

CAPITAL COMMITTEE

May 14, 2015

MEETING AGENDA

11:00 AM

125 Worth Street, Room 532
5th Floor Board Room

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES April 16, 2015 Emily A. Youssouf
- SENIOR ASSISTANT VICE PRESIDENT'S REPORT Roslyn Weinstein

ACTION ITEMS

- **Resolution** Angelo Mascia
Authorizing the President of the New York City Health and Hospitals Corporation ("the Corporation") to execute a five year license agreement with the Metropolitan Fire Association, Inc. (the "Licensee") for its continued use and occupancy of a 2,400-square-foot parcel located behind the "G" Building to conduct vocational training at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

Vendex: Approved.

- **Resolution** Angelo Mascia
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year revocable license agreement with the Grace Foundation of New York (the "Licensee") for the continued use and occupancy of 5,700 square feet of space in the building designated #9 (the "Isolation Building") to operate support programs for individuals affected by Autism Spectrum Disorder at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

Vendex: Pending. Documents have been submitted to the Office of Legal Affairs for review.

- **Resolution** Jeremy Berman
Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable license agreement with General Vision Services/Cohen Fashion Optical (the "Licensee") for the continued use and occupancy of space to operate optical stores on the campuses of Harlem Hospital Center, Lincoln Medical and Mental Health Center, Metropolitan Hospital Center and Bellevue Hospital Center (the "Facilities") at an occupancy fee rate of \$58.00, \$36.00, \$73.00 and \$78.00 respectively for a total annual occupancy fee of \$104,318.00 to be escalated by 2.5% per year.

Vendex: Vendex documents are being completed and will be submitted to the Office of Legal Affairs.

- **Resolution** Beau Scelza
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 (the "Licensee") for its continued use and occupancy of 160 square feet of space at North Central Bronx Hospital (the "Facility") to operate a vocational training program with the occupancy fee waived.

Vendex: Not required.

- Project Status Reports

Central/North Brooklyn Health Network

Kings County Hospital Center: Linear Accelerator Purchase and Suite Renovation

Woodhull Medical and Mental Health Center: Obstetric Unit Expansion

Daniel Gadioma
Lisa Scott-McKenzie

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

April 16, 2015

MINUTES

Capital Committee

Meeting Date: April 16, 2015

Time: 11:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Emily A. Youssouf, Chair
Josephine Bolus, RN
Mark Page
Ramanathan Raju, MD, President

HHC Staff:

Jawwad Ahmad – Director, Office of Facilities Development
Jeremy Berman – Deputy General Counsel, Office of Legal Affairs
Tammy Carlisle – Associate Executive Director, Corporate Planning
Deborah Cates – Chief of Staff, Office of the Chairman
Daniel Collins – Director, Coney Island Hospital
Jonathan Goldstein – Senior Consultant, Corporate Planning
Louis Iglhaut – Assistant Vice President, Office of Facilities Development
John Jurenko – Senior Assistant Vice President, Intergovernmental Relations
Patricia Lockhart – Secretary to the Corporation, Office of the Chairman
Denise Lyman – Director, Office of Facilities Development
Antonio Martin – Executive Vice President
Dean Mihaltses – Associate Executive Director, Elmhurst Hospital Center
Dean Moskos – Director, Office of Facilities Development
Michael Rawlings – Senior Associate Director, Bellevue Hospital Center
Lynnette Sainbert – Assistant Director, Office of the Chairman
Hal Schnieder – Senior Associate Director, Elmhurst Hospital Center
Cyril Toussaint – Director, Office of Facilities Development
Leithland Tulloch – Senior Associate Director, Office of Facilities Development
Roslyn Weinstein – Senior Assistant Vice President, President's Office
Dion Wilson – Director of Real Estate, Office of Legal Affairs
Elizabeth Youngbar – Assistant Director, Office of Facilities Development
Frank Zanghi – Audit Manager, Office of Internal Audits

Other Attendees:

Dry Woodrooffe – New York City Office of Management and Budget (OMB)
Kristyn Raffaele – New York City Office of Management and Budget (OMB)

CALL TO ORDER

The meeting was called to order by Emily Youssouf, Chair of the Capital Committee, at 11:03 A.M.

On motion, the Committee voted to adopt the minutes of the February 19, 2015, Capital Committee meeting.

SENIOR ASSISTANT VICE PRESIDENT'S REPORT

Roslyn Weinstein, Senior Assistant Vice President, Office of the President, introduced John Jurenko, Senior Assistant Vice President, Intergovernmental Relations, who provided an update on the recent City Council funding response to the Mayors' budget. The City Council requested that \$15 million be added to the Corporation's Women with Disabilities project. Mr. Jurenko explained that in 2013 the Council had given \$5 million in capital funding over a two (2) year period, \$2 million of that funding had been cut last year. The Corporation requested that the money be reinstated and the council had not only agreed, but raised the number to \$15 million. Mr. Jurenko explained that the funding was subject to negotiations between the administration and the City Council but it was promising news.

Ms. Youssouf asked if the Corporation had plans to use the money. Ms. Weinstein explained that the Office of Intergovernmental Relations and the Office of Facilities Development had been working collaboratively to visit Diagnostic and Treatment Center (D&TC) sites, now Federally Qualified Health Centers (FOHC) to establish a complete plan of where the improvements would be performed. Mr. Jurenko said that the Council had been informed that renovation of at least one bathroom and one exam room would be completed for optimal accessibility, however, while meeting the American with Disabilities Act (ADA) requirements is important, the Corporation would go beyond that to be ensure that they were doing as much as possible to accommodate. He advised that his department had been working with Independence Care Systems to do environmental scans of the facilities and ensure that proposed plans were the best.

Mrs. Bolus asked that signage be in place when work was complete. She explained that she was aware that there were already such spaces in the facilities but no signage to indicate that they existed or where to find them. Mr. Jurenko said he understood.

Ms. Youssouf asked that the plan be shared with the Committee when it was complete, and asked how far the money was expected to go. Mr. Jurenko said the cost would vary at each facility depending on the work to be completed so it was presently unclear how many facilities would be involved. There is currently \$2.5 million available being used to fund projects at five (5) sites.

Mr. Page asked what type of work was being performed. Mr. Jurenko explained that gut renovation work would be performed on bathrooms and exam rooms, as well as reconfiguration within clinics; lower counters, wider doorways, and moveable equipment such as tables and mammography machines. Mr. Page said thank you, he had a better understanding of the project.

Ms. Weinstein said that project photos would be shared, to show completed work. Ms. Youssouf said a before and after photograph would be nice.

Mrs. Bolus said that she would like to see signage outside of the facilities as well, to identify that the work was done and that the facility was ADA accessible.

Ms. Weinstein advised that the Corporation had received approval to increase primary care sites and that they were working with some existing Department of Health (DOH) sites, as well as within privately owned spaces. She explained that there were 16 sites identified, and reviews of the sites were being performed. The sites were located in Queens, Brooklyn and the Bronx. She said the construction would be completed on a very fast time table but the City and State were working together, and things were moving forward.

Ms. Youssouf asked if this was related to the Delivery System Reform Incentive Payment (DSRIP) program. Ms. Weinstein said somewhat, but it was more a result of City Hall's program to create more health hubs and get into underserved communities. It did work well with DSRIP though, she noted. She advised that much of the work is to be completed by December, 2015.

Ms. Youssouf asked if funding was being provided to convert the DOH sites into primary care sites. Ms. Weinstein said yes, HHC had construction money, and reviews were underway for the remaining work.

Mrs. Bolus asked if there were any new sites in public housing areas. Mr. Iglhaut said he believed there was one site. Mrs. Bolus asked if that site was Bayview Houses in Brooklyn. Ms. Weinstein said she would take a look. Mrs. Bolus said she had lived there for years and thought that they could use a local site.

Mr. Page asked whether it would be beneficial to review the ADA related project scope and determine which standard the Corporation should be meeting, particularly if constructing new clinic sites. Ms. Weinstein said that would be part of the project design. Mr. Page said that the Corporation should think about whether they want across the board standardization and create a plan accordingly.

Ms. Weinstein explained that there were various ADA requirements, dependent on existing buildings and what the Corporation was doing was a level beyond the minimum requirements. Jeremy Berman, Deputy Council, Legal Affairs, explained that it was not always clear under the ADA, which requirements were applicable. He said that there are a number of determinants; if work is being done in an existing facility; dollars threshold is used to trigger new requirements; and, there are hardships that can be applied to avoid additional work. So, he noted, it is possible to be ADA compliant and not perform any additional work, dependent on the site and a number of attributing factors.

Mr. Page reiterated that if there were new sites being constructed, then the Corporation should ideally have a plan about what standards were being met and what the cost would be. Mr. Berman said there were certain funds available and a mission to do certain work, and the work would be done within those restraints. Mr. Berman said that preliminary reviews were being done and the information gathered would be utilized to determine the extent of the work. Mr. Page said he understood.

Mr. Iglhaut added that part of the review was the type of clientele served at the particular sites. He noted that is a component of the type of construction to be completed and the accommodations that would be needed.

Ms. Youssouf said she was glad to hear about the incoming funding and the new sites.

Mr. Page asked whether there should be an express standard that would be used when establishing new sites and performing work to ensure all visitors to any HHC site will be aware of the accommodations being implemented. Mrs. Bolus agreed, saying that she does not find all sites to be accessible. Mr. Page said it can be expensive in old sites, but at the minimum, perhaps in new construction, a standard be established so that moving forward HHC can confidently say to clients, if you choose to visit any of our facilities, we can serve you.

That concluded Ms. Weinstein's report.

ACTION ITEMS

- **Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute Indefinite Quantity Construction Contracts (IQCCs) with two (2) firms: Vastech Contracting Corporation; and Rashel Construction Corporation, Inc.; (the Contractors"), to provide construction services on an as-needed basis at various facilities throughout the Corporation. Each individual contract shall be for a term of two (2) years, for an amount not to exceed \$6,000,000. The total authorized value of these contracts is \$12 Million.**

Louis Iglhaut, Assistant Vice President, Office of Facilities Development, read the resolution into the record.

Ms. Youssouf asked if both vendors had previously performed work for the Corporation. Mr. Iglhaut said yes; Vastech had performed approximately \$4 million of work under their previous contract, and Rashel, \$2.7 million. Ms. Youssouf asked if the work performed was satisfactory. Mr. Iglhaut said yes.

Mr. Page asked what kind of work these contractors provided. Mr. Iglhaut explained that they provide services on time sensitive construction projects and construction projects under \$3 million. He said it was also recently established that they were eligible to work on small FEMA projects as well.

Mrs. Bolus asked why the term Indefinite was used in the resolution but not on the agenda. Ms. Youssouf said the resolution was being voted on. Mr. Berman concurred. Ms. Youssouf asked that the action item on the agenda be corrected to reflect the language in the resolution.

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

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

INFORMATION ITEMS

- **Project Status Reports**

South Manhattan Health Network

Michael Rawlings, Associate Executive Director, Bellevue Hospital Center, presented project information on the completion of the Elevator Controls Upgrade in the C & D Buildings at the facility.

Mr. Rawlings shared a presentation with photos of the completed elevator work. He explained that there were 36 elevators, 14 had been renovated. He explained that work was complete on four (4) elevators in the C&D buildings, three (3) were outfitted for passenger service and one was considered a quasi-service elevator, used for passenger service but also as a back-up service elevator. He explained that work performed included new motors, new door operators, new breaks, air conditioning of the motor room, and more, virtually a complete overhaul. There was surveillance equipment installed, and card access that allows employees to use in off hour, as well as monitors to share hospital activities and information.

Mr. Rawlings said that the total project cost of \$1.327 million dollars, completed the modernization work. The Department of Buildings (DOB) was on site that very day to certify the last elevator. He noted that the project was completed within budget and any remaining work would be done in the following four (4) to six (6) weeks and wrapped up before summer starts.

Ms. Youssouf asked if the project was Federal Emergency Management Agency (FEMA) approved. Mr. Rawlings said that this was a separate elevator project but there were others that would be completed with FEMA dollars. FEMA dollars may be used to protect the elevators against flooding by isolating the elevators in the main hospital building to keep them functioning in the event the basement floods. Ms. Youssouf asked if that meant additional work on the same elevators. Mr. Rawlings said no. These elevators were protected by barriers at the loading dock, already in place, and flood barriers to be installed surrounding the entire facility; a long term mitigation project that was yet to be built. Mr. Page asked if one mitigation method was to have the elevators stop above flood level if needed, in an emergency. Mr. Rawlings said yes.

Mr. Rawlings thanked the Committee for their support, concluding his report.

Sal Guido, Senior Vice President, Enterprise Information Technology Services reported on the completion of the Conference and Training Center constructed at Metropolitan Hospital Center.

Mr. Guido advised that Committee that 16 classrooms had been built out for EPIC training of HHC staff. The classrooms would be operational 24 hours a day, seven (7) days a week for training over a four (4) year period. He said the project is intended to reduce training costs by providing that service in house. Mr. Guido noted that construction of the rooms was complete, and the project had been completed on time and within budget. He said it was intended to be fully operational, and ready for training by April 30th.

Ms. Youssouf asked if the rooms were outfitted with computers. Mr. Guido said there were many computers and much clinical equipment; such as, cardiology machines, pumps and rovers, the type of equipment that is required on the clinical side. Ms. Youssouf asked if the site would be used for a combination of clinical and EPIC training. Mr. Guido explained that it was an integrated system, with medical records were stored in one location and biometric devices integrating with EPIC to secure that data, so they were tied together. Ms. Youssouf said she would like to see pictures of the completed space.

Ms. Youssouf said she was glad to hear about another project that was completed within budget. Ms. Weinstein said the after a number of audits, and a thorough review of the planning processes, it was very clear that establishing a solid scope is most important. Having a good scope, solidly established up front had really helped strengthen outcomes.

Ms. Youssouf agreed and acknowledged that a tremendous amount of effort had been put in, but she felt that benefits were being shown.

Mr. Guido concluded his report by thanking Ms. Weinstein and her staff for a seamless project and great collaboration. Ms. Weinstein extended that thank you to Metropolitan Hospital Center for providing their space for the site.

Southern Brooklyn/Staten Island Health Network

Daniel Collins, Director, Coney Island Hospital Center, provided a status report on the completed Dehumidification and Cooling project for the Operating Rooms at the facility.

Mr. Collins explained that the project was completed on time and within budget. Work had begun in August and was now complete with the unit functional.

Queens Health Network

Dean Mihaltses, Elmhurst Hospital Center, provided a status update on the Women's Pavilion construction project. Mr. Mihaltses was joined by Hal Schnieder, Senior Associate Director, Elmhurst Hospital Center.

Mr. Mihaltses advised that while a previous reporting had announced upcoming completion and occupancy of the site, the facility had in fact not passed necessary inspections as a result of a number of electrical issues that were uncovered. He explained that the electrical contractor was brought back in to correct work and completion was expected by the end of July or early August.

Ms. Youssouf asked why that had happened. Mr. Mihaltses said there were a number of issues; a Construction Manager (CM) was not performing well during the earlier stages in the project and was removed, and both the electrical engineer and the electrical contractor had failed to pick up on things that they should have. Mr. Mihaltses said both participants were being held legally responsible and they were doing all necessary repairs at their own expense. He said that at present the replacement work was 70% complete in exam rooms and all repairs are being actively pursued.

Ms. Youssouf asked if evaluations had been completed to document the inadequate work. Mr. Mihaltses said yes. He added that having construction-at-risk would help in future projects.

Mrs. Bolus asked if any of the related firms had performed, or were performing other work for HHC. Mr. Mihaltses said he did not believe so, but evaluations would document everything. Mr. Iglhaut added that an evaluation must be done prior to final payment being issued which will ensure documentation is completed.

Mr. Page asked if the facility could be used at present. Mr. Mihaltses said no, the facility required sign off and then approvals prior to occupancy. He said if all inspections had been passed, then they would have been able to utilize the site a month or two ago. Mrs. Bolus asked if HHC could argue revenue loss. Mr. Mihaltses said there were ongoing discussions with the Legal Department about how to move forward. Ms. Youssouf noted that there had been a number of delays on the project, from the beginning. Mr. Mihaltses agreed, explaining that the blame was still being sorted out, but there was undoubtedly a loss of revenue as a result of a number of problems. Mr. Page said the Corporation should look into that as a message to future contractors about future performance, but not if it were an exhaustive financial effort to recoup.

Ms. Youssouf agreed. She asked that the vendors all be placed on a "do not use" list. Ms. Weinstein and Mr. Iglhaut agreed.

There being no further business, the meeting was adjourned at 11:41 A.M.

LICENSE AGREEMENT

METROPOLITAN FIRE ASSOCIATION, INC.

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

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation ("the Corporation") to execute a five year license agreement with the Metropolitan Fire Association, Inc. (the "Licensee") for its continued use and occupancy of a 2,400-square-foot parcel located behind the "G" Building to conduct vocational training at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

WHEREAS, in July 2010, the Board of Directors authorized the President to enter into a license agreement with the Licensee to continue to conduct vocational training at Sea View Hospital Rehabilitation Center and Home; and

WHEREAS, since 1973, the Licensee has been providing this type of training to the Staten Island community; and

WHEREAS, the Licensee shall provide vocational training to those interested in pursuing careers as firefighters, police officers, or emergency medical technicians; and

WHEREAS, the Facility continues to have available space on the grounds behind the vacant "G" Building to accommodate the Licensee's vocational training programs.

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 license agreement with the Metropolitan Fire Association, Inc. (the "Licensee") for its continued use and occupancy of a 2,400-square-foot parcel located behind the "G" Building to conduct vocational training at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

EXECUTIVE SUMMARY

LICENSE AGREEMENT METROPOLITAN FIRE ASSOCIATION, INC.

SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

The President seeks the authorization of the Board of Directors of the Corporation to execute a revocable license agreement with Metropolitan Fire Association, Inc. ("Metropolitan Fire") for its continued use and occupancy of space to conduct vocational training at Sea View Hospital Rehabilitation Center and Home ("Sea View").

The Metropolitan Fire Association, Inc. is a federally registered not-for-profit Corporation that was established in 1976 and is funded through grants and fundraising efforts. Their programs expose participants to the benefits of careers in firefighting, law enforcement, and emergency medical services. The programs also provide youth with an ethical framework which will help them make proper choices in life, boost self-confidence, and increase the likelihood of success at school and work.

In the past 30 years, approximately 60 of their alumni have become firefighters, police officers, or emergency medical technicians.

Many of Metropolitan Fire's members are retired police officers or firefighters. They maintain a working relationship with the Fire Department of the City of New York and have assisted the Fire Department with starting similar programs citywide. They have also provided fire prevention training at various local schools.

Metropolitan Fire provides the use of its bucket lift equipment to Sea View for campus landscaping, provides painting of the fire hydrants, pull-boxes and flag poles, maintains the grounds behind the "G" Building and the access road, and has helped Sea View with fallen trees during storms, supplemented security on certain occasions, and responded during water main breaks. They also stand fire watch for Sea View.

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

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

LEASE AGREEMENT

THE GRACE FOUNDATION

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

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a five year revocable license agreement with the Grace Foundation of New York (the "Licensee") for its continued use and occupancy of 5,700 square feet of space in the building designated #9 on the attached map (the "Isolation Building") to operate support programs for individuals affected by Autism Spectrum Disorder at the Sea View Hospital Rehabilitation Center and Home (the "Facility") with the occupancy fee waived.

WHEREAS, in October 2009, the Board of Directors authorized a license agreement with the Licensee; and

WHEREAS, over one million people in the United States have been diagnosed as having Autism Spectrum Disorder ("ASD"), a term used to describe a variety of neurological disorders; and

WHEREAS, the Licensee, a non-profit organization based in Staten Island, was established to improve the lives of individuals and families affected by ASD; and

WHEREAS, the Licensee's program located on the Facility's campus has allowed it to expand its community services which include recreation and social skill programs, in-home respite services, support groups, Medicaid services coordination and administrative offices; and

WHEREAS, the Isolation Building was built in 1932, was never renovated and the improvements made incident to the Licensee's program affect overdue repairs and reduce maintenance expenses; and

WHEREAS, City of New York has authorized a capital appropriation of approximately \$3,130,000, including \$1 Million in New York City Council funds for the Facility to finance improvements to the Isolation Building and the licensed space; and

WHEREAS, the City funding allows for improvements to the Isolation Building generally beyond just those parts used by the Licensee such as the replacement of the entire roof and all windows; and

WHEREAS, in conjunction with the funding for the licensed space, \$180,000 was approved to fund elevator upgrades that have been completed at the Robitzek Building and \$200,000 approved for road improvements on the Facility campus; and

WHEREAS, the Facility was not using the licensed space prior to the 2009 license to the Licensee and continues to be able to devote the space to accommodate the Licensee's program.

NOW THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation be and hereby is authorized to execute a revocable license agreement with the Grace Foundation of New York for its continued use and occupancy of 5,700 square feet of space in the building designated #9 (the "Isolation Building") on the attached map to operate support programs individuals with Autism Spectrum Disorder at the Sea View Hospital Rehabilitation Center and Home with the occupancy fee waived. Licensee shall have a with a five year option to renew upon the Corporation's Board's approval.

EXECUTIVE SUMMARY

LICENSE AGREEMENT THE GRACE FOUNDATION OF NEW YORK

SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME

OVERVIEW: The President seeks authorization from the Board of Directors of the Corporation to execute a revocable license agreement with the Grace Foundation of New York (the "Grace Foundation") for its continued use and occupancy of space to operate support programs for individuals with Autism Spectrum Disorder ("ASD") at the Sea View Hospital Rehabilitation Center and Home ("Sea View").

**NEED/
PROGRAM:** In October 2009, the Board of Directors authorized the President to enter into a five year revocable license agreement with the Grace Foundation. The Grace Foundation is a non-profit organization based in Staten Island established to improve the lives of individuals and families affected by ASD. Over one million people in the United States have been diagnosed as having Autism Spectrum Disorder ("ASD"), a term which is used to describe a variety of neurological disorders. The rate of newly diagnosed children is 1 in 91.

The Grace Foundation has expanded its community services by establishing an operation on Sea View's campus that includes recreation and social skill programs, in-home respite services, support groups, Medicaid Services Coordination, and administrative offices. The Grace Foundation's goal is to enable individuals with ASD to lead independent and productive lives.

TERMS:

The Space: The Grace Foundation will be granted the continued use and occupancy of approximately 5,700 square feet in the building designated #9 (the "Isolation Building") on the attached map (the "Licensed Space"). The Isolation Building was largely unused by Sea View prior to the 2009 license to the Grace Foundation. Sea View had, and still has, no current need for the Licensed Space for its own operations.

The Isolation Building was constructed in 1932 and had never been renovated. In 2009, the Isolation Building was in such poor condition, it was not fully useable and Sea View was incurring ongoing maintenance expenses to prevent further deterioration. During the term of the 2009 license agreement, the Sea View made substantial renovations

to the space using approximately \$3,750,000 in capital funds provided by the City of New York City including \$1 Million in City Council funding.

Rent:
Benefits to
Sea View

The occupancy fee will be waived as it was during the prior term of the license in view of the benefit to the community of the program.

Sea View, however, has benefited from the license agreement in several ways. First, funding the improvements to the Isolation Building and the Licensed Space also motivated the City to fund \$180,000 for elevator upgrades at the Robitzek Building and \$200,000 for road repairs at the Sea View campus including around the building that will house the Grace Foundation. Second, important repairs to the Isolation Building funded by the City have benefited the Isolation Building generally including new windows throughout the building and an entire new roof. Third, the Isolation Building was in such poor shape prior to the 2009 License, that Sea View had to spend money to merely keep the building from further deteriorating whereas under the proposed license agreement, the building has been modernized and the Grace Foundation has assumed responsibility for its maintenance.

Services:

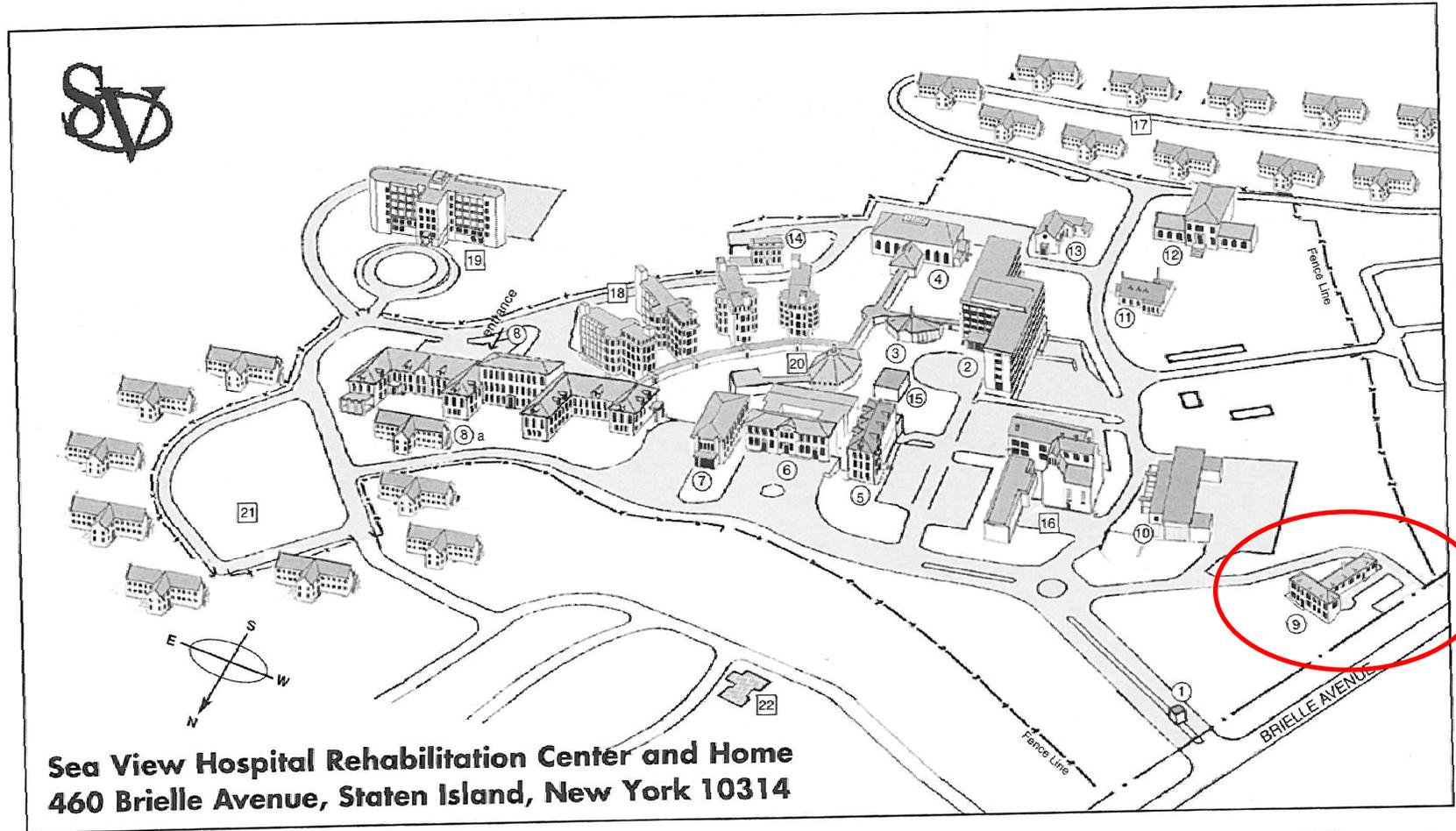
Sea View will provide electricity and gas to the Licensed Space. The Grace Foundation is responsible for providing maintenance for the Licensed Space and the surrounding grounds.

Insurance:

The Grace Foundation 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 will provide appropriate insurance naming the Corporation and the City of New York as additional insureds.

Term:

The license agreement shall not exceed a term of five years without further authorization by the Board of Directors of the Corporation and shall be revocable by either party on ninety days prior written notice. The license agreement shall contain an option to renew for an additional five year term which shall require approval of the Board of Directors prior to the option being exercised.



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

Occupied Buildings: ○

- 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

- 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

Unoccupied Buildings: □

- 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 and Home



Serving the community for 186 years

The Farm Colony 1829 - 1975



Seaview Hospital

1913 - 1966



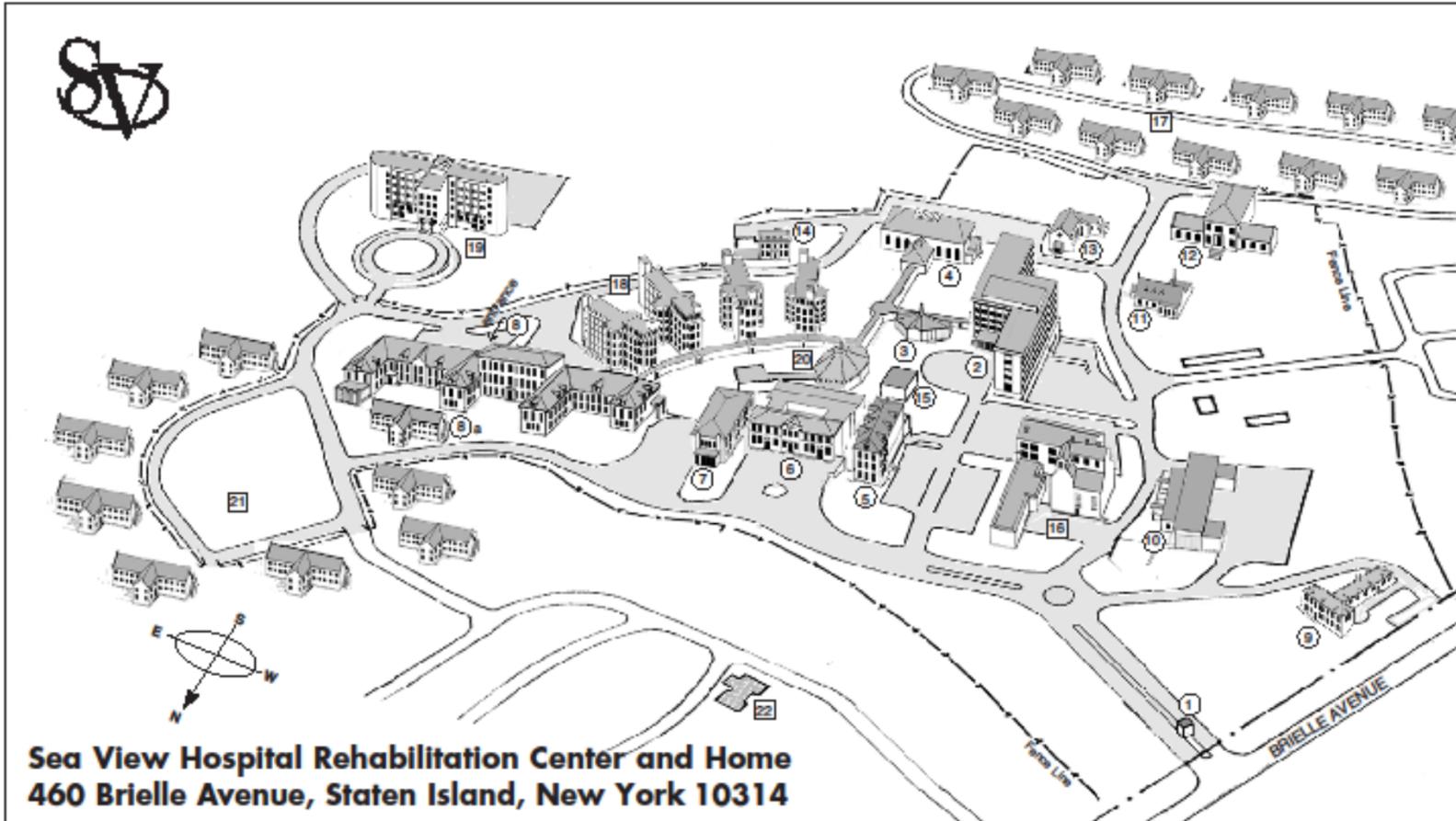
Sea View Hospital Rehabilitation Center and Home

1973 - Present



Current Boundaries





Occupied Buildings: ○

- 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

- 10. FDNY / EMS / OCME
- 11. Sea View Playwrights Theatre
- 12. Camelot
- 13. Community Board # 2

Unoccupied Buildings: □

- 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

Our Community





Robitzek Building



Staff House



Exit

*Thank you for visiting
Sea View*



Schedule of Occupants

Occupant	Agreement	Program/Use	Location	Rent/Occupancy Fee/Other
Park Lane at Sea View LP	Lease	Sr. Housing	Bldg. No. 8a	Yes (after lease yr. 19)
American Tower	License	Cell Tower	Near Bldg. No. 11	\$63,000/yr
DC 37	MOU	Union office	Bldg. No. 5	No
Camelot	Lease	Sustance abuse counseling	Bldg. No. 12	\$208,800/yr
SI Ballet	License	Dance Performance	Bldg. No. 14	In-kind services
US Justice Dept.	License	Communications	Bldg. No. 2	\$9,203/yr
Joseph Gheraldi Playwright Theatre	License	Community theater	Bldg. No. 11	\$8,376/yr
SI Inter-Agency Council for Aging	License	Support programs for seniors	Bldg. No. 6	\$3,600/yr
Meals on Wheels	Lease	Meal delivery	Northern portion campus	\$94,740/yr
Volunteer Heart Assn.	License	Emergency medical	Bldg. No. 6, parking area	\$7,095/yr
Metropolitan Fire Association	License	Career counseling	Land behind "G" Bldg	In-kind services
S. Richmond H.S.	License	DOE work-study	Bldg. No. 5	In-kind services
Richmond Cty. Medical Society	License	S.I. doctors' association	Bldg. No. 6	\$7,308/yr
DOITT	MOU	Communications	Near Bldg. No. 2	No
Grace Foundation	License	Support programs for individuals affected by autism	Bldg. No. 9	\$3.750 M City Capital Plus \$380,000 for unrelated repairs
Police Surgeon	-	NYPD Clinic	Bldg. No. 9	\$40,000/yr
OCME	MOU	Richmond Cty. Morgue	Bldg. No. 10	OCME pays debt service
Community Board No. 2	-	Community Bd.	Bldg. No. 13	\$45,000/yr
FDNY/EMS	MOU	Emergency med. Services	Bldg. No. 10	FDNY pays debt service
Healthy Choice	Concession	Food service	Bldg. No. 4	Approx \$36,000/yr

LICENSE AGREEMENT
GENERAL VISION SERVICES (GVS)
MULTIPLE FACILITIES

RESOLUTION

Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable license agreement with General Vision Services/Cohen Fashion Optical (the "Licensee") for the continued use and occupancy of space to operate optical stores on the campuses of Harlem Hospital Center, Lincoln Medical and Mental Health Center, Metropolitan Hospital Center and Bellevue Hospital Center (the "Facilities") at an occupancy fee rate of \$58.00, \$36.00, \$73.00 and \$78.00 respectively for a total annual occupancy fee of \$104,318.00 to be escalated by 2.5% per year.

WHEREAS, in April 2010, the Board of Directors of the Corporation authorized the President to enter into a license agreement with the Licensee to continue to operate optical stores on the campuses of Harlem Hospital Center, Lincoln Medical and Mental Health Center, and Metropolitan Hospital Center, and Bellevue Hospital Center; and

WHEREAS, the Licensee provides optical services, including but not limited to filling new prescription eyeglasses, examining eyes, prescribing and fitting contact lenses, and selling contact lens supplies, and;

WHEREAS, the optical services provided by the Licensee's stores has benefited the patients and communities served by the Facilities.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation" or "Licensor") be and hereby is authorized to execute a revocable license agreement with General Vision Services/Cohen Fashion Optical (the "Licensee") for use and occupancy of space to operate optical stores on the campuses of Harlem Hospital Center, Lincoln Medical and Mental Health Center, Metropolitan Hospital Center and Bellevue Hospital Center (the "Facilities") at an occupancy fee rate of \$58.00, \$36.00, \$73.00, and \$78.00 respectively for a total annual occupancy fee of \$104,318 to be escalated by 2.5% per year.

EXECUTIVE SUMMARY

HARLEM HOSPITAL CENTER, LINCOLN MEDICAL AND MENTAL HEALTH CENTER, METROPOLITAN HOSPITAL CENTER & BELLEVUE HOSPITAL CENTER

LICENSE AGREEMENT GENERAL VISION SERVICES/COHEN FASHION OPTICAL

OVERVIEW: Authorizing the President of the New York City Health and Hospitals Corporation (the "Corporation") to execute a revocable license agreement with General Vision Services/Cohen Fashion Optical ("GVS/Cohen") for the continued use and occupancy of space to operate optical stores on the campuses of Harlem Hospital Center, Lincoln Medical and Mental Health Center, Metropolitan Hospital Center and Bellevue Hospital Center (the "Facilities").

**NEED/
PROGRAM:** In April 2010, the Board of Directors authorized the President to enter into a license agreement with GVS/Cohen to operate optical stores on the campuses of Harlem Hospital Center, Lincoln Medical and Mental Health Center, and Metropolitan Hospital Center. The optical services provided by the GVS/Cohen stores has benefited the patients and the communities served by the Facilities.

GVS/Cohen will provide optical services, including but not limited to filling new prescription eyeglasses, examining eyes, prescribing and fitting contact lenses, selling contact lens supplies.

TERMS: GVS/Cohen will be granted use and occupancy of a total of approximately 1,731 square feet of space at the Facilities (the "Licensed Space"). GVS/Cohen will pay a total occupancy fee of approximately \$104,318.00 per annum for its use and occupancy of space at the four sites. GVS/Cohen will pay an occupancy fee of approximately \$58.00, \$36.00, \$73.00 and \$78.00 per square foot respectively at Harlem, Lincoln, Metropolitan and Bellevue. The occupancy fees will be escalated by 2.5% per year. The occupancy fees at each facility are the fair market value rate. The occupancy fee for each facility under the prior license agreement was calculated using the facility cost rate contained in Selected Cost Rates of Service Report. The fair market value rates used in the new agreement will ensure compliance with regulatory guidelines. The total annual occupancy fee using the fair market value rates is approximately 2% higher than the existing total occupancy fee. The Facilities shall provide hot and cold water, electricity, heating, air conditioning and routine security to the Licensed Space.

GVS/Cohen will indemnify and hold harmless the Corporation and the City of New York from any and all claims arising by virtue of its use of the Licensed Space and will also provide appropriate insurance naming each of the parties as additional insureds.

Page Two – Executive Summary
GVS/Cohen Fashion Optical

The license agreement will not exceed five (5) years without further authorization from the Board of Directors and shall be revocable by either party upon thirty (30) days notice. The license agreement shall contain one (1) five-year renewal option, which may only be exercised with authorization from the Corporation's Board of Directors.

Facility	Floor Area (sf)	Rate	Per Year
Harlem Hospital Center	100	\$58	\$5,800
Lincoln Medical & Mental Health Center	600	\$36	\$21,600
Metropolitan Hospital Center	700	\$73	\$51,100
Bellevue Hospital Center	331	\$78	\$25,818

VENDEX: Pending

Cohen Fashion Optical/General Vision Services

	<u>FY 13 Selected Cost Rate (psf)</u>	<u>Floor Area (sf)</u>	<u>Total</u>	<u>FMV (psf)</u>	<u>Floor Area (sf)</u>	<u>Total</u>
<u>Facility</u>						
Bellevue	\$55.90	331	\$18,502.90	\$78.00	331	\$25,818.00
Harlem	\$55.40	100	\$5,540.00	\$58.00	100	\$5,800.00
Lincoln *	\$62.23	600	\$37,338.00	\$36.00	600	\$21,600.00
Metropolitan	\$58.17	700	\$40,719.00	\$73.00	700	\$51,100.00
Total			\$102,099.90			\$104,318.00

* Decrease in rate is a result of change in calculation method.

LICENSE AGREEMENT

THE NEW YORK CITY DEPARTMENT OF EDUCATION

**JACOBI MEDICAL CENTER
NORTH CENTRAL BRONX HOSPITAL**

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 (the "Licensee") for its continued use and occupancy of 160 square feet of space at North Central Bronx Hospital (the "Facility") to operate a vocational training program with the occupancy fee waived.

WHEREAS, in April 2010 the Board of Directors authorized the President to enter into a license agreement with the Department of Education; and

WHEREAS, the Licensee operates a work/study vocational training programs staffed by a teacher and para-professionals, and the students participating in each program provide services within various Facility departments; and

WHEREAS, the Facilities have space available to continue to accommodate the Licensee's program requirements.

NOW, THEREFORE, be it

RESOLVED, that the President of the New York City Health and Hospitals Corporation (the "Corporation") be and is hereby authorized to execute a five year revocable license agreement with the New York City Department of Education (the "Licensee") for its continued use and occupancy of 160 square feet of space at North Central Bronx Hospital (the "Facility") to operate various training programs with the occupancy fee waived.

EXECUTIVE SUMMARY

LICENSE AGREEMENT THE NEW YORK CITY DEPARTMENT OF EDUCATION

NORTH CENTRAL BRONX HOSPITAL

The President of the New York City Health and Hospitals Corporation seeks authorization from the Board of Directors to execute a revocable license agreement with the New York City Department of Education (the "DOE"), for the continued use and occupancy of space to operate a program at North Central Bronx Hospital ("NCBH").

The DOE operates the Jeffrey Rapport School for Career Development at JMC. The program occupies approximately 160 square feet of space on the 15th floor of NCBH's Main Building. The program hours are Monday – Friday, 8:00 a.m. - 2:50 p.m. The three students participating in the program spend the majority of their day working in various facility departments. The students are overseen by one teacher and three para-professional who assist students in preparing resumes and job applications.

NCB will provide electricity, heat, air conditioning, routine maintenance, security, hot and cold water, and housekeeping services. The occupancy fee will be waived.

The DOE 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 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 ninety (90) days written notice.

VENDEX: Not required. DOE is a public entity.

PROJECT STATUS REPORTS

Central / North Brooklyn Health Network

Network: CENTRAL / NORTH BROOKLYN HEALTH NETWORK

Facility: KINGS COUNTY 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
29201240	Purchase Linear Accelerator & Renovate Suite	5,966	2,126	36.00%	Apr-14	Nov-14	Feb-15	(3)	Project is substantially complete with punch-list items remaining. Physicist to complete modeling/commissioning by August 1, 2015. DOH inspection to be scheduled when commissioning is complete.

Facility: WOODHULL MEDICAL AND MENTAL HEALTH 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
48200803	Obstetric Unit Expansion	3,251	1,909	59.00%	Jun-13	Feb-15	Feb-15	(8)	Construction activities on 7-200 and 7-100 completed as scheduled, and within budget. Project will be removed after this reporting cycle.