

CAPITAL COMMITTEE

October 2, 2014

MEETING AGENDA

10:00 a.m.

125 Worth Street, Room 532  
5<sup>th</sup> Floor Board Room

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CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES September 11, 2014 Emily A. Youssouf
- SENIOR ASSISTANT VICE PRESIDENT'S REPORT Roslyn Weinstein

ACTION ITEMS

- **Resolution** Steven Alexander  
Authorizing the President of the New York City Health and Hospital Corporation (the "Corporation") to execute a five year revocable license agreement with the Mental Hygiene Legal Services of the New York State Supreme Court (the "Mental Hygiene Legal Services") for use and occupancy of approximately 1,850 square feet of space to provide legal services at Bellevue Hospital Center (the "Facility") with the occupancy fee waived.
- **Resolution** William Walsh  
Authorizing the President of the New York City Health and Hospital Corporation (the "Corporation") to execute a five year revocable license agreement with the New York City Department of Education's McSweeney Occupational Training Center (the "Department of Education") for its use and occupancy of approximately 504 square-feet for space to provide vocational training at Jacobi Medical Center (the "Facility") with the occupancy fee waived.
- **Resolution** William Walsh  
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year revocable license agreement with the New York City Police Department ("NYPD") for its use and occupancy of an approximately 11,000 square foot parcel of land to operate a parking lot at Jacobi Medical Center (the "Facility") with the occupancy fee waived.
- **DASNY Work Order** Robert Hughes  
Authorizing the President of the New York City Health and Hospitals Corporation to execute a Dormitory Authority of the State of New York (DASNY) Work Order in the amount of \$2.5 million, for the design, construction, and construction management services necessary for the installation of an automatic sprinkler system at Coler Rehabilitation and Nursing Care Center, as required by the amendment of Federal regulation by the Centers for Medicare and Medicaid Services (CMS). This work order specifically authorizes DASNY to install additional sprinklers and repair existing sprinklers in areas flooded by hurricane Sandy; install a new suppression system in the elevator rooms; and to perform extensive an amount of life-safety work. This scope of work increases the previous work order authorization by \$2.5 million, to \$30.6 million.

- **Resolution** **Steven Alexander**  
Authorizing the capital expenditure by the New York City Health and Hospitals Corporation (the "Corporation") of a total of \$3,620,000 for the replacement of the existing Cardiac Catheterization Imaging System and the existing Hemodynamic Monitoring System at Bellevue Hospital Center (the "Facility").

#### **INFORMATION ITEMS**

- **Project Status Reports**

**South Manhattan Health Network**

**Michael Rawlings**

*Bellevue Hospital Center – Construction of Day Care Center Playground*

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

#### **OLD BUSINESS**

#### **NEW BUSINESS**

#### **ADJOURNMENT**

# **CAPITAL COMMITTEE MEETING MINUTES**

September 11, 2014

## MINUTES

### Capital Committee

Meeting Date: September 11, 2014

Time: 10:00 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

Eric Alcera – Director, Bellevue Hospital Center

Leonard Balgobin – Associate Executive Director, Lincoln Medical and Mental Health Center

Jeremy Berman – Deputy General Counsel, Office of Legal Affairs

LaRay Brown – Senior Vice President, Corporate Planning and Community Health

Deborah Cates – Chief of Staff, Office of the Chairman

Aaron Cohen – Chief Financial Officer, Bellevue Hospital Center

Ricardo Corrales – Woodhull Medical and Mental Health Center

Daniel Gadioma – Senior Project Manager, Kings County Hospital Center

Jonathan Goldstein – Senior Consultant, Corporate Planning

Jennifer Havens, MD – Child Psychiatry, Bellevue Hospital Center

William Hicks – Chief Operating Officer, Bellevue Hospital Center

Juan Izquierdo – Associate Executive Director, Queens Hospital Center

Aijaz Khan – Director, Grants Management

Liny Liu – Senior Associate Director, Lincoln Medical and Mental Health Center

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

Peter Lynch – Assistant Vice President, Office of Facilities Development

John Maher – Associate Director, Bellevue Hospital Center

Ana Marengo – Senior Assistant Vice President, Communications and Marketing

Randall Mark – Chief of Staff, Office of the President

Antonio Martin – Executive Vice President

Dean Moskos – Director, Office of Facilities Development

Krista Olson – Deputy Budget Director, Corporate Budget

Christopher Roberson – Director, Bellevue Hospital Center

Robert Rossdale – Deputy Executive Director, Queens Hospital Center

Beau Scelza – Director, North Bronx Health Network

Harold Schneider – Senior Associate Director, Elmhurst Hospital Center

Lisa Scott-McKenzie – Senior Associate Executive Director, Woodhull Medical and Mental Health Center

Ksenjia Vukov-Drazevic – Senior Associate Director, Queens Hospital Center

William Wang – Deputy Executive Director, Metropolitan Hospital Center  
Roslyn Weinstein – Senior Assistant Vice President, President's Office  
Dion Wilson – Assistant Director, Office of Facilities Development  
Elizabeth Youngbar – Assistant Director, Office of Facilities Development  
Frank Zanghi – Audit Manager, Office of Internal Audits

**Other Attendees:**

Marta Barnett – Principal, PS 35  
Tyler DeRubio – Office of Management and Budget (OMB)  
Sydelle Knepper – Founder, Chief Executive Officer, SKA Marin, Inc.  
Kristyn Raffaele – Office of Management and Budget (OMB)

## **CALL TO ORDER**

The meeting was called to order by Emily A. Youssef, Chair of the Capital Committee, at 10:01 A.M.

On motion, the Committee voted to adopt the minutes of the July 10, 2014, Capital Committee meeting.

## **SENIOR ASSISTANT VICE PRESIDENT'S REPORT**

Roslyn Weinstein, Senior Assistant Vice President, Office of the President, advised that the first report from the energy dashboard had come in, and HHC had saved approximately nine point one percent (9.1%) in energy costs, totaling several millions of dollars, an exact total would be provided at a later date. She noted that this is an amazing feat that is the result of our collaboration with the New York Power Authority (NYPA).

Ms. Weinstein the provided overview of the meeting agenda, which included six action items, including; a license agreement at Bellevue Hospital for occupancy of space to operate PS 3; the continuing rental of mechanical room and rooftop space for the New York City Police Department (NYPD) at Jacobi Medical Center; a license agreement with the Human Resources Administration (HRA) for the Guy Brewer Multi Service Center renewal; the renewal of HRA Medical Assistance Programs (MAP) onsite at various facilities; the development of affordable housing at Draper Hall, for which a public hearing had been held September 10, 2014; and, project approval for a conference and training center using FEMA dollars for a replacement of that which was located at Metropolitan Hospital.

That concluded Ms. Weinstein's report.

## **ACTION ITEMS**

- **Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five-year revocable license agreement with the New York City Police Department ("NYPD" or "Licensee") for its continued use and occupancy of approximately 144 square feet of space in the 18<sup>th</sup> floor Mechanical Room and approximately 375 square feet of rooftop space for the operation of radio communication equipment at North Central Bronx Hospital (the "Facility") with the occupancy fee waived.**

Beau Scelza, Director, North Central Bronx Health Network, read the resolution into the record on behalf of William Walsh, Senior Vice President, North Bronx Health Network.

Mark Page asked if it were customary for the Corporation to waive occupancy fees for other City agencies. Ms. Youssef said yes, but stated that the Committee had asked that certain agreements where HHC is charged be reviewed to determine whether that can be addressed. Mr. Page noted that there was an action item on the agenda for which HHC would be paying the Human Resources Administration (HRA) for space. Ms. Youssef said yes, and explained that there was an initiative to determine whether occupancy fees can be waived for HHC since HHC waived occupancy fees for other City agencies. Mr. Page asked if the waiving of occupancy fees should be reconsidered if the initiative fails. If HHC cannot get fees waived then perhaps HHC should consider no longer waiving fees. Ms. Youssef said the initiative

would be attempted first. Antonio Martin, Executive Vice President, advised that Marlene Zurack, Senior Vice President, Finance, was briefed on the issue and had reached out to a contact at HRA to discuss.

Mrs. Bolus asked if the other HRA agreements (the Multi-Service Centers) had been approved already. Mr. Berman advised that one (1) agreement had been approved in June, 2014, but he explained that multi-service center agreements were only signed for annual terms, so even if the Board of Directors approved the agreements for five (5) years, the Corporation does not have to engage in the agreement. The Corporation can hold back on renewals.

Ms. Youssouf expressed interest in hearing back from Ms. Zurack after her discussion with HRA.

Mr. Page asked whether it wouldn't attract attention to delay approving the agreements. Ms. Youssouf said that would postpone the renewal by a month. Mr. Page said the Committee could authorize the resolution pending further discussion. Ms. Youssouf said that there were other agreements, with other agencies, that should not be jeopardized, for example the agreement being discussed for space utilized by the NYPD, and that she would prefer that this issue be dealt with on a more uniform scale, after more thorough review/discussion.

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.

Ramanathan Raju, MD, President, Health and Hospitals Corporation, said that while he understood the sentiment, he preferred that there be an overall plan for every agency so that any action would be unilateral. He said that this would be a good opportunity to sit with the various agencies that HHC had agreements with and discuss, but he would prefer not to act prematurely. Ms. Youssouf and Mrs. Bolus agreed.

Mr. Page acknowledged that, in some cases but not all, outside agencies occupying HHC space can be beneficial to the Corporation, but in this instance, HHC occupying HRA space is servicing their goal. He said that the issue should definitely be discussed. Ms. Youssouf agreed and said that the Committee had discussed this previously but now had support from Senior Management to review it further. Dr. Raju asked that Mr. Martin reach out to the other agencies and advise them that the Board is asking such questions. He said if resolution cannot be reached on that level then he will join in. He said any action must be done unilaterally, and requested that the Board of Directors be kept up to date.

Ms. Youssouf agreed that the Board should be kept up to date.

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 President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable five-year license agreement with New York City Department of Education (the "Licensee") for its exclusive use and occupancy of**

**approximately 10,000 square feet of space and shared use of approximately 3,000 square feet of space and on the 21<sup>st</sup> floor of the H-Building to operate Public School 35 at Bellevue Hospital Center (the "Facility") with the occupancy fee waived.**

William Hicks, Chief Operating Officer, Bellevue Hospital Center, read the resolution into the record on behalf of Steven Alexander, Executive Director, Bellevue Hospital Center. Mr. Hicks was joined by Christopher Roberson, Director, Eric Alcera, Director, and Jennifer Havens, MD, Bellevue Hospital Center, and Marta Barnett, Principal, PS 35.

Ms. Youssouf asked for some background on the school and the services they provide. Ms. Havens explained that the school had been associated with Bellevue since 1937. She said it provided the facility the opportunity to continue care for acute patients that was not available at all sites. She noted that all students of the school were patients of Bellevue, and were provided service in one of three ways; the 45 bed inpatient service, for which teachers function on the locked units; the day treatment program, soon to be converted into a partial hospital program, which will expand care, those students are bussed to Bellevue for class; and, outpatient clinic patients. These options and services allow for a continuum of care that is essential. She said that the facility collaborates closely with the Department of Education (DOE) as there is a high demand for the service.

Ms. Youssouf asked how many students were in the program. Ms. Barnett said there were approximately 60 – 70 students at a time, with a maximum of 12 students in each class in the day programs. The program continuously grows because of the adjustments in care and service, she said, with over 500 students, from all five (5) boroughs, serviced last year.

Ms. Youssouf asked the typical length of stay, or participation in the program. Ms. Havens said the inpatient length of stay is typically 10 – 15 days, and the length for day treatment is 75-90 days. She explained that the program did not like to keep kids there too long but if the service is needed and stabilization is necessary, then they are part of it as long as need be.

Mrs. Bolus asked what age children the program serves. Mr. Alcera said six (6) to seventeen (17), sometimes five (5) or below if necessary. Ms. Havens explained that the Children's Psychiatric Emergency Program (CPEP) at Bellevue will actually intake children at the age of three (3) but the program does not treat those children yet. Students are generally age five (5) and up, and are all psychiatric patients.

Mrs. Bolus asked if other facilities have similar programs. Ms. Barnett said that there is a program at Elmhurst and there was previously one at Kings County. Ms. Havens explained that the facility having a CPEP allows for the program to function better.

Ms. Youssouf said it sounded like a wonderful program.

Mrs. Bolus asked why there were not more facility based school locations. Ms. Havens and Mrs. Barnett explained that educational services are still provided in some way to patients but not to the same extent.

Mr. Page said that while he understood that the program was valuable it was not completely separate from the occupancy fee discussion that was taking place previously.

Mrs. Bolus said that this program provided an extension of HHC services and was for HHC patients. Ms. Youssouf agreed and said that they are not related.

Mr. Page said that it is an obligation of the Department of Education to provide education to all children within a certain age. He questioned whether other District 75 schools were operating in free space. He said he was not trying to jeopardize the program operating in its current location but if the occupancy fee issue is to be resolved, this is part of that.

Ms. Havens said that the Department of Education is providing an extremely valuable service.

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 President of the New York City Health and Hospitals Corporation (the "Corporation") to execute five (5) successive one year revocable license agreements with the New York City Human Resources Administration ("HRA") for the use and occupancy of approximately 9,930 square feet space at 114-02 Guy Brewer Boulevard, Borough of Queens, known as the South Jamaica Multi-Service Center to operate various ambulatory health care services managed by Queens Hospital Center (the "Facility") at a continued occupancy fee of \$24 per square foot, a \$2 per square foot utility surcharge, a \$1 per square foot seasonal cooling charge for a total of approximately \$260,663 per year which shall not exceed \$1,303,315 over the five year period authorized.**

Robert Rossdale, Deputy Executive Director, read the resolution into the record on behalf of Christopher Constantino, Senior Vice President, Queens Health Network. Mr. Rossdale was joined by Juan Izquierdo, Associate Executive Director, Queens Hospital Center.

Ms. Youssouf explained that, as previously discussed, the Committee was not comfortable with the occupancy fee, plus the additional cooling charges, but she recognized that the Clinic needed to operate and asked that be kept in mind while the agreements are being reviewed.

Krista Olson, Deputy Budget Director, Corporate Budget, noted that in another resolution on the agenda HRA was paying HHC for space. Ms. Youssouf said she was aware but that was a different issue. Ms. Olson explained that Ms. Zurack has begun discussions with HRA and was compiling a list of sites/agreements for review/discussion.

Ms. Youssouf asked if this is the same list that Legal Affairs was compiling. She recommended that HHC departments communicate so that duplicitous work is not done.

Ms. Weinstein advised that Ms. Zurack had reached out to her and invited her into discussions with HRA, so that the Office of Facilities Development was kept in the loop.

Mr. Page said that the list should include what the particular project cost, and what charging or not charging really costs. He suggested that it not be handled situation by situation but by defining what are the

program costs and who should be paying for them. He said that he didn't recommend space by space review. Mrs. Bolus said she appreciated that and discussion would continue.

Ms. Youssouf asked how many patients were serviced by the site. Mr. Rossdale said the site, which had been open for 30 years, saw approximately 19,000 visits annually, and provided excellent pediatric and geriatric services, as well as running a teenage pregnancy program that was doing well. He explained that the clinic was located near a large apartment complex with a heavy contingency of seniors. He said the facility was looking at how they could potentially expand services or accommodate new ones in the space.

Ms. Youssouf asked who else occupied the building. Mr. Rossdale said that he is not sure but HHC did not occupy the whole building. Mr. Martin said it was a very active site and were a number of community based organizations in the building. Mr. Page asked if those organizations pay occupancy fees. Mr. Martin said yes. Mrs. Bolus asked if they pay the same rate. Mr. Martin said he was not privy to their occupancy fee rates.

Dr. Raju asked whether there were plans to increase volume at the site. Mr. Rossdale said service had been based on providers at the site and what they can accommodate. Dr. Raju asked if the providers were at their maximum. Mr. Rossdale said he believed there was some room for growth. Dr. Raju asked whether continuing with the status quo was acceptable or whether there should be a desire to grow. Mr. Rossdale said that some patients prefer to visit the hospital because it has more services available but at the facility they do encourage patients to visit the clinic. Dr. Raju recommended that the facility look into a goal of increasing volume so that HHC is striving towards growth and not just satisfied with its current state.

Ms. Youssouf reiterated that these agreements would be reviewed and noted that service shouldn't be disrupted.

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 President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five-year revocable license agreement with the New York City Human Resources Administration (the "Licensee") to operate its Medical Assistance Program ("MAP") at six (6) Corporation facilities (the "Facilities") in a total of approximately 12,844 square feet for a total annual occupancy fee of approximately \$792,873 per year based on the facility Institutional Cost Reimbursement Rate ("ICR"), which range from \$40.30 per square foot, to \$86.78 per square foot, for an average of \$61.73 per square foot, to be escalated by 2% per year.**

Krista Olson, Deputy Budget Director, Corporate Budget, read the resolution into the record on behalf of Frederick Covino, Assistant Vice President, Corporate Budget.

Ms. Olson noted that the license agreement being presented was for HRA to pay the Corporation for occupancy at six (6) facilities to operate community based MAP offices. She explained that the program assisted existing Medicaid enrollees in recertification and other administrative needs, as well as other

specific populations that need assistance with Medicaid applications. She said that this program was funded through the Medicaid Administration Grant.

Ms. Youssouf asked for a description of the services provided at the MAP sites. Ms. Olson explained that the program was changing as a result of the Affordable Care Act, and how the State was administering Medicaid, but the community based sites served to assist in the Medicaid application process for aged, blind, or the disabled population. They serve existing Medicaid clients from pre-reform that were affected by recent changes, or any other administrative issues. There are fewer offices now, she said, as a result of changes in service but these sites remain operational so that HRA can maintain a community presence.

Mr. Page said that one of the reasons for trying to sort out having the same institution providing space cost and service was the issue of whether the space is reimbursable, and that was one feature of why it would be nice to have things more cleanly allocated.

Mrs. Bolus asked which facilities had sites. Ms. Olson said North Central Bronx Hospital, Kings County Hospital, Lincoln Medical and Mental Health Center, Metropolitan Hospital, East New York Diagnostic and Treatment Center, and Morrisania Diagnostic and Treatment Center.

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 President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a sublease with Draper Homes Housing Development Fund Corporation or such other housing development fund company as shall be approved by both the Corporation and the NYC Department of Housing Preservation and Development ("HPD") (the "HDFC") as nominee for Draper Hall Apartments LLC (the "LLC" in such capacities being referred to together with the HDFC, as "Tenant") of approximately 105,682 square feet or 2.426 acres on the campus of Metropolitan Hospital Center (the "Facility") for a term of 99 years, inclusive of tenant options, for the development of housing for low income elderly and/or disabled persons at a rent of not less than \$100,000 per year.**

LaRay Brown, Senior Vice President, Corporate Planning and Community Health, read the resolution into the record. Ms. Brown was joined by Sydelle Knepper, Founder and Chief Executive Operator, SKA Marin, Inc.

Ms. Youssouf asked if this was in fact a triple-net-lease and asked that specification be added to the resolution if that is in fact the case. Ms. Brown confirmed and said yes that would be added.

Ms. Youssouf noted that at the public hearing (held on Wednesday, September 10, 2014) the project was well received but the primary concern of the community was that community members get preference for a number of apartments. She said that while that was out of HHC control she was sure that Ms. Brown and Ms. Knepper would be working with the community to assist them with their needs and concerns.

Mr. Page asked where the Section 8 waivers came from. Ms. Knepper said they came from the New York City Housing Authority (NYCHA). Ms. Brown explained that the project was organized with the Department of Housing and Urban Development (HUD) and HUD had agreed that, given the cost of care for folks staying longer than needed in nursing homes and hospitals, as long as HHC could continuously document that the building was being used for just that, 100% for HHC patients, that would remain. Mr. Page asked if HHC would have the benefit of more Section 8 vouchers. Ms. Brown said no.

Mr. Page asked how responsible HHC would be for ensuring that the project maintains as anticipated, as affordable housing. Does HHC have influence if this development changes, he asked.

Ms. Brown said that because the Medicaid redesign team was funding the project the State of New York was laser focused on the fact that the project operated as planned. She said that the state was expecting that if an apartment was vacated then that vacancy be replaced with the same qualified individual. She said they were so focused that they had asked HHC to provide a quarterly report on the status of tenants because of their commitment of funding. She added that HHC had also made a commitment to the tenants that they would have a medical home. Ms. Brown corrected herself and explained that she was discussing the "99<sup>th</sup> Street Development" portion of the project that had been relocated to the old Goldwater Hospital site.

Ms. Knepper clarified, explaining that the development project was split into two parts; the 99<sup>th</sup> Street Development, which had already begun moving forward; and, the Draper Hall Development, which was being presented. The original plan was to occupy each site with a 50/50 ratio of hospital/nursing home discharges, and elderly or special needs individuals, but the separation of the projects meant that the Goldwater location will be 100% HHC patient discharge and the Draper Hall site would be 100% low income seniors and persons with disabilities.

Ms. Youssouf explained that the vouchers coming from NYCHA were to be used for people on the Section 8 list, regardless of whether they come from the community, and that was where the controversy within the community came from. She said that structure will ensure that anyone that gets in will qualify, but it will be up to the community board to make an effort on the locality, because HHC has no ability to change that.

Ms. Brown agreed and said that longevity was embedded in the fact that the project involved Section 8 waivers and NYCHA support. Mr. Page said that 99 years was a long time, and it would be hard to know what would happen. Ms. Knepper said that similar projects had been completed and advised that SKA Marin's focus is to provide low income housing. Their goal is not to turn it into a fancy development but to keep it affordable.

Mrs. Bolus asked if the units would all be studios. Ms. Knepper said no, the north tower rooms would be developed into nice sized, fully equipped, one bedroom apartments.

Mrs. Bolus asked about patients that had been refusing to move out of HHC facilities and how that effort was going. Mrs. Brown clarified that question was regarding the 99<sup>th</sup> Street Development and not the Draper Hall Development.

Mrs. Bolus asked about the financial thresholds that were set, those that prevent some HHC retirees from qualifying, and whether accommodations would be made. Ms. Knepper explained that issue

had been discussed and run into in previous, similar agreements, and an effort was still being made. Ms. Brown advised that would require changes on the Federal level. Mrs. Bolus asked if someone had reached out to Congressional representation. Ms. Brown said yes. Ms. Youssouf said HHC was not alone and there were a number of organizations working on that issue, throughout the State and the country, but it would take congressional action to make changes.

Mr. Page recommended that there be special focus on the number of Section 8 vouchers, which is limited, so that they are used to cover the biggest spreads.

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

Mr. Berman noted that the resolution would be amended to reflect that it was a triple-net-lease.

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

- **Authorizing the capital expenditure by the New York City Health and Hospitals Corporation (the "Corporation") of a total of \$3,500,000 for the construction of a Conference and Training Center at Metropolitan Hospital Center (the "Facility") to be financed with FEMA federal funds and New York City General Obligation bonds.**

Peter Lynch, Assistant Vice President, Office of Facilities Development, read the resolution into the record.

Mr. Page asked how much each funding source would cover. Dean Moskos, Director, Capital Budget, said that 90% FEMA funds and 10% bonds.

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.

## **INFORMATION ITEMS**

- **Project Status Reports**

### ***Central/North Brooklyn Health Network***

Daniel Gadioma, Senior Project Manager, Kings County Hospital, provided an update on the Elevator Upgrade project in "A", "B", and "C" Buildings.

Mr. Gadioma advised that nine (9) of the ten (10) elevators were functional, the tenth had been inspected and while the elevator passed, the mechanical room required some follow-up. That information was provided and the facility was awaiting re-inspection of the final elevator. No further delays were expected.

Lisa Scott-McKenzie, Senior Associate Executive Director, Woodhull Medical and Mental Health Center, provided a status update on the Obstetric Unit Expansion project. Ms. McKenzie was joined by Ricardo Corrales, Woodhull Medical and Mental Health Center.

Mr. Corrales said that the project was 75% complete, was still moving on the revised schedule and was within original budget. He said that no additional delays were expected.

### ***Queens Health Network***

Harold Schneider, Director, Senior Associate Director, Elmhurst Hospital Center, provided an update on the Women's Health Center at the facility.

Mr. Schneider said that the project had reached substantial completion. Elevator inspections were scheduled for September 17, 2014, Department of Health (DOH) and Department of Buildings (DOB) visits were being scheduled, furniture was being delivered, system testing was on-going, and the project was within budget.

### **Real Estate Report**

Mr. Berman reviewed a year ahead look at real estate agreements. Ms. Youssouf said the Committee would like additional information to be added to the document, but it would be discussed further after the meeting. Mr. Berman said a more thorough list would be provided.

There being no further business, the meeting was adjourned at 11:04 A.M.

# **LICENSE AGREEMENT**

**MENTAL HYGIENE LEGAL SERVICES OF  
THE NEW YORK STATE SUPREME COURT**

**BELLEVUE 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 the Mental Hygiene Legal Services of the New York State Supreme Court (the "Mental Hygiene Legal Services") for use and occupancy of approximately 1,850 square feet of space to provide legal services at Bellevue Hospital Center (the "Facility") with the occupancy fee waived.

**WHEREAS**, since the 1980's, Mental Hygiene Legal Services has been providing legal services at the Facility for its psychiatric patients, who have behavioral health needs, allowing patients the ability to receive legal counsel while they are hospitalized or admitted into Bellevue; and

**WHEREAS**, the Mental Hygiene Legal Services are fully operational and sanctioned under the New York State Supreme Court; and

**WHEREAS**, in December 2009 the Board of Directors of the Corporation authorized the President to enter into a license agreement with Mental Hygiene Legal Services; and

**WHEREAS**, the Mental Hygiene Legal Services desires to continue operating its program at the Facility, and the Facility has space available to accommodate its requirements.

**NOW, THEREFORE, be it**

**RESOLVED**, that the President of the New York City Health and Hospitals Corporation (the "Corporation") be and hereby is authorized to execute a revocable license agreement with the Mental Hygiene Legal Services of the New York State Supreme Court (the "Mental Hygiene Legal Services"), for use and occupancy of approximately 1,850 square feet of space to provide legal services at Bellevue Hospital Center (the "Facility") with the occupancy fee waived.

## **EXECUTIVE SUMMARY**

### **LICENSE AGREEMENT BELLEVUE HOSPITAL CENTER MENTAL HYGIENE LEGAL SERVICES OF THE NEW YORK STATE SUPREME COURT**

The President seeks authorization from the Board of Directors of the Corporation to execute a five year revocable license agreement with the Mental Hygiene Legal Services of the New York State Supreme Court ("Mental Hygiene Legal Services"), for use and occupancy of space to provide legal services at Bellevue Hospital Center ("Bellevue").

Mental Hygiene Legal Services, since the 1980's, have been providing legal services to Bellevue's psychiatric patients, who have behavioral health needs, allowing patients the ability to receive legal counsel while they are hospitalized or admitted into Bellevue. Mental Hygiene Legal Services are fully operational and sanctioned under the New York State Supreme Court to provide legal counsel. Approximately twelve New York State Attorneys provide counsel to and represent Bellevue psychiatric patients. The program staff also includes legal aides and administrative assistants. The offices provide services Monday through Friday, from 9:00 a.m. to 5:00 p.m. throughout the year.

Mental Hygiene Legal Services will have the continued use and occupancy of approximately 1,850 square feet of space on the 19th floor of the Main Hospital Building. In consideration of the value of the services provided by the Licensee, the occupancy fee shall be waived. Bellevue will provide utilities, including electricity, heat, and air conditioning to the licensed space.

Mental Hygiene Legal Services will indemnify and hold harmless the Corporation and the City of New York from any and all claims arising from the use of the licensed space, and shall also provide appropriate insurance naming the Corporation and the City of New York as additional insured parties.

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

# **LICENSE AGREEMENT**

**MCSWEENEY OCCUPATIONAL TRAINING CENTER**

**NEW YORK CITY DEPARTMENT OF EDUCATION**

**JACOBI MEDICAL 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 the New York City Department of Education's McSweeney Occupational Training Center (the "Department of Education") for its use and occupancy of approximately 504 square feet of space to provide vocational training at Jacobi Medical Center (the "Facility") with the occupancy fee waived.

**WHEREAS**, since 1972, the Department of Education has operated a vocational training program under the auspices of the New York City Department of Education; and

**WHEREAS**, in December 2009 the Board of Directors authorized the President to enter into a revocable license agreement with the Department of Education; and

**WHEREAS**, the Department of Education desires to continue its use and occupancy and the Facility has space available to accommodate the 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 five year revocable license agreement with the New York City Department of Education's McSweeney Occupational Training Center (the "Department of Education") for its use and occupancy of approximately 504 square feet of space to provide vocational training at Jacobi Medical Center (the "Facility") with the occupancy fee waived.

## EXECUTIVE SUMMARY

## LICENSE AGREEMENT

### THE NEW YORK CITY DEPARTMENT OF EDUCATION'S McSWEENEY OCCUPATIONAL TRAINING CENTER

### JACOBI MEDICAL CENTER

The President of the New York City Health and Hospitals Corporation seeks authorization from the Board of Directors to execute a five year revocable license agreement with the New York City Department of Education's McSweeney Occupational Training Center ("MOTC") for its continued use and occupancy of space to provide vocational training at Jacobi Medical Center ("JMC").

Since 1972, JMC has participated with the Department of Education in a joint program designed to provide mentally challenged young adults with basic vocational training. Students who participate in the MOTC program are placed in departments throughout JMC and work under the direction of a licensed teacher and the supervision of JMC staff. By affording training and an opportunity to apply the skills learned through the program, students experience a sense of responsibility and achievement. The students provide clerical, mailroom and messenger services at the hospital.

The MOTC will occupy 504 square feet on the 6<sup>th</sup> floor of the Nurses Residence, Rooms 6N1 and 6N1A. Jacobi Medical Center will provide electricity, heat, air conditioning, routine maintenance, security, hot and cold water and housekeeping services. In consideration of the value of the services provided by the License, the occupancy fee will be waived.

The MOTC will be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising out of its use of the space.

The license agreement shall not exceed five (5) years without further authorization by the Board of Directors of the Corporation, and shall be revocable by either party upon ninety (90) days written notice.

**LICENSE AGREEMENT**

**PARKING LOT**

**NEW YORK CITY POLICE DEPARTMENT**

**JACOBI MEDICAL 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 the New York City Police Department ("NYPD") for its use and occupancy of an approximately 11,000 square foot parcel of land to operate a parking lot at Jacobi Medical Center (the "Facility") with the occupancy fee waived.

**WHEREAS**, in February 2010, the Board of Directors of the Corporation authorized the President to enter into a five-year license agreement with the 49<sup>th</sup> Precinct of the New York City Police Department, allowing the Licensee the continued use of space on the Facility's campus to operate a parking lot; and

**WHEREAS**, the Licensee desires to continue its use and occupancy, and the Facility has the space to accommodate the Licensee's requirements.

**NOW, THEREFORE, be it**

**RESOLVED**, that the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Licensor") be and is hereby authorized to execute a five year revocable license agreement with the New York City Police Department ("NYPD") for its use and occupancy of an approximately 11,000 square parcel of land to operate a parking lot at Jacobi Medical Center (the "Facility") with the occupancy fee waived.

## EXECUTIVE SUMMARY

### LICENSE AGREEMENT NEW YORK CITY POLICE DEPARTMENT JACOBI MEDICAL CENTER

The President of the New York City Health and Hospitals Corporation seeks authorization to execute a five year revocable license agreement with the New York City Police Department ("NYPD") for use and occupancy of space to operate a parking lot at Jacobi Medical Center ("JMC").

In February 2010, the Board of Directors of the Corporation authorized the President to enter into a five year license agreement with the 49<sup>th</sup> Precinct of the New York City Police Department, allowing the Licensee the continued use of an 11,000 square foot parcel on the JMC's campus to operate a parking facility.

NYPD will be granted the continued use and occupancy of the parcel which contains approximately 37 parking spaces. The parking facility will be utilized by both official and privately owned vehicles belonging to the NYPD and/or its employees. All maintenance costs associated with the operation of the parking lot will be the responsibility of NYPD.

The occupancy fee for use and occupancy of the space shall be waived as a result of the benefit derived by JMC and the surrounding community from the presence of NYPD on the JMC's campus.

NYPD shall be required to indemnify and hold harmless the Corporation and the City of New York from any and all claims arising out of its use of the licensed space.

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

# **WORK ORDER**

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

**AUTOMATIC SPRINKLER SYSTEM**

**COLER REHABILITATION AND  
NURSING CARE CENTER**

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

<p><b>DORMITORY AUTHORITY WORK ORDER APPROVAL</b></p>
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**Date:** October 2, 2014

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

**Facility:** Coler Rehabilitation & Nursing Care Center

**Title:** Coler Sprinkler Project Infrastructure and Fit-Out Construction Phase

**Scope:** Provide the design, construction, and construction management services necessary for the installation of an automatic sprinkler system as required by the amendment of Federal regulation by the Centers for Medicare and Medicaid Services (CMS).

**Need:** Request an increase in funding to authorize construction work related to the following:

1. Effects of Hurricane Sandy resulting in increased costs due to delays, additional areas to install sprinkler system, repairs to the existing sprinkler systems in the flooded areas and other emergency work; and
2. Installation of the new fire suppression system in the Elevator Machine rooms to accommodate changes in the Code Interpretation; and
3. Extensive amount of fire-safety work performed in the existing areas to bring the building in compliance with NYC Building Codes and assure safety of the residents and staff. This work was not anticipated at the design phase but became necessary upon start of the construction.

**Estimate of Cost:**

	<i>Previously Approved 7/12/2012 →</i>	<i>Presented for Committee Authorization on 10/2/14 →</i>	<i>New Approval Level</i>	<i>Modified Budget</i>
<i>Construction</i>	\$ 22,393,000	\$ 2,238,838	\$ 24,631,838	\$ 24,631,838
<i>Design</i>	1,935,000	662,834	2,597,834	2,597,834
<i>Construction Management</i>	597,000	(442,697)	154,303	154,303
<i>Other Costs</i>	139,000	642,834	781,834	781,834
<i>Movable Equipment</i>	0	210,413	210,413	210,413
<i>DASNY Fee</i>	1,100,000	1,100,000	2,200,000	2,200,000
<i>Contingency</i>	1,937,000	(1,937,000)	0	0
<i>Additional CON Processing Fee</i>	0	0	0	99,066
<i>Total</i>	\$ 28,101,000	\$ 2,475,222	\$ 30,576,222	\$ 30,675,288
<b>Funding:</b>				
<i>DASNY Refund</i>	0	179,095	179,095	179,095
<i>NYC G. O. Bonds</i>	28,101,000	2,296,127	30,397,127	30,397,127
<i>NYC G.O. Bonds (CON Fee)</i>	0	0	0	99,066
<i>Total</i>	\$ 28,101,000	\$ 2,475,222	\$ 30,576,222	\$ 30,675,288

## EXECUTIVE SUMMARY

### COLER REHABILITATION AND NURSING CARE CENTER COLER CAMPUS SPRINKLER UPGRADE BY THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK

- OVERVIEW:** The President seeks to increase the value of authorization to \$30.6 million to provide design, construction and construction management services for a program change to increase the scope of the Coler Campus Sprinkler Upgrade Project. In March 2010, an initial authorization was approved based upon a preliminary estimate of \$30,521,000. In July 2012, the budget was reduced to \$28,200,066 and spending authority was increased to \$28,101,000.
- Subsequent to the actions taken in July 2012, Hurricane Sandy caused delays and necessitated changes to the original project design that resulted in significant additional costs. Specifically, the electrical distribution system, which was destroyed by Sandy, had to be relocated from the basement to the 1<sup>st</sup> and 2<sup>nd</sup> floors. This required the removal of the sprinkler systems in the new electrical distribution systems' locations on the 1<sup>st</sup> and 2<sup>nd</sup> floors and the installation of sprinklers in the basement where the old electrical distribution had been located. Repairs to the existing sprinkler systems in the flooded areas and other emergency work were also required.
- In addition to these Sandy related changes, installation of the new fire suppression system in the elevator machine rooms to accommodate changes in the Code Interpretation are now required. Finally, an extensive amount of fire-safety work needs to be performed in existing areas to bring the building into compliance with NYC Building Codes and to assure the safety of residents and staff. This work was not anticipated during the design phase but it became evident that it was necessary upon start of the construction.
- There is no additional funding required. The cost of this additional work is offset by an equal amount of work order reductions from the Coler Exterior Renovations – Phase III WO #67-2008-70, and from the Coler Window Replacement and Façade Rehabilitation WO #67-2100-70.
- NEED:** The program change should be approved in order to meet the current codes.
- SCOPE:** Through a program change, provide the construction and construction management services necessary for a code compliant building. This work order specifically authorizes DASNY to install additional sprinklers and repair existing sprinklers in areas flooded by hurricane Sandy; install new suppression system in the elevator rooms; and to perform extensive amount of life-safety work, and increases the previous work order authorization by \$2.5 million, to \$30.6 million.
- TERMS:** The work order will be executed pursuant to the Operating Agreement by and between the Corporation and DASNY.
- COSTS:** \$30.6 million in Work Orders to DASNY  
\$30.7 million total budget.
- FINANCING:** New York City General Obligation Bonds and DASNY Refund.
- SCHEDULE:** Infrastructure and fit out construction phase by February 2015

# **CAPITAL PROJECT REQUEST**

**BELLEVUE HOSPITAL CENTER  
CARDIAC CATH SUITE IMAGING SYSTEM &  
CATH/EP HEMODYNAMIC SYSTEM  
(REPLACEMENT OF WITT)**

## RESOLUTION

Authorizing the capital expenditure by the New York City Health and Hospitals Corporation (the "Corporation") of a total of \$3,620,000 for the replacement of the existing Cardiac Catheterization Imaging System and the existing Hemodynamic Monitoring System at Bellevue Hospital Center (the "Facility").

**WHEREAS**, Bellevue Hospital Center is one of only two Health and Hospitals Corporation facilities that offers a full range of cardiac services, including diagnostic and interventional catheterization and electrophysiology; and

**WHEREAS**, Bellevue Hospital Center's provision of diagnostic and interventional catheterization and electrophysiology is dependent upon a reliable Catheterization Imaging System and a reliable Hemodynamic Monitoring System; and

**WHEREAS**, Bellevue Hospital Center's current existing Catheterization Imaging System and its Hemodynamic Monitoring System are over ten years old and have already exceeded their intended useful life (through 2013); and

**WHEREAS**, Due to the age of Bellevue Hospital Center's Catheterization Imaging System and its Hemodynamic Monitoring System, both systems have a history of failing during procedures; and

**WHEREAS**, Due to the age of Bellevue Hospital Center's Catheterization Imaging System and its Hemodynamic Monitoring System, replacement parts are no longer available for either system.

**NOW THEREFORE**, be it

**RESOLVED**, that a capital expenditure of a total of \$3,620,000 shall be authorized by the New York City Health and Hospitals for the replacement of existing Cardiac Catheterization Imaging System and its Hemodynamic Monitoring System at Bellevue Hospital Center.

# EXECUTIVE SUMMARY

## BELLEVUE HOSPITAL CENTER CARDIAC CATH SUITE IMAGING SYSTEM & CATH/EP HEMODYNAMIC SYSTEM (REPLACEMENT OF WITT)

- OVERVIEW:** Bellevue Hospital is the only hospital within the NYC Health and Hospitals Corporation that offers a full range of cardiac services including diagnostic and interventional catheterization and electrophysiology. Services are provided for inpatient, outpatient and emergency patients. Scheduled inpatient and outpatient services are provided Monday through Friday from 8:00 AM to 6:00 PM and emergency services provided 24 hours a day.
- NEED:** Bellevue Hospital requires the replacement of Existing Cardiac Cath Equipment and Hemodynamic Monitoring System for patients undergoing Cardiac Catheterization (Cath) and Electrophysiology (EP) procedures that are over ten (10) years old. Both devices have a history of failure during procedures, new replacement parts are no longer available and both devices are at the end of useful life as of 12/31/2013. In addition, codes and standards changes since the equipment's original installation has changed requiring an upgrade to the HVAC systems serving the space and Bellevue Hospital would like to power this equipment from emergency power sources in order to provide critical clinical services during a loss of normal power.
- SCOPE:** The scope of the work includes renting a portable Cath Lab Trailer and connecting it to the Hospitals utility systems in order to provide clinical services while the existing Cath Lab is closed for renovations. An architectural and engineering firm will be engaged to develop design and construction documents necessary to remove the equipment, perform environmental upgrades to the procedure and control room, and install the new equipment. Also included is structural work necessary for a new ceiling-mounted boom and new troughs for electrical underneath the floor. The construction plans will be either be competitively bid or awarded to HHC IQCC contractors in order to expedite the process. Once awarded, the construction will be performed including upgrading HVAC and electrical services. When completed, the new Cath Lab equipment and patient monitoring systems will be installed and tested. Staff will be trained on the new equipment, and once fully operational, clinical procedures will return from the temporary Cath Lab trailer to a newly renovated Cath Lab.
- COST:** \$3,620,000
- SCHEDULE:** Twelve (12) months

# **PROJECT STATUS REPORTS**

South Manhattan Health Network

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
11201003	Construct Day Care Center Playground	308	1,869	12.00%	Jun-14	Oct-14	Oct-14		Area cleared, excavation completed, utilities roughed in, concrete curbs poured, awaiting concrete slab and installation of specialty playground flooring and "jungle gym" type equipment. Contractor had problems with subcontractors, but is back on the job and the expected completion date is mid to end of October 2014.
11201101	Elevator Controls Upgrade C&D Bldg.	1,327	0	0.00%	Apr-14	Dec-14	Mar-15	3	Elevator modernization going very well. Schinler turned over the first of four elevator #C12 in mid August 2014. We expect the secpnd #C11 to be completed and turned over in the next two weeks. Once the C bank elevators are completed. Schinler plans on rolling over to the remaining cars in the D-bank. Project on target for a completion date during the first quarter of 2015.