW piping between the chillers and cooling towers to prevent leaks, corrosion, and catastrophic system failures.
- **2 OR Winter Chillers:** Replace two aging rooftop air-cooled chillers that provide essential cooling to operating rooms during winter shutdowns of the main chiller plant.

NYC HEALTH+ HOSPITALS

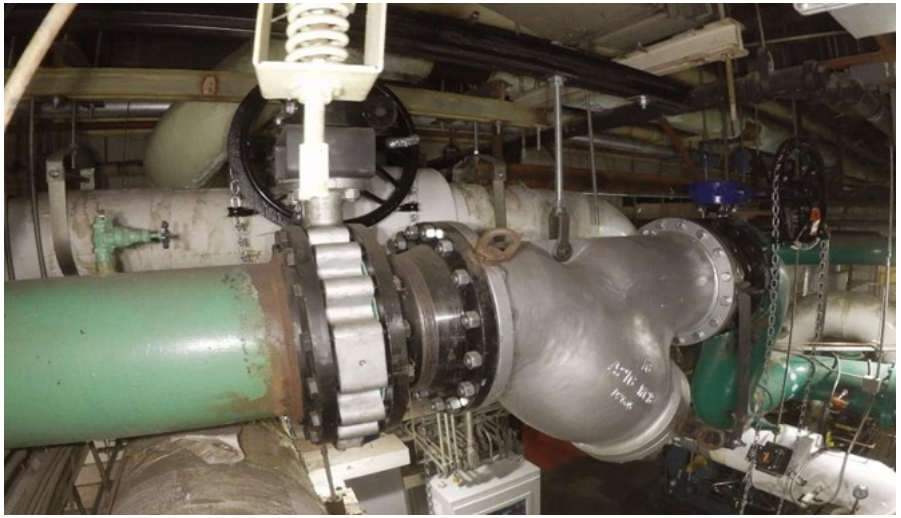
Existing Conditions- 8 AHUs





- Deteriorated Air Handling Units (AHUs) and Associated Components

Existing Conditions –CW Pipe





- LiDAR Scan of CW Piping Illustrating Work Complexity and Logistical Challenges



- Severely Corroded CW Piping and Flange Connections

Existing Conditions- OR Chillers



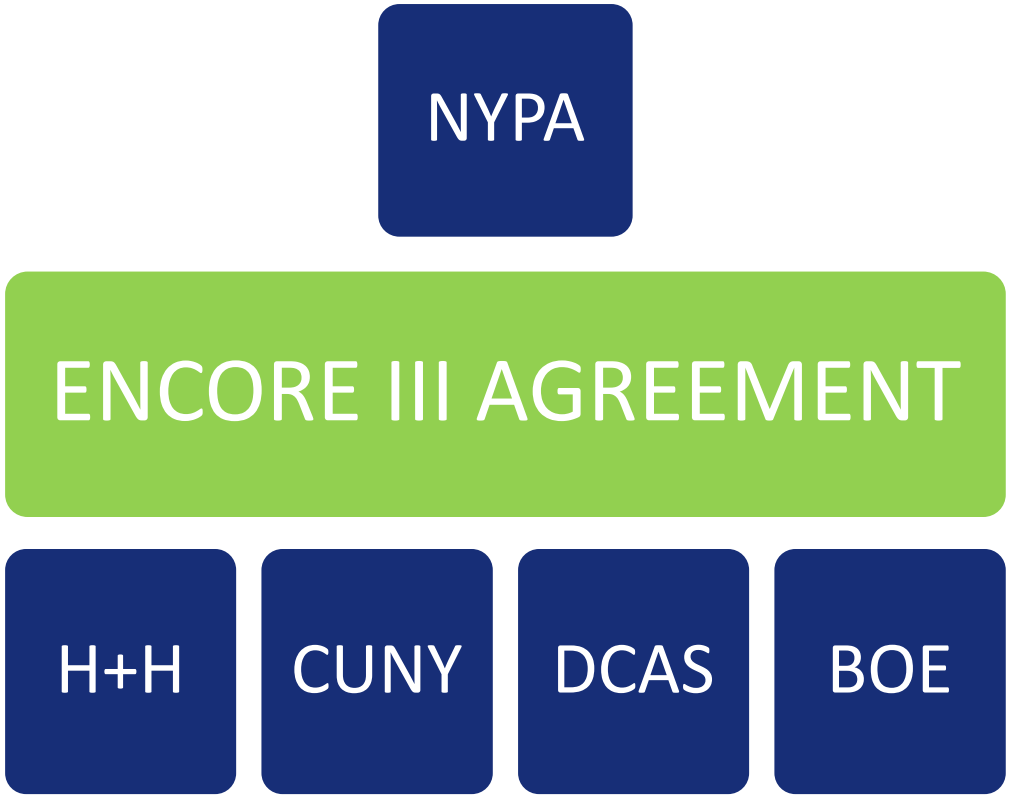


- The OR Winter Chiller units are experiencing significant corrosion, deterioration, and component failures.

Project Benefits & Logistics

- **Project Benefits:**
  - Improve reliability and resiliency of critical HVAC systems to ensure continuity of hospital operations.
  - Improve temperature, humidity, ventilation, filtration and pressurization control to maintain safe and comfortable clinical environments.
  - Enhance BMS integration for improved system monitoring, fault detection, troubleshooting, and operational control.
  - Extend equipment life, reduce deferred maintenance, and support future hospital infrastructure needs.
  - Optimize HVAC performance, improve energy efficiency, and reduce long-term operating costs.
- **Project Logistics:**
  - To minimize potential cooling interruptions during replacement of the 30-inch condenser water piping, along with temporary ventilation disruptions during AHU replacements, we will evaluate installing new piping in parallel with the existing system, temporary bypasses, and prefabricated sections to reduce shutdown durations. Where shutdowns are unavoidable, work will be scheduled during off-peak periods or outside the cooling season, with temporary cooling provided for critical areas as needed. All work will be closely coordinated with Facilities and Hospital Leadership to maintain clinical operations.
- **Project Timeline:**
  - Contract Terms: Three Years (36 Months)
  - Anticipated Contract Start – March 1st , 2027
  - Anticipated Contract Completion – Feb 28th , 2030

Our Relationship with NYPA



- On December 1, 2020, **The ENCORE III** agreement is executed between NYPA and various City entities including H+H to plan, fund, and implement energy efficiency and clean energy projects in City-owned facilities such as schools, hospitals, and municipal buildings.

MWBE Summary

Business Name	Work Provided	Subcontract	Percentage
Celtic Sheet Metal Inc.	Sheetmetal	$3,286,272.00	13.59%
International Asbestos Removal, Inc.	Insulation, Demolition, Abatement	$964,000.00	3.99%
Akcel Systems Inc.	Controls	$835,000.00	3.45%
The Ideal Supply Company of New York	Piping Supply	$1,964,532.00	8.12%
Precision Electrical Contractor Corp.	Electrical	$378,550.00	1.57%
Total			**30.00%**

Project Budget

Bellevue HVAC Upgrade		
Design & Construction	$	26,510,594
10% Contingency	$	2,651,059
Environmental/Waste Disposal Cost	$	480,000
Commissioning Services	$	400,000
NYPA PM, CM and Admin Fees	$	6,457,945
Total	**$**	**36,499,598**

PROJECT FUNDING

- The project is fully funded with the H+H's 2025 Bonds.

NYC HEALTH+ HOSPITALS

For Capital Committee Consideration

- Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a Master Energy Agreement (MEA) Task Order with the New York Power Authority ("NYPA") for an amount not-to-exceed $36,499,598, inclusive of a 10% construction contingency of $2,651,059, to perform a comprehensive Heating Ventilation and Air Conditioning (HVAC) system upgrade at NYC Health + Hospitals/Bellevue, for a duration of 36 months.

CONTRACT APPROVAL

SWEET GROUP OF NEW YORK, LLC.

OTXHU MAIN CONSTRUCTION

NYC H+H / WOODHULL

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "System") to execute a contract with Sweet Group of New York, LLC (the "Contractor"), to undertake the Woodhull OTxHU Main Construction Project at NYC Health + Hospitals/Woodhull, for a contract amount of $205,358,022, with a 30% project contingency of $61,607,406.60, for a total authorization of $266,965,428.60, for a duration of 22 months.

WHEREAS, NYC Health + Hospitals is establishing Outposted Therapeutic Housing Units (OTxHUs) within acute care facilities to provide secured clinical units operated by Correctional Health Services (CHS) with the New York City Department of Correction providing custody management; and

WHEREAS, the OTxHU facility at NYC Health + Hospitals/Woodhull will provide 144 therapeutic beds upon completion; and

WHEREAS, the construction of the OTxHU at NYC Health + Hospitals/Woodhull is divided into multiple specialized packages to optimize execution and reduce overall construction duration, including decanting, roof replacement, early demolition, curtainwall, elevator tower and sallyport, and main construction; and

WHEREAS, the Woodhull OTxHU Main Construction Project is necessary to provide a secure OTxHU facility, encompassing the build-out of the 9th and 10th floors, roof level recreation area, emergency power distribution, security doors and hardware, attack-rated walls and ceilings, correctional grade lighting, detention grade HVAC components, indicator lights, duress buttons, card readers, access controls, and sallyports; and

WHEREAS, in accordance with Operating Procedure 100-5, a solicitation was issued pursuant to which five bids were received and opened on October 15, 2026, and 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, has demonstrated excellent performance on active projects with the System, 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, Office of Facilities Development.

NOW, THEREFORE, be it RESOLVED, that the New York City Health and Hospitals Corporation (the "System") is hereby authorized to execute a contract with Sweet Group of New York, LLC to undertake the Woodhull OTxHU Main Construction Project at NYC Health + Hospitals/Woodhull, for a contract amount of $205,358,022, with a 30% project contingency of $61,607,406.60, for a total authorization of $266,965,428.60, for a duration of 22 months.

EXECUTIVE SUMMARY

NYC HEALTH + HOSPITALS / WOODHULL
WOODHULL OTxHU MAIN CONSTRUCTION PROJECT
SWEET GROUP OF NEW YORK, LLC

CONTRACT SCOPE:	Woodhull OTxHU Main Construction Project
NEED:	NYC Health + Hospitals requires general construction services to perform the main fit-out for the OTxHU at Woodhull Hospital (providing 144 therapeutic beds). The scope includes full build-out of the 9th and 10th floors, roof level recreation area, emergency power distribution, attack-rated walls and ceilings, security hardware, detention grade HVAC, and specialized access/duress controls.
CONTRACT DURATION:	22 months.
PROCUREMENT:	A competitive sealed bid was issued on June 26, 2026; seventeen contractors attended pre-bid site visits on July 8 & 9, 2026; five bids were received with the lowest responsible and responsive bidder being Sweet Group of New York, LLC.
PRIOR EXPERIENCE:	Sweet Group of New York, LLC has active projects with NYC Health + Hospitals, including the Woodhull Labor Birthing Suite Renovation and NCB Decant Phase 1, with performance rated 'Excellent'. They have also completed major healthcare/institutional projects including Emblem Health Conference Center, Thor Equities Bio Science Building, and Worcester DCU & UMASS Lowell Alternative Care Sites.
CONTRACT AMOUNT:	$213,458,320.00 with a 30% project contingency of $61,607,406.60, for a total authorization of $266,965,428.60
PASSPORT APPROVAL:	Approved
EEO APPROVAL:	Approved
MWBE STATUS:	Contractor has committed to a 31% MWBE contract goal.

Capital Committee Request to Award Woodhull OTxHU Main Construction Project Contract to Sweet Group of New York, LLC

Capital Committee Meeting
November 2, 2026

Manny Saez, PhD., Sr. Vice President, Office of Facilities Development
Mahendranath Indar, Assistant Vice President, Office 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 (the "System") to execute a contract with Sweet Group of New York, LLC (the "Contractor"), to undertake the Woodhull OTxHU Main Construction Project at NYC Health + Hospitals/Woodhull, for a contract amount of $205,358,022, with a 30% project contingency of $61,607,406.60, for a total authorization of $266,965,428.60, for a duration of 22 months.

NYC HEALTH+ HOSPITALS

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.

- OTxHU at Woodhull will provide 144 therapeutic beds upon completion

- The Main Construction project is necessary to provide a secure OTxHU facility and secure roof level recreation area.

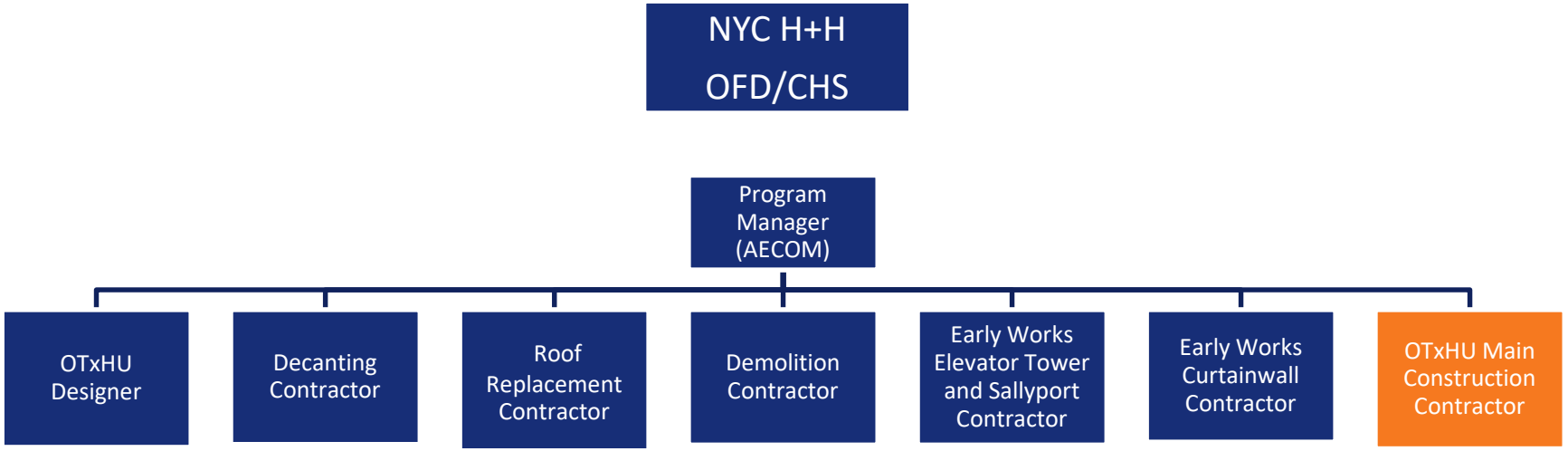
Current State & Early Works

- Construction of the OTxHU at Woodhull divided into several components as part of a construction strategy to reduce the overall construction time.

Project	Vendor	Board Approval	Contract Amount	Contingency	NTE	Project Status
OTxHU Decant Project	JEMCO	Yes	$27,559,902	$3,130,858	$30,690,760	Completed
OTxHU Roof Replacement	Zaman Construction	Yes	$16,096,003	$1,778,981	$17,874,984	Completed
OTxHU - Demo	Northstar	NA				Construction
OTxHU Curtain Wall	CVM Construction Corp.	Yes	$37,875,300	$4,781,295	$36,656,595	Construction
OTxHU Elevator Tower	Prismatic Development Corporation	Yes	$52,913,000	$6,925,563	$59,838,563	Construction
OTxHU Main Construction	Sweetgroup of New York, LLC.	Pending	$205,358,022	$61,607,407	$266,965,429	Contract will be presented to BOD on 11/19/26
TOTAL			**$339,802,227**	**$78,224,104**	**$412,026,331**	

Current State – Woodhull OTxHU

The Woodhull OTxHU Team



Contractor Scope of Services

- The General Contractor will provide the following scope of work:
  - Build out of the OTxHU
    - 9th and 10th floors
    - Roof level recreation area
    - Emergency power distribution
  - Interior scopes include
    - Security doors and door hardware
    - Attack rated walls and ceilings
    - Correctional grade lighting
    - Detention grade HVAC components
    - Indicator lights and duress buttons
    - Card readers and access controls
    - Sallyports

Overview of Procurement

- 6/26/26: Solicitation posted on City Record
- 7/8/26 and 7/9/26: Pre bid walks; 17 vendors attended
- 10/15/26: Bid opening, 5 bids received
- 10/16/26: Evaluation was finalized and Sweet Group of New York, LLC, the lowest responsive, responsible bidder was selected.

Project Budget

- Total anticipated contract value not to exceed an estimated $205,358,022

Description	Amount
Construction Base Contract	$ 205,358,022.00
Construction Contingency (30%)	$ 61,607,406.60
Total Project Budget	$ 266,965,428.60

- The project contingency (30%) is higher than typical because of the complexity of this large, multi-phased project, known changes, and higher than expected unknown conditions when doing construction in an active hospital;

- A higher contingency will allow us to ensure change orders can be processed expeditiously to ensure the vendor can continue working without any impact to the project schedule

- Capital Committee approval is contingent upon OMB providing full funding for the amount required to cover the total NTE requested for this project.

MWBE Details & Ratings

- Sweet Group of New York, LLC has submitted an MWBE utilization plan of 31%

MWBE Subcontractor	Scope	% of Subcontract
Touchtel Electric & Datacom	Electrical	19.782%
Creative Form Development	Cold Metal Framing	0.796%
Namron Incorporated	HVAC	9.885%
AMG Demolition Inc	Demolition	0.397%
FCS Group	Painting	0.606%
TOTAL		**31%**

Vendor Performance

- Sweet Group has experience working on OTxHU projects. The vendor 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
  - NCB Decant Phase 2 – Contract Value: $43,735,841.00
- 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

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NYC HEALTH + HOSPITALS

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

Contracts: Sweet Group of New York LLC

Date: October 16, 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	EEO	MWBE
Approved	Approved	31%