

CAPITAL COMMITTEE

September 13, 2012

MEETING AGENDA

4:00 p.m.

125 Worth Street,
Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES July 12, 2012

Emily A. Youssouf

- ASSISTANT VICE PRESIDENT'S REPORT

Alfonso C. Pistone

ACTION ITEMS

- **Resolution** **Arthur Wagner**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Landlord") to execute a sublease agreement with Meals On Wheels of Staten Island, Inc. (the "Tenant" or "Meals On Wheels"), for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility").

Vendex: Pending. Documents have been submitted to the Office of Legal Affairs for review.

- **Resolution** **Arthur Wagner**
Authorizing the President of the New York City Health and Hospitals Corporation ("the Corporation" or "Licensor") to execute a revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice (the "Licensee") for its continued use and occupancy of space to house communications equipment at Coney Island Hospital (the "Facility"). Current agreement expires September 30, 2012.

- **Resolution** **William Walsh**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to name the Burn Intensive Care Unit on the second floor of Building 6 at Jacobi Medical Center (the "Facility") "The Stanley M. Levenson, M.D. Burn Intensive Care Unit".

- **Resolution** **Peter Lynch**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a requirements contract with Rashel Construction Corporation (the "Contractor") for a cumulative amount not-to-exceed \$5,000,000 to provide construction services for General Construction Work on an as-needed basis at various facilities throughout the Corporation.

Vendex: Approved.

- **Resolution** **Peter Lynch**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a requirements contract with Volmar Construction, Inc. (the "Contractor") for a cumulative amount not to exceed \$3,000,000 to provide construction services for Heating Ventilation and Air Conditioning (HVAC) work on an as-needed basis at various facilities throughout the Corporation.

Vendex: Approved.

- **Resolution** **Peter Lynch**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a requirements contract with Atlas Restoration Corporation (the "Contractor") in the amount of \$5,000,000 to provide construction services for General Construction Work on an as-needed basis at various facilities throughout the Corporation.

Vendex: Pending.

- **Resolution** **Lynda Curtis**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable license agreement with T-Mobile Northeast, LLC, (the "Licensee"), for use and occupancy of space for the operation of a cellular communications system at Coler-Goldwater Specialty Hospital & Nursing Facility, Coler Campus (the "Facility").

Vendex: Approved.

- **Resolution** **Lynda Curtis**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to modify the scope and budget for the Major Modernization project at Gouverneur Healthcare Services (the "Facility") to add an additional \$38.2 million, raising the total project budget to \$247.479 million.

- **Resolution** **Iris Jimenez-Hernandez**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to modify the Capital budget for the Lincoln Medical and Mental Health Center Emergency Room Expansion and Annex by \$9 million, increasing the total project budget to \$37.3 million.

INFORMATION ITEMS

- Goldwater North – Major Modernization – Status Report **Lynda Curtis**
- Queens Hospital Center – Relocation of "T" Building Occupants **Robert Rossdale**
- Multi-Service Centers – Occupancy Fee Rate Adjustments **Jeremy Berman**

- **Project Status Reports**
Central/North Brooklyn Health Network
Generations+/Northern Manhattan Health Network*
Queens Health Network*
* Network contains project(s) that require a delay report

OLD BUSINESS

- License Agreement - Goldwater Campus

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

JULY 12, 2012

MINUTES

Capital Committee

Meeting Date: July 12, 2012

Time: 11:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Emily A. Youssouf, Chair
Josephine Bolus, RN
Michael A. Stocker, MD, Chairman of the Board
Alan D. Aviles, President

HHC Staff:

Jawwad Ahmad – Director, Office of Facilities Development
Steven Alexander – Chief Operating Officer, Bellevue Hospital Center
Jeremy Berman – Deputy Counsel, Legal Affairs
Michael Buchholz – Senior Associate Executive Director, Coler-Goldwater Specialty Hospital and Nursing Facility
Deborah Cates – Chief of Staff, Office of the Chairman
Chris Constantino – Executive Director, Elmhurst Hospital Center
Frederick Covino – Assistant Vice President, Corporate Budget
Manding Darboe – Assistant Director, Office of Facilities Development
Linda Dehart – Assistant Vice President, Corporate Reimbursement
Martin Everette – Director, Affirmative Action/Equal Opportunity Employment
Rebecca Fischer – Associate Executive Director, Bellevue Hospital Center
Anthony Gounaris – Senior Project Manager, Office of Facilities Development
Mendel Hagler – Executive Director, Gouverneur Healthcare Services
Robert Hughes – Executive Director, Coler-Goldwater Specialty Hospital and Nursing Facility
Caroline Jacobs – Senior Vice President, Patient Safety and Human Development
Lauren Johnston – Senior Assistant Vice President, Medical and Professional Affairs
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
Angelo Mascia – Executive Director, Sea View Hospital Rehabilitation Center and Home
Nini Mar – Director, Finance
Antonio Martin – Executive Vice President
Kathleen McGrath – Senior Director, Communications and Marketing
Dean Moskos – Director, Office of Facilities Development
Seth Narine – Coordinating Manager, Bellevue Hospital Center
Dennis Novick – Consultant, Office of Facilities Development
Dean Pearce – Senior Director, Office of Facilities Development

Alfonso Pistone – Assistant Vice President, Office of Facilities Development
Chris Provenzano – Associate Executive Director, Generations+ Health Network
Michael Rawlings – Associate Executive Director, Bellevue Hospital Center
Ann Rozakis – Assistant Vice President, Labor Relations
Salvatore Russo – Senior Vice President & General Counsel, Legal Affairs
Manasses Williams – Assistant Vice President, Affirmative Action/Equal Opportunity Employment
Dion Wilson – Assistant Director, Office of Facilities Development
Elizabeth Youngbar – Assistant Director, Office of Facilities Development
Frank Zanghi – Supervising Confidential Examiner, Internal Audits

Other Attendees:

J. Ganesh Bhat, MD – Atlantic Dialysis Management Services, LLC
Steve Curro – Dormitory Authority of the State of New York
Melissa Dubowski – Office of Management and Budget (OMB)
Carol Dunn – Staten Island Inter-Agency for the Aging
Mark Fogel – NEC
Nirmal K. Mattoo, MD – Atlantic Dialysis Management Services, LLC
John Pasicznyk – Managing Director, Construction and Metro New York Operations, Dormitory Authority of the State of New York
Avi Vizel – Eyes and Optics

CALL TO ORDER

The meeting was called to order by Emily A. Youssouf, Capital Committee Chairman, at 11:09 A.M.

On a motion by Ms. Youssouf, which was duly seconded, the Capital Committee adopted the minutes of June 7, 2012.

ASSISTANT VICE PRESIDENT'S REPORT

Alfonso Pistone, Assistant Vice President, Office of Facilities Development, advised members of the Committee that he would like to address some open items.

Mr. Pistone noted that the Office of Facilities Development (OFD) had completed its contract analysis in accordance with Operating Procedure 100-5, and would be submitting the information to the Contract Review Committee. He thanked Joseph Quinones and Jeremy Berman in providing guidance in satisfying the requirements of the operating procedure.

He then announced that work on the third floor clinic at 875 Manhattan Avenue had been completed, and the North Brooklyn Network was attempting to have a New York State Department of Health (NYS DOH) Article 28 pre-occupancy inspection on July 25, 2012. He noted that the third floor will add 13 exam rooms for Medicine, OB/GYN, pediatric and Specialty Services, and each patient room is outfitted with a provider work station, overhead cabinets and chairs, exam tables are provided in exam room, as well as electronic thermometers, wall mounted diagnostic monitors, wall mounted diagnostic sets, electronic blood pressure monitors, height gauges and pulse oximeters. The third floor space will also provide for several clinical support services, including Point of Care Testing Labs, Immunization Screening and Triage, Social Work, Nutritional Services and HIV counseling/Rapid Testing.

Mr. Pistone explained that research of the decommissioning issue regarding the Roosevelt Island Power Plant is continuing, and Jeremy Berman continues to consult with the New York City Law Department and the Roosevelt Island Operating Company regarding HHC's liability with respect to any remediation responsibilities that are necessary once the current operating plant ceases operation on or about December 2013.

He advised that he had submitted a preliminary draft outline of the issues surrounding last month's discussion of the Gouverneur modernization project budget needs, and will utilize the balance of the Board's recess to finalize that report, which will offer recommendations to address those and other issues that challenge HHC's construction program.

Mr. Pistone referred to very brief discussion at the conclusion of the June 2012 meeting, regarding the Lincoln Emergency Department Expansion. He explained that the facility is requesting additional capital funding,

Mr. Pistone also noted that the Johnson Controls (JCI) outsource contract went live on July 2, and all facilities have successfully implemented JCI's Work Order system, and the inventory tagging of all facility assets has been completed and shared with HHC contract managers. 28 HHC managers were transitioned to JCI as JCI employees, and JCI has transitioned over 500 HHC vendors into its procurement systems.

Concluding his report, he wished members of the Committee a pleasant August recess.

ACTION ITEMS

- Authorizing the President of the New York City Health and Hospitals Corporation (“the Corporation” or “Licensor”) to execute a revocable license agreement with the Staten Island Inter-Agency Council for the Aging, Inc. (the “Licensee”), for its continued use and occupancy of space to provide services to seniors at the Sea View Hospital Rehabilitation Center and Home (the “Facility”).

Angelo Mascia, Executive Director, Sea View Hospital Rehabilitation Center and Home, read the resolution into the record on behalf of Arthur Wagner, Senior Vice President, Southern Brooklyn/Staten Island Health Network. Mr. Mascia was joined by Carol Dunn, Staten Island Inter-Agency Council for the Aging.

Mrs. Bolus asked what kinds of services are provided. Ms. Dunn advised that the site acts as a hub for the Council to develop all sorts of programs that serve elderly citizens and professionals, and provides counseling to individuals in need of service.

Mrs. Bolus asked if services are strictly for seniors ages 65 and up. Ms. Dunn said that services typically include individuals 55 and up.

Mrs. Bolus asked if transportation is provided. Ms. Dunn advised that transportation is available through a member organization as well as through the access a ride.

Mrs. Bolus asked what hours the services are provided. Ms. Dunn said typically nine (9) to five (5).

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.

- Authorizing the President of the New York City Health and Hospitals Corporation (the “Corporation” or “Licensor”) to execute a revocable license agreement with Atlantic Dialysis Management Services LLC (the “Licensee”) for use and occupancy of space to provide chronic dialysis services at Harlem Hospital Center, Kings County Hospital Center, Metropolitan Hospital Center, Lincoln Medical and Mental Health Center and North Central Bronx Hospital (the “Facilities”).

Lauren Johnston, Senior Assistant Vice President, Medical and Professional Affairs, read the resolution into the record. Ms. Johnston was joined by Frederick Covino, Assistant Vice President, Corporate Budget, and J. Ganesh Bhat, MD, and Nirmal K. Mattoo, MD, Atlantic Dialysis Management Services, LLC.

Ms. Johnston shared a power point presentation discussing dialysis services throughout the corporation. She advised that approximately \$24 million annually are lost in providing dialysis services, and added that there is not enough capacity, and patients are routinely referred to outside dialysis providers. She noted that aging equipment and infrastructure throughout acute and chronic dialysis units also presents issues with care.

Ms. Youssouf asked approximately how many patients are referred elsewhere. Ms. Johnston said that it varies from facility to facility, but Lincoln refers at least one patient a month, and at North Central Bronx Hospital some patients have waited especially long times for appropriate treatment options to become available, sometimes occupying beds as they wait.

Ms. Johnston advised that this agreement would be especially beneficial to reduce exposure to the cost of acute dialysis, the cost of care for patients who are uninsurable and to cover the cost of the attrition of staff. She noted that the vendor would increase capacity and provide more access to patients throughout the system. They would also be responsible for equipment costs and repairs, and there would be a modest revenue stream coming in the form of rent over the nine (9) year term, from just under \$380,000 the first year to approximately \$1,700,000 by year nine (9).

Ms. Johnston noted that Elmhurst Hospital Center has a similar agreement with the vendor and it has been a positive relationship.

Ms. Johnston explained that the vendor would be responsible for fit-out, equipping and maintenance of the units and would be replacing most equipment that is currently in place. She explained that rent is based on Fair Market Value (FMV) fees and ranges from \$40 per square foot to \$54 per square foot.

Josephine Bolus, RN, asked how old the unit at Kings County is. Mr. Martin advised that while the space itself had been renovated rather recently and was in good shape the chairs and equipment were in need of replacement. Ms. Youssouf asked whether Harlem Hospital Center had not built a dialysis unit as part of their modernization project. Ms. Johnston advised that a space had been built out but equipment was not purchased and that is something that the vendor would handle.

Ms. Johnston advised that FMV numbers take into account the location and efficiency of the space, and improvements that need to be made to the location, and that fair market value was used to ensure that all aspects of the Stark Laws were being followed. Ms. Youssouf asked for an explanation of the Stark Laws. Jeremy Berman, Deputy Counsel, Legal Affairs, advised that the Stark Laws pertain to the relationship between two healthcare service providers where goods and services are being exchanged. The law requires that all transactions between two such providers be at fair market value to avoid the possibility that one of the parties is paying above and beyond the norm for some sort of benefit, such as excessive referrals.

Mrs. Bolus asked how much oversight the Corporation would have over the outsourcing. Ms. Johnston said that the issue would be discussed further at the Medical and Professional Affairs committee meeting but advised that HHC and the Centers for Medicaid and Medicare Services (CMS) will be overseeing, as well as each individual facility and central office.

Ms. Youssouf asked whether the facilities being discussed already provided dialysis services. Ms. Johnston advised that Elmhurst has an active agreement with Atlantic Dialysis where a 24 chair unit is operated, and Bellevue has a unit managed by River Renal Services. Ms. Youssouf asked if the Bellevue agreement would be replaced by the proposed agreement with Atlantic Dialysis. Ms. Johnston said no, that agreement would continue through the end of its term.

Ms. Youssouf asked whether the facilities being covered under this new agreement are currently providing services. Ms. Johnston said the Lincoln has an eight (8) bed unit that is operating under capacity, there is no service at North Central Bronx Hospital, Harlem Hospital Center has a small 11 bed unit that is operating but would be replaced by the newer, built out, 24 bed location that would be outfitted by Atlantic Dialysis, Metropolitan has an 11 station unit, and Kings County has a great space that is operational but overextended.

Ms. Youssouf asked if the operations are simply being turned over to the vendor. Ms. Johnston said yes, the vendor will eventually pick-up the licenses that HHC drops and will manage all aspects of the services. Alan Aviles, President, noted that this agreement would increase capacity to perform dialysis treatment and services would be phased in over a three (3) year period while build-out and equipping took place.

Mrs. Bolus asked if there would be any gap in services between HHC turning over the licenses. Ms. Johnston said no.

Mrs. Bolus asked whether the vendor would be allowed to service non HHC patients. Ms. Johnston said technically yes but the units being turned over are already over capacity. Mrs. Bolus noted that HHC patients are frequently paying providers through Medicare and Medicaid, which may not be as financially beneficial as outside patients who would likely be using private healthcare to pay for services and she wants assurance that HHC patients receive priority. Mr. Aviles advised that the contract would include specific language regarding priority for HHC patients.

Ms. Youssouf asked how the staffing would be handled. Ms. Johnston said that once the license is relinquished to Atlantic Dialysis the staffing will be handled 100% by the vendor. Mrs. Bolus asked about salary differentials between HHC staff and Atlantic Dialysis staff. Ms. Johnston advised that no HHC staff would be working in the dialysis unit. All current dialysis unit staff would be moved elsewhere. She noted that this is the same methodology that was used at Elmhurst and Bellevue.

Ms. Youssouf asked about oversight. Ms. Johnston advised that there would be plenty of oversight to ensure the best care of the patients. Mr. Aviles added that a companion resolution to be presented at the Medical and Professional Affairs committee meeting would involve much more in detail discussion of the services to be provided. Ms. Youssouf asked that the discussion from that meeting be shared with the Capital Committee so that even though they are approving the real estate side of the agreement/relationship they are aware of all aspects.

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.

- Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Licensor") to execute a revocable license agreement with Eyes and Optics (the "Licensee") for use and occupancy of space to operate an optical dispensary at Gouverneur Healthcare Services (the "Facility").

Mendel Hagler, Executive Director, Gouverneur Healthcare Services, read the resolution into the record on behalf of Lynda Curtis, Senior Vice President, South Manhattan Health Network. Mr. Hagler was joined by Avi Vizel, Eyes and Optics.

Ms. Youssouf asked if this is a new agreement or a renewal. Mr. Hagler said that it is a renewal.

Mr. Vizel advised that he had operated the optical shop at Gouverneur Healthcare Services for the last four (4) years, fabricating glasses and selling contact lenses.

Ms. Youssouf asked if the space is maintained or if there is any renovation work to be completed. Mr. Hagler said prior renovations to the space were absorbed by the licensee and they will continue to occupy that same space.

Mrs. Bolus asked if the licensee would conduct screenings. Mr. Hagler said no. Mrs. Bolus asked if any work performed would go into a patient chart. Mr. Hagler said no, they are a completely separate entity.

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.

- Authorizing the a work order in the amount of \$2,600,000 to the Dormitory Authority of the State of New York (DASNY) to provide planning, pre-construction, architectural and engineering design services, construction management and project management services necessary for the design and installation of an automatic sprinkler system as required by the amendment of Federal regulation by the Centers for Medicare and Medicaid Services (CMS). This request increases the previous authorization level of \$25,501,000 to \$28,101,000.

Robert Hughes, Executive Director, Coler-Goldwater Specialty Hospital and Nursing Facility, read the resolution into the record on behalf of Lynda Curtis, Senior Vice President, South Manhattan Health Network. Mr. Hughes was joined by Michael Buchholz, Senior Associate Executive Director, Coler-Goldwater Specialty Hospital and Nursing Facility, and John Pasicznyk, Managing Director, Construction and Metro New York Operations, Dormitory Authority of the State of New York.

Mr. Hughes explained that this increase would provide for renovations to patient areas where the sprinkler installation project is taking place. He noted that in prior capital meetings it had been discussed that with such an extensive and invasive project going on, that performing additional work to the site would be beneficial, and so it was determined that some light renovations should indeed be completed. Mr. Hughes advised that three floors within the facility had already been slightly renovated after sprinkler installation, and this increase would allow for the remaining five (5) floors to be completed.

Ms. Youssouf asked what the light renovations would include. Mr. Hughes said painting all patient care units, replacement of ceiling tiles and grids, some floor tile replacement, and the possible replacement of nurse's stations.

Ms. Youssouf asked whether this work would be performed in the building being decommissioned. Mr. Pistone responded no.

Ms. Youssouf asked whether the requested increase would be adequate to complete the work being discussed. Mr. Hughes said yes.

Mrs. Bolus asked whether relocating nurse's stations had been discussed. Mr. Hughes explained that relocating the stations would require much more work and significant cost increase.

Mrs. Bolus expressed concern in not redesigning the layout if it would provide better service. Mr. Buchholz advised that nursing staff had been involved in the project design. He also advised that making any drastic changes could result in some of the newer codes for nursing homes being imposed and could complicate things. Mr. Hughes added that the time constraints with this project and the closing of the Goldwater facility are impacting what other work can be done. Mr. Aviles agreed that the tight timeframe for decanting Goldwater was very important and is tied to the sprinkler project.

Mrs. Bolus expressed concern in not bettering the site while the space would be vacant. Mr. Aviles noted that the capital budget is already stretched but said that estimates could be provided to show how much the additional work would likely cost. It was agreed that estimates would be presented to show the cost differential between simply replacing stations and relocating them all together.

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 work order.

- **Authorizing a work order in the amount of \$915,000 to the Dormitory Authority of the State of New York (DASNY) to provide planning, project management and construction services required to replace the existing aged boiler and boiler house serving both Coler and Goldwater Hospital. This increases the work order authorization level from \$2,943,325 to \$3,858,325.**

Robert Hughes, Executive Director, Coler-Goldwater Specialty Hospital and Nursing Facility, read the resolution into the record on behalf of Lynda Curtis, Senior Vice President, South Manhattan Health Network. Mr. Hughes was joined by Michael Buchholz, Senior Associate Executive Director, Coler-Goldwater Specialty Hospital and Nursing Facility, and John Pasicznyk, Managing Director, Construction and Metro New York Operations, Dormitory Authority of the State of New York.

Ms. Youssouf asked for background on the project. Mr. Hughes explained that since the Goldwater campus will be vacated in the near future the current boiler plant, which services both the Coler and Goldwater sites would be decommissioned and replaced by a unit that would service only the Coler facility. The requested increase in the work order threshold would be used to coordinate with Con Edison the

installation of new additional gas lines, high pressure steam lines, and also for asbestos testing and abatement.

Ms. Youssouf asked what type of gas or fuel would be used. Mr. Buchholz advised that the current boiler operates using number six (6) fuel oil, but the new unit would be a gas unit. Ms. Youssouf asked whether this was the best option or whether the unit should be both fuel and oil capable. Mr. Pasicznyk said that current studies show that single fuel units are more efficient.

Ms. Youssouf asked whether this work order would cover the decommissioning of the old boiler plant. Mr. Buchholz said that the decommissioning study is covered but not the actual decommissioning.

Mrs. Bolus asked where the new structure would be located. Mr. Buchholz said it would be located near the Coler facility. Mr. Pasicznyk added that some pre-construction work would be completed early on in the process so that when the time comes for final design and installation some of that work is already done, allowing the project to stay on the scheduled timeline.

Ms. Youssouf asked if this work order includes the actual cost of installing the boilers. Mr. Pasicznyk said no, that would be in the final construction work order. He noted that the total project budget listed on the work order was \$13.5 million and the current approval level is at \$4 million.

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 work order.

INFORMATION ITEMS

- **Project Status Reports**
North Bronx Health Network
South Manhattan Health Network
Southern Brooklyn/Staten Island Health Network
* Network contains project(s) that require a delay report

With no active construction projects in delay by six (6) months or more there were no reports provided.

There being no further business, on motion duly made and seconded the meeting was adjourned at 11:48 A.M. and an executive session was convened to consider matters pertaining to possible litigation. At 12:20 PM on motion duly made and seconded the executive session was concluded. At that time the meeting of the Committee was reconvened. There being no further business, on motion duly made and seconded, the meeting was declared adjourned.

LICENSE AGREEMENT

MEALS ON WHEELS

**SEA VIEW HOSPITAL
REHABILITATION CENTER AND HOME**

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Landlord") to execute a sublease agreement with Meals On Wheels of Staten Island, Inc. (the "Tenant" or "Meals On Wheels"), for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility").

WHEREAS, Meals On Wheels, a non-profit corporation based in Staten Island, has been delivering hot meals to the borough's frail and elderly since the 1970s; and

WHEREAS, the organization's kitchen currently located on Port Richmond Avenue has limited food preparation capabilities and is no longer able to meet the demand for its services as the meal recipient census grows; and

WHEREAS, locating a new kitchen on the Facility's campus will enable Meals On Wheels to continue to provide its meals to the Staten Island community, and the Facility will benefit from the revenue produced by the sublease; and

WHEREAS, a Public Hearing was held on January 18, 2012, in accordance with the requirements of the Corporation's Enabling Act, and, prior to lease execution, the proposed sublease is subject to the approval of the City Council and the Office of the Mayor.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Landlord") be and hereby is authorized to execute a sublease agreement with Meals On Wheels of Staten Island, Inc. (the "Tenant" or "Meals On Wheels"), for the development and operation of a facility housing kitchen, office, and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility").

The Tenant shall have use and occupancy of an approximately 65,340-square-foot parcel of land located on the northern portion of the Facility's campus ("the Demised Premises"). The Tenant shall develop and operate an approximately 22,400-square-foot facility on the Demised Premises. The balance of the parcel shall be developed for parking use. The initial term of the sublease shall be twenty-five (25) years. The sublease shall contain one 14-year renewal option and one 10-year option exclusive to the Tenant. The base rent for the initial term shall be \$94,740 per year.

The rent during the initial term shall be compounded annually. The rent shall be subject to each renewal option. The rent shall be subject to be escalated by three (3) percent per year re-appraisal prior to the commencement of

Page Two – Resolution
Meals On Wheels – Sea View

The Tenant shall be responsible for the design, construction, and operation of the residential facility. Design documents shall be subject to review and approval of the Landlord, such approval not to be unreasonably withheld. The tenant has estimated approximately \$4 million for the development of the planned 22,400 square-foot facility.

The Tenant shall be responsible for all interior and exterior structural and non-structural maintenance and repairs to the facility. The cost of all utilities shall be the Tenant's responsibility.

The Tenant shall indemnify and hold harmless the Corporation and the City of New York from any and all claims arising by virtue of its use of the Demised Premises, and shall also provide appropriate insurance naming each as additional insured parties.

EXECUTIVE SUMMARY

SUBLEASE AGREEMENT MEALS ON WHEELS OF STATEN ISLAND, INC. SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

OVERVIEW: The President seeks authorization from the Board of Directors of the Corporation to execute a sublease with Meals On Wheels of Staten Island, Inc. ("Meals On Wheels"), for the development and operation of a facility housing kitchen, office and storage functions on the campus of Sea View Hospital Rehabilitation Center and Home ("Sea View").

**PROGRAM/
NEED:**

Meals On Wheels of Staten Island, Inc., a non-profit corporation based in Staten Island, has been delivering hot meals to the borough's frail and elderly since the 1970s. Meals are currently prepared in the organization's kitchen located on Port Richmond Avenue and delivered using a combination of Meals On Wheels staff-driven vehicles and vehicles driven by volunteers. Over the past three years, the organization's meal recipient census has grown to nearly 800 people across the borough. The existing kitchen was forecasted to manage up to 550 meal recipients receiving two meals daily. As the elderly population on Staten Island continues to grow, Meals On Wheels acknowledges the need to expand its capabilities to meet the increasing demand for its services.

Meals On Wheels will build an approximately 22,400-square-foot building on Sea View's campus on an approximately 65,000-square-foot parcel of land that is currently vacant. The new facility will house a full capacity kitchen for food preparation and storage and administrative offices. The facility will also accommodate vehicular activity connected with loading prepared food on vehicles for delivery and the movement of trucks delivering food and other kitchen supplies. The Sea View campus location provides a central location from which the entire borough can be accessed.

A Public Hearing was held on January 18, 2012, in accordance with the requirements of the Corporation's Enabling Act, and, prior to lease execution the proposed sublease is subject to approval of the City Council and the Office of the Mayor.

TERMS: Meals On Wheels will have use and occupancy of an approximately 65,340-square-foot parcel of land located on the northern portion of the Facility's campus ("the Demised Premises"). Meals On Wheels will develop and operate an approximately 22,400-square-foot facility on the Demised Premises. The balance of the parcel shall be developed for parking use. The initial term of the sublease will be twenty-five (25) years.

Page Two – Executive Summary
Meals On Wheels – Sea View

The sublease will contain one 14-year renewal option and one 10-year option exclusive to Meals On Wheels. The base rent for the initial term will be \$94,740 per year.

The rent during the initial term will be escalated by three (3) percent per year compounded annually. The rent will be subject to re-appraisal prior to the commencement of each renewal option.

Meals On Wheels will be responsible for the design, construction, and operation of the residential facility. Design documents shall be subject to review and approval of the Landlord, such approval not to be unreasonably withheld. Meals On Wheels has estimated approximately \$4 million for the development of the planned 22,400 square-foot facility.

Meals On Wheels will be responsible for all interior and exterior structural and non-structural maintenance and repairs to the facility. The cost of all utilities will be Meals On Wheels' responsibility.

Meals On Wheels will indemnify and hold harmless the Corporation and the City of New York from any and all claims arising by virtue of its use of the Demised Premises, and will also provide appropriate insurance naming each as additional insured parties.

SUMMARY OF ECONOMIC TERMS

SITE:	Sea View Hospital Rehabilitation Center and Home 460 Brielle Avenue Borough of Staten Island Block 955, Lot 1
TENANT:	Meals On Wheels of Staten Island, Inc. 304 Port Richmond Avenue Staten Island, N.Y. 10302
PARCEL SIZE:	Approximately 65,340 square feet
TERM:	Twenty-five (25)-year initial term
RENEWAL OPTIONS:	One 14-year option, one 10-year option
RENT:	\$94,740 per year
ESCALATION:	3% per year compounded annually
APPRAISALS/ RESETS:	Prior to the commencement of each renewal option
UTILITIES:	The cost of all utilities shall be the tenant's responsibility.
MAINTENANCE:	The tenant shall responsible for all interior and exterior structural and non-structural maintenance and repairs to the facility.

LICENSE AGREEMENT

US DEPARTMENT OF JUSTICE

CONEY ISLAND HOSPITAL

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (“the Corporation” or “Licensor”) to execute a revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice (the “Licensee”) for its continued use and occupancy of space to house communications equipment at Coney Island Hospital (the “Facility”).

WHEREAS, in July 2007, the Board of Directors authorized the President to enter into a license agreement with the Licensee; and

WHEREAS, the Licensee has operated communications equipment on the Facility’s campus since September 2002, and desires to continue operating its system at the site; and

WHEREAS, the Facility continues to have adequate space to accommodate the Licensee’s communications equipment; and

WHEREAS, the communications equipment does not compromise Facility operations; and

WHEREAS, the Licensee’s communications system complies with applicable federal statutes governing the emission of radio frequency signals and therefore poses no health risk.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (“the Corporation” or “Licensor”) be and hereby is authorized to execute a revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice (the “Licensee”) for its continued use and occupancy of space to house communications equipment at Coney Island Hospital (the “Facility”).

The Licensee shall be granted the continued use and occupancy of approximately 150 square feet of space on the roof of the Main Building and in the 14th floor Mechanical Room (the “Licensed Space”) to house its communications equipment. The Licensee shall pay an occupancy fee of approximately \$8,021 per year, with annual increases of 3% per year.

The operation and maintenance of the equipment shall be the responsibility of the Licensee. The occupancy fee shall include the cost of electricity.

The Licensee shall be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising out of the use of the “Licensed Space” and shall provide appropriate insurance naming the Corporation and the City of New York as additional insured parties.

The license agreement shall be revocable by either party on ninety (90) days prior notice, and shall not exceed a term of five (5) years without further authorization by the Board of Directors of the New York City Health and Hospitals Corporation. The license agreement shall contain a five-year renewal option, which shall not be exercised without authorization by the Board of Directors.

EXECUTIVE SUMMARY

LICENSE AGREEMENT

FEDERAL BUREAU OF INVESTIGATION OF THE UNITED STATES DEPARTMENT OF JUSTICE

CONEY ISLAND HOSPITAL

The President seeks the authorization of the Board of Directors of the Corporation to execute a revocable license agreement with the Federal Bureau of Investigation of the United States Department of Justice ("FBI") for its continued use and occupancy of space to house communications equipment at Coney Island Hospital ("Coney Island").

In July 2007, the Board of Directors authorized the President to enter into a license agreement with the Licensee and the Licensee has operated communications equipment on the Facility's campus since September 2002, and desires to continue operating its system at the site.

At Coney Island, the FBI operates VHF-FM radio receiver equipment that enhances the overall performance of its communications systems. The FBI will continue to have use and occupancy of approximately 150 square feet of space on the roof of the Main Building and in the 14th floor Mechanical Room.

The FBI will pay an occupancy fee of \$8,021 per year, subject to annual increases of 3% per year. The FBI will be responsible for the operation and maintenance of the equipment. The license includes the cost of electricity.

The FBI will be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising out of the use of the licensed space and shall provide appropriate insurance naming the Corporation and the City of New York as additional insured parties.

The license agreement will be revocable by either party on ninety (90) days prior notice, and will not exceed a term of five (5) years without further authorization by the Board of Directors of the New York City Health and Hospitals Corporation. The license agreement will contain a five-year renewal option, which shall not be exercised without authorization by the Board of Directors.

ANTENNA AGREEMENTS

Facility	Licensee	Occupancy Fee (\$)	Price/Square Foot (\$)	Board Approval
Elmhurst	NYPD	waived	n/a	5/2012
Harlem	Con Edison	27,007	540	3/2012
Coler	T-Mobile	52,840	264	2/2012
Goldwater	T-Mobile	50,087	254	2/2012
Goldwater	Sprint-Nextel	54,170	339	TBD
Lincoln	Sprint-Spectrum	80,812	269	9/2011
Coler	Sprint-Nextel	31,200	125	6/2011
Sea View	U.S. Government	7,939	52	7/2010
NCB	NYPD	waived	n/a	10/2009
Coler-Goldwater	Metro PCS	90,360	226	6/2009
Harlem	Con Edison	23,996	480	3/2007
Coney Island	U.S. Government	6,919	46	7/2007

Explanation of Charges:

Government entities typically pay lower occupancy fees for the space their antenna equipment occupies. The fees paid by private firms are heavily influenced by the degree to which the equipment will enhance system coverage in the area. Carriers are willing to pay a higher rate for those antenna sites where the installation significantly improves signal coverage.

RENAMING

**“THE STANLEY M. LEVENSON, M.D.
BURN INTENSIVE CARE UNIT”**

JACOBI MEDICAL CENTER

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to name the Burn Intensive Care Unit on the second floor of Building 6 at Jacobi Medical Center (the "Facility") "The Stanley M. Levenson, M.D. Burn Intensive Care Unit".

WHEREAS, the Facility has requested that the Burn Intensive Care Unit on the second floor of Building 6 (the new inpatient building) be named in honor of Stanley M. Levenson, M.D., who, as the Founding Director of the Burn Intensive Care Unit at the Facility, provided leadership for almost a quarter of a century and who was a nationally recognized leader, educator, researcher and innovator in the care of burns and other wounds and in nutrition for wound healing; and

WHEREAS, Dr. Levenson, during his more than 35 year career at the Facility, used his expertise to develop the Burn Intensive Care Unit into a first-rate clinical center that successfully treated hundreds of burn victims and trained scores of physicians in the latest treatment protocols for the care of burns and other wounds; and

WHEREAS, the Facility, in conjunction with the naming of the Burn Intensive Care Unit and based on Dr. Levenson's work, will develop educational materials on burn and wound care that will be available for patients, their families and visitors; and

WHEREAS, Dr. Levenson's family and colleagues, in conjunction with the naming of the Burn Intensive Care Unit, have expressed an interest in raising funds for the support of the Unit and the Facility's educational efforts around burn and wound care; and

WHEREAS, the Facility has met the requirements for naming a portion of a facility as set forth in the Corporation's Operating Procedure 100-8 dated December 15, 2004 including that no person or persons on behalf of the Corporation or the Facility solicited a gift and that the naming is supported by the Facility's Community Advisory Board, the Medical Board, and the Executive Director; and

WHEREAS, the request has been submitted to the President advising of the intent to name the Burn Intensive Care Unit after Dr. Levenson.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation") be and is hereby authorized to name the Burn Intensive Care Unit on the second floor of Building 6 at Jacobi Medical Center (the "Facility") "The Stanley M. Levenson, M.D. Burn Intensive Care Unit".

The President of the Health and Hospitals Corporation is hereby authorized to notify all private parties and public agencies and organizations involved and interested in the affairs of such naming.

EXECUTIVE SUMMARY

THE STANLEY M. LEVENSON, M.D. BURN INTENSIVE CARE UNIT

JACOBI MEDICAL CENTER

The President of the New York City Health and Hospitals Corporation seeks authorization from the Board of Directors to name the Burn Intensive Care Unit (Burn ICU) on the 2nd floor of Building 6, the new inpatient building at Jacobi Medical Center (JMC) after Dr. Stanley M. Levenson who died in March 2012 after a career of almost 50 years as a clinician, researcher, educator and innovator in the treatment of burns and other wounds and in the role of nutrition in wound healing.

Dr. Levenson trained at Harvard Medical School (1937-41) and in 1942, as a Resident in the Burn Service and a Research Associate in Surgery at Boston City Hospital he found himself treating many of the victims of the horrific fire that destroyed the Coconut Grove nightclub and killed over 400 people. It was then that his lifelong dedication to improving the clinical care of burn victims and his continuing involvement in research into the role of nutrition in wound care began.

Dr. Levenson came to Jacobi in 1961 as an Attending Surgeon, Board certified in both Surgery and Nutrition. In 1971 he became the Director of Surgical Intensive Care – Burn Unit and, as the Founder of the Burn ICU provided leadership for almost a quarter of a century. He was active as a clinician, administrator, educator and researcher throughout his long career in varying positions in the Department of Surgery at JMC. His development of pioneering protocols for the treatment of burns and other wounds and his work on the role of nutrition in wound healing over this period earned him national recognition as an expert, brought countless numbers of young physicians to him for training and made the Burn ICU at Jacobi a unique center of excellence.

In conjunction with the naming of the Burn ICU for Dr. Levenson, Jacobi Medical Center will develop public health and other educational materials around the care of burns and other wounds for the use of patients, their families and other visitors to the Burn ICU. Dr. Levenson is so highly regarded by his colleagues and other physicians he has mentored and trained that it is anticipated that this permanent recognition of his renowned career will serve as an inspiration and attraction to future generations of physicians.

William P. Walsh
Senior Vice President

August 8, 2012

Alan D. Aviles
President
NYC Health and Hospitals Corporation
125 Worth Street, Room 514
New York, NY 10013

Dear Mr. Aviles,

I am writing to recommend and seek your support to name the Burn Unit within the Department of Surgery at Jacobi Medical Center: "The Stanley M. Levenson, M.D. Burn Intensive Care Unit."

Dr. Stanley Levenson, who passed away in March of 2012 at the age of 95, made a significant contribution to public health and to Jacobi Medical Center, where he established his professional career, his reputation as a clinician, scholar, educator and researcher, and where his spirit continues to be palpable. Dr. Levenson, an internationally recognized surgeon, was a visionary in modern burn care and the founder of Jacobi Medical Center's renowned Burn Service. He played a seminal role in the establishment of a strong burn and surgical intensive care service here, as a model for others, including our understanding of the role of nutrition in wound healing – the basis for our current treatment modalities.

I have communicated with our Medical and Community Advisory Boards to discuss this naming and received resounding and enthusiastic support from each of them.

We are grateful to have had Dr. Stanley Levenson make Jacobi Medical Center his professional home and for his longstanding association with Jacobi, and are cautiously optimistic that this naming will attract other support for our vision for the future. A significant part of physician engagement is recognition, and our physicians have reason to feel pride in the incredible clinical legacy of Dr. Levenson. In particular, this naming in tribute to such a worthy and well-respected individual will help to bolster our ability to attract and retain physicians of this high caliber and character.

Thank you in advance for your support of this request.

Sincerely,



William P. Walsh

cc: Antonio Martin

Victor Badner, DMD, MPH

President

Medical Executive Committee

1400 Pelham Parkway South

Building 1, Room 3NE1

Bronx, New York 10461

Tel. (718) 918-3418

Fax (718) 918-6147

Email: Victor.Badner@nbhn.net

August 3, 2012

William P. Walsh

Senior Vice President/Executive Director

Jacobi Medical Center

1400 Pelham Parkway South

Building 1, Room 1S9

Bronx, NY 10461

Dear Mr. Walsh:

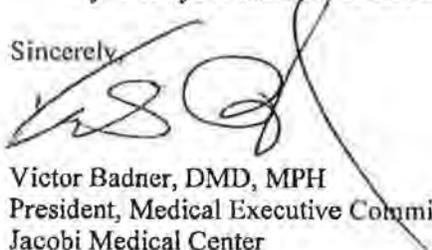
I am writing to inform you that at the Monday, July 23, 2012 meeting, the Medical Executive Committee of Jacobi Medical Center unanimously passed a resolution in support of the naming of the Burn Unit within the Department of Surgery as The Dr. Stanley M. Levenson Burn Unit.

My colleagues and I on the medical staff feel strongly that Dr. Levenson should be recognized for his extraordinary life work and his significant accomplishments. His contributions to burn research and clinical knowledge have made our Burn Center renowned in New York City and beyond. It is only fitting for the Jacobi Burn Unit to carry his name so that his memory will live on.

We would be truly honored if Dr. Levenson's name could be permanently attached to Jacobi and look forward to participating in future efforts related to the naming of the Jacobi Burn Unit.

Thank you for your attention to this matter.

Sincerely,



Victor Badner, DMD, MPH

President, Medical Executive Committee

Jacobi Medical Center

CAB

COMMUNITY ADVISORY BOARD OF
JACOBI MEDICAL CENTER

1400 Pelham Parkway South
Bronx, NY 10461
Sylvia Lask, Chairperson

August 6, 2012

William P. Walsh
Senior Vice President/Executive Director
Jacobi Medical Center
1400 Pelham Parkway South
Building 1, Room 1S9
Bronx, NY 10461

Dear Mr. Walsh:

On behalf of the Jacobi Community Advisory Board (CAB), I am pleased to inform you that the CAB supports the proposed naming of the Jacobi Medical Center Burn Unit in honor of Dr. Stanley M. Levenson. Notwithstanding the CAB's summer recess, a formal poll of all CAB members took place, the results of which fully supports this important endeavor.

We strongly believe Dr. Levenson should be recognized for his long and exemplary service to Jacobi Medical Center and its renowned Burn Unit, and for his significant contributions to the education and training of physicians and to the evolution of contemporary treatment and care of burn victims at Jacobi and beyond. It is important to our Board to know that the physicians who have helped create outstanding programs are acknowledged.

The Community Advisory Board is committed to enriching, enhancing and improving the quality of health care available for all consumers regardless of ability to pay. Consistent with our mission, we believe the naming of the hospital's Burn Unit for Dr. Stanley M. Levenson will allow for the opportunity to further the prominence of this excellent, critical, and unique service.

Sincerely,



Sylvia Lask
Chairperson, Community Advisory Board
Jacobi Medical Center

REQUIREMENTS CONTRACT
RASHEL CONSTRUCTION CORPORATION
VARIOUS FACILITIES

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a requirements contract with Rashel Construction Corporation (the "Contractor") for a cumulative amount not-to-exceed \$5,000,000 to provide construction services for General Construction Work on an as-needed basis at various facilities throughout the Corporation.

WHEREAS, the facilities of the Corporation may require construction services for General Construction Work; and

WHEREAS, the Corporation has determined that the needs of the Networks for these services can be best met by utilizing outside firms, on an as-needed basis through a requirements contract; and

WHEREAS, the Corporation's Operating Procedure No. 100-5 requires approval by the Board of Directors of competitively bid contracts having a bid price greater than \$3,000,000; and

WHEREAS, bids were publicly opened on April 30, 2012 and the Corporation has determined that the Contractor is the lowest responsible bidder for this contract; 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.

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 contract with Rashel Construction Corporation (the "Contractor") to provide construction services for General Construction Work on an as-needed basis at various facilities throughout the Corporation. The contract shall be for a term of two (2) years, for a cumulative amount not to exceed \$5,000,000 for the services provided by this contractor.

**EXECUTIVE SUMMARY
REQUIREMENTS CONTRACT**

**RASHEL CONSTRUCTION CORPORATION
CONSTRUCTION SERVICES FOR GENERAL CONSTRUCTION WORK**

OVERVIEW: The Corporation seeks to execute a two (2)-year contract not to exceed \$5,000,000 for construction services to be performed on an as needed basis/on demand, at any of its facilities. This method of requirements contract establishes a pre-fixed pricing for materials comprised of thousands of items utilized within a typical renovation project. The successful lowest responsible bidder submits its proposal based upon acceptance of the pre-fixed materials pricing, and its unique submission of a labor multiplier to install the pre-fixed materials. This labor multiplier is referred to as a "factor". Thus, if a material to be installed is \$10 dollars, and the contractor's factor to install that material is 1.0, the cost for that material and labor is \$10 dollars, inclusive of overhead and profit. Under this format, the contractor is pre-qualified to perform work on an as needed/on demand basis for projects of varying size, and for any trade required to complete a project.

This format has been used in previous requirements HHC contracts, and continues to be used by the New York City School Construction Authority ("SCA"), the New York State Dormitory Authority ("DASNY"), the New York City Department of Design and Construction ("DDC"), the New York City Department of Environmental Protection ("DEP"), the United States Postal Service ("UPS"), and others. The program methodology was developed by the Department of Defense and has been in existence for more than twenty years.

NEED: Facilities sometimes require construction services that fluctuate in frequency, vary in size and urgency, which cannot be timely and cost effectively be completed through a dedicated design, bid and award process.

TERMS: The construction services will be provided via a work order system within a two year period not to exceed \$5 million.

FINANCING: Requirements contracts provide a pre-qualified approved mechanism for Networks to access construction services. Networks establish the appropriate funding source such as capital funds from bond proceeds, expense (OTPS), or other funding sources, such as grants.

SCHEDULE: Upon contract execution, this contract shall be in effect for a two (2) year period or until the funds have been exhausted, whichever comes first.

**CONTRACT FACT SHEET
REQUIREMENTS CONTRACT**

**RASHEL CONSTRUCTION CORPORATION
CONSTRUCTION SERVICES FOR GENERAL CONSTRUCTION WORK**

CONTRACT SCOPE: Construction Services for General Construction Work

CONTRACT DURATION: 2 Years

ADVERTISING PERIOD: March 29, 2012 to April 24, 2012

BID DOCUMENTS ISSUED: Thirty-Two (32) Prime Contractors

BIDS RECEIVED: Nineteen (19) Prime Contractors

**LOWEST THREE (3)
CONTRACTOR MULTIPLIERS:**

Rashel Construction Corp.	0.6775
Gridspan Corporation	0.7389
Atlas Restoration	0.7600

**LOWEST RESPONSIVE/
RESPONSIBLE BIDDER:** Rashel Construction Corp.
524 Mc Donald Avenue
Brooklyn, NY 11218

**CONTRACTOR'S SIMILAR
EXPERIENCE:** NYC Dept. of Homeless Services
Building Upgrade – Rose Mc Carthy Shelter
Completed: 2010
Amount: \$ 1,126,637

Completed: 2011
Amount: \$1,500,000
NYC Dept. of Homeless Services
General Construction – Various Locations
Citywide

Work
Amount: \$3,000,000
NYC Health & Hospitals Corporation
General Construction Requirements Contract for GC
at Various Locations
Completed 2012

CONTRACT AMOUNT: \$5,000,000

VENDEX/EEO APPROVAL: Approved

Office of Legal Affairs

MEMORANDUM

To: Clifton S. McLaughlin
Office of Facilities Development

From: Karen Rosen 
Assistant Director

Date: July 9, 2012

Subject: VENDEX Approval

For your information, on July 9, 2012 approval was granted by the Office of Legal Affairs for the following company:

Rashel Construction corp

cc: Norman M. Dion, Esq.

Manasses C. Williams
Assistant Vice President
Affirmative Action/EEO

manasses.williams@nychhc.org

TO: Clifton S. Mc Laughlin
Sr. Management Consultant
Office of Facilities Development

FROM: Manasses Williams

DATE: August 16, 2012

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

The proposed contractor/consultant, Rashel Construction Corp., has submitted to the Affirmative Action Office a completed Contract Compliance Questionnaire and the appropriate EEO documents.

This company is a:

Minority Business Enterprise Woman Business Enterprise Non-M/WBE

Project Location (s): HHC – Corporate Wide

Project Number: 11-IQGC-3

Provide: Indefinite Quantity Construction Services

Submitted by: Office of Facilities Development

EEO STATUS:

1. Approved
2. Approved with follow-up review and monitoring
3. Not Approved
4. Subject to EEO Committee Review

COMMENTS:

MCW:moe

c:

REQUIREMENTS CONTRACT
VOLMAR CONSTRUCTION, INC.
VARIOUS FACILITIES

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a requirements contract with Volmar Construction, Inc. (the "Contractor") for a cumulative amount not to exceed \$3,000,000 to provide construction services for Heating Ventilation and Air Conditioning (HVAC) work on an as-needed basis at various facilities throughout the Corporation.

WHEREAS, the facilities of the Corporation may require construction services for General Construction Work; and

WHEREAS, the Corporation has determined that the needs of the Networks for these services can be best met by utilizing outside firms, on an as-needed basis through a requirements contract; and

WHEREAS, the Corporation's Operating Procedure No. 100-5 requires approval by the Board of Directors of competitively bid contracts having a bid price of \$3,000,000 or more; and

WHEREAS, bids were publicly opened on June 6, 2012 and the Corporation has determined that the Contractor is the lowest responsible bidder for this contract; 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.

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 contract with Volmar Construction, Inc. (the "Contractor") to provide construction services for Heating Ventilation and Air Conditioning (HVAC) work on an as-needed basis at various facilities throughout the Corporation. The contract shall be for a term of two (2) years, for a cumulative amount not to exceed \$3,000,000 for the services provided by this contractor.

**EXECUTIVE SUMMARY
REQUIREMENTS CONTRACT**

**VOLMAR CONSTRUCTION, INC.
CONSTRUCTION SERVICES FOR HVAC WORK**

OVERVIEW: The Corporation seeks to execute a two (2)-year contract not to exceed \$3,000,000 for construction services to be performed on an as needed basis/on demand, at any of its facilities. The method of requirements contract establishes a pre-fixed pricing for materials comprised of thousands of items utilized within a typical renovation project. The successful lowest responsible bidder submits its proposal based upon acceptance of the pre-fixed materials pricing, and its unique submission of a labor multiplier to install the pre-fixed materials. This labor multiplier is referred to as a "factor". Thus, if a material to be installed is \$10 dollars, and the contractor's factor to install that material is 1.0, the cost for that material and labor is \$10 dollars, inclusive of overhead and profit. Under this format, the contractor is pre-qualified to perform work on an as needed/on demand basis for projects of varying size, and for any trade required to complete a project.

This format has been used in previous requirements HHC contracts, and continues to be used by the New York City School Construction Authority ("SCA"), the New York State Dormitory Authority ("DASNY"), the New York City Department of Design and Construction ("DDC"), the New York City Department of Environmental Protection ("DEP"), the United States Postal Service ("UPS"), and others. The program methodology was developed by the Department of Defense and has been in existence for more than twenty years.

NEED: Facilities sometimes require construction services that fluctuate in frequency, vary in size and urgency, which cannot be timely and cost effectively be completed through a dedicated design, bid and award process.

TERMS: The construction services will be provided via a work order system within a two-year period not to exceed \$3 million.

FINANCING: Requirements contracts provide a pre-qualified approved mechanism for Networks to access construction services. Networks establish the appropriate funding source such as capital funds from bond proceeds, expense (OTPS), or other funding sources, such as grants.

SCHEDULE: Upon contract execution, this contract shall be in effect for a two (2) year period or until the funds have been exhausted, whichever comes first.

**CONTRACT FACT SHEET
REQUIREMENTS CONTRACT**

**VOLMAR CONSTRUCTION, INC.
CONSTRUCTION SERVICES FOR HVAC WORK**

CONTRACT SCOPE: Construction Services for HVAC Work

CONTRACT DURATION: 2 Years

ADVERTISING PERIOD: May 11, 2012 to May 25, 2012

BID DOCUMENTS ISSUED: Fourteen (14) Prime Contractors

BIDS RECEIVED: Nine (9) bids received. One firm was allowed to withdraw due to a bid mistake*.

**LOWEST THREE (3)
CONTRACTOR MULTIPLIERS:**

Equator Heating & Cooling, Inc.*	0.2875
Volmar Construction, Inc.	0.8421
Geomatrix Services, Inc.	0.8496

LOWEST RESPONSIVE AND RESPONSIBLE BIDDER: Volmar Construction, Inc.
4400 2nd Avenue
Brooklyn, NY 11232

CONTRACTOR'S SIMILAR EXPERIENCE Dormitory Authority of the State of NY
JOB Order Contract –General Construction Work
Various Locations in the NYC Area
Completed: 2019
Amount: \$ 6,665,195

Completed: 2009
Amount: \$11,816,0870
NYC Dept. of Environmental Protection Services
Job Order Contract - General Construction Work
Various Facilities in Brooklyn, Queens, Bronx and Manhattan

Indefinite
Amount: \$3,000,000
New York City Health & Hospitals Corporation
Quantity Construction Contract
Various Locations in Brooklyn, Queens and Staten Island
Estimated Time for Completion: February 2013

CONTRACT AMOUNT: \$3,000,000

VENDEX/EEO APPROVAL: Approved

Office of Legal Affairs

MEMORANDUM

To: Clifton S. McLaughlin
Office of Facilities Development

From: Karen Rosen 
Assistant Director

Date: August 23, 2012

Subject: VENDEX Approval

For your information, on August 23, 2012 approval was granted by the Office of Legal Affairs for the following company:

Volmar Construction, Inc.

cc: Norman M. Dion, Esq.

Manasses C. Williams
Assistant Vice President
Affirmative Action/EEO

manasses.williams@nychhc.org

TO: Clifton S. McLaughlin
Sr. Management Consultant
Contract Services

FROM: Manasses C. Williams 

DATE: August 20, 2012

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

The proposed contractor/consultant, **Volmar Construction, Inc.**, has submitted to the Affirmative Action Office a completed Contract Compliance Questionnaire and the appropriate EEO documents.

This company is a:

Minority Business Enterprise Woman Business Enterprise Non-M/WBE

Project Location(s): HHC-Corporate Wide

Contract Number: _____ Project: Construction Work

Submitted by: Office Facilities Development Contracts Services

EEO STATUS:

1. Approved
2. Approved with follow-up review and monitoring
3. Not approved

COMMENTS:

MCW:pat

c:

REQUIREMENTS CONTRACT

ATLAS RESTORATION CORPORATION

VARIOUS FACILITIES

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a requirements contract with Atlas Restoration Corporation (the "Contractor") in the amount of \$5,000,000 to provide construction services for General Construction Work on an as-needed basis at various facilities throughout the Corporation.

WHEREAS, the facilities of the Corporation may require construction services for General Construction Work; and

WHEREAS, the Corporation has determined that the needs of the Networks for these services can be best met by utilizing outside firms, on an as-needed basis through a requirements contract; and

WHEREAS, the Corporation's Operating Procedure No. 100-5 requires approval by the Board of Directors of competitively bid contracts having a bid price greater than \$3,000,000; and

WHEREAS, bids were publicly opened on May 1, 2012 and the Corporation has determined that the Contractor is the lowest responsible bidder for this contract; 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.

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 contract with Atlas Restoration Corporation (the "Contractor") to provide construction services for General Construction Work on an as-needed basis at various facilities throughout the Corporation. The contract shall be for a term of two (2) years, for a cumulative amount not to exceed \$5,000,000 for the services provided by this contractor.

EXECUTIVE SUMMARY

REQUIREMENTS CONTRACT ATLAS RESTORATION CORPORATION

CONSTRUCTION SERVICES FOR GENERAL CONSTRUCTION WORK

OVERVIEW: The Corporation seeks to execute a two (2)-year contract not to exceed \$5,000,000 for construction services to be performed on an as needed basis/on demand, at any of its facilities. The method of requirements contract establishes a pre-fixed pricing for materials comprised of thousands of items utilized within a typical renovation project. The successful lowest responsible bidder submits its proposal based upon acceptance of the pre-fixed materials pricing, and its unique submission of a labor multiplier to install the pre-fixed materials. This labor multiplier is referred to as a "factor". Thus, if a material to be installed is \$10 dollars, and the contractor's factor to install that material is 1.0, the cost for that material and labor is \$10 dollars, inclusive of overhead and profit. Under this format, the contractor is pre-qualified to perform work on an as needed/on demand basis for projects of varying size, and for any trade required to complete a project.

This format has been used in previous requirements HHC contracts, and continues to be used by the New York City School Construction Authority ("SCA"), the New York State Dormitory Authority ("DASNY"), the New York City Department of Design and Construction ("DDC"), the New York City Department of Environmental Protection ("DEP"), the United States Postal Service ("UPS"), and others. The program methodology was developed by the Department of Defense and has been in existence for more than twenty years.

NEED: Facilities sometimes require construction services that fluctuate in frequency, vary in size and urgency, which cannot be timely and cost effectively be completed through a dedicated design, bid and award process.

TERMS: The construction services will be provided via a work order system within a two-year period not to exceed \$5 million.

FINANCING: Requirements contracts provide a pre-qualified mechanism for Networks to access construction services. Networks establish the appropriate funding source such as capital funds from bond proceeds, expense (OTPS), or other funding sources, such as grants.

SCHEDULE: Upon contract execution, this contract shall be in effect for a two (2) year period or until the funds have been exhausted, whichever comes first.

**CONTRACT FACT SHEET
REQUIREMENTS CONTRACT**

**ATLAS RESTORATION CORPORATION
CONSTRUCTION SERVICES FOR GENERAL CONSTRUCTION WORK**

CONTRACT SCOPE: Construction Services for General Construction Work

CONTRACT DURATION: Two (2) Years

ADVERTISING PERIOD: March 29, 2012 to April 24, 2012

BID DOCUMENTS ISSUED: Thirty-Two (32) Prime Contractors

BIDS RECEIVED: Sixteen (16) Bids Received*

**LOWEST THREE (3)
CONTRACTOR MULTIPLIERS:**

Raschel Construction Corp.*	0.6994
Atlas Restoration Corp.	0.7150
Gridspan Corporation	0.7389

*Raschel Construction Corp. submitted the lowest bid price on both IQCC GC-1 and IQCC GC-2. The Corporation has determined that it would not be advisable to award two (2) contracts of this magnitude to the same bidder because one firm may encounter difficulty handling the volume of work required for two (2) contracts. A separate Resolution requesting authorization to execute a contract with Raschel Construction for IQCC GC-1 will be submitted to the Board.

**LOWEST RESPONSIVE/
RESPONSIBLE BIDDER:** Atlas Restoration Corp.
35-11 9th Street
Long Island City, NY 11106

**CONTACTOR'S SIMILAR
EXPERIENCE:** Riverbay Corp. – Co-Op City
Interior Renovations
Completed: 2010
Amount: \$ 10,200,000

Interior
Completed: Argo Management Corp. - 50 West 17th Street, NYC
Renovations/Masonry Restoration
2008
Amount: \$2,500,000

Interior
Completed: 220 Central Park Tower Associates LLC
Renovations
220 Central Park South Towers
2007
Amount: \$2,882,000

Page Two – Contract Fact Sheet
Atlas Restoration Corporation

NYC

Health & Hospitals Corporation
General Construction Requirements Contract for GC
at Various Locations
To be Completed: 2013

Work

CONTRACT AMOUNT: \$5,000,000

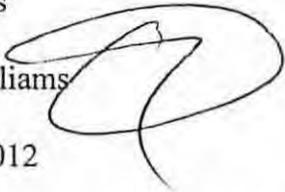
VENDEX APPROVAL: Pending

EEO APPROVAL: Pending



Manasses C. Williams
Assistant Vice President
Affirmative Action/EEO

TO: Clifton S. McLaughlin
Sr. Management Consultant
Contract Services

FROM: Manasses C. Williams 

DATE: September 10, 2012

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

The proposed contractor/consultant, **Atlas Restoration Corp.**, has submitted to the Affirmative Action Office a completed Contract Compliance Questionnaire and the appropriate EEO documents.

This company is a:

Minority Business Enterprise Woman Business Enterprise Non-M/WBE

Project Location(s): HHC-Corporate Wide

Contract Number: _____ Project: Indefinite Quantity Construction

Submitted by: Office Facilities Development Contracts Services

EEO STATUS:

1. Approved
2. Approved with follow-up review and monitoring
3. Not approved

COMMENTS:

MCW:pat

c:

LICENSE AGREEMENT

T-MOBILE NORTHEAST, LLC

**COLER-GOLDWATER SPECIALTY HOSPITAL
AND NURSING FACILITY**

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable license agreement with T-Mobile Northeast, LLC, (the "Licensee"), for its use and occupancy of space for the operation of a cellular communications system at Coler-Goldwater Specialty Hospital & Nursing Facility, Coler Campus (the "Facility").

WHEREAS, the Board of Directors approved a resolution on February 29, 2012 to authorize a license agreement with the Licensee for its use and occupancy of space at the Facility for the operation of cellular communications equipment; and

WHEREAS, as a result of a staff clerical error, the resolution provided for payment of an occupancy fee of \$52,840 per year, effective November 1, 2013; and

WHEREAS, the rate that was to have been stated was \$50,807 per year; and

WHEREAS, the Board of Directors desires to adopt an amended resolution to correct the error.

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 revocable license agreement with T-Mobile Northeast, LLC, (the "Licensee"), for its use and occupancy of space for the operation of a cellular communications system at Coler-Goldwater Specialty Hospital & Nursing Facility (the "Facility") for the purposes and on the terms approved by the Board of Directors on February 29, 2012 provided that the annual occupancy fee shall be \$50,807 rather than \$52,840 as originally authorized and be it further resolved that the resolution approved on February 29, 2012 is otherwise ratified and confirmed.

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable license agreement with T-Mobile Northeast, LLC, (the "Licensee"), for use and occupancy of space for the operation of a cellular communications system at Coler-Goldwater Specialty Hospital & Nursing Facility, Coler Campus (the "Facility").

WHEREAS, in July 2007 the Board of Directors of the Corporation authorized the President to execute a license agreement with the Licensee which by its terms expires on October 31, 2012; and

WHEREAS, the Licensee desires to continue to operate a cellular communications system at the Facility, and the Facility has space suitable for the Licensee's needs; and

WHEREAS, the Licensee's use of the rooftop space will not compromise Facility operations; and

WHEREAS, the Licensee's cellular communications system complies with applicable federal statutes governing the emission of radio frequency signals and therefore poses no health risk.

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 revocable license agreement with T-Mobile Northeast, LLC, (the "Licensee"), for use and occupancy of space for the operation of a cellular communications system at Coler-Goldwater Specialty Hospital & Nursing Facility (the "Facility").

The Licensee shall be granted the use and occupancy of approximately 200 square feet of space on the roof of the "A-C" Building on the Facility's Coler campus (the "Licensed Space") for the operation of a cellular communications base station and related antenna equipment and accessories. The Licensee shall be responsible for paying for electrical and telephone services.

The Licensee shall pay an annual occupancy fee of \$52,840 per year, with an annual increase of 4% on the anniversary of the commencement date, for its use and occupancy of the Licensed Space.

The Licensee shall 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 Licensed Space, and shall provide appropriate insurance naming the Corporation and the City of New York as additional insureds.

The license agreement shall be revocable by either party on sixty (60) days prior notice. The term of this agreement shall not exceed five years without further authorization by the Board of Directors of the Corporation.

EXECUTIVE SUMMARY

LICENSE AGREEMENT T-MOBILE NORTHEAST, LLC.

COLER-GOLDWATER SPECIALTY HOSPITAL AND NURSING FACILITY

The President seeks the authorization of the Board of Directors to execute a revocable license agreement with T-Mobile Northeast, LLC ("T-Mobile"), for use and occupancy of space to operate a cellular communications system at Coler-Goldwater Specialty Hospital & Nursing Facility ("Coler-Goldwater").

T-Mobile will operate a base station, antennae and related equipment at Coler-Goldwater. The roof of the "A-C" Building on the Coler campus offers system performance advantages to T-Mobile, and the operation of the system does not interfere with the facility's telecommunications systems. The system complies with applicable federal statutes governing radio frequency emissions, and, therefore, poses no health risk.

T-Mobile will have use and occupancy of approximately 200 square feet of space on the roof of the "A-C" Building on the Coler campus. T-Mobile will pay an annual occupancy fee of \$52,840 per year, with an annual increase of 4% on the anniversary of the commencement date, for use and occupancy of the licensed space and will also be responsible for paying for electrical and telephone services.

T-Mobile 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 licensed space, and shall provide appropriate insurance naming the Corporation and the City of New York as additional insureds.

The license agreement shall be revocable by either party on sixty (60) days prior notice. The term of this agreement shall not exceed five years without further authorization by the Board of Directors of the Corporation.

Office of Legal Affairs

MEMORANDUM

To: Christopher Roberson
Bellevue Hospital Center

From: Karen Rosen 
Assistant Director

Date: August 23, 2012

Subject: VENDEX Approval

For your information, on August 23, 2012 VENDEX approval was granted by the Office of Legal Affairs for the following company:

T-Mobile Northeast, LLC.

cc: Norman M. Dion, Esq.

**ACTIVE PROJECT
SCOPE/BUDGET APPROVAL**

MAJOR MODERNIZATION

GOUVERNEUR HEALTHCARE SERVICES

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to modify the scope and budget for the Major Modernization project at Gouverneur Healthcare Services (the "Facility") to add an additional \$38.2 million, raising the total project budget to \$247.479 million.

WHEREAS, the Major Modernization project at Gouverneur Healthcare Services was first authorized by Capital Committee approval of a Work Order for the Dormitory Authority of New York ("DASNY") on January 13, 2005; and

WHEREAS, subsequent DASNY Work Orders for the project were presented to Capital Committee on 2/9/2006, 9/10/2007, 4/10/2008, 6/12/2008, 2/12/2009, 6/11/2009, 10/23/2009, 3/11/2010, and 6/2/2011 which together authorized the total expenditure on the project of \$207.1million; and

WHEREAS, scope changes and other revisions to the project budget have been proposed to address field conditions, changes in regulatory requirements, code violation corrections, and design enhancement; and

WHEREAS, the additional work proposed to be performed will require addition to the project budget of \$38.2 Million; and

WHEREAS, funding of \$1.3 million was reallocated from other available current capital project balances, and \$0.5 million from fiscal year 2013 Section 254 appropriations was added to the project's capital plan via the fiscal year 2013 September Plan submission; and

WHEREAS, funding in the amount of \$207.1 million was appropriated in the Corporation's City Capital Commitment Plan and an additional request of \$36.4million has been made via the Fiscal Year 2013 September Plan submission; and

WHEREAS, the recent revision to Operating Procedure 100-5 requires construction project budgets of \$3 million or more to receive Board of Directors approval;

WHEREAS, the proposed modification of the project budget exceeds \$3 Million; and

WHEREAS, past practice has been to submit construction work orders for construction projects managed by DASNY or EDC through the Capital Committee and not to submit construction projects to the full Board of Directors at all; and

WHEREAS, it would be redundant to seek secure approval by the Board of Directors of this resolution and to also seek the Capital Committee's approval of work orders for the proposed additional work and cost.

NOW THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation, be and he hereby is authorized to modify the scope and funding for the Major Modernization project at Gouverneur Healthcare Services in accordance with the budget attached at an additional cost of \$38 million, raising the total project budget to \$247.479 million; and

RESOLVED, this Resolution shall stand in lieu of an approval by the Capital Committee of any work order for the expenditure approved by this Resolution.

EXECUTIVE SUMMARY

PROJECT APPROVAL MAJOR MODERNIZATION

GOUVERNEUR HEALTHCARE SERVICES

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to modify the scope and project funding for the Major Modernization of Gouverneur Healthcare Services (the "Facility") by an additional \$38.2 million, raising the total project budget to \$247.479 million.

The Major Modernization project at Gouverneur Healthcare Services was originally authorized by the Capital Committee's approval of a work order for the Dormitory Authority of New York ("DASNY") on January 13, 2005. The Capital Committee approved subsequent DASNY Work Orders for the project in February 2006, September 2007, April 2008, June 2008, February 2009, June 2009, October 2009, March 2010, and June 2011.

The expanded scope of the Modernization project will address field conditions in the existing structure, changes in regulatory requirements not in force at the time of the initial design, and correct existing code violations not incorporated in the project as part of the initial design. The New York City Department of Buildings will not issue a Certificate of Occupancy unless code deficiencies are corrected. The additional funding will also provide for programmatic design modifications. The attached itemized list summarizes the required changes that increase the total project budget to \$247.479 million.

NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE

DORMITORY AUTHORITY
WORK ORDER APPROVAL

Date: September 13, 2012

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Major Modernization Project

Scope:

This authorization further provides funding for planning, pre-construction, architectural and engineering design services, construction, construction management and project management services necessary to complete the interior fit-out, infrastructure core and exterior enclosure for the modernization of Gouverneur Healthcare Services. This work order will permit the award of work to bring parts of the existing building to current codes, added scope items, change orders, and the procurement of the remaining phases of furniture, fixtures and equipment.

Estimate of Cost:

	<i>Previously Approved</i>	<i>Proposed</i>	<i>Budget</i>
<i>Construction</i>	\$152,680,000	\$30,678,000	\$184,358,000
<i>Design</i>	12,563,000	4,918,000	17,481,000
<i>Construction Consultants</i>	9,908,000	5,312,000	15,220,000
<i>Planning and Other Fees</i>	2,621,000	1,351,000	3,972,000
<i>Furniture & Equipment</i>	9,422,000	3,586,000	13,008,000
<i>DASNY Fee</i>	7,333,000	1,028,000	8,361,000
<i>Prior Contingency</i>	14,752,000	(14,752,000)	0
<i>New Contingency</i>	0	5,000,000	5,000,000
<i>DASNY Total</i>	\$209,279,000	\$38,121,000	\$247,400,000
 <i>Additional CON Processing Fee</i>			\$949,000
<i>Planning Fees</i>			75,000
<i>Value Engineering Services</i>			666,000
<i>Total</i>	\$0	\$0	\$1,690,000
<i>Grand Total</i>	\$209,279,000	\$38,121,000	\$249,090,000

Funding:

<i>HHC tax-exempt bonds</i>	\$3,400,000	\$0	\$3,400,000
<i>Donations</i>	100,000	0	100,000
<i>Grant Funds</i>	2,050,000	0	2,050,000
<i>NYC General Obligation Bonds</i>	203,729,000	1,800,000	205,529,000
<i>NYC G.O. Bonds (Pending)</i>	0	36,400,000	36,400,000
<i>Total</i>	\$209,279,000	\$38,200,000	\$247,479,000

End Date: March 2014

CON: Full Review

Filed: October 30, 2007

Approval: Approved October 2, 2008

Gouverneur Budget Analysis 9/4/12 - Financial PSR

Category	Contract	Original Encumbrance	Executed Changes	Current Encumbrance	Anticipated Changes	Projected Total Cost	
Design	RMJM Design phase	6,072,948	3,557,143	9,630,091	0	9,630,091	
	RMJM Construction phase	923,160	992,105	1,915,265	2,917,916	4,833,181	
	HRCG Design Phase	617,934	1,218,340	1,836,274	0	1,836,274	
	Elevators	0	0	0	50,000	50,000	
	Other Design consultants	347,603	32,843	380,446	0	380,446	
	Design Contingency				750,971	750,971	
	Total Design	7,961,645	5,800,431	13,762,076	3,718,887	17,480,963	
Const Consultants	HRCG CM	9,852,731	0	9,852,731	5,367,576	15,220,307	
	Other	2,075,023	294,800	2,369,823	1,027,659	3,397,482	
	Total Const Consultants	11,927,754	294,800	12,222,554	6,395,235	18,617,789	
Construction	HRG General Conditions	2,000,000	8,619,454	10,619,454	1,900,000	12,519,454	
	Construction Contractors	128,695,059	20,217,763	148,912,822	17,643,420	166,556,242	
	Elevators	0	0	0	1,450,000	1,450,000	
	Wage Escalation/Gen Conditions				1,000,000	1,000,000	
	Construction Contingency				3,000,000	3,000,000	
	Total Construction	130,695,059	28,837,217	159,532,276	24,993,420	184,437,217	
Other Project Costs		136,468	412,168	548,636	25,079	573,715	
FF&E		6,175,994	0	6,175,994	6,831,927	13,007,921	
DASNY Labor		0	5,727,886	5,727,886	2,618,509	8,361,395	
New Contingency		0	0	0	5,000,000	5,000,000	
Total		156,896,920	41,072,502	197,969,422	49,583,057	247,479,000	
					Budget	209,279,000	
						(38,200,000)	Projected Shortfall

Per DASNY PSR run date 9/4/12 current through 9/3/12
 Executed and Anticipated Change Order categorization is per DASNY systems

Current Funding	Major	204,420,000
	Soil	2,680,000
	Med Gas	100,000
	IT/Cooling	1,779,000
	Kitchen	300,000
		209,279,000

Assumes No Claims

Project Narrative

Gouverneur Hospital Major Modernization

Work Order #1 was issued in January 2005 for \$2m to provide design phase services for the Gouverneur Major Modernization Project (the Project). Work Order #2 was issued for \$10.1m in February 2006, also for design phase services, which provided funding to procure architectural schematic design phase services for the Project. The selection process conducted by the Dormitory Authority - State of New York (DASNY), with participation and approval of HHC, yielded Hillier Architects as the design professional. Hunter Roberts Construction Group (HRCG), was selected as the construction manager. Schematic design was completed by Hillier, and in January 2007, HHC approved the design. At that time, the project budget was established at \$159m and approved by HHC. DASNY was to manage the project with the exception of four floors of rehabilitation work in the existing facility, which was to be managed by HHC. The approved budget did not include the four floors to be managed by HHC, or consideration for furnishings, fixtures and equipment (FF&E). Funding for the project was (Work Order #3) was \$38.5m.

Construction documents were produced, and the first construction contract for soil remediation was awarded in June 2008. Foundations and structural steel were awarded following an 'early start' CON approval by DOH. HHC transferred responsibility of the four floors they were to manage to DASNY, and in October 2008 the Project budget was formally increased in writing to \$182m, which included the original project scope plus the added four floors. Mechanical, plumbing, electrical and general construction fit out awards followed, after the CON approvals by DOH for D&TC and SNF, with the final major package ("GHS 11", representing the interior fit-out) awarded in January 2010. This approved budget did not include consideration for FF&E.

Funding for the project for Work Order #4 was raised to \$60m. Subsequent Work Orders increased the Project's funding to \$179.4m (Work Order #7), and with the inclusion of the Soil Remediation funding totaled \$182 m.

The Project's initial phase included the new construction component (ambulatory care center) and rehabilitation of the 13th floor of the existing facility, dedicated in September 2011.

Subsequent phasing for the rehabilitation of floors 2 through 11 followed with additional Work Orders #8 and #9 issued to incorporate FF&E, project program changes and bid overage, bringing the Project funding to \$207.2m by June 2011, with a scheduled Project completion date of April 2013.

A combination of field conditions, program changes involving code required and infrastructure, design omissions, and the associated coordination of which had a negative impact on the Project's schedule and associated budget. By October 2011, this combination of events led to the extension of the Project schedule from April 2013 to September 2013. By July 2012, these same factors continued to impact the schedule, with the projected substantial completion date of March 2014.

DASNY WORK ORDERS - GOUVERNEUR MAJOR MODERNIZATION

	WO # 1	WO # 2	WO # 3	WO # 4	WO # 5	WO # 6	WO # 7	WO # 8	WO # 9
Date	1/13/2005	2/9/2006	9/10/2007	6/12/2008	2/12/2009	6/11/2009	10/15/2009	3/11/2010	6/2/2011
Proposed									
Construction	\$0	\$997,000	\$15,997,000	\$34,933,000	\$71,317,000	\$124,813,000	\$133,342,000	\$140,842,000	\$148,531,605
design	\$1,500,000	\$7,712,000	\$10,272,000	\$10,272,000	\$10,482,000	\$11,999,000	\$12,277,000	\$12,277,000	\$12,277,000
CM	\$30,000	\$425,000	\$8,925,000	\$8,825,000	\$9,853,000	\$9,853,000	\$9,853,000	\$9,853,000	\$9,853,000
other	\$120,000	\$135,000	\$135,000	\$335,000	\$1,945,000	\$2,450,000	\$2,551,000	\$2,551,000	\$2,551,000
Movable Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,422,000	\$9,422,000
DASNY Fee	\$168,000	\$390,000	\$1,390,000	\$3,616,000	\$2,436,000	\$6,900,000	\$6,900,000	\$6,900,000	\$7,288,395
Contingency	\$182,000	\$464,000	\$1,732,000	\$2,645,000	\$5,731,000	\$12,485,000	\$14,497,000	\$14,497,000	\$14,497,000
	\$2,000,000	\$10,123,000	\$38,451,000	\$60,626,000	\$101,764,000	\$168,500,000	\$179,420,000	\$196,342,000	\$204,420,000
Budget									
Construction	\$0	\$0	\$0	\$0	\$0	\$133,342,000	\$133,342,000	\$141,842,000	\$148,531,605
design	\$0	\$0	\$0	\$0	\$0	\$12,277,000	\$12,277,000	\$12,277,000	\$12,277,000
CM	\$0	\$0	\$0	\$0	\$0	\$9,853,000	\$9,853,000	\$9,853,000	\$9,853,000
other	\$0	\$0	\$0	\$0	\$0	\$2,551,000	\$3,551,000	\$2,551,000	\$2,551,000
Movable Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,422,000	\$9,422,000
DASNY Fee	\$0	\$0	\$0	\$0	\$0	\$6,900,000	\$6,900,000	\$6,900,000	\$7,288,395
Contingency	\$0	\$0	\$0	\$0	\$0	\$14,497,000	\$14,497,000	\$14,497,000	\$14,497,000
	\$0	\$0	\$0	\$0	\$0	\$179,420,000	\$180,420,000	\$197,342,000	\$204,420,000
Forecast	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,420,000	\$204,420,000

Major Activities	Initial DASNY WO	A/E contract award	30% schematic design approved Jan 2007	60% design submissions July 2007-April 2008	Foundation and steel progress	Other major bid packages awarded	Steel topping Sept 2009	GHS 11 Fit Out award Final major package Interior fit out	Ribbon Cutting Am Care 13th Floor, Sept 2011
	Pre-design	CM contract award	DASNY scope \$159 mill excluding 4 floors of existing building HHC to manage those excluding FF&E	DASNY scope \$180 mill including 4 floors excluding FF&E	Other major bid packages issued		Construction progresses		
	Procurement of A/E	Programming and Design proceed		Ground Breaking Sept 2008					

% Construction Completion						2.0%	7.0%	13.9%	25.9%	32.0%
Est Substantial Completion						12/3/2012	12/31/2012	2/28/2013	4/30/2013	12/11/2013

Current Status
 Construction completion @ 73%

floors 2,3 demolished, layout work
 floors 4,5,6,7 being fitted out for Dec. 2012 TCO
 floor 8: abated and demolished, has temporary loops for plumbing for occupied floors above.
 floor 9. abatement ongoing
 floors 1, 10, 11 existing occupancy remains until 5,6,7 are completed for relocation

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: January 13, 2005

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services
Title: Gouverneur Major Modernization Project

Scope: Provide the planning, pre-construction, architectural and engineering design and project management services necessary for the schematic design development of the Gouverneur's Major Modernization to provide for a new building extension to expand the Nursing Facility beds, renovation of existing Nursing Facility and Ambulatory Care areas.

Need: Gouverneur's existing design is outdated, and impedes efforts to increase efficiencies, introduce new technologies, and meet current healthcare guidelines and standards. The Nursing Facility includes four-bedded resident rooms and lacks amenities now commonly found in other nursing facilities. This project is necessary to meet emerging community needs. The programmatic, space and facility needs were developed in conjunction with a facility-wide modernization master plan recently completed.

Estimate of Cost:

	<i>Proposed</i>
<i>Construction</i>	\$ 0
<i>Design</i>	1,500,000
<i>Construction management</i>	30,000
<i>Other Costs (VE Section)</i>	120,000
<i>DASNY Fee</i>	168,000
<i>Contingency</i>	182,000
<i>Total</i>	\$ 2,000,000

Funding:

<i>HHC tax-exempt bonds</i>	\$ 0
<i>HHC operating revenue</i>	0
<i>Working capital</i>	\$ 2,000,000
<i>NYC capital funds</i>	0
<i>Other</i>	0
<i>Total</i>	\$ 2,000,000

End Date: July 2005 (Schematic Design)

CON: Full Review

Filed: To be file

Approval:

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: February 9, 2006 (revised)

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility:

Title:

Scope:

Need:

Estimate of Cost:

	<i>Previously Approved</i>	<i>Proposed</i>
<i>Construction</i>	\$ 0	\$ 997,000
<i>Design</i>	1,500,000	7,712,000
<i>Construction management</i>	30,000	425,000
<i>Other Costs</i>	120,000	135,000
<i>DASNY Fee</i>	168,000	390,000
<i>Contingency</i>	182,000	464,000
<i>Total</i>	<u>\$ 2,000,000</u>	<u>\$ 10,123,000</u>

Funding:

<i>HHC tax-exempt bonds</i>	\$ 0	\$ 0
<i>HHC operating revenue</i>	0	0
<i>Working capital</i>	0	0
<i>NYC General Obligation Bonds</i>	2,000,000	10,123,000
<i>Other</i>	0	0
<i>Total</i>	<u>\$ 2,000,000</u>	<u>\$ 10,123,000</u>

End Date:

CON:

Filed:

Approval:

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: September 10, 2007 (revised)

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Gouverneur Major Modernization Project

Scope: Provide the planning, pre-construction, architectural and engineering design services, construction, construction management and project management services necessary to complete the excavation, foundation, and structural steel for the modernization of Gouverneur Healthcare Services. This increases the previous work order authorization of \$10.1 million.

Need: Gouverneur's existing design is outdated and impedes efforts to increase efficiencies, introduce new technologies, and meet current healthcare guidelines and standards. The existing nursing facility contains four-bedded resident rooms and lacks amenities now standard in nursing facilities.

Estimate of Cost:

	<i>Previously Approved</i>	<i>Proposed</i>
<i>Construction</i>	\$ 997,000	\$ 15,997,000
<i>Design</i>	7,712,000	10,272,000
<i>Construction management</i>	425,000	8,925,000
<i>Other Costs</i>	135,000	135,000
<i>DASNY Fee</i>	390,000	1,390,000
<i>Contingency</i>	464,000	1,732,000
<i>Total</i>	<u>\$ 10,123,000</u>	<u>\$ 38,451,000</u>

Funding:

<i>HHC tax-exempt bonds</i>	\$ 0	\$ 0
<i>HHC operating revenue</i>	0	0
<i>Working capital</i>	0	0
<i>NYC General Obligation Bonds</i>	10,123,000	38,451,000
<i>Total</i>	<u>\$ 10,123,000</u>	<u>\$ 38,451,000</u>

End Date: September 2008

CON: Full Review

Filed: August 3, 2007

Approval: Pending

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

DORMITORY AUTHORITY WORK ORDER APPROVAL
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Date:	April 10, 2008
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In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility:	Gouverneur Healthcare Services
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Title:	Soil Decontamination
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Scope:	Provide architectural and engineering design services, construction, construction management and project management services for the removal and disposal of contaminated soil.
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Need:	Soil contaminated with fuel oil was encountered under the existing parking lot at Gouverneur Healthcare Services. This soil must be removed in accordance with the procedures and standards promulgated by the Department of Environmental Conservation (DEC) and replaced with clean backfill.
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Estimate of Cost:

	<i>Proposed</i>
<i>Construction</i>	\$ 2,255,000
<i>Design</i>	150,000
<i>Construction Management</i>	30,000
<i>DASNY Fee</i>	20,000
<i>Contingency</i>	225,000
<i>Total</i>	\$ 2,680,000

Funding:

<i>HHC tax-exempt bonds</i>	\$ 0
<i>HHC operating revenue</i>	0
<i>Working capital</i>	0
<i>NYC General Obligation Bonds</i>	2,680,000
<i>Other</i>	0
<i>Total</i>	\$ 2,680,000

End Date:	June 2008
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CON:	N/A
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Filed:	
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Approved:	
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**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: June 12, 2008 (revised)

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Gouverneur Major Modernization Project

Scope: Provide the planning, pre-construction, architectural and engineering design services, construction, construction management and project management services necessary to complete the infrastructure core and exterior enclosure for the modernization of Gouverneur Healthcare Services. This increases the previous work order authorization of \$38.5 million.

Need: Gouverneur's existing design is outdated and impedes efforts to increase efficiencies, introduce new technologies, and meet current healthcare guidelines and standards. The existing nursing facility contains four-bedded resident rooms and lacks amenities now standard in nursing facilities.

Estimate of Cost:

	<i>Previously Approved</i>	<i>Proposed</i>
<i>Construction</i>	\$ 15,997,000	\$ 34,933,000
<i>Design</i>	10,272,000	10,272,000
<i>Construction management</i>	8,925,000	8,825,000
<i>Other Costs</i>	135,000	335,000
<i>DASNY Fee</i>	1,390,000	3,616,000
<i>Contingency</i>	1,732,000	2,645,000
<i>Total</i>	<u>\$ 38,451,000</u>	<u>\$ 60,626,000</u>

Funding:

<i>HHC tax-exempt bonds</i>	\$ 0	\$ 0
<i>HHC operating revenue</i>	0	0
<i>Working capital</i>	0	0
<i>NYC General Obligation Bonds</i>	38,451,000	60,626,000
<i>Total</i>	<u>\$ 38,451,000</u>	<u>\$ 60,626,000</u>

End Date: March 2009

CON: Full Review

Filed: August 3, 2007

Approval: Pending

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: February 12, 2009 (revised)

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Gouverneur Major Modernization Project

Scope: Provide the planning, pre-construction, architectural and engineering design services, construction, construction management and project management services necessary to complete the infrastructure core and exterior enclosure for the modernization of Gouverneur Healthcare Services. This increases the previous work order authorization of \$60.6 million.

Need: Gouverneur's existing design is outdated and impedes efforts to increase efficiencies, introduce new technologies, and meet current healthcare guidelines and standards. The existing nursing facility contains four-bedded resident rooms and lacks amenities now standard in nursing facilities.

Estimate of Cost:

	<i>Previously Approved</i>	<i>Proposed</i>	<i>Budget</i>
<i>Construction</i>	\$34,833,000	\$ 71,317,000	\$133,819,000
<i>Design</i>	10,272,000	10,482,000	11,999,000
<i>Construction management</i>	8,925,000	9,853,000	9,853,000
<i>Other Costs</i>	335,000	1,945,000	2,450,000
<i>Movable Equipment</i>	0	0	10,000,000
<i>DASNY Fee</i>	2,645,000	2,615,000	6,900,000
<i>Contingency</i>	3,616,000	5,731,000	12,485,000
<i>Total</i>	<u>\$60,626,000</u>	<u>\$101,943,000</u>	<u>\$187,506,000</u>

Funding:

<i>City Council/Boro. Pres</i>	\$ 0	\$ 0	\$ 1,900,000
<i>Donations & Homeland Security</i>	0	0	700,000
<i>Grant Funds (Pending)</i>	0	0	1,500,000
<i>NYC G. O. & HHC Bonds</i>	<u>\$60,626,000</u>	<u>\$101,943,000</u>	<u>\$183,406,000</u>
<i>Total</i>	<u>\$60,626,000</u>	<u>\$101,943,000</u>	<u>\$187,506,000</u>

End Date: December 2010

CON: Full Review

Filed:

Approval: Approved October 2, 2008

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: June 11, 2009 (revised)

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Gouverneur Major Modernization Project

Scope: Provide the planning, pre-construction, architectural and engineering design services, construction, construction management and project management services necessary to complete the infrastructure core and exterior enclosure for the modernization of Gouverneur Healthcare Services. This increases the previous work order authorization of \$101.9 million, and will permit the award of construction contracts that have been bid since the prior work order was approved by the Capital Committee on February 12, 2009.

Need: The existing nursing facility contains four-bedded resident rooms that lack most amenities now considered standard in nursing facilities. The project will address outdated designs by improving efficiencies through use of new technologies, building configurations and enhancements that meet current healthcare guidelines and standards.

Estimate of Cost:

	<i>Previously Approved</i>	<i>Proposed</i>	<i>Budget</i>
<i>Construction</i>	\$71,317,000	\$ 124,813,000	\$133,342,000
<i>Design</i>	10,482,000	11,999,000	12,277,000
<i>Construction management</i>	9,853,000	9,853,000	9,853,000
<i>Other Costs</i>	1,945,000	2,450,000	2,551,000
<i>Movable Equipment</i>	0	0	0
<i>DASNY Fee</i>	2,615,000	6,900,000	6,900,000
<i>Contingency</i>	5,731,000	12,485,000	14,497,000
<i>Total</i>	<u>\$101,943,000</u>	<u>\$168,500,000</u>	<u>\$179,420,000</u>

Funding:

<i>City Council/Boro. Pres</i>	\$ 0	\$ 1,900,000	\$ 2,350,000
<i>Donations & Homeland Security</i>	0	700,000	1,100,000
<i>Grant Funds (Pending)</i>	0	0	1,500,000
<i>NYC G. O. Bonds</i>	\$101,943,000	\$165,900,000	\$174,470,000
<i>Total</i>	<u>\$101,943,000</u>	<u>\$168,500,000</u>	<u>\$179,420,000</u>

End Date: April 2013

CON: Full Review

Filed:

Approval: Approved October 2, 2008

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: October 15, 2009 (revised)

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Gouverneur Major Modernization Project

Scope: Provide the planning, pre-construction, architectural and engineering design services, construction, construction management and project management services necessary to complete the interior fit-out, infrastructure core and exterior enclosure for the modernization of Gouverneur Healthcare Services. This increases the previous work order authorization to \$179.4 million, and will permit the award of construction contracts that have been bid since the prior work order was approved by the Capital Committee on June 11, 2009.

Need: The existing nursing facility contains four-bedded resident rooms that lack most amenities now considered standard in nursing facilities. The project will address outdated designs by improving efficiencies through use of new technologies, building configurations and enhancements that meet current healthcare guidelines and standards.

Estimate of Cost:

	<i>Previously Approved →</i>	<i>Presented for Committee Authorization on 10/23/2009 →</i>	<i>New Approval Level</i>	<i>Budget</i>
<i>Construction</i>	\$ 124,813,000	\$8,529,000	\$ 133,342,000	\$ 133,342,000
<i>Design</i>	11,999,000	278,000	12,277,000	12,277,000
<i>Construction management</i>	9,853,000	0	9,853,000	9,853,000
<i>Other Costs</i>	2,450,000	101,000	2,551,000	3,551,000
<i>Movable Equipment</i>	0	0	0	0
<i>DASNY Fee</i>	6,900,000	0	6,900,000	6,900,000
<i>Contingency</i>	12,485,000	2,012,000	14,497,000	14,497,000
Total	\$168,500,000	\$10,920,000	\$179,420,000	\$180,420,000
Funding:				
<i>City Council/Boro. Pres</i>	\$ 1,900,000	\$ 450,000	\$ 2,350,000	\$ 2,350,000
<i>Donat. & Homeland Secu.</i>	700,000	400,000	1,100,000	1,100,000
<i>Grant Funds (Pending)</i>	0	1,500,000	1,500,000	1,500,000
<i>NYC G. O. Bonds</i>	\$165,900,000	\$8,570,000	\$174,470,000	\$175,470,000
Total	\$168,500,000	\$10,920,000	\$179,420,000	\$180,420,000
OMB Budget Reduction	(\$11,100,000)	(\$11,100,000)	(\$11,100,000)	(\$11,100,000)

End Date: April 2013
CON: Full Review

Filed:
Approval: Approved October 2, 2008

**NEW YORK CITY HEALTH & HOSPITALS CORPORATION
CAPITAL COMMITTEE**

**DORMITORY AUTHORITY
WORK ORDER APPROVAL**

Date: March 11, 2010 (revised)

In accordance with the Operating Agreement by and between HHC and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Gouverneur Major Modernization Project

Scope: Provide the planning, pre-construction, architectural and engineering design services, construction, construction management and project management services necessary to complete the interior fit-out, infrastructure core and exterior enclosure for the modernization of Gouverneur Healthcare Services. This increases the previous work order authorization to \$196.3 million, and will permit the award of the security and telecommunication contracts, elevator upgrade and roof replacement work, and the procurement of furniture, fixtures and equipment. This work order will increase the prior work order authorization by \$16.9 million.

Need: The existing nursing facility contains four-bedded resident rooms that lack most amenities now considered standard in nursing facilities. The project will address outdated designs by improving efficiencies through use of new technologies, building configurations and enhancements that meet current healthcare guidelines and standards.

Estimate of Cost:

	<i>Previously Approved →</i>	<i>Presented for Committee Authorization on 03/11/2010 →</i>	<i>New Approval Level</i>	<i>Budget</i>
<i>Construction</i>	\$ 133,342,000	\$ 7,500,000	\$ 140,842,000	\$ 141,842,000
<i>Design</i>	12,277,000	0	12,277,000	12,277,000
<i>Construction management</i>	9,853,000	0	9,853,000	9,853,000
<i>Other Costs</i>	2,551,000	0	2,551,000	2,551,000
<i>Movable Equipment</i>	0	9,422,000	9,422,000	9,422,000
<i>DASNY Fee</i>	6,900,000	0	6,900,000	6,900,000
<i>Contingency</i>	14,497,000	0	14,497,000	14,497,000
Total	\$179,420,000	\$16,922,000	\$196,342,000	\$197,342,000
Funding:				
<i>City Council/Boro. Pres</i>	\$ 2,350,000	\$ 0	\$ 2,350,000	\$ 2,350,000
<i>Donations</i>	1,100,000	0	1,100,000	1,100,000
<i>Grant Funds (Pending)</i>	1,500,000	0	1,500,000	1,500,000
<i>NYC G. O. Bonds</i>	\$174,470,000	\$16,922,000	\$191,392,000	\$192,492,000
Total	\$179,420,000	\$16,922,000	\$196,342,000	\$197,342,000
<i>Forecast</i>				\$205,420,000
<i>Shortfall</i>				(\$8,078,000)
Mayoral Budget Reduction*	(\$11,100,000)	(\$11,100,000)	(\$11,100,000)	(\$11,100,000)

**Does not affect DASNY's work order*

CON Status: End Date: April 2013

CON: Full Review

Approval: October
2, 2008

Filed:

NEW YORK CITY HEALTH & HOSPITALS CORPORATION CAPITAL COMMITTEE

DORMITORY AUTHORITY WORK ORDER APPROVAL

Date: June 2, 2011

In accordance with the Operating Agreement by and between the New York City Health and Hospitals Corporation (HHC) and the Dormitory Authority of the State of New York (DASNY), the President of HHC respectfully submits for approval by the Capital Committee the following Work Order to be issued to DASNY:

Facility: Gouverneur Healthcare Services

Title: Gouverneur Major Modernization Project

Scope: This work order increases the prior authorization limit by \$8.1 million to a total of \$204.4. The funding increase will authorize DASNY to increase the construction and management fee limits.

Need: The facility was a nursing facility containing four-bedded resident rooms that lacked most of the amenities now considered standard in nursing facilities. This project addresses outdated designs by improving efficiencies through the use of new technologies, building configurations and enhancements that meet current healthcare guidelines and standards. The increase in authorization will permit DASNY to compensate contractors performing construction work, as well as increase its fee limit to administer the additional work.

Estimate of Cost:

	<i>Previously Approved (3/11/11) →</i>	<i>Presented for Committee Authorization on 06/02/2011 →</i>	<i>New Approval Level</i>	<i>Budget</i>
<i>Construction</i>	\$ 140,842,000	\$7,689,605	\$ 148,531,605	\$ 148,531,605
<i>Design</i>	12,277,000	0	12,277,000	12,277,000
<i>Construction management</i>	9,853,000	0	9,853,000	9,853,000
<i>Other Costs</i>	2,551,000	0	2,551,000	2,551,000
<i>Movable Equipment</i>	9,422,000	0	9,422,000	9,422,000
<i>DASNY Fee</i>	6,900,000	388,395	7,288,395	7,288,395
<i>Contingency</i>	14,497,000	0	14,497,000	14,497,000
Total	\$196,342,000	\$8,078,000	\$204,420,000	\$204,420,000
Funding Source:				
<i>City Council/Boro. Pres</i>	\$ 2,920,000	\$0	\$ 2,920,000	\$ 2,920,000
<i>Donations</i>	150,000	0	150,000	150,000
<i>Grant Funds (Pending)</i>	1,880,000	0	1,880,000	1,880,000
<i>NYC G. O. Bonds</i>	\$191,392,000	\$8,078,000	\$199,470,000	\$199,470,000
Total	\$196,342,000	\$8,078,000	\$204,420,000	\$204,420,000
<i>Forecast</i>				\$204,420,000
<i>Shortfall</i>				-0-

**ACTIVE PROJECT
SCOPE/BUDGET APPROVAL**

EMERGENCY ROOM RENOVATION

LINCOLN MEDICAL AND MENTAL HEALTH CENTER

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to modify the Capital budget for the Lincoln Medical and Mental Health Center Emergency Room Expansion and Annex by \$9 million, increasing the total project budget to \$37.3 million.

WHEREAS, the Lincoln Emergency Room Expansion Project and Annex was developed as a two-phase project; and

WHEREAS, the Annex phase of the project has been completed at a cost of \$15,270,000; and

WHEREAS, the two phase project was budgeted for \$28,275,000 million in Capital funds; and

WHEREAS, the second phase of the project, encompassing expansion of the Emergency Department requires the use of \$9 million in additional Capital funding to replace OTPS funds initially identified to fund the project; and

WHEREAS, funding for the additional cost of the project will be provided by reallocating capital funds from other HHC projects; and

WHEREAS, the revision to Operating Procedure 100-5 requires that construction projects with budgets of \$3 million or more receive approval of the Board of Directors not just the approval of work orders through the Capital Committee as had previously been the case; and

WHEREAS, the proposed expansion to the total project budget will exceed \$3 Million; and

WHEREAS, it would be redundant to seek approval for both work orders and total project budgets.

NOW THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation"), be and he hereby is authorized to modify the funding for the Emergency Department Renovation and Expansion project at Lincoln Hospital in accordance with the budget attached at an additional cost of \$9 million, raising the total project budget to \$37.3 million.

RESOLVED, that the approval of this resolution shall be in lieu of an approval by the Capital Committee of a Work Order for the funds authorized in this resolution.

EXECUTIVE SUMMARY

PROJECT APPROVAL RENOVATION

LINCOLN EMERGENCY DEPARTMENT RENOVATION AND EXPANSION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to modify the Capital budget for the Lincoln Medical and Mental Health Center Emergency Room Expansion and Annex by \$9 million, increasing the total project budget to \$37.3 million.

The Lincoln Emergency Room Expansion Project and Annex was developed as a two-phase project. The Annex phase of the project was completed at a cost of \$15,270,000. The second phase of the project, encompassing expansion of the Emergency Department requires reallocation of capital funds to replace OTPS funds initially identified to fund the project.

The project has been budgeted for \$28,275,000 million in Capital funds. The work proposed to complete the Emergency Department requires the use of \$9 million in additional Capital funding in lieu of OTPS funding. Funding for the additional cost of the project will be provided by reallocating capital funds from other HHC projects. It is intended that the capital projects adversely affected will be re-funded by the next HHC bond issue.

The project will include required swing space, fit-out, moveable equipment, environmental items, make-ready space and relocation costs and therefore increases the total project budget to \$37.3 million.

Lincoln Medical Center

Emergency Department Renovation

Project Chronology

Originally the project was envisioned in two phases, the first a Medical Clinic Annex and the second the Emergency Department Renovation.

The events that impacted the project are as follows:

1. Phase I – Annex
 - a. Department of Health approval process was longer than originally anticipated
 - b. Foundation and dewatering permit delayed by New York City Department of Environmental Protection (DEP)
 - c. Inclement weather while building envelope was under construction
 - d. Certificate of Occupancy approval delayed due to issues with controlled inspection sign-offs
 - e. Certificate of Occupancy approval delayed due to Department of Buildings (DOB) internal audit.
 - f. Moving Metropolitan from Generations + to South Manhattan network resulted in a need to relocate personnel into the Annex eliminating the ability for it to be used as ED office swing space.

2. Phase II – Emergency Department Renovation
 - a. Behavioral area of ED redesigned due to registration and financial offices inability to be relocated
 - b. Mechanical systems on the third floor needed to be redesigned to accommodate Behavioral Health area
 - c. Additional data closet needed due to expanded computer/network requirements
 - d. Demolition was to be executed by in-house forces, this option was no longer available requiring immediate change orders to the contractors upon award
 - e. CON submitted on March 17, 2011 did not get approval until January 5, 2012
 - f. Existing violations delayed the General Contractor from obtaining DOB permits until February 1, 2012
 - g. Original budget did not include medical equipment, furniture, casework, initial cleaning, computers, phones, printers, monitors or security, these items were to be purchased with expense funds

STATUS REPORT

GOLDWATER NORTH

MAJOR MODERNIZATION

**GOLDWATER NORTH PROJECT
PROJECT FACT SHEET**

Location: 1879 Madison Avenue
New York, New York 10035
(On the site of the former North General Hospital)

Description: Construction of a new 164-bed Skilled-Nursing Facility (SNF); Renovation and conversion of existing building (formerly known as North General Hospital) into a 201-bed Long-Term Acute Care Hospital (LTACH). The LTACH beds have been reduced by 80 beds from 281 to 201 beds and the SNF from 276 to 164.

Budget:

NYC G.O. (SNF)	\$ 119.0 M
NYC G.O. (LTACH)	\$ 144.7 M
HEAL NY Phase 19	\$ 12.3 M
HEAL NY Phase 7	<u>\$ 8.5 M</u>
Total Funding	\$ 284.5 M

Approved EDC SNF \$118,336,989 (February 2012)
Work Orders to date: LTACH \$128,440,779 (February 2012)

Managing Agent: New York City Economic Development Corporation (EDC)

Architect: Array Healthcare Facilities Solutions with Geddis Architects

Construction Manager: Gilbane Building Company/ McKissack & McKissack, a joint venture

CON Status: SNF- Approved - January 2012
Long-Term Care- Approved – December 2011

Schedule: LTACH Completion Expected – 11/1/2013
SNF Completion Expected – 11/1/2013

AA/EEO: EDC will satisfy Affirmative Action (AA) and Equal Employment Opportunity (EEO) requirements on behalf of the Corporation. HHC and EDC will provide opportunities for M/WBE firms to comply with NYS Executive Law Article 15-A and NYC Executive Order 50 requirements.

**GOLDWATER NORTH PROJECT
PROJECT STATUS REPORT – September 2012**

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

- Design:** Array Healthcare Solutions, in association with Barbara Geddis Architects, were awarded the design contract. The design is in substantially complete.
- Construction:** Project bidding in progress for both LTACH and SNF with approximately 87% of trade work awarded to date. SNF excavation, foundation and superstructure are complete, exterior envelope to be weather tight by 12.1.12. Interior demolition on the LTACH is complete. LTACH MEP infrastructure, interior wall layout and façade restoration underway.
- Construction Management (CM):** Gilbane Building Company/ McKissack & McKissack. This project integrates the CM into the design process, which helps facilitate resolution of construction related issues during the design process, maximizing the effectiveness of the construction management process prior to and during construction.
- Other Considerations:** HHC has taken possession of the existing building and the site.

INFORMATION ITEM

"T" BUILDING RELOCATION

QUEENS HOSPITAL CENTER

INFORMATION ITEM

PLANNING FOR THE "T BUILDING" AT QUEENS HOSPITAL CENTER

The 74 year old "T Building" at Queens Hospital Center is in disrepair and requires a significant capital investment to allow for the safe and legal occupancy of the structure. The T Building now houses various clinical and administrative services of QHC. QHC and HHC had leased the building to a developer in 2005 pursuant to authorization of the Corporation's Board of Directors however the deal eventually terminated due to the collapse of the real estate market in 2009 and 2010. This left QHC in possession of the T Building but without plans for its full use, its maintenance, the actions necessary to cure outstanding violations and certainly without funding for necessary modernization. It is estimated that the cost to operate the T Building exceeds \$2 Million per year. It would cost close to \$1 Million merely to remedy outstanding infrastructure related violations. The work necessary to remove the asbestos in the T Building, to modernize its windows, replace its outdated electrical and heating systems, upgrade its elevators and otherwise put the T Building in first class condition is estimated to more than \$50 Million.

Based on the prohibitive costs to operate and upgrade the T Building, it is advisable that the structure be vacated. It is not economical for QHC to maintain the Building and QHC does not have plans for the use of most of the building. QHC seeks to vacate the building by relocating current building occupants via a series of phased renovations and relocations into existing on-and-off campus space identified by QHC administration. QHC estimates the cost to relocate occupants of the T Building is \$6.5 Million. DASNY has been requested to undertake the administrative management of the relocation including managing the schedule and cost. However, DASNY has not yet prepared its own estimate of the cost of the relocation and the attendant renovations. The Corporation will engage DASNY for a price of \$135,000 to prepare a detailed plan and estimate of the cost of the relocation project. When that estimate is in hand and has been analyzed and agreed upon, QHC will return to the Capital Committee and to the Board for authorization to proceed.

Given that the T Building will be vacant, QHC wishes to explore its long-term lease to a third party. Several parties have expressed interest in the possibility. A non-binding Letter of Intent has been signed by the President with Comunilife, Inc., a New York not-for-profit engaged in constructing and operating supportive housing developments, to permit Comunilife to pursue funding for the development of the T Building into housing for elderly and disabled individuals with a preference for former HHC patients with respect to 60% of the units. Any such arrangement with Comunilife would be subject to the authorization of the Capital Committee and the Board following a public hearing, the approval of the City Council and the approval of the Mayor. If the T Building were rented as described, HHC would be relieved of the remaining cost of maintaining the building once it is empty and the building would be put to a productive use in providing needed housing for elderly and disabled New Yorkers and especially those who are patients of HHC facilities but who can best receive any needed care in a residential setting rather than in an acute care hospital or a long term care facility.

PROJECT STATUS REPORTS

Central/North Brooklyn Healthcare Network
Generations+/Northern Manhattan Health Network
Queens Health Network

Network: CENTRAL / NORTH BROOKLYN HEALTH NETWORK

Facility: KINGS COUNTY HOSPITAL CENTER

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
29201104	T Bldg. H2O Tank Replacement	600	230	38.00%		Dec-12	Dec-12		North tank completed. South tank 70% complete.
29201105	Z Bldg. Roof Replacement	825	507	61.00%		Dec-12	Dec-12		Roofing Completed. Installation of guard rail in-progress.

Facility: WOODHULL MEDICAL AND MENTAL HEALTH CENTER

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
48201122	Upgrade Overhead Page System	989	258	26.00%	Dec-11	Jul-12	Nov-12	(4)	Cabling is completed for all floors and the Central Processing Unit is installed. Network connectivity to Cumberland D&TC is completed. Remaining project components are the installation of speakers, testing, balancing, zoning and certification the PA system.
48201150	Replace Nurse Call System	774	0	0.00%	Dec-11	Sep-12	Oct-12	(1)	Cabling is completed on all floors. Remaining project components are the installation of the interface panels in all the patient rooms (on the 9th, 8th 7th and 6th Floors), testing of the cables and strobe lights, installation of switches in IT closets and certification of the system.

Facility: HARLEM HOSPITAL CENTER

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
13200702/03	Kountz Pavilion Renovation	13,545	8,262	61.00%	Mar-08	Apr-12	Dec-12	(9)	Remaining project components involving elevator, roof , windows and façade have been funded and are progressing. Expect completion by December 2012.
13201002	Renovation of the Alexander Hamilton Clinic	250	82	33.00%	Jul-10	Dec-12	Dec-12		Nurse Family Partnership component is complete and occupied. Remaining space is to be completed by December 2012.

Facility: LINCOLN MEDICAL AND MENTAL HEALTH CENTER

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
25200301	Emergency Room Renovation	28,275	16,773	59.00%	Apr-07	Jun-10	Dec-13	(42)	Contractors are now installing Mechanical, Electrical, and Plumbing systems, and one side of partition walls are progressing. Move into the first section of the Emergency Department is scheduled for Summer 2012.

* Phase I substantially completed in October 2008.

Facility: ELMHURST HOSPITAL CENTER

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
33200801	Women's Health Center	13,352	3,642	27.00%	Sep-11	Dec-12	May-13	(5)	

Facility: QUEENS HOSPITAL CENTER

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
34200970	Modernization Phase III	21,995	17,483	80.00%	Apr-09	Dec-11	Nov-12	(11)	
34201106	Blood Bank Relocation	1,050	294	28.00%	Apr-12	Nov-12	Dec-12	(1)	

**OLD BUSINESS
LICENSE AGREEMENT**

**COLER-GOLDWATER SPECIALTY HOSPITAL AND
NURSING FACILITY**

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable license agreement with Nextel Communications (the "Licensee") for its continued use and occupancy of space for the operation of a cellular communications system at Coler-Goldwater Specialty Hospital and Nursing Facility, Goldwater Campus (the "Facility").

WHEREAS, the Corporation's Board of Directors in October 2006 authorized the execution of a license agreement allowing the Licensee to operate a cellular communications system which by its terms expires November 30, 2011; and

WHEREAS, the Licensee desires to continue operating its communications equipment at the Facility, and the Facility continues to have space suitable for the Licensee's needs; and

WHEREAS, the Licensee's continued use will not compromise Facility operations; and

WHEREAS, the Licensee's cellular communications system is in compliance with applicable federal statutes governing the emission of radiofrequency signals, and therefore poses no health risk.

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 revocable license agreement with Nextel Communications (the "Licensee") for its continued use and occupancy of space for the operation of a cellular communications system at Coler-Goldwater Specialty Hospital and Nursing Facility, Goldwater Campus (the "Facility").

The Licensee shall be granted use and occupancy of a total of approximately 160 square feet of space on the roof and the fourth floor of the Main Building on the Goldwater campus (the "Licensed Space") for the location of cellular antennas and associated equipment. The Licensee will operate a system which includes fourteen (14) antennas. The Licensee shall pay an annual occupancy fee of \$54,170 with a 3% increase on the anniversary of the commencement date for its use and occupancy of the Licensed Space. The Licensee shall be responsible for paying its utility costs.

As a result of the Coler-Goldwater modernization project, the facility's Goldwater campus will be vacated not later than November 2013. Because the Corporation will hold the right to terminate this license on 60 days notice without cause, the Corporation will be able to terminate this license in time to coincide with its closing of the Goldwater campus.

The Licensee shall 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 licensed space, and shall provide appropriate insurance naming the Corporation and the City of New York as additional insureds.

The license agreement shall be revocable by either party on sixty (60) days prior notice. The term of this agreement shall not exceed five (5) years without further authorization by the Board of Directors of the Corporation.

EXECUTIVE SUMMARY

LICENSE AGREEMENT NEXTEL COMMUNICATIONS

COLER-GOLDWATER SPECIALTY HOSPITAL AND NURSING FACILITY

The President seeks authorization from the Board of Directors to execute a revocable license agreement with Nextel Communications ("Nextel") for its continued use and occupancy of space for the operation of a cellular communication base station, antennas, and related equipment on the roof of the Main Building on the Goldwater Campus of Coler-Goldwater Specialty Hospital and Nursing Facility ("Coler-Goldwater").

This resolution requests the Board's authorization to renew an existing agreement which expires November 30, 2011. The occupancy fee is 3% above the rate contained in the existing license agreement. Nextel has operated cellular equipment at Coler-Goldwater since 1999. The location on the roof of Coler-Goldwater's main building offers system performance advantages to Nextel and does not interfere with the facility's telecommunication systems. The system is in compliance with applicable federal statutes governing radiofrequency emissions, and therefore poses no health risk.

Nextel currently operates fourteen (14) antennas installed at the Main Building on the Goldwater campus. For its use and occupancy of approximately 160 square feet of space on the roof and fourth floor of the Main Building, Nextel will pay an annual occupancy fee of \$54,170 with a 3% increase on the anniversary of the commencement date of the license agreement. Nextel will be responsible for paying its utility costs.

As a result of the Coler-Goldwater modernization project, the facility's Goldwater campus will be vacated not later than November 2013. Because the Corporation will hold the right to terminate this license on 60 days notice without cause, the Corporation will be able to terminate this license in time to coincide with its closing of the Goldwater campus.

Nextel 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 licensed space, and shall provide appropriate insurance naming the Corporation and the City of New York as additional insureds.

The license agreement shall be revocable by either party on sixty (60) days prior notice. The term of this agreement shall not exceed five (5) years without further authorization from the Board of Directors of the Corporation.