

CAPITAL COMMITTEE

February 19, 2015

MEETING AGENDA

2:30 P.M.

125 Worth Street, Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES January 15, 2015 Emily A. Youssouf
- SENIOR ASSISTANT VICE PRESIDENT'S REPORT Roslyn Weinstein

ACTION ITEMS

- **Resolution** Angelo Mascia
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year license agreement with the Staten Island Ballet Theater, Inc. (the "Licensee") for its continued use and occupancy of 5,000 square feet of space in the Laboratory Building to house administrative functions, dance instruction and hold performances at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

Vendex: Pending.
- **Resolution** Angelo Mascia
Authorizing the President of the New York City Health and Hospitals Corporation ("the Corporation") to execute a five year revocable license agreement with the United States Department of Justice (the "Licensee") for its continued use and occupancy of space to house communications equipment at the Sea View Hospital Rehabilitation Center and Home (the "Facility") at an occupancy fee of approximately \$9,203 per year to be escalated by 3% per year.
- **Resolution** Christina Jenkins
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a three and one-half year sub-sub lease agreement with the Healthcare Finance Group LLC (the "Sub-Tenant") for approximately 16,880 square feet of space at 199 Water Street, Borough of Manhattan, to house Delivery System Reform Incentive Payment Program ("DSRIP") staff at an initial rent of \$460,000 per year or approximately \$27.25 per square foot to increase at a rate of 2.5% per year with the Corporation responsible for the payment of sub-metered electricity for a total commitment over the lease term exclusive of electricity of not more than \$1,173,144.
- **Resolution** Joe Schick
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five-year revocable license agreement with Ronald McDonald House of New York, Inc. (the "Licensee") for its use and occupancy of approximately 1,100 square feet of space on the fifth floor of the D Building at Kings County Hospital Center ("KCHC") for the construction and operation of a Ronald McDonald Family Room for use by families of pediatric patients, with the occupancy fee waived and with the President having the authority to extend the license to include space at other facilities of the Corporation on a similar basis provided such extensions are reported to the Board.

Vendex: Pending.

- **Project Status Reports**

South Manhattan Health Network

Bellevue Hospital Center: Elevator Controls Upgrade – C & D Buildings

Metropolitan Hospital Center: Construction of Conference and Training Center

(No significant delays, no reports will be provided)

Southern Brooklyn/Staten Island Health Network

Coney Island Hospital Center: Add Dehumidification and cooling Capacity to the ORs

(No significant delays, no reports will be provided)

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

January 15, 2015

MINUTES

Capital Committee

Meeting Date: January 15, 2015

Time: 11:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Emily A. Youssouf, Chair

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

Ricardo Corrales – Senior Associate Director, Woodhull Medical and Mental Health Center

Daniel Gadioma – Senior Project Manager, Kings County Hospital Center

Louis Iglhaut – Senior Director, Office of Facilities Development

John Jurenko – Senior Assistant Vice President, Intergovernmental Relations

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

Randall Mark – Chief of Staff, Office of the President

Antonio Martin – Executive Vice President

Sheldon McLeod – Chief Operating Officer, Kings County Hospital Center

Dean Moskos – Director, Office of Facilities Development

Hal Schnieder – Senior Associate Director, Elmhurst Hospital Center

Lisa Scott-McKenzie – Network Deputy Executive Director, Central/North Brooklyn Health Network

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

Other Attendees:

Edgardo Caban – New York Power Authority

Joseph Freer – New York City Police Department

Nicholas Peretta – New York Power Authority

Nick Piergallin – Siemen

Kristyn Raffaele – New York City Office of Management and Budget

Dhruneanne Woodroffe – New York City Office of Management and Budget

CALL TO ORDER

The meeting was called to order by Emily Youssouf, Chair of the Capital Committee, at 11:08 A.M.

On motion, the Committee voted to adopt the minutes of the December 4, 2014, Capital Committee meeting.

SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein, Senior Assistant Vice President, Office of the President, advised that the meeting agenda included; 1) a request from another City agency to utilize space on one of our facility rooftops, and 2) the start of an Accelerated Conservation and Efficiency "ACE" program project, part of the \$28 million provided through the Department of Citywide Administrative Services (DCAS). She noted that DCAS had awarded another \$5 million to HHC for continued energy work and the energy team was working on the next set of grants as the Corporation worked hard to deal with environmentally friendly buildings. Ms. Weinstein stated that HHC was the number two agency in the City for energy consumption, and we had accepted the Mayoral challenge to decrease emissions and were well on our way.

Ms. Weinstein announced that the Corporation would soon be approaching the Contract Review Committee (CRC) about issuing the first Request for Proposals (RFP) for use of Federal Emergency Management Agency (FEMA) dollars. The RFP, for an architectural firm to design the proposed Clinical Services building at Coney Island Hospital, would be reviewed by the CRC to ensure the project was on the right path.

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 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.**

Jeremy Berman, Deputy General Counsel, read the resolution into the record. Mr. Berman was joined by Sergeant Joseph Freer, New York City Police Department (NYPD).

Mr. Berman explained that the resolution would be revised to refer to a single pilot facility and not activity at various facilities.

Mr. Freer explained that the NYPD was part of a one-year pilot program with a company called SST, Inc., for the purpose of placing acoustical sensors throughout approximately 15 square miles of New York City. There would be approximately 300 sensors used to detect types of events that lead to police dispatching. He explained that the NYPD would receive alerts approximately 60 seconds after an event

took place and would be directed to that location. He anticipated reduced response time by six to seven minutes.

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 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").**

Lisa Scott-McKenzie, Deputy Executive Director, Central/North Brooklyn Health Network, read the resolution into the record on behalf of George Proctor, Senior Vice President, Central/North Brooklyn Health Network. Mrs. Scott-McKenzie was joined by Ricardo Corrales, Senior Associate Director, Woodhull Medical and Mental Health Center, and Cyril Toussaint, Director, Office of Facilities Development. Edgardo Caban, and Nicholas Peretta, New York Power Authority, were also present.

Mrs. Scott-McKenzie thanked Mr. Martin, Ms. Weinstein, the Energy Department headed by Mr. Toussaint, and NYPA and DCAS, for collaborating on this project and moving it forward. She explained that the project would allow for the facility to enhance the reliability of systems such as lighting, boilers, fuel tanks, steam pipes and fan coil units. The upgrades would help eliminate leaks and allow the facility to meet the mandated conversion from number six (6), to number two (2), fuel oil. She said there was an anticipated annual savings of \$541,675. If approved the expected start date would be March of 2015 with completion expected in April of 2016.

Ms. Youssouf asked if the boilers were being replaced. Mrs. Scott-McKenzie said the equipment would be upgraded, which would allow for little disruption as work went on.

Mrs. Bolus asked whether the equipment would run as well on number six (6) oil. Mrs. Scott-McKenzie said yes.

Mrs. Bolus asked how many facilities were left using number six (6) fuel oil. Mr. Toussaint said there were three Corporate-wide; 1) Kings County Hospital Center, which had an upgrade project underway, 2) Cumberland Diagnostic and Treatment Center, for which funding was being sought to change boilers, and 3) Metropolitan Hospital Center, which was just switching over.

Mrs. Scott-McKenzie advised that the Corporation had been sharing the remaining resources amongst those facilities until Corporate-wide conversion was accomplished.

Mr. Page asked where the money was coming from. Ms. Weinstein said that nearly \$7.8 million would come from DCAS and \$1.5 million would be from the Office of Management and Budget (OMB). Mr. Page noted that it was all New York City capital funding.

Mr. Page asked what kind of leaks would be stopped. Mrs. Scott-McKenzie said steam leaks.

Mr. Page asked why the project would be financed with City funds instead of through NYPA, if they had programs that fund those types of projects. Ms. Weinstein explained that this project would be part of the ACE program, which was under the influence of DCAS and composed of dollars that had been set aside for this type of work. She noted that there were other projects that had been financed through NYPA but not this one. Mr. Iglhaut said that there would be no debt service to the Corporation. Mr. Page said there would no debt service to the Corporation. He explained that there was always an interest in Capital from somebody else but when Capital is used for one thing it is hard to get it for another. It would be interesting to know how much capital costs through NYPA as opposed to how much Capital costs New York City when it is financed. He surmised that this was an excellent project and he was glad that it was being 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 for the full Board's consideration.

INFORMATION ITEMS

- **Project Status Reports**

Central/North Brooklyn Health Network

Daniel Gadioma, Senior Project Manager, Kings County Hospital Center, advised that the Upgrade of Ten (10) Elevators in the "ABC" buildings had been completed. All elevators were running and operational and certified and that would be the final update on the project.

Mr. Gadioma explained that the Linear Accelerator project experienced delays when excavation uncovered more conduits than had been identified on the as-built drawings. There were five identified and ended up being 13, so that made for significant extra work on the front end. He said that anticipated completion had been moved from November of 2014, to February of 2015. Mrs. Bolus asked if they had found all the piping. Mr. Gadioma said he was confident that they did.

Ricardo Corrales, Senior Associate Director, Woodhull Medical and Mental Health Center, advised that the Obstetric Unit Expansion project was still on schedule for substantial completion by the end of February 2015. Ms. Weinstein noted that project was also within budget.

Hal Schnieder, Senior Associate Director, Elmhurst Hospital Center advised that all construction activities and punch-list items on the Women's Health Center project were complete. He said that the Department of Buildings (DOB) primary inspection had been completed, the facility passed, and they were since waiting for sign-off and approval by the Fire Department of the City of New York (FDNY) and the Department of Health (DOH) by end of February.

Ms. Yousosuf asked if the space would really be operational by February. Mr. Schnieder said the facility was pushing for the end of February.

Ms. Youssouf expressed pleasure at the completion of some long followed projects and the positive tone of the meeting.

There being no further business, the meeting was adjourned at 11:24 A.M.

LICENSE AGREEMENT

STATEN ISLAND BALLET THEATER, INC.

**SEA VIEW HOSPITAL,
REHABILITATION CENTER & HOME**

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year license agreement with the Staten Island Ballet Theater, Inc. (the "Licensee") for its continued use and occupancy of 5,000 square feet of space in the Laboratory Building to house administrative functions, dance instruction and hold performances at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

WHEREAS, in May 2010, the Board of Directors authorized the President to enter into a license agreement with the Licensee; and

WHEREAS, the Licensee, a 501(c)(3) cultural-education organization, provides dance performances for the Facility's patients and free tickets to performances; and

WHEREAS, the Facility continues to have space available in the Laboratory Building to accommodate the Licensee's program requirements.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation") be and is hereby authorized to execute a revocable license agreement with the Staten Island Ballet Theater, Inc. (the "Licensee") for its continued use and occupancy of 5,000 square feet of space in the Laboratory Building to house administrative functions, dance instruction and hold performances at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

EXECUTIVE SUMMARY
LICENSE AGREEMENT
STATEN ISLAND BALLET THEATER, INC.

SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

The President seeks the authorization of the Board of Directors of the Corporation to execute a revocable license agreement with The Staten Island Ballet Theater, Inc. (the "Ballet"), for its continued use and occupancy of space to house administrative functions, dance instruction and hold performances at Sea View Hospital Rehabilitation Center and Home ("Sea View").

The Staten Island Ballet Theater, Inc., a 501(c)(3) cultural-educational organization, seeks to continue its exclusive occupancy of the 5,000-square-foot Laboratory Building on the grounds of Sea View Hospital Rehabilitation Center and Home. The space is used for dance performances, dance instruction, administrative functions and other related activities.

During their occupancy, the Staten Island Ballet Theater, Inc., has repaired, updated, and enhanced the landmark Laboratory Building. As a result of its efforts, it received a 2002 Preservation Award and a plaque from the Preservation League of Staten Island.

In lieu of a license fee, the Ballet will provide services to patients including performances at Sea View events and monthly dance performances. The Ballet will also provide tickets annually for various performances.

The Ballet shall provide electricity, heating, maintenance, housekeeping and grounds maintenance to the licensed space.

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

The license agreement shall be revocable by either party on sixty (60) days prior notice, and shall not exceed a term of five years without further authorization by the Board of Directors of the New York City Health and Hospitals Corporation. The license agreement shall contain an option to renew for an additional five year term which shall require approval of the Board of Directors prior to the option being exercised.

LICENSE AGREEMENT

UNITED STATES DEPARTMENT OF JUSTICE

SEA VIEW HOSPITAL,
REHABILITATION CENTER & HOME

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation ("the Corporation") to execute a five year revocable license agreement with the United States Department of Justice (the "Licensee") for its continued use and occupancy of space to house communications equipment at the Sea View Hospital Rehabilitation Center and Home (the "Facility") at an occupancy fee of approximately \$9,203 per year to be escalated by 3% per year.

WHEREAS, in July 2010, the Board of Directors authorized the President to enter into a five year license agreement with the Licensee to continue to house communications equipment at Sea View Hospital Rehabilitation Center and Home; and

WHEREAS, the Licensee has operated communications equipment on the Facility's campus since 1992; and

WHEREAS, the Facility continues to have space on the roof and in the elevator equipment room on the 6th floor of the Robitzek Building to accommodate the Licensee's communications equipment.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation") be and is hereby authorized to execute a five year revocable license agreement with the United States Department of Justice (the "Licensee") for its continued use and occupancy of space to house communications equipment at the Sea View Hospital Rehabilitation Center and Home (the "Facility") at an occupancy fee of approximately \$9,203 per year to be escalated by 3% per year.

EXECUTIVE SUMMARY
LICENSE AGREEMENT
UNITED STATES DEPARTMENT OF JUSTICE

SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

The President seeks the authorization of the Board of Directors of the Corporation to execute a five year revocable license agreement with the United States Department of Justice (the "Department of Justice") for its continued use and occupancy of space to house communications equipment at Sea View Hospital Rehabilitation Center and Home ("Sea View").

The Department of Justice has operated a radio communications base station at Sea View for over 23 years. The system consists of two (2) antennas, located on the roof of the Robitzek Building, and the radio receiver, located in the mechanical equipment room on the sixth floor of the Robitzek Building. The Robitzek Building has the height necessary to enhance the Department of Justice's radio communication capabilities.

The Department of Justice will pay an occupancy fee of approximately \$9,203 per annum, subject to annual increases of 3% per year. Sea View will provide electricity and maintenance to the licensed space. The Department of Justice shall be responsible for the operation and maintenance of the equipment.

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

The license agreement shall be revocable by either party on sixty (60) days prior notice, and shall not exceed a term of five years without further authorization by the Board of Directors of the New York City Health and Hospitals Corporation.

**SUBLEASE AGREEMENT
199 WATER STREET**

HEALTHCARE FINANCE GROUP, LLC

CENTRAL OFFICE

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a three and one-half year sub-sub lease agreement with the Healthcare Finance Group LLC (the "Sub-Tenant") for approximately 16,880 square feet of space at 199 Water Street, Borough of Manhattan, to house Delivery System Reform Incentive Payment Program ("DSRIP") staff at an initial rent of \$460,000 per year or approximately \$27.25 per square foot to increase at a rate of 2.5% per year with the Corporation responsible for the payment of sub-metered electricity for a total commitment over the lease term exclusive of electricity of not more than \$1,173,144.

WHEREAS, the Corporation's DSRIP application states that the Corporation will pursue eleven healthcare reform projects within a single Performing Provider System consisting of approximately 150 health care providers and other entities (the "PPS"); and

WHEREAS, substantial work is required over the next several years to structure the PPS and to develop and implement the eleven healthcare reform projects;

WHEREAS, to perform the needed work, the Corporation is hiring additional staff and engaging consultants; and

WHEREAS, office space will be required to house the work force being assembled to perform the DSRIP work described; and

WHEREAS, the rental will be funded through DSRIP planning grant and performance payments; and

WHEREAS, after considering other commercial locations as well as existing Corporation space, the 199 Water Street location was deemed most suitable for the program's needs.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation be and hereby is authorized to execute a three and one-half year sub-sub lease agreement with the Healthcare Finance Group LLC for approximately 16,880 square feet of space at 199 Water Street, Borough of Manhattan, to house Delivery System Reform Incentive Payment Program staff at an initial rent of \$460,000 per year or approximately \$27.25 per square foot to increase at a rate of 2.5% per year with the Corporation responsible for the payment of sub-metered electricity for a total commitment over the lease term exclusive of electricity of not more than \$1,173,144.

EXECUTIVE SUMMARY

DELIVERY SYSTEM REFORM INCENTIVE PAYMENT PROGRAM 199 WATER STREET BOROUGH OF MANHATTAN

- OVERVIEW:** The President seeks authorization from the Board of Directors of the Corporation to execute a three and one-half year sub-sub lease agreement with the Healthcare Finance Group LLC for approximately 16,880 square feet of space at 199 Water Street, Borough of Manhattan, to house Delivery System Reform Incentive Payment Program (“DSRIP”) staff at an initial rent of \$460,000 per year or approximately \$27.25 per square foot to increase at a rate of 2.5% per year with the Corporation responsible for the payment of sub-metered electricity for a total commitment over the lease term exclusive of electricity of not more than \$1,173,144.
- NEED/
PROGRAM:** The Corporation’s DSRIP application states that the Corporation will pursue eleven healthcare reform projects within a single Performing Provider System consisting of approximately 150 health care providers and other entities (the “PPS”). The goal of DSRIP is to measurably improve the health of communities and reduce avoidable hospital admissions by 25%. Space will be required to house staff presently being assembled to administer the program. After considering other commercial locations as well as existing Corporation space, the 199 Water Street location was deemed most suitable for the program’s needs. The space is located on the 31st floor of a 1.1 million square-foot building known as One Seaport Plaza. It is configured as office space with twenty-eight work stations and nineteen offices. The space comes fully furnished.
- TERMS:** The Tenant will occupy approximately 16,880 square feet of space comprising a portion of the 31st floor. The subtenant is the Healthcare Finance Group LLC and the over-tenant is AON. The sub-sub lease will contain a term of approximately three and a half years. The base rent will be approximately \$27.25 per square foot or approximately \$460,000 per year. The base rent will be escalated by 2.5% per year. Electricity provided to the space will be sub-metered and paid for by the Corporation.
- FUNDING:** The rental cost will be funded through DSRIP planning grant and performance payments.

SUMMARY OF ECONOMIC TERMS

SITE:	Part of 31 st Floor 199 Water Street New York, New York
LANDLORD:	Resnick Seaport LLC
TENANT:	AON Service Corporation
SUB-TENANT:	Healthcare Finance Group LLC
INITIAL TERM:	Approximately 3.5 years
FLOOR AREA:	Approximately 16,880 square feet
RENEWAL OPTIONS:	None
BASE RENT:	\$446,900 per year or approximately \$27.25 per square foot
ESCALATION:	2.5% per year
UTILITIES:	Tenant will pay separately metered electricity
OPERATING EXPENSES:	Tenant not responsible for any payments associated with increased operating expenses
REAL ESTATE TAXES:	Tenant not responsible for any payments associated with increased real estate taxes
FUNDING:	DSRIP planning grant and performance payments

LICENSE AGREEMENT

RONALD MCDONALD HOUSE OF NEW YORK, INC.

KINGS COUNTY HOSPITAL CENTER

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five-year revocable license agreement with Ronald McDonald House of New York, Inc. (the "Licensee") for its use and occupancy of approximately 1,100 square feet of space on the fifth floor of the D Building at Kings County Hospital Center ("KCHC") for the construction and operation of a Ronald McDonald Family Room for use by families of pediatric patients, with the occupancy fee waived and with the President having the authority to extend the license to include space at other facilities of the Corporation on a similar basis provided such extensions are reported to the Board.

WHEREAS, the Licensee has operated Ronald McDonald House New York since 1978 providing a temporary home-away-from-home for pediatric cancer patients and their families; and

WHEREAS, among the Licensee's programs is the Hospital Outreach Program including the construction of Ronald McDonald Family Rooms for families of pediatric inpatients at various hospitals in New York City; and

WHEREAS, the Licensee is generously willing to contribute the full cost of the construction of a Ronald McDonald Family Room at KCHC; and

WHEREAS, the KCHC management, with the Licensee, has identified suitable space on the 5th floor of the D Building for the Licensee to construct a Family Room; and

WHEREAS, the Licensee hopes to construct Ronald McDonald Family Rooms at each of the Corporation's acute care hospitals provided that suitable space can be found that is acceptable to both the Licensee and the administration of each hospital; and

WHEREAS, the President shall report to the Capital Committee each time he exercises his authority to extend the license to an additional facility of the Corporation.

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 five-year revocable license agreement with Ronald McDonald House of New York, Inc. for its use and occupancy of approximately 1,100 square feet of space on the fifth floor of the D Building at Kings County Hospital Center for the construction and operation of a Ronald McDonald Family Room for use by the families of pediatric patients, with the occupancy fee waived and with the President having the authority to extend the license to include space at other facilities of the Corporation on a similar basis provided such extensions are reported to the Board.

EXECUTIVE SUMMARY

RONALD MCDONALD HOUSE OF NEW YORK, INC.

The President of the New York City Health and Hospitals Corporation ("HHC") seeks authorization to execute a five-year, revocable license with the Ronald McDonald House New York, Inc. ("RMH NY") for its use and occupancy of approximately eleven hundred square feet of space on the fifth floor of the D building at Kings County Hospital Center ("KCHC") for the construction of a Ronald McDonald Family Room for families of inpatient pediatric patients. Authority is also sought for the President to expand the license to RMH NY to include other HHC acute care hospitals where suitable space can be found and is acceptable to both RMH NY and the administration of the HHC hospital. The President will report any such expansions of the license to the Board.

A Ronald McDonald Family Room is an opportunity to align with HHC's goals of providing family centered care. It is an area set aside within a medical facility serving pediatric patients to serve as a quiet rest area for family members of children admitted to the hospital for treatment. It replicates a home-like atmosphere when a parent needs a break from the hospital environment. When a child is critically ill, parents are reluctant to leave the hospital. Yet they desperately need a break. Typical services may include a comfortable seating area, refreshments (beverages, snacks, fruit, etc.), television and reading materials, internet charging station and computer, shower and laundry facilities, and a quiet area. Currently, there are more than 176 Ronald McDonald Family Rooms across the USA and around the world. The Ronald McDonald Family Room extends the hallmark of quality care and compassionate comfort shared by HHC and RMH NY.

RMH NY will pay the expenses of constructing and operating the Family Room, however, KCHC will provide electricity.

Ronald McDonald House New York will be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising solely within the licensed space.

Ronald McDonald House wishes to construct Family Rooms at other HHC acute care hospitals Corporation if suitable space can be found that is acceptable to both RMH NY and the administration of each hospital. Accordingly, the President seeks authority to extend the license to other HHC hospitals if he shall report each such extension to the Capital Committee of the Board.

PROJECT STATUS REPORTS

South Manhattan Health Network

Southern Brooklyn/Staten Island Health Network

Project Status Reports
(As of January 2015)

Network: SOUTH MANHATTAN HEALTHCARE NETWORK

Facility: BELLEVUE 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
11201101	Elevator Controls Upgrade C&D Bldg.	1,327	394	30.00%	Apr-14	Dec-14	Mar-15	3	Elevator modernization going very well. Schinler turned over both the newly modernized elevators in the C-Building and one of the two elevators in the D-Building. Only ONE elevator remains left to be upgraded and modernized. Barring any unusual circumstances, we fully expect the remaining elevator to be completed and turned over by the end of the first quarter of 2015.

Facility: METROPOLITAN 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
SAND3701	Construction of Conference and Training Center	3,500	795	23.00%	Aug-14	Dec-14	Dec-14	3	Project is substantially complete and will be removed from the reporting cycle.

Network: SOUTHERN BROOKLYN / STATEN ISLAND HEALTH NETWORK

Facility: CONEY ISALND HOSPITAL

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments
26201402	Add Dehumidification and cooling capacity to the ORs	846	0	0.00%	Aug-14	Dec-14	Dec-14	0	Project is substantially complete and will be removed after this reporting cycle.

Facility: SEA VIEW HOSPITAL REHABILITATION CENTER & HOME

Project Number	PROJECT TITLE	Project Budget (\$000s)	Paid to Date (\$ 000s)	% Paid to Date	Construction Start	Projected Completion	Forecast/ Actual Completion	Delay (if any)	Comments