

CAPITAL COMMITTEE

MEETING AGENDA

January 15, 2015

11:00 A.M.

125 Worth Street, Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES December 4, 2014
- SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Emily A. Youssouf

Roslyn Weinstein

ACTION ITEMS

- Resolution Jeremy Berman
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a one-year revocable license agreement with SST, Inc. (the "Licensee") for its use and occupancy of approximately one square foot of exterior space for the operation of equipment at each of various facilities of the Corporation with the occupancy fee waived and with the President holding an option to extend the license for up to four additional years to match the length of the Licensee's agreement with the New York City Police Department (the "NYPD") if such agreement is extended and with the President having the authority to designate the locations included in such license.
- Resolution George Proctor
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a Customer Installation Commitment ("CIC") with the New York City Department of Citywide Administrative Services ("DCAS") and the New York Power Authority ("NYPA") for an amount not-to-exceed \$9,462,886 for the planning, pre-construction, design, construction, procurement, construction management and project management services necessary for the Energy Conservation Measures upgrade project (the "Project") at Woodhull Medical and Mental Health Center (the "Facility").

INFORMATION ITEMS

- Project Status Reports

Central/North Brooklyn Health Network

Daniel Gadioma/Lisa Scott-McKenzie

- Kings County Hospital Center: Upgrade Ten (10) Elevators "ABC" Bldgs. (Complete)
- Kings County Hospital Center: Linear Accelerator (Delayed)
- Woodhull Medical and Mental Health Center: Obstetric Unit Expansion (Delayed)

Queens Health Network

Dean Mihaltses/Harold Schnieder

- Elmhurst Hospital Center: Women's Health Center (Complete)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

December 4, 2014

MINUTES

Capital Committee

Meeting Date: December 4, 2014

Time: 9:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee
Josephine Bolus, RN
Mark Page
Ramanathan Raju, MD, President

HHC Staff:

Jawwad Ahmad – Director, Office of Facilities Development
Jeremy Berman – Deputy General Counsel, Office of Legal Affairs
Matthew Binder – Director, Enterprise Information Technology Services
Deborah Cates – Chief of Staff, Office of the Chairman
Chris Constantino – Senior Vice President, Queens Health Network
Ruby Cruz – Assistant Director, Office of Facilities Development
Louis Iglhaut – Senior Director, Office of Facilities Development
Patricia Lockhart – Secretary to the Corporation, Office of the Chairman
Paulene Lok – Finance
Ana Marengo – Senior Assistant Vice President, Communication and Marketing
Randall Mark – Chief of Staff, Office of the President
Antonio Martin – Executive Vice President
Shelley Mathur – Coordinating Manager, Office of Facilities Development
Dean Moskos – Director, Office of Facilities Development
Lynnette Sainbert – Assistant Director, Chairman's Office
Leithland Tulloch – Senior Associate Director, Office of Facilities Development
Roslyn Weinstein – Senior Assistant Vice President, President's Office
Dion Wilson – Director of Real Estate, Office of Legal Affairs
Elizabeth Youngbar – Assistant Director, Office of Facilities Development
Frank Zanghi – Audit Manager, Office of Internal Audits

CALL TO ORDER

The meeting was called to order by Josephine Bolus, RN, at 9:04 A.M.

On motion, the Committee voted to adopt the minutes of the November 6, 2014, Capital Committee meeting.

SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein, Senior Assistant Vice President, Office of the President, stated that the meeting agenda included two (2) lease agreements for the Queens Health Network and a power point presentation about the Corporation's energy program. She advised that expectation would be to have the energy team present to the Committee twice a year.

Ms. Weinstein noted that it was the last Capital Committee meeting of the year and therefore reviewed some accomplishments over the course of 2014. The Capital Committee oversaw the purchase of 70 ambulances for the City, approved space for legal services at various Corporation facilities, extended primary care throughout Network communities by approving a number of leases, built out 241,000 square-feet of space, moved into emergency rooms at Lincoln and Harlem, provided optometry space at Kings County Hospital, approved two (2) 99 year leases for housing via CAMBA at Draper Hall, and began construction on the Ida Israel project. Ms. Weinstein thanked Ms. Youssouf, Mrs. Bolus and Mr. Page for helping to provide a framework for Corporate construction projects, ensuring that HHC continue to thoroughly review construction projects to ensure they are in scope, on budget and on time. She stated that there would be \$1.6 billion of FEMA funding coming to the Corporation and a request for \$350 million in capital for the Delivery System Reform Incentive Payment (DSRIP) process, and she was confident that the Corporation would be successful in utilizing those funds.

That concluded Ms. Weinstein's report.

ACTION ITEMS

- Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year lease extension agreement with LSS Leasing Limited Liability Company (the "Landlord") for 5,120 square feet of space at 59-17 Junction Boulevard, Borough of Queens, to house the Women's Medical Center (the "Center"), operated by Elmhurst Hospital Center (the "Facility") at an initial rent of \$225,280 per year or approximately \$44 per square foot to increase at a rate of 2.75% per year for a five year total of \$1,190,079.
- Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Overtenant") to execute a five year sublease agreement with Pediatric Specialties of Queens (the "Subtenant") for 2,560 square feet of space at 59-17 Junction Boulevard, Borough of Queens, to house the Subtenant's pediatric program at an initial rent of \$112,640 per year or approximately \$44 per square foot to increase at a rate of 2.75% per year for a five year total of \$595,040.

Chris Constantino, Senior Vice President, Queens Health Network, read the resolutions into the record.

Mr. Constantino explained that the program began operations approximately 16 years ago with Elmhurst Hospital handling the Women's Health portion of service and Pediatric Specialties handling pediatric services. He noted that most patients were risk-plan patient, so benefits were seen from that as well as from deliveries. He added that patients from the clinic site frequently visit Elmhurst Hospital when needing specialty services.

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

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

INFORMATION ITEMS

- Project Status Reports

South Manhattan Health Network

- Bellevue Hospital Center: Day Care Center Playground
- Bellevue Hospital Center: C&D Bldg. Elevator Controls Upgrade

Ms. Weinstein advised that the Day Care Center playground project was substantially complete, and the elevator upgrade projects were on schedule for completion in the first quarter of 2015.

- Energy Projects Update

Cyril Toussaint, Director, Office of Facilities Development, narrated a Power Point presentation outlining progress and future plans for reaching the Corporation's energy benchmarks and the City's initiatives. Mr. Toussaint was joined by Ruby Cruz, Energy Manager, and Marcus Lewis, Energy Analyst.

Mr. Toussaint explained that this status update would inform of the goals of the energy master plan and the next steps outlined.

He noted that in September of 2013, New York City committed to reduce citywide Greenhouse Gas (GHG) emissions 80% below 2005 levels by the year 2050, and to put New York City on that path, a comprehensive, 10-year plan to address energy used in NYC was released. The plan, called "One City: Build to Last – Transforming New York City's Buildings for a Low Carbon Future", set interim targets to reduce emissions by 35% by the year 2025. Another 45% reduction would be expected in the following 25 years.

Mr. Toussaint advised that in 2007 the City had released "PlaNYC", a comprehensive set of strategies for a sustainable future that included a goal to reduce emissions by 30% by the year 2030. "One City: Built to Last" does not replace that plan, it extends on it.

As of the end of 2014, the Corporation has shown a decrease of 9.34% in emissions over 2006 levels. While that may be a ways from the 35% reduction by 2025 there are projects underway at Elmhurst and Metropolitan Hospitals, and projects in design at Harlem, Woodhull and Kings County Hospitals. The completion of these projects is anticipated to bring the Corporation much closer to targets.

Mr. Toussaint explained that a dip shown on a graph of progress was the result of the temporary closure of two facilities (Coney Island and Bellevue Hospitals) as a result of Super-storm Sandy.

Several items to be completed Corporate wide by 2019 include lighting upgrades, and upgrades to heating and cooling systems.

Mr. Toussaint outlined completed accomplishments. At Coney Island Hospital new duel fuel boilers were in operation and windows were replaced, which resulted in annual savings of \$1.5 million dollars, commencing in FY 2013. Additionally, the facility reduced its GHG emissions by more than 7,000 tons CO₂ per year, representing a 36% reduction over 2006 levels for that facility.

Mark Page asked what level the boilers were at. Mr. Toussaint said they met the 100 year flood plan levels, installed on a 13 foot above sea level platform. Mr. Page asked if the savings that were reached at Coney Island Hospital were comparable to improvement effects that would be seen at other facilities undergoing energy projects or whether that facility had a particularly poor starting point. Mr. Toussaint explained that the transition to number six (6) fuel oil, and use of the new, more efficient boilers, were part of what made such an impact at Coney and that type of work would be performed at some other facilities, so improvements should be somewhat comparable.

Mrs. Bolus asked if old equipment operated with the new oil. Mr. Toussaint explained that some equipment would need to be upgraded or replaced. Burner replacement would allow for the switch to take place and it would provide the same level of service. Mr. Page noted that money was being spent to make some of these upgrades.

At Metropolitan Hospital the Comprehensive Energy Efficiency Upgrade project was 40% complete. At Elmhurst Hospital Center, construction was in progress, approximately 45% complete. Completion of both projects was anticipated for completion in December of 2015. Changing boilers at both facilities will allow for duel fuel use, enabling a switch from natural gas to fuel.

Mr. Page asked if it cost a lot of money to maintain the ability to burn oil even though the majority of the time a facility may run on natural gas. Louis Iglhaut, Acting Assistant Vice President, Office of Facilities Development said that duel fuel boilers are very common place now and they do allow for a greater chance of meeting goals and lowering energy usage costs. Mr. Page asked if the costs would be less if allowing for interruption when needed or what the balance is versus the savings. Mr. Iglhaut explained that when facilities had completed boiler commission and upgrade projects, then participation in the demand response program would be an option, which allows for switching to generators during summer months to lower costs. Jeremy Berman, Deputy General Counsel, Legal Affairs, added that there were some costs associated with the projects and with additional equipment but duel fuel is the industry standard.

Mr. Page asked if the facilities lease the temporary boilers. Mr. Toussaint said yes, that was part of the package with NYPA.

Mr. Page asked if a new building were being constructed, what would be the preferred method of heating, steam or hot water. Mr. Iglhaut said he would recommend using a medium pressure steam because hospitals need steam for various uses.

Mr. Toussaint noted that the Office of Facilities Development (OFD) had applied for an approximately \$28 million grant of PlaNYC funding for specific projects under the Accelerated

Conservation and Efficiency (ACE) program. The facilities that received funds from that grant were; Woodhull, which received \$7.9 million; Harlem Hospital center, which received \$10 million; and Kings County Hospital, which also received \$10 million. Although the projects will cost slightly more than the funds received the Corporation has worked with the Office of Management and Budget (OMB) to secure additional funds; \$1.5 million for Woodhull; \$2.7 million for Kings; and, \$600,000 for Harlem. The New York Power Authority (NYPA) and OFD were in process of reviewing bids for the Woodhull projects, and design phase work has begun at Harlem and Kings. Once design is completed and projects are bid then they will be brought before the Capital Committee for approval.

Mr. Page asked if NYPA were related to these projects and whether they provided funding. Mr. Toussaint said yes, they are involved in all the projects and are providing funding for the two projects under construction.

Next steps for energy management plan included establishing a Corporate Energy Committee, which will report to the Capital Committee every six (6) months, implementation of energy conservation measures [such as sub-metering, lighting sensors, an upgraded Building Management System (BMS)], conducting energy audits at each major facility (7 have been completed with NYPA, and grant money has been received to perform one at Bellevue), providing energy efficiency training to facility personnel, annual update of benchmark and emissions inventory, and promotion of Demand Response Program Participation throughout the Corporation.

There being no further business, the meeting was adjourned at 9:40 A.M.

LICENSE AGREEMENT

SST, INC.

VARIOUS FACILITIES

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a one-year revocable license agreement with SST, Inc. (the "Licensee") for its use and occupancy of approximately one square foot of exterior space for the operation of equipment at each of various facilities of the Corporation with the occupancy fee waived and with the President holding an option to extend the license for up to four additional years to match the length of the Licensee's agreement with the New York City Police Department (the "NYPD") if such agreement is extended and with the President having the authority to designate the locations included in such license.

WHEREAS, the Licensee installs and operates equipment in cooperation with the NYPD; and

WHEREAS, the Licensee participates in a pilot program operated by the NYPD; and

WHEREAS, the NYPD has asked the Corporation to house the Licensee's equipment at various of its facilities; and

WHEREAS, the Licensee's equipment complies with all regulatory guidelines, poses no health risk and will not compromise or interfere with the operations of the Corporation's facilities.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation be and is hereby authorized to execute a one-year revocable license agreement with SST, Inc. for its use and occupancy of approximately one square foot of exterior space for the operation of equipment at each of various facilities of the Corporation with the occupancy fee waived and with the President holding an option to extend the license for up to four additional years to match the length of the Licensee's agreement with the New York City Police Department if such agreement is extended and with the President having the authority to designate the locations included in such license.

EXECUTIVE SUMMARY

LICENSE AGREEMENT SST, INC.

VARIOUS FACILITIES OF THE CORPORATION

The President of the New York City Health and Hospitals Corporation seeks authorization to execute a revocable license with SST, Inc. ("SST") for its use and occupancy of approximately one square foot of exterior space for the operation of equipment at each of various facilities of the Corporation.

SST, based in California, operates equipment potentially useful to the New York City Police Department (the "NYPD"). SST's system has been deployed in over sixty cities in the United States and abroad. SST will install and operate the equipment at its own expense. SST's equipment complies with all regulatory guidelines and poses no health risk and will not compromise or interfere with Facility operations. The occupancy fee will be waived.

Once installed, the equipment requires no on-site maintenance or operation. Woodhull will supply the necessary electricity.

SST is party to an agreement with the NYPD that provides for a pilot study of the usefulness of the equipment. The pilot agreement is one-year in length. The proposed resolution will enable the President to negotiate and execute a license agreement with SST that will be for one year but that may be extended to match the length of SST's agreement with the NYPD if, and to the extent, that the same is extended, but not longer than five years.

The President shall have the authority to negotiate and execute one or more license agreements covering those facilities of the Corporation that he determines respond to the needs of the NYPD and do not prejudice any activities of the Corporation.

The Licensee 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.

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

CUSTOMER INSTALLATION COMMITMENT

THE NEW YORK POWER AUTHORITY (NYPA)

&

**THE DEPARTMENT OF CITYWIDE ADMINISTRATIVE
SERVICES (DCAS)**

WOODHULL MEDICAL CENTER

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a Customer Installation Commitment ("CIC") with the New York City Department of Citywide Administrative Services ("DCAS") and the New York Power Authority ("NYPA") for an amount not-to-exceed \$9,462,886 for the planning, pre-construction, design, construction, procurement, construction management and project management services necessary for the Energy Conservation Measures upgrade project (the "Project") at Woodhull Medical and Mental Health Center (the "Facility").

WHEREAS, in March 2005, the Corporation, the City University of New York, the New York City Board of Education, and the City of New York, through the Department of Citywide Administrative Services (collectively, the "Customers"), entered into an Energy Efficiency-Clean Energy Technology Program Agreement ("ENCORE Agreement") with NYPA; and

WHEREAS, in September 2014, the City mandated a 80% reduction in greenhouse gas emissions in City-owned properties by 2050, managed by Division of Energy Management within Department of Citywide Administrative Services ("DCAS"); and

WHEREAS, in December 2009, as part of PlaNYC 2030, the City passed major legislation known as the "Greener, Greater Buildings Plan" that included more stringent code requirements; required installation of lighting upgrades and tenant meters in non-residential spaces; and required all buildings over 50,000 square feet to undertake benchmarking and audits; and implement retro-commissioning measures. Local Law 87 mandated Comprehensive Energy Audits be completed within a 10 year time frame (2013 – 2023); and

WHEREAS, the City, through DCAS, has allocated funding under the Accelerated Conservation and Efficiency ("ACE") program for improvements and upgrades to increase energy efficiency and energy cost savings at City-owned facilities in line with the PlaNYC initiative to reduce energy and greenhouse gas emissions of municipal operations 80% by 2050; and

WHEREAS, a component of the project will make the Corporation compliant with fuel combustion standards through elimination of No. 6 fuel oil; and

WHEREAS, the Corporation has determined that it is necessary to address the proposed energy conservation measures at the Facility by undertaking the project at a not-to-exceed cost of \$9,462,886 (see Exhibit A – Executive Project Summary), to enhance the reliability of its systems, as well as increase the comfort and safety of the building occupants; and

WHEREAS, DCAS has deemed this ACE project to be eligible under the PlaNYC initiative and has allocated \$7,897,840 in the PlaNYC capital budget; and

WHEREAS, NYPA demonstrates that the project will produce total annual cost savings to the Facility estimated at \$541,679; and

WHEREAS, the overall management of the construction contract will be under the direction of the Assistant Vice President - Facilities Development.

PAGE TWO – RESOLUTION
CIC – DCAS/NYPA/HHC

NOW THEREFORE, be it

RESOLVED, the President of the New York City Health and Hospitals Corporation (the “Corporation”) to execute a Customer Installation Commitment (“CIC”) with the New York City Department of Citywide Administrative Services (“DCAS”) and the New York Power Authority (“NYPA”) for an amount not-to-exceed \$9,462,886 for the planning, pre-construction, design, construction, procurement, construction management and project management services necessary for the Energy Conservation Measures upgrade project (the “Project”) at Woodhull Medical and Mental Health Center (the “Facility”).

EXECUTIVE SUMMARY

WOODHULL MEDICAL AND MENTAL HEALTH CENTER NEW YORK POWER AUTHORITY (NYPA) - ENERGY CONSERVATION MEASURES UPGRADE

OVERVIEW: The Corporation is seeking to undertake an energy efficiency project, which addresses mandated energy reduction use while complying with elimination in the combustion of No. 6 (six) fuel oil, which will be no longer be used in most New York City buildings.

In addition, to comply with environmental combustion standards relating to No. 6 fuel oil, this project will incorporate a number of energy efficiency recommendations that arose from a comprehensive energy audit funded by the Department of Citywide Administrative Services (DCAS). The project is fully design, estimated, and completely bid under NYPA. The project cost is not-to-exceed \$9,642,886.

NEED: During the Comprehensive Energy Efficiency Audit of the Facility managed by NYPA, it was determined that several energy conservation measures (ECMs) of the audit be implemented. ECMs such as lighting upgrades, energy management systems upgrades, replacement of boilers burners (including fuel tanks upgrades), and other energy consumption measures be implemented to enhance the reliability of the facility systems, as well as increase the comfort and safety of building occupants. The facility currently operates three (3) medium pressure boilers installed in the 1970's, which have duel fuel burners and have the ability to operate No. 6 residual fuel. By February 2016, the facility cannot use No. 6 residual fuel. Since the existing boilers are in good condition and expected to provide reliable service for years to come, this measure proposes the installation of new burners and conversion to No. 2 fuel oil. If the boilers are not upgraded by February 2016, they would be deemed inoperable.

In 2013, the City of New York, through the Department of Citywide Administrative Services ("DCAS") allocated funding for improvements and upgrades to increase energy efficiency and energy cost savings at City-owned facilities in line with the PlaNYC initiative to reduce energy costs and greenhouse gas emissions ("GHG") of municipal operations 30% by 2017¹. DCAS developed the Accelerated Conservation and Efficiency ("ACE") Program to fund capital-eligible energy efficiency and clean energy projects. DCAS approved PlaNYC funding for the following ECMs at the Facility:

- ECM – 1: Lighting Upgrades;
- ECM – 2: Vacancy sensors upgrades;
- ECM – 3a: Boiler Burner Replacement;
- ECM – 3b: Fuel Tank Upgrades;
- ECM – 4: Steam Trap Upgrades;
- ECM – 5: Energy Management Systems (EMS) Upgrades; and
- ECM – 6: Fan Coil Unit Variable Speed Controller.

SCOPE: The scope of work corresponds to the ECMs approved by DCAS:

- ❖ ECM – 1: Replace the remaining T-12 lamp fixtures with high performance T-8 lamps at the Facility;
- ❖ ECM – 2: Install wireless vacancy sensors in offices and conference rooms throughout the Facility;

PAGE TWO – EXECUTIVE SUMMARY
CIC – DCAS/NYPA/HHC

- ❖ ECM – 3a: Replace existing burners with dual fuel modulating burners which will use natural gas and No. 2 fuel oil;
- ❖ ECM – 3b: Convert the existing No. 6 residual oil storage tanks to No. 2 fuel oil storage tank;
- ❖ ECM – 4: Replace eighty-nine (89) failed steam traps;
- ❖ ECM – 5: Install new direct digital control panels on selected number of air handling units that are not currently tied into the energy management systems; and
- ❖ ECM – 6: Install variable speed Opto Generic Devices on each fan coil unit motor.

TERMS: NYPA has competitively bid this project and has submitted a final total project cost to the Corporation.

COSTS: \$9,642,886

SAVINGS: Electrical:

Electrical Energy Consumption Savings:	2.1 kilowatts
Monthly Demand Decrease:	33.65 kilowatts
Annual Electrical Energy Savings:	\$290,285

Fuel:

Gas / Oil Savings:	217,850 therms
Gas / Oil Energy Savings:	\$251,394
CO2 Reductions:	1,913.5 tons

Total Annual Estimated Savings: \$541,679

FINANCING: PlaNYC Capital - \$7,897,840 (no cost); and General Obligations Bonds- \$1,565,046. The Corporation expects to proceed with this project upon the approval of this resolution, and the execution of the Customer Installation Commitment (“CIC”) (see Exhibit B).

SCHEDULE: HHC expects NYPA to complete this project by June 2016.

¹ In September 2014, New York City released a comprehensive, 10-year plan called “*One City: Built to Last-Transforming New York City’s Buildings for a Low Carbon Future*” to address the energy used in our buildings. The plan has an overall target of reducing greenhouse gas (GHG) 80% below 2005 levels by 2050, with an interim target to reduce building-based GHG emissions by 35% from 2005 levels by 2025.

Woodhull Medical & Mental Health Center
 Energy Conservation Measures Upgrade Project
Table 1: Total Project Summary

Line #	Item	Percentage Rates	Costs
1	Construction Material Costs ⁽¹⁾		\$2,885,351
2	Construction Labor Costs ⁽¹⁾⁽²⁾		\$2,960,393
3	Asbestos Abatement		\$31,200
4	Subtotal Construction Cost (total of lines 1 thru 3)		\$5,876,944
5	Construction Contingency ⁽³⁾	10.0%	\$587,695
6	Allowance ⁽⁴⁾		\$300,000
7	Subtotal Construction Cost plus Construction Contingency & Allowance (lines 4 thru 6)		\$6,764,639
8	Payment and Performance Bond		\$164,704
9	Hazardous Waste Disposal Cost		\$72,800
10	Reduce Scope fees		\$158,338
11	Environmental Waste Management Fees		\$5,149
12	Expeditor Fee		\$10,000
13	Architect/Engineering & Construction Management Fees ⁽⁵⁾	17.0%	\$1,144,154
14	NYPA Project Management & Administrative Fees ⁽⁶⁾	11.0%	\$744,110
15	NYPA Lighting Material Handling Fees		\$2,672
16	Subtotal Construction Costs and Fees (total of lines 7 thru 15)		\$9,066,566
17	Interest During Construction (IDC) ⁽⁷⁾		\$396,320
18	Total Project Cost (total of lines 16 & 17)		\$9,462,886

Notes:

- (1) Construction costs based on selected contractors bid reviewed and approved by NYPA.
- (2) Construction labor costs includes fees for general conditions, controlled inspections and environmental permit services.
- (3) Construction Contingency is 10% of the construction cost.
- (4) Allocated amount for asbestos abatement and underground storage tank repairs if required.
- (5) Architect/Engineering and Construction Management fees is 17% of construction cost and contingency (total \$6,730,319).
- (6) NYPA fees is 11% of construction cost, contingency and allowance - Line 7 (\$6,764,639).
- (7) Interest during construction is based on 24 months at 4%.

**NYC & NYPA ENCORE II: INITIAL CIC REPORT
CIC APPROVAL**

Date: 29-Dec-14

Project No.: ES-GSN-0721

Project: HHC Woodhull Hospital

CUSTOMER REPAYMENT OBLIGATION

Total Installed Cost of Project	\$9,462,885.50
NYPA Incentive Payment	\$0.00
Energy Grant	\$0.00
CUSTOMER Repayment Obligation	\$9,462,885.50

METHOD OF PAYMENT

Progress Payments, payable upon receipt of AUTHORITY invoices after completion of each milestone	\$9,462,885.50
Outstanding Balance financed by Authority	\$0.00
Estimated Authority Cost of Money	4.00%
Number of Monthly Payments	120
Monthly Bill Surcharge	\$0.00
Annual Bill Surcharge	\$0.00

ESTIMATED ANNUAL COST REDUCTION

Annual Energy Cost Savings	\$541,679.09
Annual Other Cost Savings	\$0.00
Total Annual Cost Savings	\$541,679.09

AUTHORIZATIONS

Signatures in the spaces below signify that the parties have reviewed and agree to the CIC Design and specifications presented to them by the AUTHORITY.

Authorized CUSTOMER Representative:

Agency NYC Health and Hospitals Corporation
Signature _____
Name Dr. Ramanathan Raju
Title President & CEO
Date _____

Agency North Brooklyn Healthcare Network
Signature _____
Name George Proctor
Title Network Senior VP
Date _____

Authorized CITY Representative:

Agency Dept. of Citywide Admin. Services
Signature _____
Name Richard Badillo
Title Chief - DFMO
Date _____

Agency Dept. of Citywide Admin. Services
Signature _____
Name Ozgem Ornektekin
Title Deputy Commissioner
Date _____

Authorized AUTHORITY Representative:

Agency NYPA
Signature _____
Name Gil Quiniones
Title President & CEO
Date _____

Agency _____
Signature _____
Name _____
Title _____
Date _____

PROJECT STATUS REPORTS

Central/North Brooklyn Health Network

Queens 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
29201240	Purchase Linear Accelerator & Renovate Suite	5,966	1,348	23.00%	Apr-14	Nov-14	Feb-15	(3)	Causes of delay: 1. Pre-Construction Work: a) Prime Contractor had to re-negotiate with sub-contractors due to a late Letter of Award; b) Relocation of file room included purchase of new filing. PO approval and issuance by Purchasing for this filing system was delayed. 2. Construction Work: Field condition by discovery of more piping (not identified on as-builts) under concrete slab during demolition phase.
29201101	Upgrade Ten (10) Elevators "ABC" Buildings	5,148	4,448	86.00%	Mar-14	May-14	Jun-14	(13)	Complete. Elevators have been inspected and are operational. Project will be removed after this reporting cycle.

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
48200803	Obstetric Unit Expansion	3,251	1,151	35.00%	Jun-13	Feb-15	Feb-15	(8)	Construction activities on 7-200 and 7-100 progressing according to plan. Project is scheduled for completion on February 2015.

Network: QUEENS HEALTH NETWORK

Project Status Report (As of December, 2014)

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	14,610	11,662	80.00%	Sep-11	Feb-13	Nov-14	(22)	Construction is at substantial completion. Punch list items in process of being closed out. Elevator re-inspection is scheduled for 11/10/14. Awaiting confirmation of DOB and DOH inspection dates (Nov. 1st week and 3rd week, respectively).

Facility: QUEENS HOSPITAL CENTER