

CAPITAL COMMITTEE
MEETING AGENDA

June 9, 2016

12:00 PM

125 Worth Street, Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES May 12, 2016
- VICE PRESIDENT'S REPORT

Emily A. Youssouf

Roslyn Weinstein

ACTION ITEMS

- **Resolution** **Walid Michelin / Anthony Rajkumar**
Authorizing the New York City Health and Hospitals Corporation (the "Health Care System") to execute a five-year lease extension with UE Forest Plaza, LLC (the "Landlord") for 1,975 square feet of space at 2040 Forest Avenue, Borough of Staten Island to house the Mariner's Harbor Houses Family Health Center, operated by Coney Island Hospital (the "Facility") at a base rent of \$32.50 per square foot to be escalated by 3% per year and a common area maintenance charge of \$2.74 per square foot or \$5,412 per year and real estate taxes in the amount of \$6.97 per square foot or \$13,764 per year for a five year total of approximately \$436,665.

INFORMATION ITEMS

- NYC Health + Hospitals / Coler: New Boiler Plant Project – Phase I

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

May 12, 2016

MINUTES

Capital Committee

Meeting Date: May 12, 2016

Time: 10:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Lilliam Barrios-Paoli, PhD, Chairman of the Board

Josephine Bolus, RN, NP, BC

Mark Page

Ramanathan Raju, MD, President

HHC Staff:

Jawwad Ahmad – Director, Office of Facilities Development

Rosalind Barrow – Deputy Director, Labor Relations

Jeremy Berman – Deputy General Counsel, Office of Legal Affairs

Steven Bussey – Consultant, Office of the President

Tammy Carlisle – Associate Executive Director, Corporate Planning

Ebone Carrington – Executive Director, Harlem Hospital Center

Eunice Casey – Director, Corporate Planning and HIV Services

Martin Everette – Director, Affirmative Action/Equal Employment Opportunity

Elsie Furr – Senior Associate Director, Queens Hospital Center

Jonathan Goldstein – Assistant Director, Corporate Planning

Colicia Hercules – Chief of Staff, Office of the Chairman

William Hicks – Interim Chief Executive Officer, Bellevue 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

Nini Mar – Director, Corporate Reimbursement

Antonio Martin – Executive Vice President

Maureen McClusky – Senior Vice President, Post-Acute/Long Term Care

Matthew McQuillan – Director of Fiscal Affairs, Enterprise Information Technology Services

Dean Mihaltzes – Deputy Executive Director, Queens Hospital Center

Kiho Park – Associate Executive Director, Queens Hospital Center

Michael Rawlings – Interim Chief Operating Officer, Bellevue Hospital Center

Christopher Roberson – Director, Bellevue Hospital Center

Cyril Toussaint – Director, Office of Facilities Development

L. Rickie Tulloch – Director, Office of Facilities Development

Roslyn Weinstein – 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 – Manager, Internal Audits

Other Attendees:

Edgardo Caban – New York Power Authority

Justine DeGeorge – Office of the State Comptroller
Ellen Eng – Director, New York City Council Finance Division
Joshua Garziona – New York Power Authority
John Levy – President, Base Tactical Disaster Recovery, Inc.
Joni Watson – Office of the State Comptroller
Shaylee Wheeler – New York City Office of Management and Budget

CALL TO ORDER

The meeting was called to order by Lilliam Barrios-Paoli, PhD, Chair, Board of Directors, at 10:02 A.M.

On motion, the Committee voted to adopt the minutes of the April 12, 2016, Capital Committee meeting.

VICE PRESIDENT'S REPORT

Roslyn Weinstein, Vice President, Operations, advised that the meeting agenda would include resolutions for; approval of space occupied by the American Cancer Society at Queens and Elmhurst Hospitals, to operate their Patient Navigator Program; authorization to execute a Customer Installation Commitment with the Department of Citywide Administrative Services (DCAS) and the New York Power Authority (NYPA) for an Energy Conservation Measures Upgrade project at Harlem; and, consent to enter into contract with Base Tactical Disaster Recovery, for their continued service involving Federal Emergency Management Agency (FEMA) related projects.

Ms. Weinstein said she would conclude her report with an update on progress of FEMA projects, as promised at the April 2016 Capital Committee Meeting.

Ms. Weinstein was joined by Frederick Covino, Senior Assistant Vice President, Corporate Budget, and John Levy, President, Base Tactical Disaster Recovery.

Ms. Weinstein noted that electrical systems at all vulnerable hospitals had been raised, slat wall flood protection had been installed to prevent water from coming into receiving docks and other places, and various critical systems had been raised, such as fuel tanks. Quick connect systems had been installed to allow quick connection to electrical generators and other critical needs. Additionally, there was a contract in place with Northstar, a disaster recovery organization that provide not only disaster emergency assistance, but also were part of Health + Hospitals Ebola response team.

Ms. Youssouf asked if these accomplishments had been made at all the hospitals. Ms. Weinstein said that quick connects had been completed at all four of the effected hospitals; Coney Island, Bellevue, Coler and Metropolitan. Ms. Weinstein added that the Northstar contract was for system wide services.

Ms. Weinstein explained that current work at Bellevue included hardening of elevators, and medical gas protection, the bidding out of duct bank improvements, and raising of switch gear. At Coler, a new auditorium and basement were being designed. New generators would be placed at Bellevue and Coler. Design, mechanical, engineering and plumbing, and the flood walls for Bellevue and Metropolitan were under way.

Ms. Weinstein noted that these were only some of the accomplishments that had been completed and a broad overview of the extensive work underway, and asked Mr. Levy to elaborate on some of the mitigation work.

Mr. Levy explained that slat walls were interlocking pieces of metal that formed a protective barrier, and were used to keep flood waters out. He noted that was how a majority of water had seeped into Bellevue

during Hurricane Sandy. He said the same slat walls were being used to protect the lower elevators at the facility.

Ms. Levy noted that this particular type of slat wall was not deconstructed into individual slats, but rather they were a complete assembly that rolled in one piece, and was therefore easier to deploy, as it wrapped around two poles, and was not in many separate pieces.

Ms. Weinstein stated that the new Critical Services Building at Coney Island was in design, and would be raised above 500 year flood level requirements. The building would include; patient rooms with improved services, high tech operating rooms, a parking structure, and a unique flood wall. Ms. Weinstein explained that part of the challenge at Coney Island was not only the ocean reaching the hospital, but the low water table which allowed water to seep in from below. It was important to address all these issues and at the same time protect the community as well as the facility.

Renderings of possible designs for the wall were shared. Dr. Barrios-Paoli asked if benches featured in one of the designs were a viable option. Mr. Levy said yes, that was one that provided protection as well as community gathering space. He explained that the back side of the wall would likely have added supports.

Ramanathan Raju, MD, President, asked how tall the wall would be. Ms. Weinstein said that at Coney Island the flood wall would be approximately five (5) feet, but wall heights would vary at other facilities. Mr. Levy added that the wall at Coney Island was only being designed to meet 100 year flood level requirements because the new building would be meeting 500 year requirements. He said the wall at Metropolitan would be much taller, meeting 500 year flood level requirements.

Dr. Raju asked if the 500 year walls would be as attractive as the 100 year wall. Mr. Levy said that larger walls will be much larger and more imposing but there are various design ideas to make it more aesthetically pleasing.

Ms. Weinstein advised that the current plan for the new Coney Island building would be to move all inpatient beds out of the main building into the new Critical Services building. That would be approximately 66 medical-surgical beds, 14 post-partum beds, labor and delivery, caesarian section rooms, continuing care nursery, behavioral health, a new emergency department, radiology, and more. There was still work to be done, she said, we are designing to budget, so some things may change. Weekly meetings are ongoing and we are moving into concept design.

Dr. Raju asked if there was much consideration as to the changing strategic goals of Health + Hospitals, or was the plan to simply replicate existing services. Ms. Weinstein said that was a great point and all details were being reviewed and discussed in user groups, with needed central office departments and with the FEMA projects Steering Committee. Changes could, and likely would, be made based on what makes the most sense for the system and for the community.

Dr. Raju asked how the community was being involved. Ms. Weinstein said that Community Advisory Boards had been met with and all health councils would be met with. There would be additional meetings as needed to keep groups informed.

Ms. Weinstein showed a short video featuring completed mitigation projects and renderings of upcoming work.

Ms. Youssouf asked how the tiger dam at Coney Island worked. Mr. Levy said it was filled with water and held its position by weight. He noted that it was a mitigation measure and not a permanent solution, and took time to deploy.

Ms. Youssouf asked what mitigation had been performed to protect the emergency room at Coney Island. Mr. Levy said the tiger dams were the main protection there. He explained that generators had muscle walls to protect them from water, and alternative, more permanent protections were being researched.

Ms. Weinstein noted that hurricane season was approaching and the team was always discussing new, better options for protection.

Ms. Weinstein advised that the Community Advisory Board at Metropolitan had been pleased with the variety of renderings presented for the possible wall design.

That concluded Ms. Weinstein's report.

ACTION ITEMS

- **Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to negotiate and execute a three-year contract, with two two-year options to renew, in an amount not to exceed \$15,518,873, with Base Tactical Disaster Recovery, Inc. ("Base Tactical") to provide project management consulting services for the repair, restoration and hazard mitigation of NYC Health + Hospitals facilities damaged by Hurricane Sandy.**

Roslyn Weinstein, Vice President, Operations, read the resolution into the record. Ms. Weinstein was joined by John Levy, President, Base Tactical Disaster Recovery, Inc.

Ms. Weinstein noted that Base Tactical has been providing services to Health + Hospitals since immediately after Hurricane Sandy, and had provided significant assistance. They helped secure the \$1.72 billion capital grant from FEMA and use their expertise to negotiate directly with FEMA on behalf of Health + Hospitals. There were also a number of other grants that they had assisted in securing. In total there was approximately \$1.8 billion that was being used to help harden facilities. They would also be critical in ensuring that no dollars were lost as projects neared completion. We rely on their expertise and look forward to a continued relationship.

Ms. Youssouf asked if this contract, and not to exceed funding, would last through the completion of planned construction. Mr. Levy said yes, it was anticipated to carry through final construction and close-out with the State and FEMA.

Ms. Weinstein noted that any sign-off on change orders or designs would include the Economic Development Corporation (EDC), Health + Hospitals and Base Tactical, to ensure that FEMA regulatory requirements were being met.

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 New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a five year revocable license agreement with the American Cancer Society, Eastern Division, Inc. (the "Licensee") for its continued use and occupancy of 120 square feet of space on the campus of Queens Hospital Center and 120 square feet of space on the campus of Elmhurst Hospital Center (the "Facilities) to provide non-clinical patient support services with the occupancy fee waived.**

Roslyn Weinstein, Vice President, Operations, read the resolution into the record. Ms. Weinstein was joined by Dean Mihaltses, Deputy Executive Director, and Elsie Furr, Senior Associate Director, Queens Hospital Center.

Mr. Mihaltses explained that a prior agreement had been in place for a number of years, allowing American Cancer Society Patient Navigators to provide education, and access to related resources, to cancer patients. He noted that the space they occupied was approximately 120 square feet at both Elmhurst and Queens Hospitals, and a financial analysis confirmed a value add benefit.

Ms. Youssouf asked how many patients were assisted annually. Ms. Furr said there were 1,200 at Queens and 779 at Elmhurst over the previous three year term. Mr. Mihaltses added that volume was higher at Queens and that was why the program operated at that site for more hours per week.

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 New York City Health and Hospitals Corporation ("NYC Health + Hospitals") 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 \$10,855,666 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 NYC Health + Hospitals / Harlem (the "Facility").**

Roslyn Weinstein, Vice President, Operations, read the resolution into the record. Ms. Weinstein was joined by Ebone Carrington, Executive Director, Harlem Hospital Center, and Cyril Toussaint, Director, Office of Facilities Development.

Mrs. Carrington explained that a comprehensive energy audit performed at Harlem Hospital Center had determined that a number of energy conservation measures could be implemented at the site. An application was submitted to the Department of Citywide Administrative Services (DCAS) and the Accelerated Conservation and Efficiency (ACE) program and it was approved. Project components would include; modernization of the existing air handling system in the Martin Luther King (MLK) Pavilion; secondary pump modulation; steam trap and distribution survey and remediation; steam pipe insulation; and, building lighting and controls upgrade.

Mrs. Carrington noted that the project had been fully designed and competitively bid under NYPA and would cost \$10,855,666, funded through a DCAS grant and General Obligation Bonds. Mrs. Carrington expressed excitement that annual estimated savings would be approximately \$1.72 million, with simple payback in approximately 10 years. She said the project was anticipated to be complete in June, 2017.

Ms. Youssouf asked if any work was planned for the recently constructed building. Ms. Carrington said no, the work was to be completed in the MLK Pavilion, which was not part of the modernization project at Harlem Hospital Center.

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.

Ms. Weinstein advised that she would provide an update on energy projects at the July, 2016, Capital Committee meeting.

Dr. Raju and Ms. Youssouf thanked Ms. Weinstein for her work.

There being no further business, the meeting was adjourned at 10:31 A.M.

LEASE EXTENSION

**UE FOREST PLAZA, LLC
2040 FOREST AVENUE, STATEN ISLAND**

**MARINER'S HARBOR HOUSES
FAMILY HEALTH CENTER**

NYC HEALTH + HOSPITALS / CONEY ISLAND

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "Health Care System") to execute a five-year lease extension with UE Forest Plaza, LLC (the "Landlord") for 1,975 square feet of space at 2040 Forest Avenue, Borough of Staten Island to house the Mariner's Harbor Houses Family Health Center, operated by Coney Island Hospital (the "Facility") at a base rent of \$32.50 per square foot to be escalated by 3% per year and a common area maintenance charge of \$2.74 per square foot or \$5,412 per year and real estate taxes in the amount of \$6.97 per square foot or \$13,764 per year for a five year total of approximately \$436,665.

WHEREAS, in 2006, due to the poor physical condition and the unfeasibility of upgrading and expanding the Mariner's Harbor Children and Adolescents Health Center located at 142 Brabant Street, the program moved to its present location at 2040 Forest Avenue; and

WHEREAS, in May 2006 the Board of Directors authorized the President to enter a lease with the Landlord and in May 2011 a five year extension was authorized; and

WHEREAS, Prior to the Health Care System's occupancy in 2006, Saint Vincent's Catholic Medical Center/Staten Island Division operated a clinic at 2040 Forest Avenue; and

WHEREAS, relocating the program to 2040 Forest Avenue has allowed the Facility to continue to provide needed services to the medically underserved population of Mariner's Harbor in Staten Island; and

WHEREAS, the responsibility for the clinic's operations and the proposed lease will rest with the Senior Vice President for Hospitals and the Chief of Ambulatory Care.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a five-year lease extension with UE Forest Plaza, LLC for 1,975 square feet of space at 2040 Forest Avenue, Borough of Staten Island to house the Mariner's Harbor Houses Family Health Center, operated by Coney Island Hospital at a base rent of \$32.50 per square foot to be escalated by 3% per year and a common area charge of \$2.74 per square foot or \$5,412 per year and real estate taxes in the amount of \$6.97 per square foot or \$13,764 per year for a five year total of approximately \$436,665.

EXECUTIVE SUMMARY

SOUTHERN BROOKLYN/STATEN ISLAND HEALTH NETWORK MARINER'S HARBOR HOUSES FAMILY HEALTH CENTER 2040 FOREST AVENUE BOROUGH OF STATEN ISLAND

OVERVIEW: The President of the New York City Health and Hospitals Corporation (the "Health Care System") seeks authorization from the Board of Directors of the Health Care System to execute a lease with UE Forest Plaza, LLC (the "Landlord"), for space at 2040 Forest Avenue, Borough of Staten Island. The space will house the Mariner's Harbor Houses Family Health Center ("Family Health Center"), operated by Coney Island Hospital ("Coney Island").

**NEED/
PROGRAM:** In 2006, due to the poor physical condition and the unfeasibility of upgrading and expanding the 142 Brabant Avenue site, Coney Island moved the child health care clinic program, known as Mariner's Harbor Children and Adolescents Health Center, to a nearby site at 2040 Forest Avenue. Prior to the Health Care System's occupancy, Saint Vincent's Catholic Medical Center/Staten Island Division operated a clinic at 2040 Forest Avenue. The clinic is located in the Forest Avenue Shopping Center in northwestern part of Staten Island. Its catchment area is located between Richmond Terrace in the north, the Staten Island Expressway in the south; to the west, South Avenue and the MLK Expressway to the east. The area is a designated Health Professional Service Area ("HPSA") which indicates there is a need for primary care. Since 2006, the program has provided needed services to the medically underserved population of Mariner's Harbor.

UTILIZATION: The clinic provided approximately 3,370 visits in 2015

TERMS: The Health Care System will continue to occupy approximately 1,975 square feet of ground floor space at 2040 Forest Avenue. The lease extension will contain a five-year term. The base rent will be \$32.50 per square foot, or \$64,187.50 per year.

The base rent will be escalated by 3% per year. The Health System will also pay its pro rata share of common area charges at approximately \$2.74 per square foot or, approximately \$5,412 per year. The Health System will be responsible for payment of separately metered electricity and will be responsible for payment of heat, water, and air conditioning provided to the Premises. The Health Care System will also be

Page Two – Executive Summary
Vornado Forest Plaza, LLC

Terms (cont'd) responsible for the payment of its pro rata share of real estate taxes in the amount of \$6.97 per square foot, or approximately \$13,765 per year.

The Landlord will be responsible for structural maintenance and repairs to the Premises, excluding doors and windows. The Health Care System will be responsible for non-structural maintenance repairs to the Premises.

FINANCING: Operations

SUMMARY OF ECONOMIC TERMS

SITE: 2040 Forest Avenue
Borough of Staten Island
Block 1696, Lot 8

LANDLORD: UE Forest Plaza LLC
210 Route 4 East
Paramus, N.J. 07652

FLOOR AREA: 1,975 square feet

TERM: Five (5) years

**RENEWAL
OPTION:** No renewal option

RENT: The base rent will be \$32.50 per square foot, or \$64,187.50 per year. The tenant will pay a common area charge of approximately \$2.74 per square foot, or \$5,412 per year.

Forrest Plaza Five Year Economic Term							
	Amount	Sq. Ft.	2016	2017	2018	2019	2020
Base Rent (3% escalation starting year 2)	32.5	1975	\$ 64,187.50	\$ 66,113.13	\$ 68,096.52	\$ 70,139.41	\$ 72,243.60
Common Charges	2.74	1975	\$ 5,411.50	\$ 5,411.50	\$ 5,411.50	\$ 5,411.50	\$ 5,411.50
Real Estate Taxes	6.97	1975	\$ 13,765.75	\$ 13,765.75	\$ 13,765.75	\$ 13,765.75	\$ 13,765.75
TOTAL			\$83,364.75	\$85,290.38	\$87,273.77	\$89,316.66	\$91,420.85

UTILITIES: The tenant will be responsible for payment of separately metered electricity. The tenant will be responsible for payment for heat, water, and air conditioning provided to the premises.

**MAINTENANCE/
REPAIRS:** The landlord will be responsible for structural maintenance and repairs to the premises, excluding doors and windows. The tenant will be responsible for non-structural maintenance repairs. The tenant will also be responsible for maintenance and repairs of sidewalks in front of the premises and snow removal from these sidewalks.

TAXES: The tenant will pay real estate taxes in the amount of approximately \$6.97 per square foot, or approximately \$13,765 per year.

2040 Forest Avenue

Prior Term Rates

Year	Base Rent	Annual	CAM	R.E. Taxes	Total (c+d+e)	PSF
1	29.43	58,124.25	6,360.00	12,778.00	77,262.25	39.12
2	29.43	58,124.25	6,360.00	12,778.00	77,262.25	39.12
3	29.43	58,124.25	6,360.00	12,778.00	77,262.25	39.12
4	29.43	58,124.25	6,360.00	12,778.00	77,262.25	39.12
5	29.43	<u>58,124.25</u>	6,360.00	12,778.00	<u>77,262.25</u>	39.12
		290,621.25			386,311.25	

CAM = \$3.22 psf

R.E. taxes = \$6.47 psf

Escalation = 0%

note: rent commenced 9.1.2011 per Chase Hagen

Proposed Rates

Year	Base Rent	Annual	CAM	R.E. Taxes	Total (c+d+e)	PSF
1	32.50	64,187.50	5,412.00	13,765.00	83,364.50	42.21
2	33.48	66,113.13	5,412.00	13,765.00	85,290.13	43.18
3	34.48	68,096.52	5,412.00	13,765.00	87,273.52	44.19
4	35.51	70,139.41	5,412.00	13,765.00	89,316.41	45.22
5	36.58	<u>72,243.60</u>	5,412.00	13,765.00	<u>91,420.60</u>	46.29
		340,780.15			436,665.15	

CAM = \$2.74 psf

R.E. taxes = \$6.97 psf

Escalation = 3%

note: term will commence 9.1.2016

Mariner New P&L TOTAL

Staten Island Mariners' Harbor Profit and Loss Statement

EXPENSES

PERSONAL SVCS

TITLES:	COST	FTE'S	ANNUAL SALARY
Clerical Associate III-Quendo Navarro, M	\$ 41,747	1.20	\$ 50,096
Coordinating Manager B-Z.Rivera	\$ 26,445	0.50	\$ 13,223
LPN-Spagnola, Kim	\$ 44,143	1.20	\$ 52,972

SUBTOTAL	\$ 469,439	2.90	\$ 116,291
CIH FRINGE BENEFITS 55.15%	\$ 258,895		\$ 64,134

PAGNY DIRECT PERSONAL SVCS

TITLES:	COST	FTE'S	ANNUAL SALARY
Physicians-Reznik-Miroshnichenko	\$ 176,934	1.20	\$ 212,321
SUBTOTAL	\$ 176,934	1.20	\$ 212,321
PAGNYFRINGE BENEFITS 19%	\$ 33,617		\$ 40,341
PAGNY OVERHEAD 2.75%	\$ 5,790		\$ 5,839
TOTAL PS	\$ 944,675	4.10	\$ 438,925

OTHER THAN PERS. SVCS

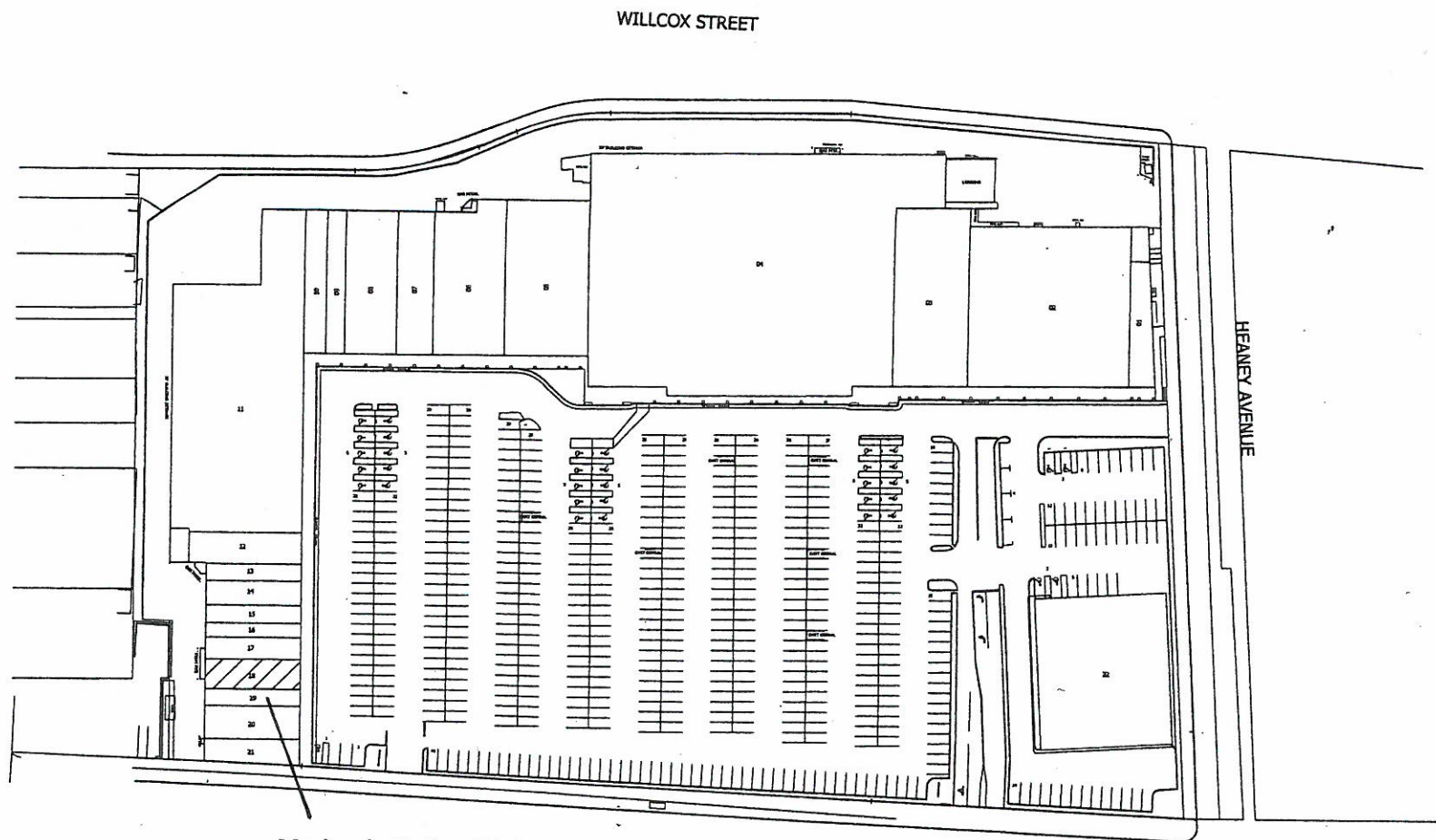
Medical Supplies	\$ 4,000		\$ 4,000
Call Center/Telecommunications	\$ 2,000		\$ 2,000
Office Supplies	\$ 1,000		\$ 1,000
Purchased Services	\$ 27,600		\$ 27,600
Rent/Space Lease	\$ 87,333		\$ 87,333
Custodial Services	\$ 11,000		\$ 11,000
TOTAL OTPS	\$ 132,933		\$ 132,933

Indirect Overhead	10%		\$ 57,186
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TOTAL EXPENSES	\$ 1,077,609	4.10	\$ 629,044
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EXPECTED COLLECTIONS	Visits	FY17
MEDICAID	151	33,176
MEDICAID HMO	665	146,230
MEDICARE	52	11,548
MEDICARE HMO	16	3,573
METROPLUS COMMERCIAL	0	0
METROPLUS MEDICAID	0	0
COMMERCIAL	67	12,837
COMMERCIAL HMO	117	9,904
GOVT/OTHER	16	0
CHARITY	1,428	0
SELF / PAY	387	17,569
TOTAL REVENUE	2,900	\$ 234,837

VARIANCE		\$ (394,207)
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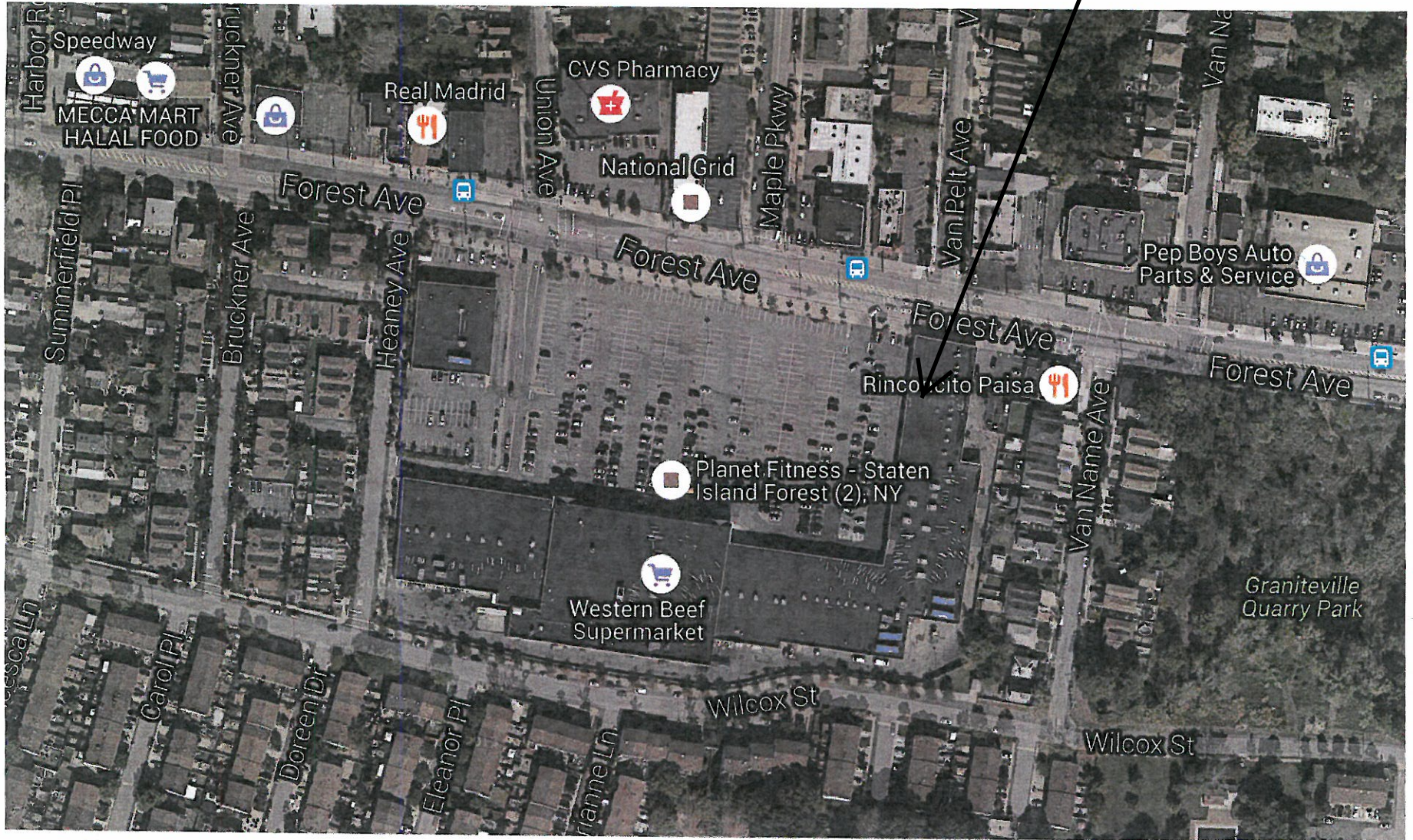


Mariner's Harbor Clinic
2040 Forest Avenue

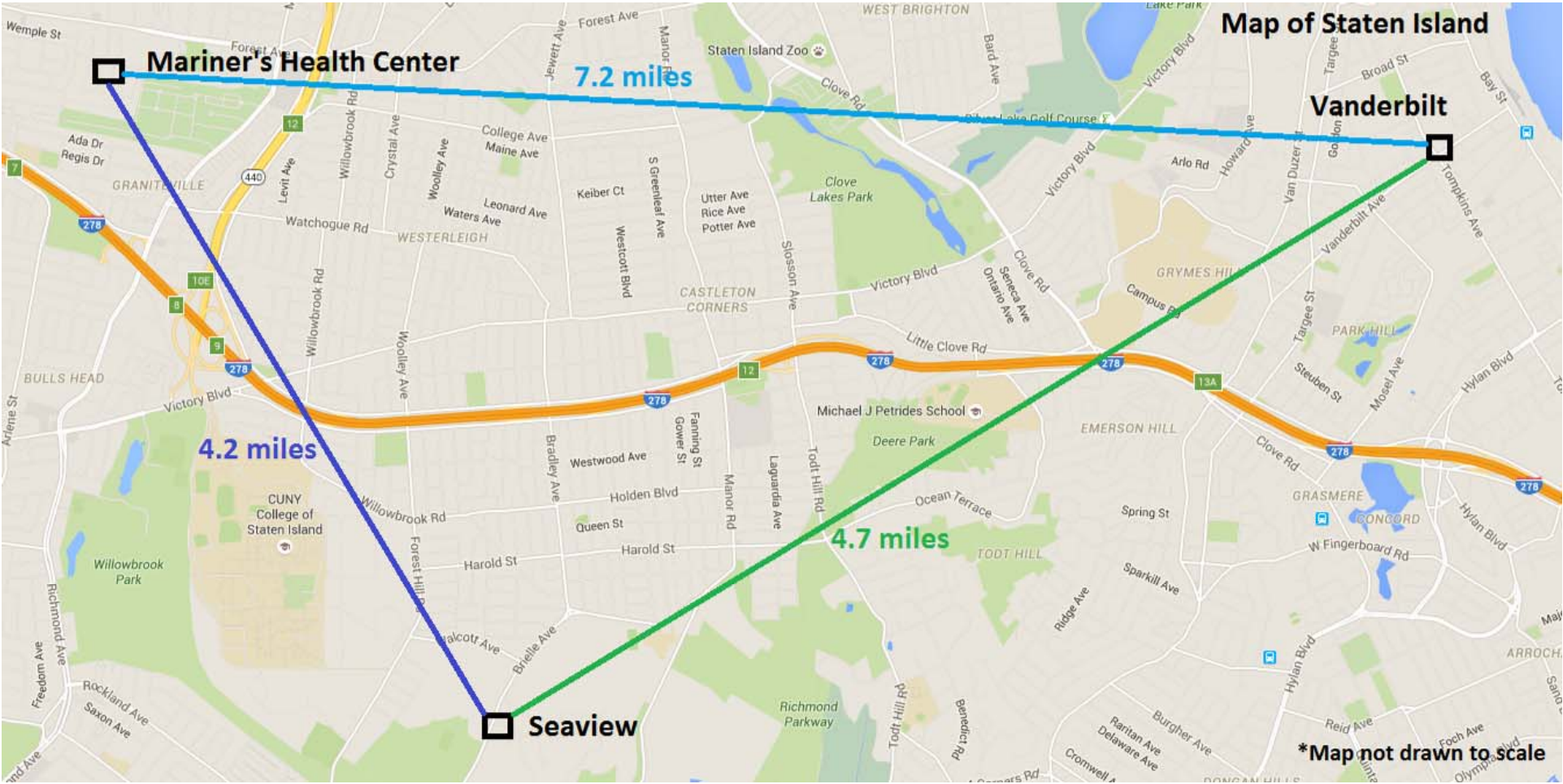
FOREST AVENUE

2040 Forest Avenue
Staten Island

Mariner's Harbor Houses Family Health Center



Map of Staten Island



Mariner's Health Center

7.2 miles

Vanderbilt

4.2 miles

4.7 miles

Seaview

*Map not drawn to scale

UPDATE

**NEW BOILER PLANT PROJECT
PHASE I**

NYC HEALTH + HOSPITALS / COLER

SUMMARY

NYC HEALTH + HOSPITALS / COLER New Boiler Plant – Phase 1

The new boiler plant at Coler project is to be executed in two phases. Phase 1 of the project is the design and construction of a temporary low-pressure boiler system which will serve the facility until a new decentralized boiler plant is designed and constructed as Phase 2 of the project. Phase 1 of the project is fully design, and completely bid under NYPA. Phase 1 project cost is not-to-exceed \$1.9 million. This phase is schedule to be completed by November 2016.

The scope of Phase I of the project:

- Provide for the temporary installation and operation of a new low pressure steam boiler system.
- Provide modifications to the existing rental boilers to allow them to operate as low pressure boilers.
- Provide for basic steam piping system modifications to accommodate the temporary low pressure steam system connection, and future connection to the new boiler plant.
- Provide for the installation of new natural gas service to feed both the temporary and new boiler plants and associated, new, existing and converted equipment.

Estimated total project cost (Phases 1 & 2) - \$ 28 million.