

CAPITAL COMMITTEE
MEETING AGENDA

November 12, 2015

11:00 AM

125 Worth Street, Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES September 17, 2015
- SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Emily A. Youssouf

Roslyn Weinstein

ACTION ITEMS

- **Resolution** **Arthur Wagner**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year lease agreement including one five year option with Harlene Realty Corporation (the "Landlord") for approximately 600 square feet of ground floor space at 2101 Mermaid Avenue, Borough of Brooklyn, to house the Women, Infants and Children Program (the "WIC Program") operated by Coney Island Hospital (the "Facility") at a rate of \$16.66 per square foot, or \$9,996 per year to be escalated by 2.25% per year for a total rent amount over the five year initial term of \$52,280.
- **Resolution** **Dion Wilson**
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute an amendment to the existing Memorandum of Understanding ("MOU") with the New York City Department of Information Technology and Telecommunications ("DOITT") that permits the installation and maintenance of communication equipment at eight of the Corporation's facilities required for the operation of the City-wide Radio Network at no cost to DOITT to both expand the list of facilities at which DOITT equipment is sited to include Harlem Hospital Center, Metropolitan Hospital Center and Sea View Hospital Rehabilitation Center and Home (the "Facilities") and to expand the area at several Facilities for DOITT to use and the type of equipment to be installed and maintained.

INFORMATION ITEMS

- DASNY Update: Gouverneur Major Modernization

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

September 17, 2015

MINUTES

Capital Committee

Meeting Date: September 17, 2015

Time: 11:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Gordon Campbell, Acting Chairman of the Board

Emily A. Youssouf, Chair

Josephine Bolus, RN, NP, BC

Mark Page

Ramanathan Raju, MD, President

HHC Staff:

Jawwad Ahmad – Director, Office of Facilities Development

Jeremy Berman – Deputy General Counsel, Office of Legal Affairs

LaRay Brown – Senior Vice President, Corporation Planning and Community Outreach

Ebone Carrington – Chief Operating Officer, Harlem Hospital Center

Deborah Cates – Chief of Staff, Office of the Chairman

Jonathan Goldstein – Senior Consultant, Corporate Planning

Elizabeth Guzman – Chief Financial Officer, Metropolitan Hospital Center

Louis Iglhaut – Assistant Vice President, Office of Facilities Development

Mahendranath Indar – Senior Director, Office of Facilities Development

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

Denise Lyman – Director, Office of Facilities Development

Randall Mark – Chief of Staff

Antonio Martin – Executive Vice President

Dean Mihaltses – Associate Executive Director, Elmhurst Hospital Center

Dean Moskos – Director, Office of Facilities Development

Michael Rawlings – Associate Director, Bellevue Hospital Center

Thomas Scully – Senior Associate Director, Harlem Hospital Center

Denise Soares – Senior Vice President, Generations+/Northern Manhattan Health Network

Cyril Toussaint – Director, Office of Facilities Development

L. Rickie Tulloch – 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, Internal Audits

Other Attendees:

Mark Aronberg – Fire Department of the City of New York

Vincent Barrett – Fire Department of the City of New York

Tyler DeRubio – New York City Office of Management and Budget

Victor Holdorf – Fire Department of the City of New York

CALL TO ORDER

The meeting was called to order by Emily A. Youssouf, Chair, Capital Committee, at 11:00 A.M.

On motion, the Committee voted to adopt the minutes of the July 9, 2015, Capital Committee meeting.

SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein, Senior Assistant Vice President, Operations, advised that the meeting agenda included five (5) action items; a license agreement with the New York City Police Department (NYPD) for space to operate communications equipment; renewal of licenses with the Human Resources Administration (HRA) for off-site clinics operated by Metropolitan and Queens Hospitals; project approval for improvements to the Operating Rooms at Bellevue; authorization for construction and procurement related to the renovation Geriatrics at Harlem; and, the pass-through procurement of ambulances for the Fire Department of the City of New York.

Ms. Weinstein noted that there were a number of activities over the August hiatus. The Corporation received \$33 million from the Department of Citywide Administration Services (DCAS) Accelerated Conservation and Efficiency (ACE) program for the Coler Power Plant, Lincoln Heating Ventilation and Air Conditioning (HVAC) systems, and the Cumberland Power Plant. All three awards do not carry debt service. She also announced that over the past year the series of energy projects had saved the Corporation \$5 million, and comparing July FY'15 to July FY '16, energy spend was lower by \$1 million. The Committee members were pleased to hear that update.

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 revocable license agreement with the New York City Police Department ("NYPD" or "Licensee") for its use and occupancy of approximately seventy-five square feet of space to operate radio communications equipment at Elmhurst Hospital Center (the "Facility") with the occupancy fee waived.**

Dean Mihaltses, Associate Executive Director, Elmhurst Hospital Center, read the resolution into the record on behalf of Chris Constantino, Executive Director, Elmhurst Hospital Center.

Mr. Mihaltses explained that the requested installation would upgrade existing equipment on site.

There being no 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 June 2014 Resolutions of the Board of Directors of the New York City Health and Hospitals Corporation (the "Corporation") by which the President of the Corporation was authorized to execute five successive one-year revocable license agreements with the New York City Human Resources Administration ("HRA") for the use and occupancy of space for primary care programs located at 413 E. 120th Street, Borough of Manhattan and 114-02 Guy Brewer Boulevard, Borough of Queens administered by Metropolitan Hospital Center and Queens Hospital Center (the "Facilities") to (a) increase the occupancy fee to be paid by \$1.00 per square foot from \$23 per square foot to \$24 per square foot for a total annual occupancy cost of \$96,873 for the East 120th Street clinic and from \$24 per square foot to \$25 per square foot for a total annual occupancy cost of \$270,593 for the Guy Brewer Boulevard clinic in both cases inclusive of surcharges for electricity, air conditioning and after-hour uses; and (b) extend the authorization for the President to execute renewals for an additional year to allow for renewals through 2020.**

Jeremy Berman, Deputy General Counsel, Office of Legal Affairs, read the resolution into the record.

Ms. Youssouf explained that the inclusive amount was not in fact inclusive since the additional utility and cooling charges were separate. Mr. Page asked if that was true. Ms. Youssouf directed meeting attendees to page four of the action item supporting documentation which listed the square footage rates and the additional cooling charges separately, noting that the total of the two numbers would represent the actual annual occupancy fees. Ms. Weinstein noted that the cooling charges were only applicable for three (3) months of the year. Ms. Youssouf agreed but requested clarification.

Dion Wilson, Director, Office of Legal Affairs, agreed that occupancy fees of \$96,873, and \$270,593, were in fact all inclusive, with the surcharges added in, but the individual square footage amounts that were listed did not reflect those additional fees. Ms. Youssouf agreed and requested that the resolution be revised to provide inclusive square footage amounts. Mr. Page said he would also like to see that adjustment. Mr. Berman and Mr. Wilson said they understood and would make the requested changes.

Mr. Berman explained that the \$25,000 additional charge, for after hours use, was a cap amount and would not exceed \$25,000 but could be less than \$25,000.

Ms. Youssouf said she understood, and was pleased that a cap was established but she would like to see the resolution rephrased to read that the occupancy fee increased by \$1, utility charge remained the same at \$2, for a total cost per square foot of \$27, and for three months of the year would be \$28.

Mr. Berman explained that the increase by HRA was a pass-through of an increase in certain labor related to maintenance costs throughout the City. Mr. Berman also noted that the City of New York only issued one year agreements and in order of saving time the approvals were requested for five years, with the understanding that they would be brought back before the Committee and the full Board if/when there were changes in the fees. Ms. Youssouf thanked Mr. Berman and asked in the future that those details be fully explained in the write ups.

Mr. Page noted that there were a number of instances where HHC licensed space from City agencies and paid occupancy fees while there are agencies leasing space from HHC and occupancy fees are almost always waived. Mr. Berman said that there were cases where HHC received reimbursement.

Ms. Youssef said that this discussion had come up before and she recalled that in those instances new spaces were being investigated. Josephine Bolus, RN, said that she did remember the discussions but was not sure what the outcome was.

Mr. Berman stated that in most of the cases the occupancy fees were still below market rate. Ms. Weinstein explained that an investigation had discovered that HRA actually paid more to HHC for space than HHC paid to them.

Mr. Berman added that the newly proposed primary care sites were all to be located in City building, and none of them would have fees associated.

Mr. Page asked that this issue be remembered. Ms. Youssef said it would be and had been on the radar for some time.

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, with requested revisions in place, for the full Board's consideration.

- **Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to approve a Capital Project for an amount not to exceed \$3,885,000 for planning, pre-construction, design, construction management and project management services necessary for the Installation of two (2) new electric air cooled chillers for Operating Rooms (the "Project") at Bellevue Hospital Center (the "Facility").**

Michael Rawlings, Associate Executive Director, Bellevue Hospital Center, read the resolution into the record on behalf of Steven Alexander.

Mr. Rawlings explained that the project would be funded by PlaNYC and would allow for the reduction of greenhouse gas emissions (18,000 tons of CO₂) and a 3.5 year return on investment with annual anticipated savings of over \$1 million in steam costs. Additionally, it would allow the facility to better control the temperature and humidity levels in the Operating Rooms. The equipment would be connected to the hospital's emergency power systems allowing for control during shoulder seasons as well as in emergency situations.

Ms. Youssef asked if she was correct that there was no debt service associated with the PlaNYC funding. Louis Iglhaut, Assistant Vice President, Facilities Development, said yes.

Ms. Youssef asked if construction would impact patient care at the facility. Mr. Rawlings said no, the work would mostly be done on the roof and in mechanical rooms.

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") to proceed with the construction and procurement necessary for renovation of an existing 23,000 square foot space on the 13th floor in the Martin Luther King (MLK) Pavilion, to create an inpatient geriatric friendly unit at Harlem Hospital Center (the "Facility") for an amount not-to-exceed \$3,261,000.**

Denise Soares, Senior Vice President, Generations+/Northern Manhattan Health Network, read the resolution into the record. Mrs. Soares was joined by Ebone Carrington, Chief Operating Officer, and Thomas Scully, Senior Associate Director, Harlem Hospital Center.

Ms. Soares explained that four-bedded rooms would be converted into two-bedded rooms, add safety rails, new head-walls, an activity therapy room and a new nurse call system. She noted that funding for the project was through NYC GO bonds and City Council budget funds. Completed by July 2016.

Ms. Youssouf asked if the project was planned in order to bring the unit up to code for the Department of Health (DOH) and the Center for Medicaid Services (CMS). Ms. Carrington said that the component of the project that was regulatory in nature was the installation of the Type I Electrical System.

Ms. Youssouf asked that clarification be made in the executive summary to better explain the part of the project that was regulatory in nature.

Mrs. Bolus asked how many elevators reach the geriatric unit. Mrs. Soares said there were four elevators. Mrs. Bolus asked if they were appropriate for accommodating wheelchairs. Mrs. Soares said yes.

Mr. Page asked how many beds would be lost on the unit. Mrs. Carrington said no beds would be lost. She explained that four beds would be removed from circulation but not from the facility operating certificate.

Mr. Page asked how facility usage aligned with available beds. Mrs. Soares said that the facility had beds in use and beds on the Operating Certificate. She noted that there was a 24 bed unit that had been taken out of use, but explained that those beds were still available would they be needed.

Mr. Page asked if usage was comparable to capacity. Ramanathan Raju, MD, said that the occupancy rate was approximately 78% at Harlem and noted that in the coming years, as the Delivery System Reform Incentive Program (DSRIP) rolled out, there would be an overall decrease in the number of inpatient beds throughout the State of New York, including HHC. He added that while we may be decreasing beds, the available beds will be in more desirable spaces and therefore help meet the Corporation's market share.

Mr. Page said he understood but wanted to be sure that usage be kept in mind.

Ms. Youssouf asked if there would be cost savings in having a smaller unit. Mrs. Soares said there would be a savings in terms of staffing and likely when relating to pharmaceuticals as well.

Dr. Raju said that it was positive that the facility be attracting a different market with services that they find relevant and successful within the communities they serve.

Ms. Youssouf asked whether the \$1.7 million was the total cost of debt service on the project. Mr. Iglhaut said yes, that is the interest. Ms. Youssouf asked that it be clarified in the executive summary. Mr. Iglhaut said it would be done.

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, with requested revisions in place, for the full Board's consideration.

- **Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to procure and outfit eighty-nine (89) ambulances in Fiscal Year 2016 on behalf of the Fire Department of the City of New York ("FDNY"), through City-wide Requirements Contracts for a total amount not-to-exceed \$34.8 million.**

Dean Moskos, Director, Office of Facilities Development, read the resolution into the record. Mr. Moskos was joined by Mark Aronberg, Vincent Barrett, and Victor Holdorf, Fire Department of the City of New York (FDNY).

Ms. Youssouf asked for background information on the purchase. Mr. Moskos explained that the FDNY had a fleet of approximately 460 ambulances and every few years they had scheduled replacement of that fleet. Mr. Moskos said the funding was provided by the City of New York and HHC served solely as a pass-through based on a Memorandum of Understanding (MOU) with the FDNY.

Ms. Youssouf asked if the project was being fully funded through General Obligation (GO) Bonds and that HHC would not be impacted. Mr. Moskos said yes, that is correct, HHC is in no way obligated.

Mr. Page stated that the MOU referenced a better reimbursement rate for the Corporation than the FDNY and whether that was still accurate. Mr. Moskos said he believed so, that HHC as a healthcare entity was able to receive Medicaid reimbursements that were not available to the FDNY. Ms. Weinstein said she would check with the finance department but she also believed that it was related to reimbursement based on the cost of the purchase of the ambulances.

Mr. said that his understanding was that the FDNY cannot bill for EMS transportation and medical care rendered so the ambulances are purchased and owned by HHC so that the FDNY and the City can continue to bill for reimbursements. The Giuliani administration merged the services without taking that into consideration but this MOU allows a loophole for that.

Mrs. Bolus asked if our ownership of the ambulances means they are required to go to HHC facilities. Dr. Raju said no, they go to the closest facility.

Ms. Weinstein said that there would be follow-up with Legal Affairs and the Finance Department to get some clarification and historical information.

Mr. Page said aside from the reimbursement issues, and whether that is still valid, there is a notion that HHC is more skilled at that and it probably carries some benefit.

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.

INFORMATION ITEMS

- **Project Status Reports**

Being that there were no projects in delay by six months or more, there were no reports provided.

Ms. Weinstein announced that the Ida Israel Clinic had seen its first patients on Monday, September 14, 2015. She noted that all Project Worksheets (PWs) for FEMA projects had been approved, so Requests for Proposals (RFPs) were going out and the projects were moving forward. Additionally, all necessary environmental assessments related to those projects had been completed. She noted that three primary care sites, within HRA space, were almost ready for work to begin.

Ms. Weinstein said that a list of projects under \$3 million would be provided at the next Capital Committee meeting. Ms. Youssouf said thank you.

Mr. Page asked whether the FEMA portfolio of projects was moving forward now. Ms. Weinstein said yes. Mr. Page said he was very pleased to hear that. Ms. Weinstein said that it was a truly collaborative effort of persons within HHC and parties outside of it.

Mrs. Bolus asked about the status of obtaining funds to renovate the dental clinic at Kings County Hospital Center. Antonio Martin explained that the Corporation recognized the need but it had not yet been included in the Corporation's Capital Plan.

Ms. Youssouf thanked Mrs. Bolus for bringing the matter to the Committees attention.

There being no further business, the meeting was adjourned at 11:51 A.M.

LEASE AGREEMENT

HARLENE REALTY CORPORATION
2101 MERMAID AVENUE

CONEY ISLAND HOSPITAL

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year lease agreement including one five year option with Harlene Realty Corporation (the "Landlord") for approximately 600 square feet of ground floor space at 2101 Mermaid Avenue, Borough of Brooklyn, to house the Women, Infants and Children Program (the "WIC Program") operated by Coney Island Hospital (the "Facility") at a rate of \$16.66 per square foot, or \$9,996 per year to be escalated by 2.25% per year for a total rent amount over the five year initial term of \$52,280.

WHEREAS, pregnant, breastfeeding and postpartum women, infants and children less than five years of age who are determined to be at nutritional risk are eligible for WIC Program services which include monitoring children's growth rates, nutrition education, breastfeeding support, and high risk counseling; and

WHEREAS, the New York State Department of Health ("NYSDOH") had authorized Coney Island Hospital to operate WIC Programs at two sites in Brooklyn, and both sites were lost as a result of damage caused by Hurricane Sandy; and

WHEREAS, the program opened a temporary site at the Luna Park Community Center in January 2013 which was closed after nine months as a result of rent increases beyond the specified allowance for the program; and

WHEREAS, since October 2013, the WIC Program has been operating from a site within Coney Island Hospital and this site will continue to serve as a permanent program location; and

WHEREAS, the planned 2101 Mermaid Avenue site has been authorized by the NYSDOH as the second permanent site and will serve participants located in the Sheepshead Bay, Marine Park, Kings Bay and Bensonhurst communities of Brooklyn; and

WHEREAS, the WIC Program is funded through a NYSDOH grant.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation") be and hereby is authorized to execute a five year lease agreement including one five year option with Harlene Realty Corporation (the "Landlord") for approximately 600 square feet of ground floor space at 2101 Mermaid Avenue, Borough of Brooklyn, to house the Women, Infants and Children Program (the "WIC Program") operated by Coney Island Hospital (the "Facility") at a rate of \$16.66 per square inclusive of utilities, or \$9,996 per year to be escalated by 2.25% per year for a total rent amount over the five year initial term of \$52,280.

EXECUTIVE SUMMARY

LEASE AGREEMENT WOMEN, INFANTS AND CHILDREN PROGRAM

CONEY ISLAND HOSPITAL

- OVERVIEW:** The President seeks authorization from the Board of Directors of the Corporation to execute a five year lease agreement with Harlene Realty Corporation (the "Landlord") for ground floor space at 2101 Mermaid Avenue, Borough of Brooklyn, to house the Women, Infants and Children Program (the "WIC Program") operated by Coney Island Hospital ("CIH").
- NEED/
PROGRAM:** Pregnant, breastfeeding and postpartum women, infants and children less than five years of age who are determined to be at nutritional risk are eligible for WIC Program services which include monitoring children's growth rates, nutrition education, breastfeeding support, and high risk counseling. Most program participants are of low income. The New York State Department of Health ("NYSDOH") had authorized Coney Island Hospital to operate WIC Programs at two sites in Brooklyn, and both sites were lost as a result of damage caused by Hurricane Sandy. The program opened a temporary site at the Luna Park Community Center in January 2013 which was closed after nine months as a result of rent increases that were beyond the specified allowance for the WIC Program. Since October 2013, the WIC Program has been operating from a site within Coney Island Hospital and this site will continue to serve as a permanent program location. The planned 2101 Mermaid Avenue site has been authorized by the NYSDOH as the second permanent site and will serve participants located in the Sheepshead Bay, Marine Park, Kings Bay and Bensonhurst communities of Brooklyn; and
- UTILIZATION:** The NYSDOH projected caseload is 1,500 participants for the new Mermaid Avenue site. Caseload at the temporary Luna Park site included approximately 1,500-2,000 participants. The WIC site operating at the hospital has a caseload of 5,200 participants.
- TERMS:** The tenant will have use and occupancy of approximately 600 square feet of space on the ground floor. The initial term of the lease will be five years. The base rent will be \$16.66 per square foot or approximately \$9,996 per year. The base rent will be escalated by 2.25% per year. The lease term will commence upon lease execution. The lease will contain one five-year option to renew exclusive to the Tenant. The landlord will provide heat, air conditioning, electricity, water, sewer and housekeeping at its own expense. The landlord will be responsible for payment of real estate taxes.
- The landlord will be responsible for all interior and exterior structural and non-structural repairs to the premises, including repairs to the roof, infrastructure, mechanical systems, window frames, plumbing, electrical, waste utility lines, common areas, curbs and sidewalks.
- FINANCING:** NYSDOH grant will cover rent, operating expenses, and furniture and telecommunications equipment estimated to cost approximately \$14,000.

SUMMARY OF ECONOMIC TERMS

SITE: 2101 Mermaid Avenue
Borough of Brooklyn
Block 7017, Lot 43

LANDLORD: Harlene Realty Corporation

SIZE: 600 square feet

INITIAL TERM: Five years

OPTION: One five-year option. Option rent to be escalated by 2.25% per year.

RENT: \$16.66 per square foot, or approximately \$9,996 per year.

	Year 1	Year 2	Year 3	Year 4	Year 5
Price Per S/F	\$16.66	\$17.03	\$17.42	\$17.81	\$18.21
Annual Rent	\$9,996	\$10,221	\$10,451	\$10,686	\$10,926

ESCALATION: 2.25% per year based on FMV of \$16.66 per square foot.

MAINTENANCE: The Landlord is responsible for all structural and non-structural exterior and interior maintenance and repairs.

UTILITIES: Utilities including electricity, gas, water, sewer will be provided by the Landlord

TAXES: Landlord responsible for payment of real estate taxes

SAVITT PARTNERS

October 28, 2015

Mr. Dion Wilson
Director
Office of Facilities Development, Real Estate
NYC Health and Hospitals Corporation
346 Broadway, 12 West
New York, NY 10013

Re: 2101 Mermaid Avenue, Brooklyn, NY 11224
Block: 7017, Lot: 43

Dear Dion:

As we discussed, the proposal from the building's Landlord, Harlene Realty Corporation, for the WIC program to occupy approximately 600 SF is fair and reasonable. The rent of \$16.66 on a net basis is at market; however, HHC as Tenant further benefits from the fact that you are not being charged for any additional common space, nor will you be paying additional for electrical service.

The escalation of 2.25% per annum compounded is also fair and reasonable, and is consistent with market conditions.

If you have any further questions, please let me know.

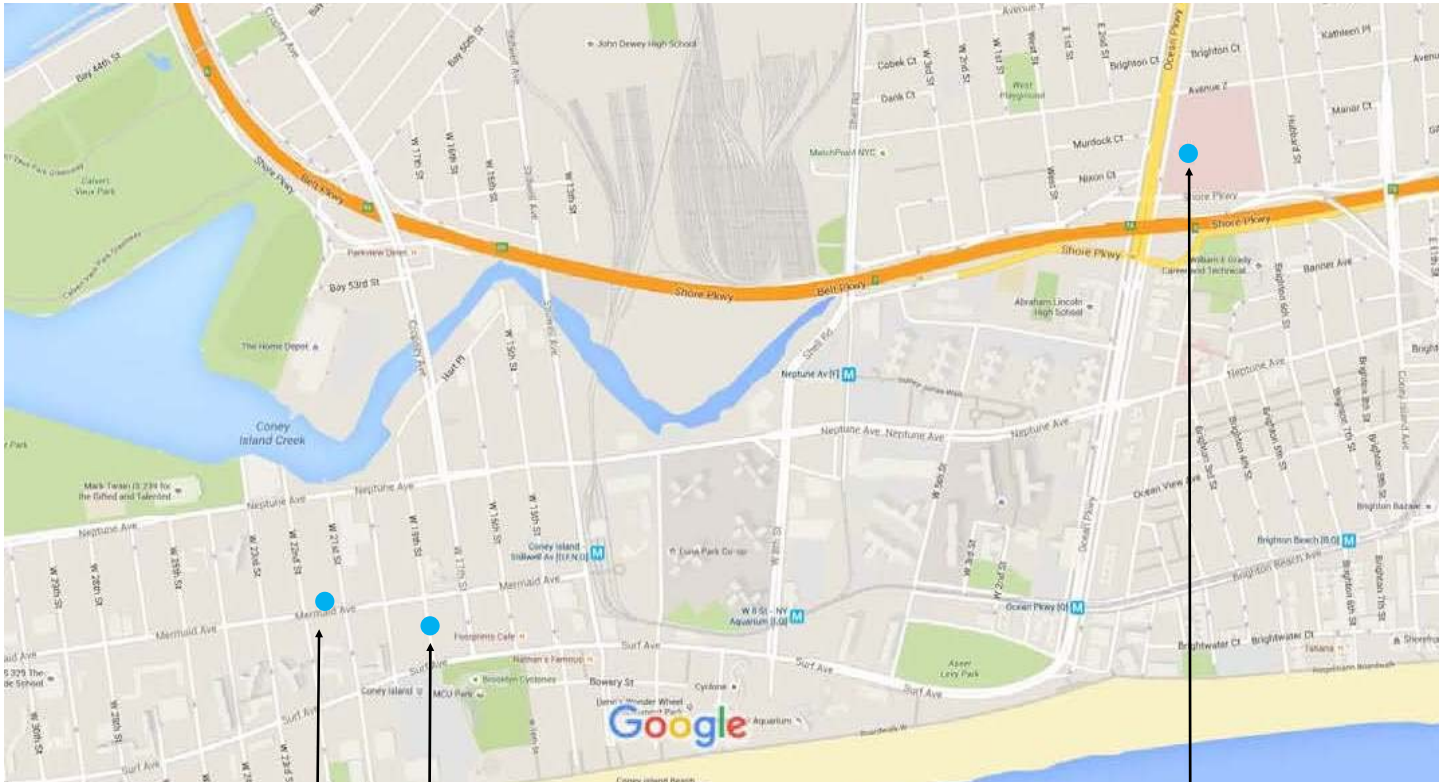
Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Dubin". The signature is fluid and cursive, with a prominent initial "M".

Michael Dubin
Partner

Coney Island WIC Program 2101 Mermaid Avenue

The site is approximately 10 miles from the facility.



Ida Israel Clinic

Coney Island Hospital

2101 Mermaid Avenue

**MEMORANDUM OF UNDERSTANDING (MOU)
AMENDMENT**

**NEW YORK CITY DEPARTMENT OF INFORMATION
TECHNOLOGY AND TELECOMMUNICATIONS
(DOITT)**

VARIOUS FACILITIES

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute an amendment to the existing Memorandum of Understanding ("MOU") with the New York City Department of Information Technology and Telecommunications ("DOITT") that permits the installation and maintenance of communication equipment at eight of the Corporation's facilities required for the operation of the City-wide Radio Network at no cost to DOITT to both expand the list of facilities at which DOITT equipment is sited to include Harlem Hospital Center, Metropolitan Hospital Center and Sea View Hospital Rehabilitation Center and Home (the "Facilities") and to expand the area at several Facilities for DOITT to use and the type of equipment to be installed and maintained.

WHEREAS, DOITT's responsibilities include providing New York City agencies with land-based and wireless voice, data, video and other communication capabilities; and

WHEREAS, DOITT equipment has been installed at the various of the Facilities since 2007 and is an integral part of the New York City Wireless Network ("NYCWiN"), a municipal broadband data network used primarily for first responder and critical service agencies; and

WHEREAS, in December 2011, the Board of Directors authorized the President to execute an MOU with DOITT allowing DOITT to install, repair and maintain its equipment at Lincoln Medical and Mental Health Center, Elmhurst Hospital Center, Jacobi Medical Center, North Central Bronx Hospital, Kings County Hospital Center, Coler-Goldwater Specialty Hospital and Nursing Facility, Queens Hospital Center, and Coney Island Hospital; and

WHEREAS, the term of the MOU is perpetual until terminated by either party; and

WHEREAS, in addition to the facilities at which DOITT was originally granted permission to install, maintain and repair equipment under the MOU, under the proposed amended MOU, DOITT shall also be permitted to install and maintain communication equipment at Harlem Hospital Center, Metropolitan Hospital Center and Sea View Hospital Rehabilitation Center and Home; and

WHEREAS, under the proposed amended MOU, DOITT shall have the right to slightly expand its presence at certain of the Facilities and to upgrade the equipment maintained; and

WHEREAS, DOITT shall have access to its systems and infrastructure located in risers, rooftops, penthouses, mechanical rooms, equipment closets or other locations at the Facilities required to install, repair and maintain its equipment; and

WHEREAS, DOITT's activities shall not interfere with the delivery of medical services or operation of hospital equipment at the Facilities and its equipment complies with all applicable federal statutes governing the safe emission of radio frequency signals.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals be and hereby is authorized to execute an amendment to the existing Memorandum of Understanding with the New York City Department of Information Technology and Telecommunications that permits the installation and, maintenance and repair of communication equipment at eight of the Corporation's facilities required for the operation of the City-wide Radio Network at no cost to DOITT to both expand the list of facilities at which DOITT equipment is sited to include Harlem Hospital Center, Metropolitan Hospital Center and Sea View Hospital Rehabilitation Center and Home (the "Facilities") and to expand the area at several Facilities for DOITT to use and the type of equipment to be installed and maintained.

EXECUTIVE SUMMARY

MEMORANDUM OF UNDERSTANDING NEW YORK CITY DEPARTMENT OF INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

The President seeks authorization from the Board of Directors to execute an amendment to the existing Memorandum of Understanding (the "MOU") with the New York City Department of Information Technology and Telecommunications ("DOITT") to permit the installation, maintenance and repair of additional communication equipment at various Corporation facilities (the "Facilities") required for the operation of the City-wide Radio Network.

DOITT's responsibilities include providing New York City agencies with land-based and wireless voice, data, video and other communication capabilities. DOITT equipment has been installed at the Facilities since 2007 and is an integral part of the New York City Wireless Network ("NYCWiN"), a municipal broadband data network used primarily for first responder and critical service agencies to enhance situational awareness, improve responder safety and enable remote decision making; and

In December 2011, the Board of Directors authorized the President to execute an MOU with DOITT which would allow DOITT to install, repair and maintain its equipment at Lincoln Medical and Mental Health Center, Elmhurst Hospital Center, Jacobi Medical Center, North Central Bronx Hospital, Kings County Hospital Center, Coler-Goldwater Specialty Hospital and Nursing Facility, Queens Hospital Center, and Coney Island Hospital.

The MOU provided the space on the roofs of the Facilities to DOITT for its use without charge for a term that continues until terminated by either party.

In addition to the facilities at which DOITT was granted permission to install, maintain and repair equipment, communication equipment, under the original MOU, under the proposed amended MOU DOITT will install and maintain communication equipment also at Harlem Hospital Center, Metropolitan Hospital Center and Sea View Hospital Rehabilitation Center and Home. Further, the amended MOU will permit DOITT to upgrade its equipment and, in certain cases, slightly expand the area occupied. Under the amended MOU DOITT will continue to have access to its systems and infrastructure located in risers, rooftops, penthouses, mechanical rooms, equipment closets or other locations at the Facilities required to install and maintain its equipment. DOITT's activities shall not interfere with the delivery of medical services or operation of hospital equipment at the Facilities and its equipment complies with all applicable federal statutes governing the safe emission of radio frequency signals.

UPDATE

**DORMITORY AUTHORITY OF THE
STATE OF NEW YORK (DASNY)**

GOUVERNEUR MAJOR MODERNIZATION

NYC Health and Hospitals Corporation Capital Committee Meeting

Gouverneur Healthcare Services

November 12, 2015



Scope of Work

- Existing facility (316,000 sf):
 - Phased gut renovation of an occupied facility to expand the long-term care capacity from 210 beds to 295; long-term care beds to be located on the 5th to 11th floors, as well as the 13th floor
 - Upgrades to, and expansion of, the Ambulatory Care facility
- New construction (108,000 sf) TCO September 2011:
 - Five stories (85,000 sf) for Ambulatory Care Services
 - Addition of 3,000 sf per floor on the 6th through 13th floors, primarily for long term care

Scope of Work

- Major mechanical infrastructure upgrades
 - Main Switch Gears - 2011
 - New Emergency Generator, tank, and fuel pumps - 2011
 - Chilled Water System - 2013
 - Secondary water system and heating hot water system – 2013
 - New BMS system - 2013
 - Fire alarm and sprinkler systems - 2014
 - Nurses Call, Security and Wander, Telephone and Data - 2014
 - High Pressure Steam PRV Stations, distribution system – Dec 2014

Project Progress

- The new Ambulatory Care facility is occupied.
- All floors and spaces in the existing facility have been completed and are occupied.
- DOB inspected the entire building on August 19th. Open items relate to Local Law 11 and elevators. The inspection is valid for 18 months.
- In Progress
 - Linde Gas- March 2016
 - Upgrade of Existing Five Elevators – September 2016
Three passenger elevators to be connected to 300KVA transformer, remaining two freight elevators to be connected to 227KVA transformer.

Project Budget

(In thousands of dollars - contract work in place as of 10/15/15)

Current Available Funding	\$247,133	
Total Construction	\$189,950	
Total Soft Costs	46,749	
FF&E	<u>10,434</u>	
	\$247,133	
Project Contingency	\$ 0	
Total Project Budget	\$247,133	\$583/sf

Construction Billed to Date	\$187,115	
Soft Costs/FF&E Billed to Date	<u>54,311</u>	
Total Project Billed to Date	\$241,466	

Construction Remaining	\$ 2,795	
Soft Costs and FF&E Remaining	<u>2,872</u>	
Total Remaining	\$ 5,667	