

CAPITAL COMMITTEE

May 8, 2014

MEETING AGENDA

11:00 a.m.

125 Worth Street, Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES April 10, 2014

Emily A. Youssouf

- SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein

ACTION ITEMS

- **Resolution** William Hicks
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year revocable license agreement with Bellevue Day Care Center, Inc. (the "Licensee") for the use and occupancy of 3,031 square feet in the C&D Building at Bellevue Hospital Center (the "Facility") in which to operate a daycare center at no charge to the Licensee.

VENDEX: Documents have been submitted to the Mayor's Office of Contract Services (MOCS).

INFORMATION ITEMS

- Major Modernization Status Report: Gouverneur Healthcare Services

Martha Sullivan, PhD

- Project Status Reports

Peter Lynch

South Brooklyn/Staten Island Health Network

Boiler Plant Replacement – Delay

South Manhattan Health Network

Renovation of Isolation Building – Delay

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

April 10, 2014

MINUTES

Capital Committee

Meeting Date: April 10, 2014

Time: 10:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Emily A. Youssouf, Chair

Steven Newmark (Representing Board Member, Deputy Mayor Lilliam Barrios-Paoli, in a voting capacity)

Antonio Martin, Executive Vice President (Representing Dr. Ramanathan Raju, in a voting capacity)

HHC Staff:

Jeremy Berman – Deputy General Counsel, Office of Legal Affairs

Tammy Carlisle – Associate Executive Director, Corporate Planning

Deborah Cates – Chief of Staff, Office of the Chairman

Jonathan Goldstein – Senior Consultant, Corporate Planning

Nelson Laverde – Assistant Director, Bellevue Hospital Center

Lisa Lee – Deputy Inspector General, Office of Internal Audits

Liny Liu – Senior Associate Director, Lincoln Medical and Mental Health Center

Patricia Lockhart – Secretary to the Corporation, Office of the Chairman

Peter Lynch – Senior Director, Office of Facilities Development

Ana Marengo – Senior Assistant Vice President, Communication and Marketing

Marsha Powell – Director, Office of Facilities Development

Salvatore Russo – General Counsel, Office of Legal Affairs

Denise Soares – Generations+/North Manhattan Health Network

Christopher Telano – Assistant Vice President, Office of Internal Audits

Roslyn Weinstein – Senior Assistant Vice President, President's Office

Dion Wilson – Assistant Director, Office of Facilities Development

Elizabeth Youngbar – Assistant Director, Office of Facilities Development

Other Attendees:

Peter Gerbasi – LiRo Engineers, Inc.

Lauren Hamill – Woodard & Curran

Kristyn Raffaele – Office of Management and Budget (OMB)

Aphrodite Socrates – Environmental Planning and Management

Jeff Terhune – Warren & Panzer

CALL TO ORDER

The meeting was called to order by Emily A. Youssef, Chair of the Capital Committee, at 10:05 A.M.

On motion, the Committee voted to adopt the minutes of the March 13, 2014, Capital Committee meeting.

Ms. Youssef advised that Steven Newmark was in attendance and would be representing Board Member, Deputy Mayor Lilliam Barrios-Paoli, in a voting capacity, and Antonio Martin, Executive Vice President, would be representing Dr. Ramanathan Raju, President, in a voting capacity.

SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein, Senior Assistant Vice President, Office of the President, noted that there was a short meeting agenda but she had various information updates to provide. She announced the successful completion of Phase I of the Central Office Corporate relocation project, with Phase II to be completed in the following days. Ms. Weinstein said it was truly a team effort, and specially thanked Peter Lynch from the Office of Facilities Development, Joseph Tilelli from TDX, the Owner's Representative for the project, Kevin Brown from Enterprise Information Technology, and Tamika Campbell from Corporate Support Services/Construction and Maintenance. Ms. Youssef expressed excitement and offered her congratulations.

Ms. Weinstein advised that the Corporation's first CM-at-Risk contract, for a construction project at 155 Vanderbilt Avenue went out and the pre-bid meeting was scheduled for late April, with bids expected to open in mid-May. She said bids for Ida Israel had also gone out and would be reviewed in approximately two weeks. Ms. Youssef asked how many packages had been picked up for each project. Mr. Lynch said that five (5) packages were picked-up for 155 Vanderbilt Avenue but he would have to follow up regarding the number for the Ida Israel project.

Ms. Weinstein reported the successful opening of the Lincoln Emergency Department, and informed that the Harlem Dental Clinic, a Heal Grant funded project, had passed DOH inspection on time and on budget.

Ms. Weinstein presented the Bellevue Hospital Center portion of a grid outlining FEMA reimbursement, what had been approved and what was awaiting approval. She said a complete grid would be shared at the following Capital Committee meeting. She noted that the Bellevue grid, without including the already identified contracts for Crothall and JCI not-to-exceed amounts, totaled approximately \$300 million in estimated work. Ms. Youssef asked where HHC stands in the approval process. Ms. Weinstein said the Corporation had received approval for Draper Hall work, and reports were being finished that would outline other status. Antonio Martin, Executive Vice President, said that Ramanathan Raju, President, Marlene Zurack, Senior Vice President, Finance, and other Senior Staff would be heading to Washington, D.C. the following day to present additional needs. He added that a representative for Senator Charles Schumer would be present as well, as Mr. Schumer is a supporter of HHCs efforts.

Ms. Youssouf asked for an explanation of "short term mitigation". Ms. Weinstein said that those distinctions were made with regards to the type(s) of funding being sought, and explained that they are short term projects that are to be completed while the Corporation works on permanent solutions.

Peter Lynch, Director, Office of Facilities Development, provided an update on the Obstetric Unit Expansion Project at Woodhull Medical and Mental Health Center that had been discussed at the Capital Committee meeting on March 13, 2014. He explained that there had been \$2.4 million encumbered on the project but only \$238,000 had been spent. So although contracts had been encumbered, work had not been initiated. He added that OFD was reviewing scope and estimates prior to the project moving forward. Ms. Youssouf asked what action OFD would take were there any discrepancies. Mr. Lynch said any necessary adjustments would be made and/or the project would be de-scoped.

That concluded Ms. Weinstein's report.

ACTION ITEMS

- **Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to negotiate and execute requirements contracts with four firms; Environmental Planning & Management, Inc.; LiRo Engineers, Inc.; Warren & Panzer Engineers, PC; and Woodard and Curran to provide environmental services; on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$3,000,000 for services provided by these consultants.**

Marsha Powell, Director, Office of Facilities Development, read the resolution into the record. Ms. Powell was joined by Roslyn Weinstein, Assistant Senior Vice President, Office of the President.

Ms. Youssouf asked if all firms had previous experience with HHC. Ms. Powell said yes, three (3) of the four (4) firms had contracts in the previous term and the fourth had a contract in the term prior to that one. Ms. Powell explained that all contractors would be able to meet the demand for providing air monitoring and hazardous materials testing services, that they had all historically been very responsive, and one firm, Environmental Planning and Management, was a qualifying Women owned Business Enterprise (WBE).

There being no further questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board's consideration.

There being no further business, the meeting was adjourned at 10:15 AM.

LICENSE AGREEMENT

BELLEVUE DAYCARE CENTER

BELLEVUE HOSPITAL CENTER

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year revocable license agreement with Bellevue Day Care Center, Inc. (the "Licensee") for the use and occupancy of 3,031 square feet in the C&D Building at Bellevue Hospital Center (the "Facility") in which to operate a daycare center at no charge to the Licensee.

WHEREAS, the Licensee is a not-for profit organization created in 1971 by the three auxiliary organizations to Bellevue, and is experienced in the provision of childcare services to Bellevue Hospital employees and the New York City community; and

WHEREAS, since 2001, the Licensee has provided childcare services to the Facility's employees and the New York City community from the Facility's C&D Building under a succession of license agreements with the Corporation; and

WHEREAS, in November 2009 the Board of Directors of the Corporation authorized a license agreement with the Licensee which will expire on June 30, 2014; and

WHEREAS, the Facility has determined that there continues to be a shortage of on-site childcare for its employees; and

WHEREAS, the Corporation recognizes the benefit conferred upon it by having the Licensee's program located on the Facility's campus; and

WHEREAS, the Corporation desires to allow the Licensee to continue to occupy space at the Facility and operate its childcare center;

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation") be and hereby is authorized to execute a five year revocable license agreement with Bellevue Day Care Center, Inc. for the use and occupancy of 3,031 square feet in the C&D Building at Bellevue Hospital Center in which to operate a daycare center at no charge to the Licensee.

EXECUTIVE SUMMARY
LICENSE AGREEMENT
BELLEVUE DAY CARE CENTER, INC.
BELLEVUE HOSPITAL CENTER

OVERVIEW: The President seeks authorization from the Board of Directors of the Corporation to execute a revocable license agreement with Bellevue Day Care Center, Inc., ("Bellevue Day Care") for the use and occupancy of space to operate a childcare center at Bellevue Hospital Center ("Bellevue").

PROGRAM/NEED: Bellevue Day Care Center is a not-for profit organization created in 1971 by the three auxiliary organizations to Bellevue. Since 2001, the Bellevue Day Care Center has operated in Bellevue's C&D Building, providing services to the community and Bellevue staff. The program was established to address the shortage of on-site childcare for Bellevue employees. In January 2008 the Board of Directors of the Corporation authorized the President to enter into a license agreement with the Bellevue Day Care Center.

The agreement will allow the employees of Bellevue to have access to affordable on-site childcare. The Bellevue Day Care Center will be open from 7:00 a.m. to 7:00 p.m., Monday through Friday. The program will result in a reduction of employee absenteeism related to childcare issues, while increasing staff productivity and satisfaction. The program also helps Bellevue retain its professional staff. The service will also be available to members of the Bellevue Hospital Community. In case of a major disaster, the Bellevue Day Care Center will provide childcare for essential staff and other emergency service staff.

Because of the benefits accruing to Bellevue staff, and to patients residing in the surrounding community, the occupancy fee due from Bellevue Day Care to the Corporation is waived. The majority of the childcare slots will be allocated to Bellevue employees who may receive a 10% discount to help defer the cost. In addition to the 10% discount, some Bellevue staff may be eligible for a further discount through a program offered by the Administration for Children's Services. The monthly charge for non-Bellevue staff is approximately \$2,000 per month. The parties will execute an agreement for back-up medical services whereby, if necessary, Bellevue will provide emergency medical services to the children in the daycare program.

Page Two – Executive Summary
Bellevue Day Care Center

TERMS:

Bellevue Day Care will be granted the continued use and occupancy of approximately 3,031 square feet of space in the C&D Building. The occupancy fee will be waived. Bellevue will provide electricity, hot and cold water, heating, air conditioning, refuse removal and structural maintenance. Bellevue Day Care will be responsible for housekeeping, food service, routine maintenance and security.

Bellevue Day Care will be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising out of its use of the Licenses Space and will provide appropriate insurance naming the Corporation and the City of New York as additional insured parties.

The license agreement will not exceed five (5) years without further authorization by the Board of Directors of the Corporation and will be revocable by either party upon ninety (90) days prior written notice.

STATUS REPORT

GOUVERNEUR HEALTHCARE SERVICES

MAJOR MODERNIZATION

**GOUVERNEUR HEALTHCARE SERVICES
MAJOR MODERNIZATION PROJECT
PROJECT FACT SHEET**

Location: 227 Madison Street
New York, New York 10002

Description: Provide the planning, pre-construction, architectural and engineering design, construction, construction management, and project management services necessary to expand the complement of nursing facility beds, renovate and fit out the existing nursing facility, including major mechanical infrastructure upgrades, and construct and fit out a new expanded ambulatory care center.

Budget: Total Major Modernization \$251.7 million

**Approved DASNY
Work Orders to Date:** \$247.1 million

**Approved DASNY
Funding to Date:** \$247.1 million

Managing Agent: DASNY

Architect: Perkins Eastman Architects, PC (Previously RMJM/Hillier Architects)

**Construction
Manager:** Hunter Roberts Construction Group

CON Status: Approved October 2008

Schedule: Substantial Completion - May 2014

MWBE/EEO: DASNY will ensure compliance with MWBE and EEO requirements as they relate to New York State Executive Law, Article 15-A.

**GOUVERNEUR HEALTHCARE SERVICES
MAJOR MODERNIZATION PROJECT**

PROJECT STATUS REPORT – May 2014

The following are key project activities the Corporation has completed to date:

Design: RMJM (formerly Hillier Architects) completed design of the building extension and renovation of the existing building and all construction packages have been awarded. Perkins Eastman Architects, PC has assumed responsibility as architect for remaining construction and closeout.

Construction: The TCO for the majority of the 1st floor was received on April 9. The TCO for the multipurpose room (auditorium) is expected in May. The site work continues on Madison and Clinton Streets with new residential entrance plazas. Various Day 2 projects will be completed during the remainder of 2014. The upgrade of five existing elevators is currently scheduled for completion in November, 2015, due to the requirement to phase the work one cab at a time.

Construction Management: Hunter-Roberts is the construction manager (CM). The CM is managing construction work and closeout as required.

Finance: New York City General Obligation Bonds, Grant funds and donations.

Original Budget: The original project budget was \$101.0 million, excluding the costs of financing, DOH fees, and contractor claims.

Adjusted Budget: The adjusted DASNY managed project budget is \$247.4 million, excluding CON fees and the costs of financing and contractor claims. Since January 2005, the project's capital commitment plan forecast, excluding IT, Kitchen Renovation, Soil Decontamination, and Medical Gas, has been amended as follows:

January 2005:	\$101,000,000
January 2008:	\$154,494,000
September 2009:	\$178,000,000
April 2010:	\$166,930,000
September 2011:	\$186,452,000
January 2011:	\$198,452,000
September 2011:	\$198,594,000
January 2012:	\$203,845,000
September 2012:	\$205,639,000
January 2013:	\$238,639,000
April 2014:	\$243,408,000

Page Two – Project Status Report

Additional list of funding sources added to the project is as follows:

\$1,500,000 – Lower Manhattan Development Corporation (LMDC)
550,000 – Homeland Security grant funds
100,000 – Gouverneur Auxiliary
4,399,596 – HHC Bond, Series 2010, proceeds
2,680,000 – City G.O. (Soil Decontamination)
600,000 – City G.O. (Kitchen Renovation)

\$9,829,596 – Total other City G.O. and Non-City G.O. funding sources

\$253,237,596 – Total available budget. OMB will provide any contingency that may be required to complete the project not to exceed \$5 million.

**Total Project
Forecast:**

The DASNY project budget forecast is \$247.4 million, which excludes CON fees, some planning fees, Value Engineering Services, and all costs related to IT Network Infrastructure managed by HHC, financing costs and contractor claims; and includes DASNY-managed IT Network Infrastructure work and the renovation of the Auditorium.

NEW YORK CITY HEALTH AND HOSPITALS CORPORATION
 GENERATIONS+/NORTHERN MANHATTAN NETWORK
 GOUVERNEUR HOSPITAL CENTER
 MAJOR MODERNIZATION PROJECT
 Project NO. 12200570

BUDGET STATUS REPORT

As of
 April 22, 2014

(IN THOUSANDS OF DOLLARS)

COST CATEGORY	PROJECT CAPITAL BUDGET	DASNY MANAGED:		HHC MANAGED:		Overall Project Invoiced	TOTAL PROJECT FORECAST	VARIANCE (Surplus/Shortfall)
		INVOICED TO DATE	FORECAST	INVOICED TO DATE	FORECAST			
	(a)	(b)	(c)	(d)	(e)	(f) (b) + (d)	(g) (c) + (e)	(h) (a) - (g)
Major Modernization Project								
Construction	182,015	172,949	183,832	0	0	172,949	183,832	(1,817)
Design fees	15,963	15,426	16,554	0	0	15,426	16,554	(591)
Construction management fees	14,594	13,703	15,094	0	0	13,703	15,094	(500)
Planning & other fees	4,066	3,664	4,442	0	0	3,664	4,442	(376)
Moveable equipment, furniture & telecom (see Note 2)	13,270	8,856	11,300	0	0	8,856	11,300	1,970
DASNY fees	8,316	7,826	8,316	0	0	7,826	8,316	0
Construction Contingency (See Note 1)	3,750	0	2,703	0	0	0	2,703	1,047
SUBTOTAL	241,974	222,424	242,241	0	0	222,424	242,241	(267)
NYS DOH FEES	949	0	0	949	949	949	949	0
Planning & Other Fees	68	0	0	68	68	68	68	0
Value Engineering Services	666	0	0	666	666	666	666	0
IT Work (12-2011-21)	4,400	1,779	1,779	2,342	2,621	4,121	4,400	0
Renovation Kitchen (12-2008-02)	600	137	600	0	0	137	600	0
Soil Remediation (12-2008-70)	2,680	2,680	2,680	0	0	2,680	2,680	0
Medical Gas	100	100	100	0	0	100	100	0
SUBTOTAL (see Note 2)	9,463	4,696	5,159	4,025	4,304	8,721	9,463	(267)
							0	0
Total Modernization (See Note 3)	251,437	227,120	247,400	4,025	4,304	231,145	251,704	(267)

Notes:

Total Gouverneur DASNY Project Budget approved by HHC Capital Committee is \$247.400

1.) FF&E forecast decreased by \$1.7M - Construction Contingency forecast increased by this amount.

2.) Per Work Order

Cost Category	Renovation Kitchen/ Elevator 12-2008-02	IT Work 12-2011-21	Soil Remediation 12-2008-70	Medical Gas	Total
Construction	\$ 296	\$ 1,743	\$ 2,480	\$ 100	\$ 4,619
Design fees	\$ 69	\$ 36	\$ 150		\$ 255
Construction management fees	\$ -				\$ -
Planning & other fees	\$ 210		\$ 30		\$ 240
Moveable equipment, furniture & telecom					\$ -
DASNY fees	\$ 25		\$ 20		\$ 45
Contingency					\$ -
Total	\$ 600	\$ 1,779	\$ 2,680	\$ 100	\$ 5,159

3.) OMB has yet to approve \$267K.

NYC Health and Hospitals Corporation Capital Committee Meeting

Gouverneur Healthcare Services

May 8, 2014



Scope of Work

- Existing facility (316,000 sf):
 - Phased gut renovation of an occupied facility to expand the long-term care capacity from 210 beds to 295; long-term care beds to be located on the 5th to 11th floors, as well as the 13th floor
 - Upgrades to, and expansion of, the Ambulatory Care facility
- Major mechanical infrastructure upgrades
- New construction (108,000 sf):
 - Five stories (85,000 sf) for Ambulatory Care Services
 - Addition of 3,000 sf per floor on the 6th through 13th floors, primarily for long term care

Project Progress

- Overall, the project is 94% complete, as measured by construction in place as of 3/17/14.
- The new Ambulatory Care facility is occupied.
- In the existing facility:
 - floors 2, 3, 4, 5, 6, 7, 12 and 13 have been completed and are occupied
 - floors 8 and 9 received NYC DOB TCO and DOH inspection and are ready to be occupied
 - floor 10 received a NYC DOB TCO on December 18
 - floor 11 received a NYC DOB TCO on January 22
 - floor 1 received a NYC DOB TCO on April 9
 - TCO for multipurpose room expected in May

Clinton Street Entrance



Resident Reception



Elevator Lobby



Hall/Mural



Financial Services/Mural



Hall



Multipurpose Room/Auditorium



Clinton Street Site Work



Project Progress

- Additional funding approval received on April 11, 2014
- Additional Scope to be completed after the 1st floor TCO:
 - Multi-purpose room – May 2014
 - Exterior vertical granite and parking lot paving – May 2014
 - Henry Street sidewalk replacement – June 2014 *
 - Henry Street mechanical screen – Design June 2014 *
 - Courtyard – July 2014 (ACM) *
 - Low Roof – July 2014 (ACM) *
 - Linde Gas- September 2014 (ACM) *
 - Elevator upgrade – November 2015
 - Building wide code compliance – Under investigation by Consultants
Construction dependent on funding

* Project completion dates are tentative. Firm schedules have not yet been developed for the scopes of work.

Project Budget

(In thousands of dollars - contract work in place as of 3/17/14)

Current Available Funding	\$247,134	
Total Construction	\$188,680	
Total Soft Costs	44,717	
FF&E	<u>11,300</u>	
	\$244,697	
Project Contingency	\$2,703	
Total Project Budget	\$247,400	\$583/sf
Unfunded Contingency	(\$267)	
		<u>% Complete</u>
Construction Billed to Date	\$177,375	94%
Soft Costs/FF&E Billed to Date	<u>49,745</u>	
Total Project Billed to Date	\$227,120	
Construction Remaining	\$ 11,305	
Soft Costs and FF&E Remaining	<u>6,272</u>	
Total Remaining	\$ 17,577	
Contingency as % of Remaining Construction	24%	
Contingency as % of Remaining Project	15%	

Main Entrance



PROJECT STATUS REPORTS

Southern Brooklyn/Staten Island Health Network

Project Status Reports
(As of May 2014)

Network: SOUTHERN BROOKLYN / STATEN ISLAND HEALTH NETWORK

Facility: CONEY ISALND HOSPITAL

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
26201102	Boiler Plant Replacement	10,223	2,256	32.00%	Jun-12	Feb-13	Jun-14	(16)	Work on mechanical, electrical and boiler controls is in progress. Project is approximately 80% complete.

Facility: SEA VIEW HOSPITAL REHABILITATION CENTER & HOME

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
75200902	Renovate Isolation Building	3,750	215	6.00%	Apr-13	Feb-14	May-14	(3)	Project is substantially complete.