
CALL TO ORDER

Emily A. Youssouf

- **ADOPTION OF MINUTES June 9, 2016**

Emily A. Youssouf

- **VICE PRESIDENT'S REPORT**

Roslyn Weinstein

ACTION ITEMS

- **Resolution** **Angelo Mascia**
Authorizing the New York City Health and Hospitals Corporation (the "NYC Health and Hospitals") to execute a revocable license agreement with the Volunteer Heart Resuscitation Unit and Ambulance Corporation of Staten Island (the "Licensee") for its continued use and occupancy of 4,284 square feet of space in the Surgical Pavilion to house the administrative functions of an ambulance service and 500 square feet of space for parking on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility") at an occupancy fee rate of \$7,757 per year for a five year total amount of \$38,785.

Vendex: Pending.

- **Resolution** **Anthony Rajkumar / Steven Bussey**
Authorizing the New York City Health and Hospitals Corporation (NYC Health + Hospitals) to approve a Capital Project for an amount not to exceed \$28,349,000 for the design, construction and outfitting of a new Diagnostic and Treatment Center at 155 Vanderbilt Avenue, Staten Island, operated by NYC Health +Hospitals (the "system").
- **Resolution** **Christina Jenkins, MD / Ross Wilson, MD**
Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a sub-sublease with the Howard Hughes Corporation for about two years and approximately 18,740 square feet of space on the 31st floor at 199 Water Street, New York, to house HHC Assistance Corporation d/b/a OneCity Health Services at a rent of \$33/square foot or \$463,815/year after factoring three months of free rent for the first year and \$33.66/square foot or \$630,788.40 for the second year for a two year total of approximately \$1,094,603.40 plus the cost of sub-metered electricity.
- **Resolution** **Jeremy Berman / John Jurenko**
Authorizing the Resolution adopted February 25, 2016 regarding the revision of the previously approved Draper Hall lease to authorize the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an amendment of the December 24, 2014 sublease with Draper Homes Housing Development Fund as nominee for Draper Hall Apartments LLC ("Tenant I") to provide for the return to NYC Health + Hospitals of approximately 15,150 square feet included in such lease (the "Draper II Site") on the campus of Metropolitan Hospital Center and to simultaneously execute a sublease with Draper Family Housing Development Fund Corporation or such other housing development fund company as shall be approved by both NYC Health + Hospitals and the New York

City Department of Housing Preservation and Development ("HPD") (the "HDFC") as nominee for Gilbert on First LLC (in such capacities being referred to together with the HDFC as "Tenant II") of the Draper II Site for a term of 99 years, inclusive of Tenant II options for the development of a 16 story structure on the Draper II Site with approximately 153 apartments for low and moderate income individuals and families at a rent payable to NYC Health + Hospitals of not less than \$87,606 per year.

Vendex: Pending.

- **Resolution** **Jeremy Berman / Roslyn Weinstein**
Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an extension of the existing agreements with Arcadis U.S., Inc. ("Arcadis") and with Parsons Brinckerhoff, Inc. ("Parsons") for a term of twelve months for an amount not to exceed \$2,366,826.5 for both of such contractors drawing on funds left unused from the prior contract.

Vendex: Pending.

- **Resolution** **Milton Nunez**
Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a license agreement with the New York City Human Resources Administration ("HRA") permitting HRA's continued occupancy of approximately 325 square feet of space in Lincoln Medical and Mental Health Center ("Lincoln") through June 30, 2017 with two one-year renewals for the operation of the New York City Identification Card Program ("NYCID Program") with the occupancy fee waived but with HRA responsible for supplying its own security guard and paying the cost of the additional cleaning required in the amount of \$294/month such amount to increase by 2% annually.

INFORMATION ITEMS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

June 9, 2016

MINUTES

Capital Committee

Meeting Date: June 9, 2016

Time: 12:00 P.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Lilliam Barrios-Paoli, PhD, Chairman of the Board

Mark Page

Emily A. Youssouf

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 – Chief, Office of the President

Eunice Casey – Director, Corporate Planning and HIV Services

Martin Everette – Director, Affirmative Action/Equal Employment Opportunity

Steven Fass – Assistant Vice President, Corporate Planning

Rick Gannotta – Senior Vice President for Hospitals

Colicia Hercules – Chief of Staff, Office of the Chairman

Louis Iglhaut – Assistant Vice President, Office of Facilities Development

Mahendranath Indar – Senior Director, Office of Facilities Development

John Jurenko – Senior Assistant Vice President, Intergovernmental Relations

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

Walid Michelin, MD – Chief of Staff /Director of Business Development & Grants

Dean Moskos – Director, Office of Facilities Development

Brian Petillo – Associate Director, Coney Island Hospital

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

CALL TO ORDER

The meeting was called to order by Lilliam Barrios-Paoli, PhD, Chair, Board of Directors, at 1:17 P.M.

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

VICE PRESIDENT'S REPORT

Roslyn Weinstein, Vice President, Operations, advised that there would be one action item and one information item on the agenda. Ms. Weinstein addressed the information item first, providing an update on the New Boiler Plant Project at Coler Rehabilitation and Nursing Care Center. She said Phase I of the project was underway, which would transfer the facility from high steam to low pressure boilers. She noted that this was an Energy and Federal Emergency Management Agency (FEMA) project. The project was expected to cost \$28 million, and was funded through the Department of Citywide Administrative Services and New York City.

Ms. Weinstein noted that the July agenda would include a lease for additional space across from 199 Water Street, where the Delivery System Reform Incentive Payment (DSRIP) program would be occupying space.

That concluded Ms. Weinstein's report.

ACTION ITEMS

- **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.**

Walid Michelin, MD, Chief of Staff /Director of Business Development & Grants, read the resolution into the record. Dr. Michelin was joined by Brian Petillo, Associate Director, Coney Island Hospital.

Ms. Weinstein explained that off-site clinics were in process of being transitioned to Federally Qualified Healthcare Centers, under Gotham Health, allowing for better reimbursement rates and to better meet the needs of patients. She noted that in the case of this particular clinic, it would mean better service for Staten Islanders.

Dr. Michelin confirmed that rates would increase and advised that the transition would assist in standardization of processes and the move towards primary care services. A streamlining of staff would also occur, reassigning individuals based on utilization.

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

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

Ms. Weinstein provided the project update during her Vice President's report.

There being no further business, the meeting was adjourned at 1:22 P.M.

LICENSE AGREEMENT

**VOLUNTEER HEART RESUSCITATION UNIT &
AMBULANCE CORPORATION OF STATEN ISLAND**

**SEA VIEW HOSPITAL
REHABILITATION CENTER & HOME**

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "NYC Health and Hospitals") to execute a revocable license agreement with the Volunteer Heart Resuscitation Unit and Ambulance Corporation of Staten Island (the "Licensee") for its continued use and occupancy of 4,284 square feet of space in the Surgical Pavilion to house the administrative functions of an ambulance service and 500 square feet of space for parking on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility") at an occupancy fee rate of \$7,757 per year for a five year total amount of \$38,785.

WHEREAS, in July 2011, the Board of Directors authorized the President to enter into a license agreement with the Licensee; and

WHEREAS, the Licensee provides emergency medical services to the Staten Island community and has operated out of space on the Facility's campus since 1997; and

WHEREAS, the Facility continues to have space available on its campus to accommodate the Licensee's requirements; and

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "NYC Health and Hospitals") be and hereby is authorized to execute a revocable license agreement with the Volunteer Heart Resuscitation Unit and Ambulance Corporation of Staten Island (the "Licensee") for its continued use and occupancy of space in the Surgical Pavilion to house administrative functions of an ambulance service and 500 square feet of space for parking on the campus of Sea View Hospital Rehabilitation Center and Home (the "Facility") at an occupancy fee rate of \$7,757 per year for a five year total amount of \$38,785.

EXECUTIVE SUMMARY

LICENSE AGREEMENT VOLUNTEER HEART RESUSCITATION UNIT AND AMBULANCE CORPORATION OF STATEN ISLAND

SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

The New York City Health and Hospitals Corporation ("NYC Health + Hospitals") seeks authorization from the Board of Directors of the Corporation to execute a revocable license agreement with the Volunteer Heart Resuscitation Unit and Ambulance Corporation of Staten Island ("Volunteer Heart") for its continued use and occupancy of space to house administrative functions for an ambulance service at Sea View Hospital Rehabilitation Center and Home ("Sea View").

The Volunteer Heart Resuscitation Unit and Ambulance Corporation of Staten Island will continue to use space on the grounds of Sea View as their base of operations. They have been operating from Sea View since 1997. Volunteer Heart is a not-for-profit organization made up of 50 dedicated Staten Islanders, who are concerned about the quality of healthcare on Staten Island. They serve the community by providing emergency medical coverage, at no cost, to many organizations, sports events, health fairs and community parades. The organization operates from 7:00 p.m. until midnight, seven days a week.

Volunteer Heart will have use and occupancy of approximately 4,284 square feet of space on the second floor the Surgical Pavilion and 500 square feet for parking four vehicles across from the great lawn. In 2014, Volunteer Heart moved from the Administration Building into their current location. The Surgical Pavilion space they now occupy was vacant and in poor physical condition. Volunteer Heart made approximately \$300,000 worth of renovations to the second floor. Volunteer Heart will pay an occupancy fee of \$7,757 per year. Volunteer Heart will also provide free medical coverage for Sea View's events as requested. Volunteer Heart will provide interior maintenance and housekeeping to the licensed space.

Volunteer Heart will 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.

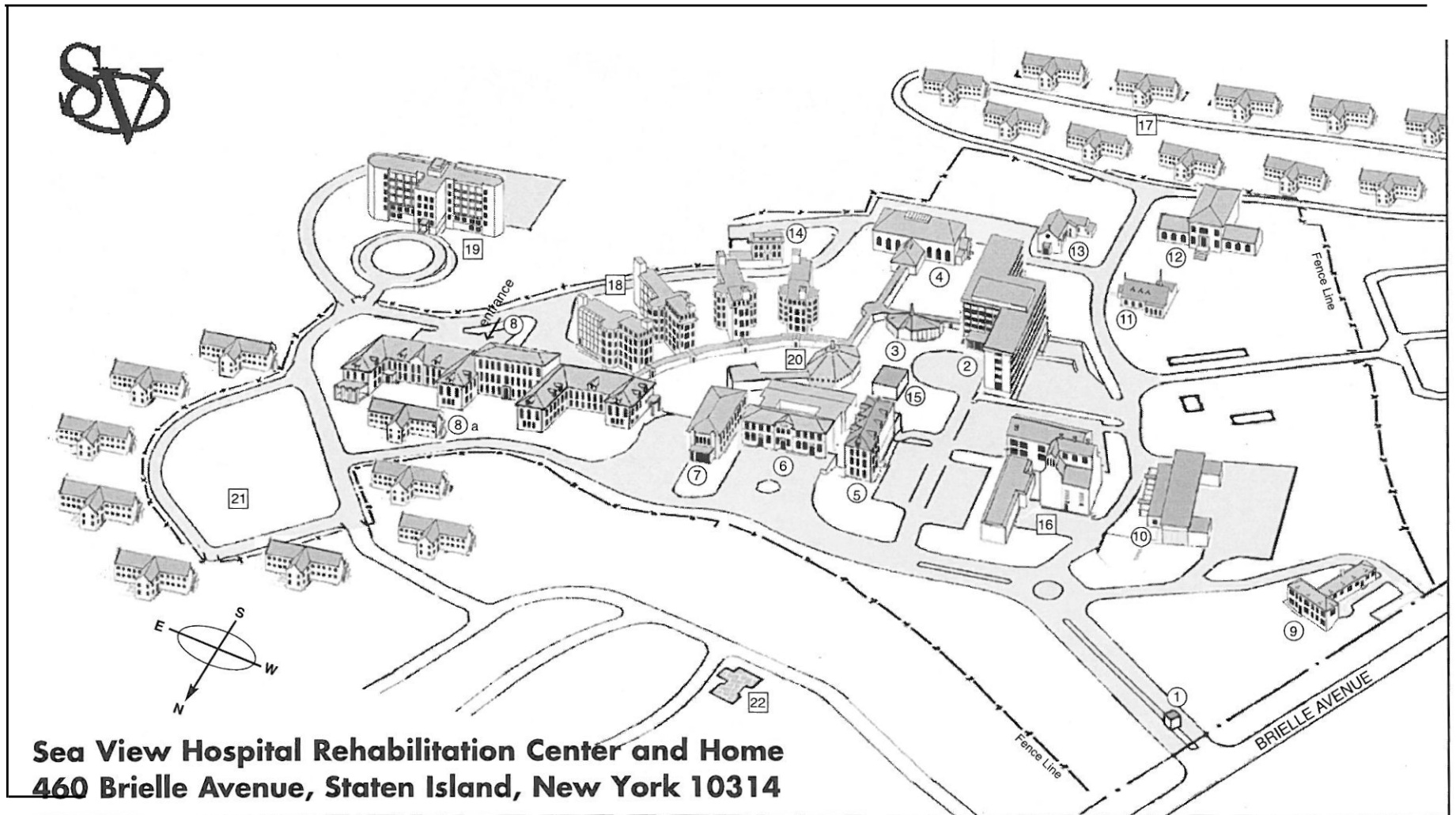
The license agreement shall not exceed a term of five (5) years without further authorization by the Board of Directors of the Corporation and shall be revocable by either party on sixty (60) days prior notice.

RATE CHART

Prior Term	Year 1 – 2011	Year 2 – 2012	Year 3 – 2013	Year 4 – 2014	Year 5 – 2016*	TOTAL
Total Fee	6,078	6,382	6,701	7,036	7,388	\$33,585
Per Sq. Ft.	1.27	1.33	1.40	1.47	1.54	

New Term	Year 1 – 2016*	Year 2 – 2017	Year 3 – 2018	Year 4 – 2019	Year 5 – 2020	TOTAL
Total Fee	7,757	7,757	7,757	7,757	7,757	\$38,785
Per Sq. Ft.	1.62	1.62	1.62	1.62	1.62	

*Agreement expires on August 31, 2016. New agreement will commence September 1, 2016.



**Sea View Hospital Rehabilitation Center and Home
460 Brielle Avenue, Staten Island, New York 10314**

Occupied Buildings: O

- 1. Gate House
- 2. Robitzek Building
- 3. Chapel
- 4. Colony Hall
- 5. Staff House
- 6. Administration Building
- 7. Surgical Pavilion & Sea View Medical Museum
- 8. Park Lane at Sea View senior housing.
- 8a. Park Lane at Sea View Cottage
- 9. Police Surgeon Building & Grace Foundation

Unoccupied Buildings: D

- 10. FDNY / EMS / OCME
- 11. Sea View Playwrights Theatre
- 12. Camelot
- 13. Community Board# 2
- 14. Staten Island Ballet Offices and Studios
- 15. Power Plant Building
- 16. Old Power Plant & Laundry Building
- 17. Men's Tuberculosis Dormitories
- 18. Women's Open Air Pavilions
- 19. Children's Hospital
- 20. Kitchen Building
- 21. Women's Tuberculosis Dormitories
- 22. Ruin of the Director's House

Sea View Hospital Rehabilitation Center & Home

Surgical Pavilion and Parking Lot

Improvements made by
Volunteer Heart Resuscitation Unit & Ambulance
Corporation of Staten Island

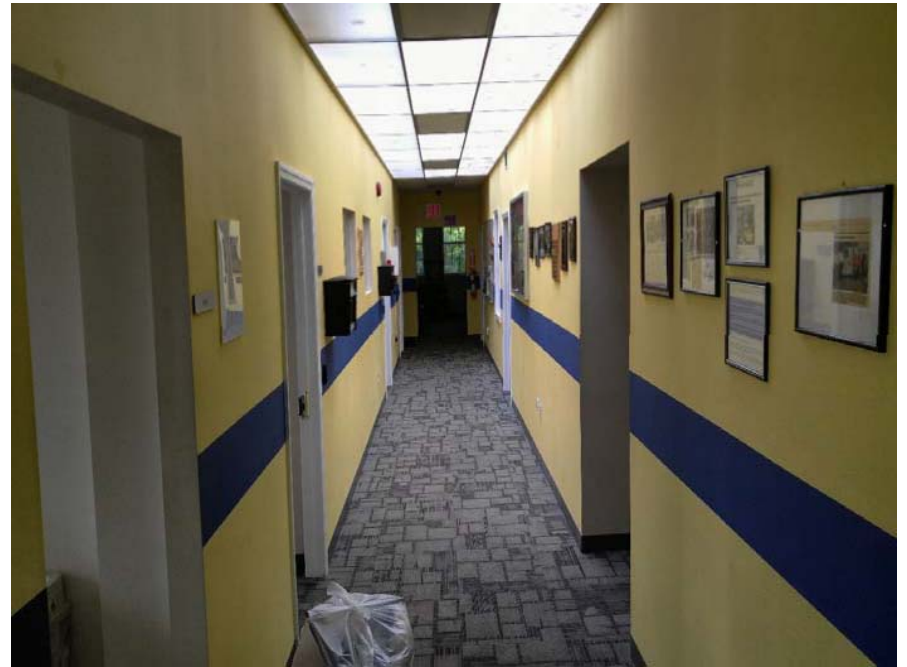
Built in 1913



Main Hallway



Main Hallway Shot # 2



Conference and Training Room

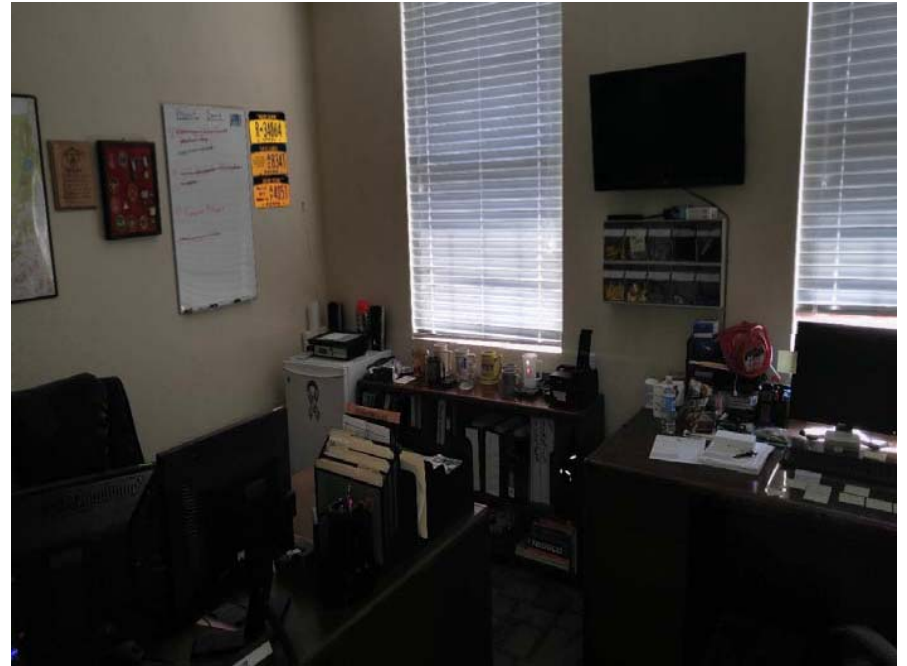
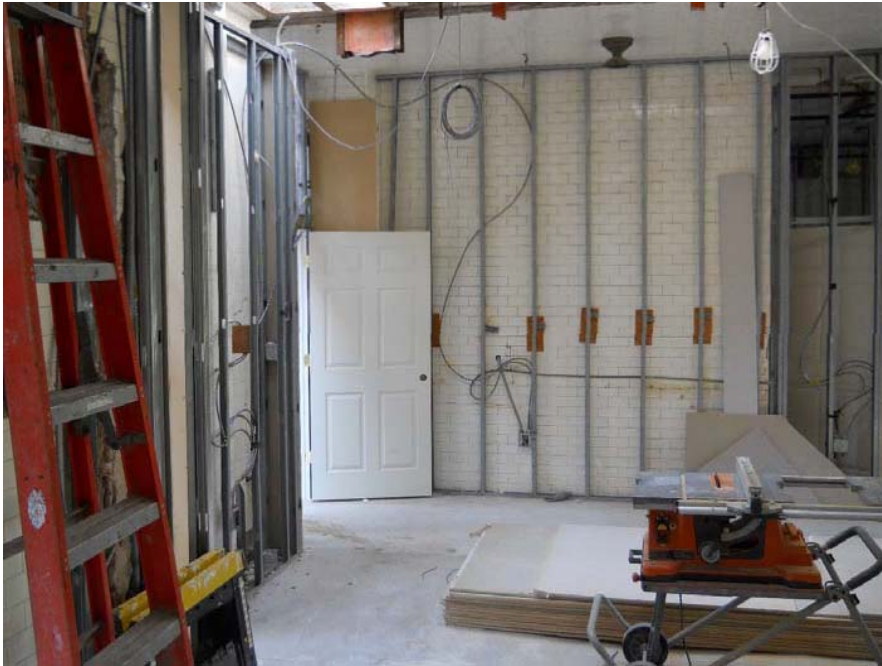


Two new restrooms
were added.

One as shown and a
second one not
pictured with the
original shower
from original
construction



Office Space



Office Space # 2



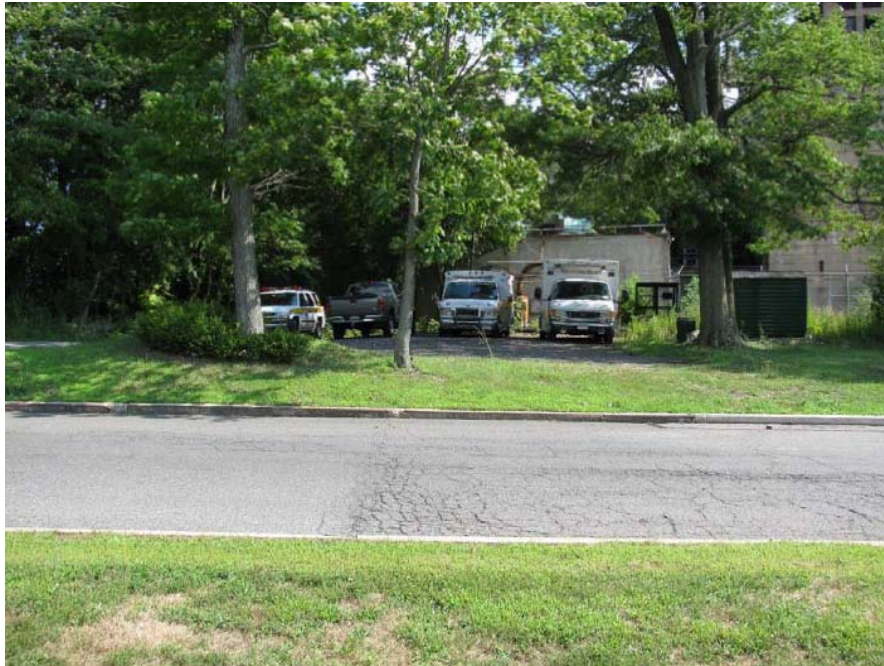
Prior to the office rebuild
Volunteer heart Ambulance did
a rehabilitation to our parking
area.

New driveway, leveling of area, gravel, lights and canopy were installed to help us safely protect our ambulances and allow for proper drainage in the parking lot. Prior to this our ambulances were getting ruined by tree sap and sunlight.

Parking Lot View # 1



Parking Lot View # 2



After completion of the office construction Volunteer Heart Ambulance cleaned out the back section of our parking lot. This area contained much debris and weeds. This allowed us to extend our parking and storage area and created a clean area behind our vehicle parking.

Lower Parking area View # 1



Lower Parking Area View # 2



CAPITAL PROJECT APPROVAL

NEW DIAGNOSTIC & TREATMENT CENTER

155 VANDERBILT AVENUE

NYC HEALTH + HOSPITALS / CONEY ISLAND

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (NYC Health + Hospitals) to approve a Capital Project for an amount not to exceed \$28,349,000 for the design, construction and outfitting of a new Diagnostic and Treatment Center at 155 Vanderbilt Avenue, Staten Island, operated by NYC Health +Hospitals (the "system").

WHEREAS, the Vanderbilt Health service area is located in and serves the St. George area of Staten Island, which has been designated as a **Primary** Care Health Professional Storage Area (HPSA) and a Special Population (Medicaid) Dental Care HPSA. There is a critical need for comprehensive primary, preventive and supplemental health care services in the proposed service area, as evidenced by low rates of preventative screening services, high rates of chronic conditions in both the general and Medicaid enrollee populations and high rates of emergency department and inpatient utilization for ACSC among Medicaid enrollee residents; and

WHEREAS, the NYC Health +Hospitals primary care expansion initiative which includes the Vanderbilt site, is responding to the identified health, health care and social needs of the community by providing high quality, patient-centered, comprehensive, and coordinated care; and

WHEREAS, the proposed project will include construction of a two-story modular structure at 155 Vanderbilt Avenue, Staten Island; and

WHEREAS, the Diagnostic and Treatment Center will offer primary care and specialty services; and

WHEREAS, bids for the construction of the Center have been received, and a budget for the cost of construction and outfitting has been developed; and

WHEREAS, the revision of Operating Procedure 100-5 requires that construction projects with budgets of \$3 million or more shall receive approval of the Board of Directors through Capital Committee; and

WHEREAS, the proposed total project budget, inclusive of all contingencies, is estimated to be \$28.4 million; and

WHEREAS, the overall management of the project will be under the direction of the Office of Facilities Development.

NOW THEREFORE, be it

RESOLVED, the NYC Health + Hospitals (NYC H+H) be and hereby is authorized to proceed with the design, construction and outfitting necessary for completion of a new Diagnostic and Treatment Center at 155 Vanderbilt Avenue, for an amount not-to-exceed \$28,349,000.

EXECUTIVE SUMMARY

NEW DIAGNOSTIC AND TREATMENT CENTER 155 VANDERBILT AVENUE, STATEN ISLAND, NY

OVERVIEW: NYC Health +Hospitals is seeking to construct a new Diagnostic and Treatment Center located at 155 Vanderbilt Avenue in Staten Island, New York. The center will be approximately 18,340 square feet and estimated to cost \$28,349,000. The project will be designed and bid in accordance with the NYC Health + Hospitals' Operating Procedure 100-5.

The new center will offer primary care and specialty services including adult medicine, pediatrics, obstetrics/gynecology, social work, general surgery, orthopedics, urology, ENT, vascular, endocrinology, gastroenterology, cardiology, pulmonology, rheumatology, infectious disease, neurology, dermatology, podiatry and ophthalmology. The clinic will be open 6 days a week as follows: Monday 8am to 8pm; Tuesday 8am to 6pm; Wednesday 8am to 8pm; Thursday 8am to 8pm; Friday 8am to 6pm and Saturday 9am to 5pm.

NEED: The development of this center is part of an initiative to expand the presence of NYC H+H throughout Staten Island.

SCOPE: Construct a Diagnostic and Treatment Center on an off-campus site located at 155 Vanderbilt Avenue in Staten Island, New York. Total square footage of this project is 18,340 square feet. Presently, there is an existing vacant one-story building with no basement on site. The project scope includes existing building demolition, site construction, including an interior parking area as well as new utility connections and services to the new building. The site construction will also include a new foundation to support the modular building. The design will include site development and accessory parking on-site. The two-story modular building will be constructed off-site by a modular manufacturer specializing in the construction of fully equipped modules with interior partitions, finishes and MEP systems ready to be joined on-site.

COSTS: \$28,349,000. The budget allocation, based on actual costs and planned costs, is as follows:

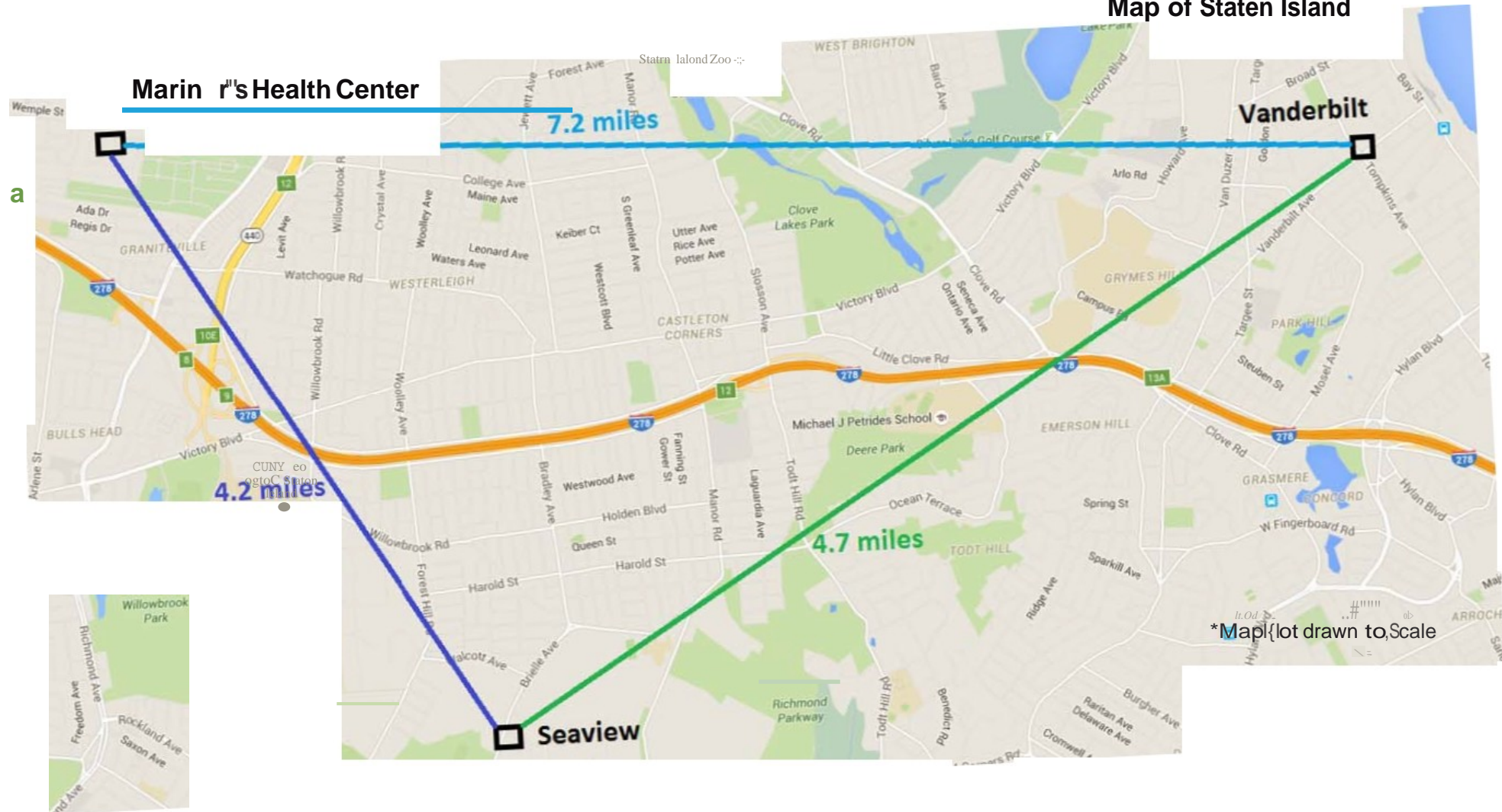
Planning/CON	1,089,614
Design	2,396,133
Construction	19,514,501
FF&E	1,815,060
Telecommunications	1,240,237
Contingency	2,293,062
TOTAL	\$28,348,607

FINANCING:	City General Obligation Bonds - City Council	\$8,052,000
	City General Obligation Bonds - Mayoral	\$20,000,000
	DOHMH Capital Funds	\$87,000
	Health + Hospitals 2010 Bonds	\$209,607

Page Two – Executive Summary
Project Approval – 155 Vanderbilt Avenue

SCHEDULE: The project is scheduled for completion by Fall 2017. The Certificate of Need (CON) application has been submitted to the New York State Department of Health (DOH) and approval is pending.

Map of Staten Island



a

*Map (not drawn to scale)

SUB-SUBLEASE AGREEMENT

199 WATER STREET HOWARD

HUGHES CORPORATION NYC

HEALTH + HOSPITALS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a sub-sublease with the Howard Hughes Corporation for about two years and approximately 18,740 square feet of space on the 31st floor at 199 Water Street, New York, to house HHC Assistance Corporation d/b/a OneCity Health Services at a rent of \$33/square foot or \$463,815/year after factoring three months of free rent for the first year and \$33.66/square foot or \$630,788.40 for the second year for a two year total of approximately \$1,094,603.40 plus the cost of sub-metered electricity.

WHEREAS, the NYC Health + Hospitals participates in the New York State Delivery System Reform Incentive Payment ("DSRIP") program and leads the largest Performing Provider System in the City consisting of approximately 280 health care providers and other entities (the "PPS"); and

WHEREAS, HHC Assistance Corporation d/b/a OneCity Health Services, acts on behalf of NYC Health + Hospitals as the "Central Service Organization" for the PPS; and

WHEREAS, pursuant to resolution adopted in February 2015 by the NYC Health + Hospitals' Board of Directors, NYC Health + Hospitals entered into a sub-sublease with Health Care Finance Group LLC for half of the 31st floor of 199 Water Street in Manhattan consisting of 16,880 square feet, which is occupied by OneCity Health Services; and

WHEREAS, OneCity Health Services needs additional space to accommodate its expanded staff working on the DSRIP program; and

WHEREAS, the proposed sub-sublease will permit OneCity Health Services to occupy the other half of the 31st floor of 199 Water Street consisting of 18,740 square feet, fully furnished, under agreement with the Howard Hughes Corporation; and

WHEREAS, the rental costs of such occupancy will be funded through DSRIP planning grant and performance payments; and

WHEREAS, NYC Health + Hospitals' Senior Vice President and Chief Medical Officer and the Chief Executive Officer of OneCity Health Services will be responsible for the proposed sub-sublease.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a sub-sublease agreement with the Howard Hughes Corporation for about two years and approximately 18,740 square feet of space on the 31st floor at 199 Water Street, New York, to house HHC Assistance Corporation d/b/a OneCity Health Services at a rent of \$33/square foot or \$463,815 per year after factoring three months of free rent and \$33.66/square foot or \$630,788.40 for the second year for a two year total of \$1,094,603.40 plus the cost of sub-metered electricity.

EXECUTIVE SUMMARY

ONE CITY HEALTH SERVICES 199 WATER STREET BOROUGH OF MANHATTAN

- OVERVIEW:** The New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) seeks authorization from its Board of Directors to execute a sub-sublease of approximately two years’ duration with the Howard Hughes Corporation (“Howard Hughes”) for approximately half of the 31st floor on the 31st floor at 199 Water Street in Manhattan consisting of approximately 18,740 square feet to house HHC Assistance Corporation d/b/a OneCity Health Services.
- NEED/
PROGRAM:** NYC Health + Hospitals participates in the New York State Delivery System Reform Incentive Payment (“DSRIP”) program and leads the largest Performing Provider System in the City consisting of approximately 280 health care providers and other entities (the “PPS”). OneCity Health Services currently occupies half of the 31st floor at 199 Water Street consisting of 16,880 square and, through the proposed sub-sublease, OneCity Health Services will occupy the balance of the 31st floor. The additional space is required to accommodate the needs of employees and consultants engaged in projects aimed at creating an integrated delivery system of health and social service providers which will close gaps in the continuum of care. The space is located on the 31st floor of a 1.1 million square-foot building known as One Seaport Plaza. The proposed additional sub-sublease space is configured as office space with twenty-five work stations and twenty-one offices. The space comes fully furnished and in virtually move-in condition.
- TERMS:** OneCity Health Services will occupy the balance of the 31st floor consisting of approximately 18,740 square feet of space. The subtenant is the Howard Hughes Corporation and the over-tenant is AON. The owner of the building is the Resnick Organization. The sub-sub lease will contain a term of approximately two years. The base rent is \$33/square foot or \$618,420 per year for the first year of the agreement. The first three months of the term are rent free which reduces the first year cost to \$463,815. With the free included, the net effective rent for the first year is \$24.75 per square foot. The base rent for the second year will be \$33.66 per square foot, or \$630,788.40. The base rent for the two year term totals \$1,094,603.40. OneCity is also responsible for payment of sub-metered electricity.
- 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:	Howard Hughes Corporation
TERM:	Approximately two years
FLOOR AREA:	18,740 square feet
RENEWAL OPTIONS:	None
BASE RENT:	\$33 per square foot
ESCALATION:	2.0% per year
FREE RENT:	Three months
UTILITIES:	Tenant will pay separately metered electricity
OPERATING EXPENSES:	Tenant not responsible for any payments for operating expenses
REAL ESTATE TAXES:	Tenant not responsible for any payments for real estate taxes
FUNDING:	DSRIP planning grant and performance payments

199 Water St.

New Lease - 18,740 sf

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>Avg. Rent PSF (12 mos.)</u>	<u>Avg. Rent PSF (24 mos.)</u>	
Year 1	0.00	0.00	0.00	51,535.00	51,535.00	51,535.00	51,535.00	51,535.00	51,535.00	51,535.00	51,535.00	51,535.00	463,815.00	24.75	
Year 2	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	52,565.70	<u>630,788.40</u>	33.66	
													total	1,094,603.40	29.20

Existing Lease - 16,880 sf

Year 1	39,288.00	39,288.00	39,288.00	39,288.00	39,288.00	39,288.00	39,288.00	40,258.00	40,258.00	40,258.00	40,258.00	40,258.00	476,306.00	28.22	
Year 2	40,258.00	40,258.00	40,258.00	40,258.00	40,258.00	40,258.00	40,258.00	41,271.00	41,271.00	41,271.00	41,271.00	41,271.00	<u>488,161.00</u>	28.92	
													total	964,467.00	28.57

Note: Sept 1, 2016 to Aug 31, 2018 time period

RESOLUTION AMENDMENT

LEASE AGREEMENT DRAPER

HALL APARTMENTS, LLC

NYC HEALTH + HOSPITALS / METROPOLITAN

RESOLUTION

Amending the Resolution adopted February 25, 2016 regarding the revision of the previously approved Draper Hall lease to authorize the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an amendment of the December 24, 2014 sublease with Draper Homes Housing Development Fund as nominee for Draper Hall Apartments LLC ("Tenant I") to provide for the return to NYC Health + Hospitals of approximately 15,150 square feet included in such lease (the "Draper II Site") on the campus of Metropolitan Hospital Center and to simultaneously execute a sublease with Draper Family Housing Development Fund Corporation or such other housing development fund company as shall be approved by both NYC Health + Hospitals and the New York City Department of Housing Preservation and Development ("HPD") (the "HDFC") as nominee for Gilbert on First LLC (in such capacities being referred to together with the HDFC as "Tenant II") of the Draper II Site for a term of 99 years, inclusive of Tenant II options for the development of a 16 story structure on the Draper II Site with approximately 153 apartments for low and moderate income individuals and families at a rent payable to NYC Health + Hospitals of not less than \$87,606 per year.

WHEREAS, the NYC Health + Hospitals' Board of Directors approved a resolution to authorize the modification of the Draper Hall lease previously approved to separate out the Draper II site to permit its separate lease to Tenant II; and

WHEREAS, the previous resolution authorized the construction of a new 14 story structure containing 131 apartments; and

WHEREAS, subsequently, Tenant II has determined that it will be possible to build a structure with two additional floors and approximately 22 additional apartments; and

WHEREAS, in view of the acute need for affordable apartments in the City it is desirable to take advantage of this increased development opportunity to construct additional apartments as part of the previously approved plan; and

WHEREAS, consistent with the increased number of units, it is appropriate that the rent payable to NYC Health + Hospitals commensurately.

NOW THEREFOR, be it

RESOLVED, that the New York City Health and Hospitals Corporation be authorized to ("NYC Health + Hospitals") to execute an amendment of the December 24, 2014 sublease with Draper Homes Housing Development Fund as nominee for Draper Hall Apartments LLC ("Tenant I") to provide for the return to NYC Health + Hospitals of approximately 15,150 square feet included in such lease (the "Draper II Site") on the campus of Metropolitan Hospital Center and to simultaneously execute a sublease with Draper Family Housing Development Fund Corporation or such other housing development fund company as shall be approved by both NYC Health + Hospitals and the New York City Department of Housing Preservation and Development ("HPD") (the "HDFC") as nominee for Gilbert on First LLC (in such capacities being referred to together with the HDFC as "Tenant II") of the Draper II Site for a term of 99 years, inclusive of Tenant II options for the development of a 16 story structure on the Draper II Site with approximately 153 apartments for low and moderate income individuals and families at a rent payable to NYC Health + Hospitals of not less than \$87,606 per year.

EXECUTIVE SUMMARY

OVERVIEW: In December 2014 New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) leased Draper Hall to Draper Homes Housing Development Fund as nominee for Draper Hall Apartments LLC for the development of low income housing. Subsequently, it was determined that an additional building could be constructed on the parcel of land included in the original Draper Hall lease. Accordingly, in February 2016 the NYC Health + Hospitals authorized a restructuring of the Draper Hall lease such that a parcel of approximately 15,150 square feet be returned to NYC Health + Hospitals and freshly leased to Draper Family Housing Development Fund Corporation as nominee for Gilbert on First LLC (“Tenant II”) to permit the construction of a new 14 story structure with 131 apartments. In yet a further development, Tenant II has now determined that the proposed new structure can be increased by two additional stories with approximately 22 additional apartments. This is a welcome development as it makes possible the housing of approximately 22 additional low income New York individuals or families. Under this proposal, the rent payable by Tenant II will increase from \$75,000 per year to \$87,606 based on an annual rent per apartment of about \$573 per apartment.

PROGRAM: As originally approved in February, 2016, the project will be financed, in part, through the “Mix and Match Program” which is a joint financing program for the creation of mixed income housing of New York City Housing Development Corporation and HPD. In keeping with Mix and Match requirements 50% of the units in the new project will be affordable to households that qualify the project to receive Federal Low Income Housing Tax Credits. In Draper II, 25% of the units will be set aside for families earning less than 50% of Area Median Income and another 25% of the units will be set aside for families earning between 50% and 60% of AMI. Mix and Match requires that the remaining 50% of the units be set aside for moderate and middle income families with maximum rents set to be affordable to households earning 130% of AMI. As a result, in Draper II, 10% of the units will have rents affordable by families earning 80% of AMI, 20% by families earning 100% of AMI and 20% by families earning 130% of AMI.

TENANT: As originally approved in February, 2016, the principals of the managing member of the LLC are principals of SKA Marin. SKA Marin is an experienced developer of low income housing for seniors and disabled tenants. SKA is the principal in the development of Draper Hall. SKA was also the principal in Metro East 99th Street, a 176 unit building, across from Metropolitan Hospital Center. Metro East 99th is the first Medicaid Redesign Project in New York State and serves elderly and non-elderly tenants who can live independently but have previously been patients in NYC Health + Hospitals long-term care or who are under care at NYC Health + Hospitals facilities for chronic conditions. SKA Marin has also been a principal in the successful development of Kings County Senior Residence on the Kings County Hospital Center campus pursuant to a sublease with the Corporation approximately ten years ago.

**Page Two – Executive Summary
Amendment – Draper Hall**

Because of the HPD loan requirements, the lease will be made in the name of the HDFC but the LLC will have all of the rights of the Tenant to enforce the lease terms, to perform the Tenant's obligations and to be recognized as the "beneficial tenant." The LLC will be responsible for the performance of the Tenant's obligations.

FINANCING: As originally approved in February, 2016, the Draper II project will be financed with low income tax credits, a loan made by the Housing Development Corporation in conjunction with additional funding by the New York City Department of Housing Preservation and Development ("NYCHPD") NYS HCR State tax credits and the City Council. Section 8 vouchers will NOT be issued for this project.

TERMS: As originally approved in February, 2016, NYC Health + Hospitals will enter into a sublease with Tenant II with a term of ninety-nine years, inclusive of Tenant II options. The term of the sublease shall commence upon sublease execution. Whereas the original resolution had called for a rent of \$75,000 per year, with the increased size of the building, the rent will be increased to \$87,606.

Tenant II will be responsible for all costs associated with the development and operation of its housing program. Upon sublease execution construction shall commence. All plans and specifications of the project shall be subject to the prior approval of HPD and NYC Health + Hospitals which approval shall not be unreasonably withheld.

Any further subletting by Tenant II of space within the new building will be subject to the consent of NYC Health + Hospitals.

The cost for all utilities provided to the project will be the responsibility of the Tenant provided Tenant may pass the cost of utilities to the building residents. Tenant II will also be responsible for all structural and nonstructural interior and exterior, maintenance of, and repairs to, the property.

Tenant II will indemnify NYC Health + Hospitals and the City of New York and will provide adequate insurance against all liability arising from its use and occupancy of the property, naming the Corporation and the City of New York as additional insured parties.

AGREEMENT EXTENSIONS

ARCADIS US, INC. PARSONS

BRINCKERHOFF, INC. NYC

HEALTH + HOSPITALS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an extension of the existing agreements with Arcadis U.S., Inc. ("Arcadis") and with Parsons Brinckerhoff, Inc. ("Parsons") for a term of twelve months for an amount not to exceed \$2,366,826.5 for both of such contractors drawing on funds left unused from the prior contract.

WHEREAS, Bellevue Hospital Center, Coler Specialty Hospital and Rehabilitation Center, Metropolitan Hospital Center and Coney Island hospitals were all damaged by Hurricane Sandy; and

WHEREAS, in February 2013 NYC Health + Hospitals issued a Request for Proposals (the "RFP") to secure the services of architects and engineers to help to plan the necessary repair, restoration and hazard mitigation work; and

WHEREAS, Arcadis and Parsons were awarded contracts pursuant to the RFP which expired September 30, 2015; and

WHEREAS, on March 26, 2015, the NYC Health + Hospitals' Board of Directors approved an extension of the Parsons and Arcadis contracts for an amount not to exceed \$5 Million and for a term of one year expiring September 30, 2016; and

WHEREAS, of the \$5 Million approved for the Arcadis and Parsons' contracts, only \$2,633,173.50 has been spent; and

WHEREAS, work remains to be done to develop the over-all strategy and priority to further the repair, restoration and hazard mitigation work at the damaged NYC Health + Hospitals' facilities and to present the same to the Federal Emergency Management Agency; and

WHEREAS, NYC Health + Hospitals wishes to continue to use the services of Arcadis and Parson and to allow them to continue on-going work; and

WHEREAS, the Vice President for Corporate Operations shall be responsible for the administration of these contracts.

NOW THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be authorized to execute an extension of the existing agreements with Arcadis U.S., Inc. and with Parsons Brinckerhoff, Inc. for a term of twelve months for an amount not to exceed \$2,366,826.5 for both of such contractors drawing on funds left unused from the prior contract

EXECUTIVE SUMMARY

CONTRACT EXTENSIONS WITH ARCADIS U.S., INC. AND PARSONS BRINCKERHOFF, INC.

OVERVIEW:

Following Hurricane Sandy, NYC Health + Hospitals awarded contracts to Arcadis U.S., Inc. ("Arcadis") and Parsons Brinckerhoff, Inc. ("Parsons") in the combined total of \$16 Million including all option terms. These contractors performed valuable services helping to design, price and present to the Federal Emergency Management Agency ("FEMA") plans for the repair, restoration and hazard mitigation of the facilities damaged by Sandy. In March 26, 2015, the NYC Health + Hospitals' Board of Directors approved an extension of the Parsons and Arcadis contracts for an amount not to exceed \$5 Million and for a term of one year expiring September 30, 2016. NYC Health + Hospitals is now moving beyond the initial planning of the Sandy projects and their preliminary presentation to FEMA and is starting the actual work on the damaged facilities. As the actual work on each facility is started, project architects and engineers are being hired using competitive procurement processes managed by the NYC Economic Development Corporation ("EDC"). Arcadis and/or Parsons may choose to submit proposals for such work and they may be awarded contracts to perform such work. That work would be performed under separate contracts from that proposed here and with separate funding a cost limits. The proposed contract merely extends the term of the existing contracts for a year using only the funds initially earmarked for these contractors in order that they can continue to perform the remaining work with EDC and the NYC Health + Hospitals' team to present the repair, restoration and hazard mitigation plans to FEMA and other governmental bodies and to formulate the over-all strategies being pursued in the projects.

31667B

Manasses C. Williams
Assistant Vice President
Affirmative Action/EEO

manasses.williams@nychhc.org

TO: David Larish, Director
Office of Procurement Systems and Operations

FROM: Manasses C. Williams

DATE: February 13, 2011

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

The proposed contractor/consultant, **Parsons Brinckerhoff, Inc.**, has submitted to the Affirmative Action Office a completed Contract Compliance Questionnaire and the appropriate EEO documents. This company is a:

Minority Business Enterprise Woman Business Enterprise Non-M/WBE

Project Location(s): corporate-wide

Contract Number: _____

Project: Professional Services

Submitted by: Office of Procurement Systems and Operations

EEO STATUS:

1. Approved
2. Approved with follow-up review and monitoring
3. Not approved
4. Board Conditional

COMMENTS:

MCW:srf

31647

TO: David Larish, Director
Office of Procurement Systems and Operations

FROM: Manasses C. Williams *r.f^\.C .JJ. .*

DATE: November 10, 2015

SUBJECT: EEO CONTRACT COMPLIANCE REVIEW AND EVALUATION

Manasses C. Williams
Senior Assistant Vice President
Affirmative Action/EEO

manasses.williams@nychhc.org

The proposed contractor/consultant, Arcadis U.S., Inc. has submitted to the Affirmative Action Office a completed Contract Compliance Questionnaire and the appropriate EEO documents. This company is a:

Minority Business Enterprise Woman Business Enterprise Non-M/WBE

Project Location(s): corporate-wide

Contract Number: _____

Project: Requirements Contract for Professional Engineering and Architectural Services

Submitted by: Office of Procurement Systems and Operations

EEO STATUS:

1. Approved
2. Conditionally Approved with follow-up review and monitoring
3. Not approved
4. EEO Board Conditional Approval

COMMENTS:

MCW:srf

LICENSE AGREEMENT

**NEW YORK CITY
HUMAN RESOURCES ADMINISTRATION**

NYC HEALTH + HOSPITALS / LINCOLN

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a license agreement with the New York City Human Resources Administration ("HRA") permitting HRA's continued occupancy of approximately 325 square feet of space in Lincoln Medical and Mental Health Center ("Lincoln") through June 30, 2017 with two one-year renewals for the operation of the New York City Identification Card Program ("NYCID Program") with the occupancy fee waived but with HRA responsible for supplying its own security guard and paying the cost of the additional cleaning required in the amount of \$294/month such amount to increase by 2% annually.

WHEREAS, on July 10, 2014, Mayor Bill de Blasio signed Local Law No. 35 of 2014, establishing the NYCID Program; and

WHEREAS, Mayor de Blasio issued Executive Order No. 6 of 2014 designating HRA as the administering agency of the NYCID Program; and

WHEREAS, the NYCID Program provides an identification card to many New York City residents who have difficulty acquiring alternative forms of identification, thereby helping all residents receive benefits from City services; and

WHEREAS, Local Law No. 35 requires the administering agency of the NYCID Program to designate at least one access site in each of the five boroughs and HRA desires to ensure that the Program reaches as many New York City residents as possible; and

WHEREAS, by exercise of his authority to deviate from NYC Health + Hospitals' contracting and procurement rules, President Ramanathan Raju, MD, executed a license agreement, subsequently reported to the NYC Health + Hospitals' Board of Directors permitting HRA to establish the Bronx site for the NYCID program at Lincoln in time for the launch of the NYCID Program; and

WHEREAS, NYC Health + Hospitals desires to continue to participate in and support the IDNYC Program by allowing the NYCID Program to continue to operate from and engage with applicants at the Hospital; and

WHEREAS, the Senior Vice President for Hospitals and the Executive Director of Lincoln shall be responsible for the administration of the proposed license agreement.

NOW THEREFOR, be it

RESOLVED, that the New York City Health and Hospitals Corporation is authorized to execute a license agreement with the New York City Human Resources Administration ("HRA") permitting HRA's continued occupancy of approximately 325 square feet of space in Lincoln Medical and Mental Health Center through June 30, 2017 with two one-year renewals for the operation of the New York City Identification Card Program with the occupancy fee waived but with HRA responsible for supplying its own security guard and paying the cost of the additional cleaning required in the amount of \$294/month such amount to increase by 2% annually.

EXECUTIVE SUMMARY

LICENSE OF SPACE AT LINCOLN MEDICAL AND MENTAL HEALTH CENTER TO NEW YORK CITY HUMAN RESOURCES ADMINISTRATION FOR OPERATION OF THE NYCID PROGRAM

- Overview:** In July 2014 Mayor De Blasio launched the NYCID Program to make Identification Cards available to New Yorkers who have difficulty obtaining Identification Cards. An NYCID office was established in every borough and, to meet the scheduled launch of the NYCID Program President Ramanathan Raju approved an Exception to Policy to authorize the execution of a license agreement with the New York City Human Resources Administration ("HRA") which operates the NYCID program for space at Lincoln Hospital and Mental Health Center ("Lincoln") in time for the launch of the NYCID Program. HRA wishes to continue to operate the NYCID Program at Lincoln although in smaller space.
- Need/
Program:** Mayor De Blasio determined that large numbers of New Yorkers could not obtain identification card and were therefor impeded from obtaining City benefits and participating fully in various other activities. The NYCID Program provides identification cards to such New Yorkers and has satisfied a substantial need. When the NYCID Program launched there were a great many New Yorkers who sought the identification cards provided. While many New Yorkers continue to request identification cards from the NYCID Program, the demand has leveled off and, accordingly, HRA is able to meet the need in much smaller space. Accordingly, 325 square feet of space has been identified to be made available to HRA in the Lincoln 1st floor lobby at the Morris Avenue entrance.
- Terms:** HRA will not be responsible for any occupancy fee. But HRA pays for all costs of the NYCID Program at Lincoln. HRA supplies a security guard for the NYCID Program at its cost and HRA reimburses Lincoln for the cleaning costs associated with the licensed space in the amount of \$294/month subject to an annual 2% increase. HRA is responsible for the cost of any alterations it requires and for restoring the licensed space to its prior condition upon the end of the license agreement. HRA indemnifies and holds harmless NYC Health + Hospitals for any costs, claims or damages that are incurred, brought or suffered as a result of the operation of the NYCID Program at Lincoln. The term of the license will run through June 30, 2017 and will renew for two one-year periods thereafter upon the consent of the parties.