

**CAPITAL COMMITTEE  
MEETING AGENDA**

**July 26, 2021**

**2:00 PM**

**125 Worth Street – Room 532**

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**CALL TO ORDER**

**Feniosky Peña-Mora**

- **ADOPTION OF MINUTES – June 7, 2021**
- **SENIOR VICE PRESIDENT’S REPORT**

**Feniosky Peña-Mora**

**Christine Flaherty**

**ACTION ITEMS**

- **Resolution** **Christine Flaherty**  
Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute a 5-year 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 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 NYC Health + Hospitals/Sea View Nursing and Rehabilitation Center (the “**Facility**”) at an occupancy fee of \$7,951/year to be escalated annually by 2.5% for a five year total of \$41,793.

**Vendex: NA**

**EEO: NA**

- **Resolution** **Christine Flaherty**  
Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a thirteen-month lease extension with Hazel Blue Plaza LLC (the “**Landlord**”) for the use of approximately 2,000 square feet of ground floor space at 49-02 Queens Boulevard, Queens to operate a Supplemental Food Program for Women, Infants and Children (the “**WIC Program**”) managed by NYC Health + Hospitals/Bellevue Hospital Center (“**Bellevue**”) at a base rent of \$92,168.00 per year, or \$46.08 per square foot, for a total of \$99,848.58 for the thirteen month extension; provided the System will hold an option to extend for an additional five years with the rent for the thirteen month extension and five year option term together totaling \$596,425.50.

**Vendex: NA**

**EEO: NA**

- **Resolution** **Christine Flaherty**  
Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to execute a Customer Installation Commitment (“**CIC**”) with New York City Department of Citywide Administrative Services (“**DCAS**”) and New York Power Authority (“**NYPA**”) for an amount not-to-exceed \$35,469,158.74, including a 7.5% contingency of \$2,022,938, for the planning, design,

procurement, construction, construction management and project management services necessary for the installation of a 4 megawatt (“**MW**”) Cogeneration System (“**CHP**”) (the “**Project**”) at NYC Health + Hospitals/Bellevue (“**Bellevue**”).

**Vendex:** NA  
**EEO:** NA

- **Resolution** **Christine Flaherty**  
Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to rename NYC Health + Hospitals/Coney Island Hospital (the “**Hospital**”) as “NYC Health + Hospitals/South Brooklyn Health” and designating the 11-story Critical Services Structure now under construction and the existing Tower Building both at the Hospital as the “Ruth Bader Ginsburg Hospital” in honor of the late United States Supreme Court Justice, Ruth Bader Ginsburg.

**Vendex:** NA  
**EEO:** NA

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

# **CAPITAL COMMITTEE MEETING MINUTES**

June 7, 2021

**Capital Committee Virtual Meeting - June 7, 2021**

**As reported by** Feniosky Peña-Mora

**Committee Members Present:** José Pagán, Feniosky Peña-Mora, Sally Hernandez-Piñero, Freda Wang, Mitchell Katz - joined at 11:15

Mr. Peña-Mora called the meeting to order at 11:04 a.m.

Upon motion made and duly seconded the minutes of the Capital Committee meeting held on May 10, 2021 were unanimously approved.

**Senior Vice President's Report**

Ms. Flaherty, Senior Vice President, Office of Facilities Development presented her report.

Ms. Flaherty noted the OFD has a robust set of activities underway to support the system's facilities. The Directors of Engineering continue supporting the restoration of most of the surge units across the System.

System-wide there are hundreds of ongoing capital projects and the team continues to work hard to support the facilities to keep these projects moving through the design, procurement, construction and closeout process.

The new bond funded portfolio, which is less than 5% of the portfolio in value, is in full swing and the new design consultants are fully engaged. As of May 28<sup>th</sup>, there is one project in construction, 17 projects completed design and in construction procurement, 19 projects in design and 1 project going through the design selection process. Additionally, new capital funding was received from OMB during this April Executive plan, and we are looking forward to the issuance of the final capital budget as the facility CEO's have done a tremendous job advocating for City Council and Borough President funding, which will supplement our much-needed capital investments.

In the coming months we anticipate issuing an RFP for a Project Management Information System to support the facilities and OFD teams. While it will take time to put this in place, in addition to PeopleSoft, this system will become our capital system of record and will create transparency and provide opportunities to identify efficiencies in our capital delivery process, while weening us off of independent spreadsheet style reporting.

Ms. Flaherty said she looked forward to arranging an educational session soon.

Ms. Flaherty stated there are a number of resolutions to present today and this month we will share with this committee our dynamic current state of existing real estate agreements we have system-wide.

Ms. Flaherty was happy to take any questions prior to presenting the four real estate resolutions presented today.

That concluded her remarks.

Both Freda Wang and Sally Hernandez-Piñero commented to Ms. Flaherty on how they look forward to a cataloging of the real estate agreement projects. The question was raised by Ms. Hernandez-Piñero on how long the project would take. Ms. Flaherty answered this is a multi-year endeavor estimating next fiscal year for implementing the Project Management System.

Ms. Flaherty read the resolution:

**Authorizing the New York City Health and Hospitals Corporation (the "System") to sign a three year lease extension with SDM of Stanley LLC (the "Landlord") for the use of approximately 8,000 square feet of space at 840 Alabama Avenue, Borough of Brooklyn to operate a Commodity Supplemental Food Program (the "CSFP") managed by NYC Health + Hospitals/Kings County Hospital Center (the "Facility") at a base rent of \$136,000.00 per year, or \$17.00 per square foot to be escalated by 2.5% per year, for a total of \$418,285.00 for the three year extension; provided the System will hold an option to extend for an additional five years with the rent for the three year extension and five year option totaling \$1,188,111.76.**

Ms. Flaherty was joined by Vincent Mulvihill, Executive Director, NYC Health + Hospitals / Kings County.

Mr. Mulvihill narrated a PowerPoint presentation that reviewed the background of CSFP, a federal grant funded program that provides nutritious food to low income families and seniors accommodating a caseload of 10,000 participants across all five boroughs. Ms. Flaherty also commented that Mr. McLeod, Mr. Mulvihill and their team are working with the landlord on improving the environment of the site for our patients that come to the center such as entry-way, ceiling tiles and lights.

Mr. Mulvihill reviewed the terms of the lease and 5-year renewal option as well as the rent schedule and grant.

Ms. Wang asked what the increase was over the current lease and if the increase was per year. Ms. Jontef confirmed the increase is 2.5% of the current rent per year, the idea being everything being lined up with all the funding sources. Ms. Wang asked if we are exposed to additional escalation at renewal time and if we pay taxes on leases. Currently, the Fair Market Value report contained no information regarding escalation but 2.5% seems reasonable. Ms. Flaherty said the report would be modified and corrected and the adjustment would be made.

Ms. Wang also requested clarity in the future on how taxes are accounted for in our leases.

Ms. Hernandez-Piñero asked if the distribution points are hospital sites in which Mr. Mulvihill confirmed they are mainly senior centers.

After discussion and upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

Ms. Flaherty read the next two resolutions into the record for Food Service vendors:

**Authorizing New York City Health and Hospitals Corporation (the "System") to sign a five-year revocable license agreement with Tasty Pick's No. 2 ("Tasty Pick's") for a license for the use and occupancy of approximately 1,956 square feet on the first floor of NYC Health + Hospitals/North Central Bronx Hospital ("NCB") for the operation of a restaurant at a monthly charge of \$5,500/month with annual increases of 3% for a total revenue to the System of \$350,402.95 over the five-year term**

**Authorizing New York City Health and Hospitals Corporation (the "System") to sign a five-year revocable license agreement with Andy's of Kings County, Corp. ("Andy's") for a license for the use and occupancy of approximately 3,336 square feet on the first floor of NYC Health + Hospitals/Coney Island Hospital ("CIH") for the operation of a restaurant at a monthly charge of \$8,000/month for the first year of operation with annual increases of 3%, provided there shall be a six month 50% rent abatement at the start of the agreement, for a total revenue to the System of \$485,667 over the five-year term**

Ms. Flaherty was joined by Paul Albertson, Vice President Supply Chain, Christopher Mastromano, Chief Executive Officer, Jacobi and Svetlana Lipyanskaya, Chief Executive Officer, NYC Health + Hospitals / Coney Island

Ms. Flaherty narrated a PowerPoint presentation joined by Mr. Albertson detailed a history of food vendors at Health + Hospitals facilities to provide local, healthy and affordable food to staff and visitors on-site Mr. Albertson joined by noting there was an interest in working locally as well as working with the CEOs ensuring food is culturally appropriate and healthy in both supporting the community as well as meeting NYC Healthy food standards - no provision of sugary beverages.

Mr. Mastromano joined narrating a PowerPoint presentation reviewing the background of Tasty Picks II as well as reviewing the space and rent schedule. NYC H+H will approve all price increases. Ms. Flaherty noted the vendor is responsible for making improvements to the space.

Ms. Wang questioned the current use of the space to which Mr. Mastromano responded it is being used for COVID vaccination site and the site is ready of the vendor occupancy.

Ms. Hernandez-Pinero had two questions: first is whether operating expenses such as HVAC and security were considered when accessing the rentals, the response was that the price was assess based on similar space in the neighborhood. Second, since there was not an RFP process how was this vendor selected - the vendor was selected by a staff work-group of what was available locally, reasonably prices and provided health options.

Ms. Flaherty, Mr. Albertson and Mr. Mastromano were congratulated for finding healthy food at affordable prices. Mr. Peña-Mora asked if they were in the process of finding a farmers' market to which Mr. Mastromano confirmed they are looking into one this week and will start this summer.

After discussion and upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

Ms. Flaherty was joined by Svetlana Lipyanskaya, Chief Executive Officer, NYC Health + Hospitals / Coney Island.

Ms. Lipyanskaya narrated a PowerPoint presentation. Ms. Lipyanskaya noted Coney Island is 4.5 miles away from food vendors, food is a major issue for staff and Andy's has been a good partner and is well known to the System. Andy's will offer prices not increased since 2016.

Ms. Lipyanskaya reviewed the rent schedule with a six-month rent abatement for build out of the space to make it occupiable. Andy's will be operating in the main building. It also operates the gift shop. She also mentioned they would be operational shortly. The Vendor is responsible for build out.

Ms. Wang received confirmation that prices will have to be approved by Coney Island Leadership and that the rent abatement is for the build out of the space due to prior tenant move out condition and whether H+H have any recourse. Ms. Lipyanskaya explain it is a complicated situation and H+H will follow all recourse available. She also confirmed that build out should be speedy and operational very quickly.

Ms. Hernandez-Piñero asked if a market comparison was done for maximum use of leased space. Ms. Flaherty responded that our focus was on delivering value for patients and staff and not on revenue. Ms. Lipyanskaya confirmed that Andy's is familiar with menu and pricing restrictions and will generate a volume that will offset such restrictions.

Mr. Peña-Mora asked if the rent includes utilities and if so is that included in the market value. He also asked if Andy's accepts SNAP. Ms. Flaherty did confirm utilities are included in the rent fees. However, she will check and add to the resolution if necessary, along with whether SNAP is accepted at these sites.

After discussion and upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

**Member Recusal: José Pagan recused himself and signed off the virtual meeting forum.**

Ms. Flaherty read the resolution:

**Authorizing New York City Health and Hospitals Corporation (the "System") to execute a five-year revocable license agreement with New York University Grossman School of Medicine ("NYUSM") for its use and occupancy of 42,880 square feet of office space and 15,691 square feet of laboratory space in the C&D and Administration Buildings at NYC Health + Hospitals/Bellevue Hospital Center (the "Facility") for administrative offices and in connection with its residency and research programs at \$52.80/sf for office space and \$58.50/sf for laboratory space to be escalated annually by 2.5% with the price per square foot to be reset to market after two years.**

Christopher Roberson, Director of Contracts, Design & Construction Bellevue

Mr. Roberson narrated a PowerPoint presentation reviewing the background of NYUSM as well as rent and space schedule.

Ms. Flaherty joined Mr. Roberson noting we structured the deal differently because the real estate rates are lower. We received a fair market rate for only a 2-year agreement instead of locking us into a 5 year so we can reassess the market in two years based on market fluctuations.

Ms. Wang request clarification on the previous rental rates, Ms. Flaherty confirmed

Ms. Wang, Ms. Piñero and Mr. Peña-Mora joined in congratulating Ms. Flaherty in her creative negotiations of the rental fees for this lease with NYUSM.

After discussion and upon motion duly made and seconded the resolution was approved for consideration by the Board of Directors.

There being no further business, the Committee Meeting was adjourned at 12:00 pm



# **LICENSE AGREEMENT**

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

**NYC HEALTH + HOSPITALS / SEA VIEW**

## RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to execute a 5-year 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 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 NYC Health + Hospitals/Sea View Nursing and Rehabilitation Center (the “**Facility**”) at an occupancy fee of \$7,951/year to be escalated annually by 2.5% for a five year total of \$41,793.

**WHEREAS**, in July 2016, 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, including the Facility 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 “**System**”) be and hereby is authorized to execute a 5-year 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 in the Surgical Pavilion to house administrative functions of an ambulance service and 500 square feet for parking on the campus of NYC Health + Hospitals/Sea View Nursing and Rehabilitation Center (the “**Facility**”) at an occupancy fee of \$7,951/year to be escalated by 2.5%/year for a 5-year total of \$41,793.

## EXECUTIVE SUMMARY

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

#### SEA VIEW NURSING AND REHABILITATION CENTER

**BACKGROUND:** New York City Health and Hospitals Corporation (the “**System**”) seeks authorization from its Board of Directors to sign a 5-year 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 NYC Health + Hospitals/Sea View Nursing and Rehabilitation Center (“**Sea View**”).

Volunteer Heart will continue to use space on the grounds of Sea View as its 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, for various activities including sports events, health fairs and community parades. The organization operates from 7:00 p.m. until midnight, seven days a week. Volunteer Heart provides services to Sea View, among others. Volunteer Heart also trains candidates for EMS service.

**TERMS:** Volunteer Heart will have use of approximately 4,284 square feet 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 it now occupies was vacant and in poor physical condition before Volunteer Heart took the space. Volunteer Heart made approximately \$300,000 worth of renovations to the second floor. Volunteer Heart will pay an occupancy fee of \$7,951 per year to be escalated by 2.5% per year for a five year total of \$41,793. 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 System 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 System and the City of New York as additional insured parties.

The license agreement shall be for a term of 5 years and shall be revocable by either party on sixty days’ prior notice.

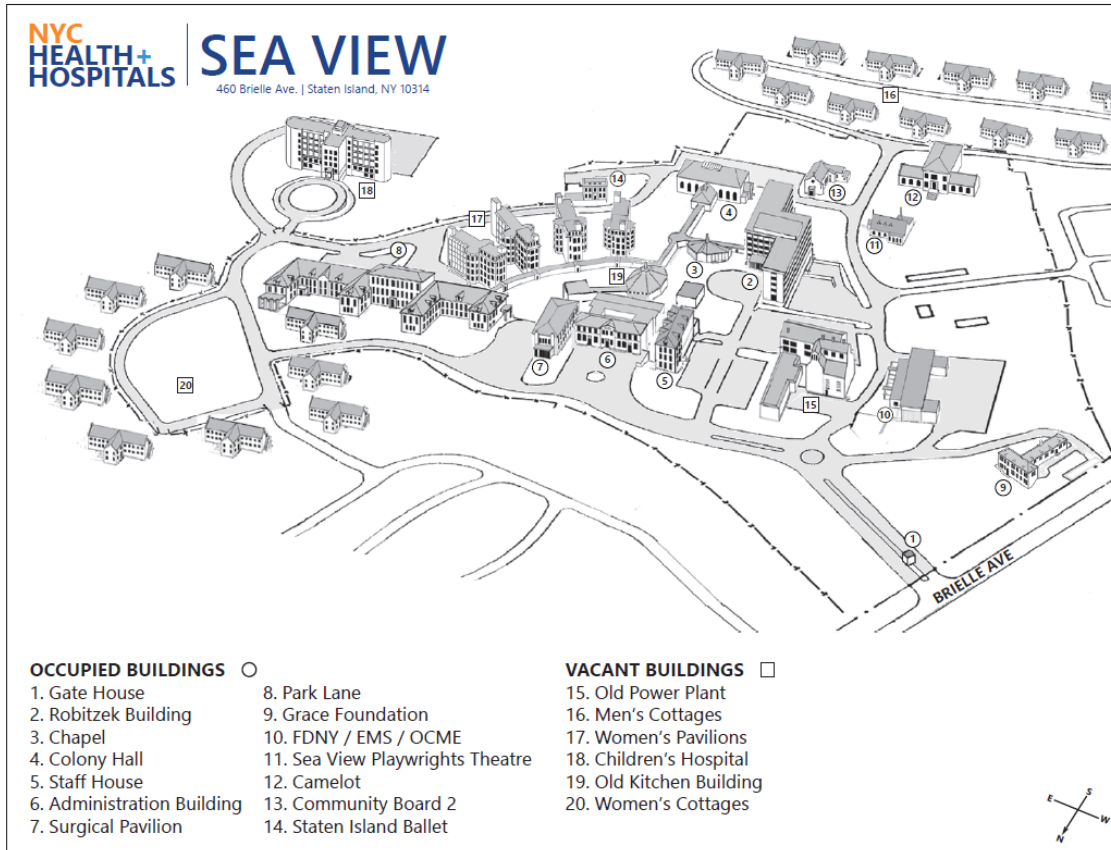
**NYC Health + Hospitals/Sea View  
Nursing and Rehabilitation  
Center  
Volunteer Heart Resuscitation Unit  
and Ambulance Corporation of  
Staten Island**

Capital Committee Meeting  
July 26, 2021

Matthew Levy, Executive Director, NYC Health + Hospitals/Sea View  
Christine Flaherty, Senior Vice President, Office of Facilities Development



# Seaview – an Anchor for the Community



ARTS: SI Ballet

**EDUCATION:**

- NYC Dept. of Education S. Richmond HS

**HEALTH, SOCIAL SERVICES:**

- Richmond County Medical Society
- Metropolitan Fire Association
- Volunteer Heart Association
- Grace Foundation
- Camelot
- Meals on Wheels
- Senior Housing

**NYC GOV:**

- FDNY/EMS
- OCME

**COMMUNICATIONS**

- Multiple agreements in place

# Volunteer Heart Resuscitation Unit and Ambulance Corp.

- Volunteer Heart Resuscitation Unit and Ambulance Corporation (“Volly Heart”) of Staten Island is a nonprofit made up of 60 local volunteers. Established 50 years ago, most of the members are certified Emergency Medical Technicians (“EMTs”).
- They are a N.Y. Department of Health certified ambulance service and is recognized by the Regional Emergency Medical Service Council of New York City (“REMSCO”).
- Volunteer Heart operates two ambulances and a mobile command center 7-12 pm.



- The organization provides no-cost emergency medical coverage various activities including sporting events, health fairs, community parades and Sea View Hospital events.

# Volunteer Heart at Seaview

- The Volly Heart has operated from the campus of Sea View Hospital since 1997.
- On four occasions, the NYC H+H Board of Directors authorized license agreements with the Volly Heart. The current agreement expires August 2021.
- In 2014, they moved to the second floor (4,284 SF) of the Surgical Pavilion and invested in \$300,000 in renovations activating and improving this space.



## **CURRENT TERMS:**

- Current rent is \$7,757 annually for second floor space and 500 square feet of parking.
- No utility fees are collected (sub-metering not available)
- Responsible for housekeeping, maintenance and non-structural repairs of the space it occupies and the surrounding grounds.

# License Terms and Schedule

- The licensee will pay an occupancy fee of \$7,951 per year to be escalated by 2.5% per year, which should cover ancillary utility related costs.

Current	year 1	year 2	year 3	year 4	year 5	TOTAL
\$7,757.00	\$7,951	\$8,150	\$8,353	\$8,562	\$8,776	\$41,793

- The five year term will commence September 1, 2021.
- The licensee will occupy 4,284 square feet in the Surgical Pavilion and have use of 500 square feet for parking.
- The licensee will provide housekeeping and interior maintenance to the licensed space.



# Capital Committee Request

**RESOLVED**, that New York City Health and Hospitals Corporation (the “System”) be and hereby is authorized to execute a five year 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 administrative functions and 500 square feet for parking on the campus of Sea View Hospital Nursing and Rehabilitation Center at an occupancy fee rate of \$7,951 per year to be escalated by 2.5% per year for a five year total of \$41,793.

**LEASE EXTENSION**

**HAZEL BLUE PLAZA, LLC**

**49-02 QUEENS BOULEVARD, QUEENS**

**NYC HEALTH + HOSPITALS / BELLEVUE**

## RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the “**System**”) to sign a thirteen-month lease extension with Hazel Blue Plaza LLC (the “**Landlord**”) for the use of approximately 2,000 square feet of ground floor space at 49-02 Queens Boulevard, Queens to operate a Supplemental Food Program for Women, Infants and Children (the “**WIC Program**”) managed by NYC Health + Hospitals/Bellevue Hospital Center (“**Bellevue**”) at a base rent of \$92,168.00 per year, or \$46.08 per square foot, for a total of \$99,848.58 for the thirteen month extension; provided the System will hold an option to extend for an additional five years with the rent for the thirteen month extension and five year option term together totaling \$596,425.50.

**WHEREAS**, Bellevue has operated the WIC Program at this location since 2011; and

**WHEREAS**, the System operates 17 WIC sites throughout the City located in a combination of rented properties and System controlled space; and

**WHEREAS**, like other WIC programs, Bellevue’s WIC Program provides nutrition services to pregnant, breastfeeding and postpartum women, infants, and children less than five years of age, who are determined to be at nutritional risk and are of low income; and

**WHEREAS**, WIC Programs are funded by New York State Department of Health (“**NYSDOH**”) grants and Bellevue will continue to operate and manage the WIC Program; and

**WHEREAS**, like the System’s other WIC Programs, this one receives funding on a cycle which, in this case expires September 30, 2022 with its continuation dependent on the WIC Program receiving a new five-year NYSDOH grant; and

**WHEREAS**, the rent during the option term will continue the pattern set during the initial term of increasing only at 2.5% annually; and

**WHEREAS**, while the System is optimistic a new grant will be made, the proposed lease extension is structured to extend only through the current funding cycle with an option exercisable solely by the System if the funding is continued.

**NOW, THEREFORE, be it**

**RESOLVED**, that New York City Health and Hospitals Corporation (the “**System**”) be and hereby is authorized to sign a thirteen-month lease extension with Hazel Blue Plaza LLC (the “**Landlord**”) for approximately 2,000 square feet of ground floor space at 49-02 Queens Boulevard, Queens to operate a Supplemental Food Program for Women, Infants and Children (the “**WIC Program**”) managed by NYC Health + Hospitals/Bellevue Hospital Center (“**Bellevue**”) at a base rent of \$92,168.00 per year, or \$46.08 per square foot, for a total of \$99,848.58 for the thirteen month extension; provided the System will hold an option to renew the lease for an additional five years with the rent for the thirteen-month extension and five-year option term together totaling \$596,425.50.

## EXECUTIVE SUMMARY

### NYC HEALTH + HOSPITALS/BELLEVUE HOSPITAL CENTER SUPPLEMENTAL FOOD PROGRAM FOR WOMEN, INFANTS AND CHILDREN 49-02 QUEENS BOULEVARD, QUEENS

- OVERVIEW:** New York City Health and Hospitals Corporation (the “**System**”) seeks authorization from its Board of Directors to sign a 13-month lease extension with Hazel Blue Plaza LLC (“**Landlord**”) for the use of space at 49-01 Queens Boulevard, Queens, to operate a Women, Infants and Children Program (the “**WIC Program**”), managed by NYC Health + Hospitals/Bellevue Hospital (“**Bellevue**”). Like the System’s other WIC Programs, this one gets funding on a cycle which, in this case, expires September 2022, the WIC Program’s continuation depends on getting a continued New York State Department of Health (“**NYSDOH**”) grant. While the System is optimistic a new grant will be made, the proposed lease extension is structured to extend only through the current funding cycle with an option exercisable solely by the System if the funding is continued.
- NEED/PROGRAM:** Bellevue has operated a WIC Program at this location since 2011. The System operates WIC sites throughout the City in a combination of rented properties and System controlled space. Like other WIC programs, the Bellevue WIC Program provides nutrition services to pregnant, breastfeeding and postpartum women, infants, and children less than five years of age, who are determined to be at nutritional risk and are of low income. WIC Programs are funded by NYSDOH grants. In addition to this site, Bellevue operates a WIC Program on Canal Street in lower Manhattan and a site located within Bellevue. These two sites have a combined caseload of 3,700 clients. The Queens site was approved by NYSDOH to serve Queens residents who had been traveling to Bellevue for WIC services.
- UTILIZATION:** The WIC Program’s caseload is approximately 2,000 clients.
- TERMS:** The System will occupy about 2,000 sq. ft., and will pay a base rent of \$92,168/year, or \$46.08/sq. ft. for a total of \$99,848.58 over the 13-month lease extension. The base rent is 2.5% over the rent payable during the last year of the prior term. The lease extension commences 9/1/2021 and ends 9/30/2022. The System holds an option to renew for an additional five years. The 1<sup>st</sup> year of the option term will commence 10/1/2022. The base rent for the option term will be 2.5% above the initial term rent and will be escalated by 2.5% per year during the option term. The System will pay for its electricity usage.
- REAL ESTATE TAXES:** The system will pay its proportionate share of real estate tax increases above the 2021/22 base year.
- FINANCING:** NYSDOH funds both rent and operating expenses at WIC sites.

# SAVITT PARTNERS

June 29, 2021

Mr. Dion Wilson  
Legal Affairs – Office of the General Counsel  
NYC Health + Hospitals Corporation  
125 Worth Street  
New York, 10013

Re: Fair Market Value Report  
H+H WIC program  
49-02 Queens Boulevard, Woodside, NY 11377

Dear Dion:

You have requested that I comment on the value of the referenced property for the five year lease extension being proposed.

This letter further confirms that I've reviewed the proposal of economic terms of the Lease renewal by and between Hazel Blue Realty as Landlord and NYC Health + Hospitals' intended response as Tenant comprising the following:

- The unit is currently occupied and zoned for use as a medical office.
- The lease is due to expire by year end 2021.
- The Landlord, in accordance with the terms of the original lease, has proposed a five-year renewal term with 2.5% escalations per annum.
- The unit is approximately 2,000 RSF.
- Utilities are paid separately.
- The proportionate share of real estate taxes are paid over a base year.
- This evaluation is for the purpose of a lease renewal.

Based on my review of the proposed five year lease extension, there is a starting base rent of \$46.08 and subsequent escalations, that represents a 2.5% increase over the final rent of the current lease term, \$44.96. Further, there is a proposed 2.5% annual rent bumps compounded yearly for the full lease extension term.

Landlord could reasonably claim rents to be higher than the \$46.08 base rent proposal. However, the current pandemic has slowed new leasing and, in many cases, has reduced asking and taking rents. It would be a risk for the Landlord to push for a larger rent increase, risking creating a vacancy in an environment where re-letting might be slow. We understand also that the building is fully leased. That coupled with the current leasing environment, there must be significant consideration given to a Tenant renewing its lease. The renewing Tenant will provide Landlord with a continued rent stream uninterrupted by vacancy, little or no Tenant Improvement Allowance, no gap in marketing a vacant space and the time it takes to do so, and any free rent which would be given to a new Tenant. In addition, ancillary costs such as architects and engineering, commissions, and hard and soft legal fees are also avoided.

Given the proposed Landlord rent and NYC Health + Hospitals' response, we value the rent at a range of \$45-50/RSF, and believe that the \$46.08 proposal is fair and reasonable. Further, a 2.5% annual escalating rent increase remains consistent with current market conditions.

I am a licensed real estate broker in New York and am familiar with current market rates for professional and commercial spaces near these properties.

If you have any further questions, please let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Dubin". The signature is fluid and cursive, with a long, sweeping underline.

Michael Dubin  
Partner

**NYC Health + Hospitals/Bellevue  
Hospital Center  
Women Infants and Children (WIC)  
49-02 Queens Blvd.  
Queens, New York**

Capital Committee Meeting  
July 26, 2021

William Hicks, Executive Director, NYC Health + Hospitals/Bellevue  
Christine Flaherty, Senior Vice President, Office of Facilities Development



# Background

- The System operates seventeen WIC sites located in a combination of rented properties and System controlled space
- Pregnant, breastfeeding and postpartum women, infants and children less than five years of age who are determined to be a nutritional risk are eligible for WIC program services which include monitoring children's growth rates, nutrition education, breastfeeding support and high risk counseling.
- Bellevue operates three sites: Canal St., at Bellevue Hospital and in Queens. Combined caseload is 5,700 participants. This Queens site serves 2,000 participants.
- The Queens site was approved by NYSDOH to serve Queens residents who had previously traveled to Bellevue for WIC services.

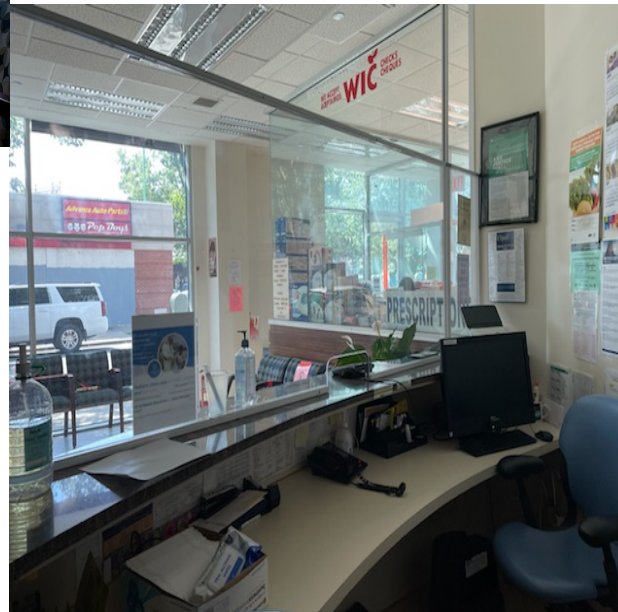




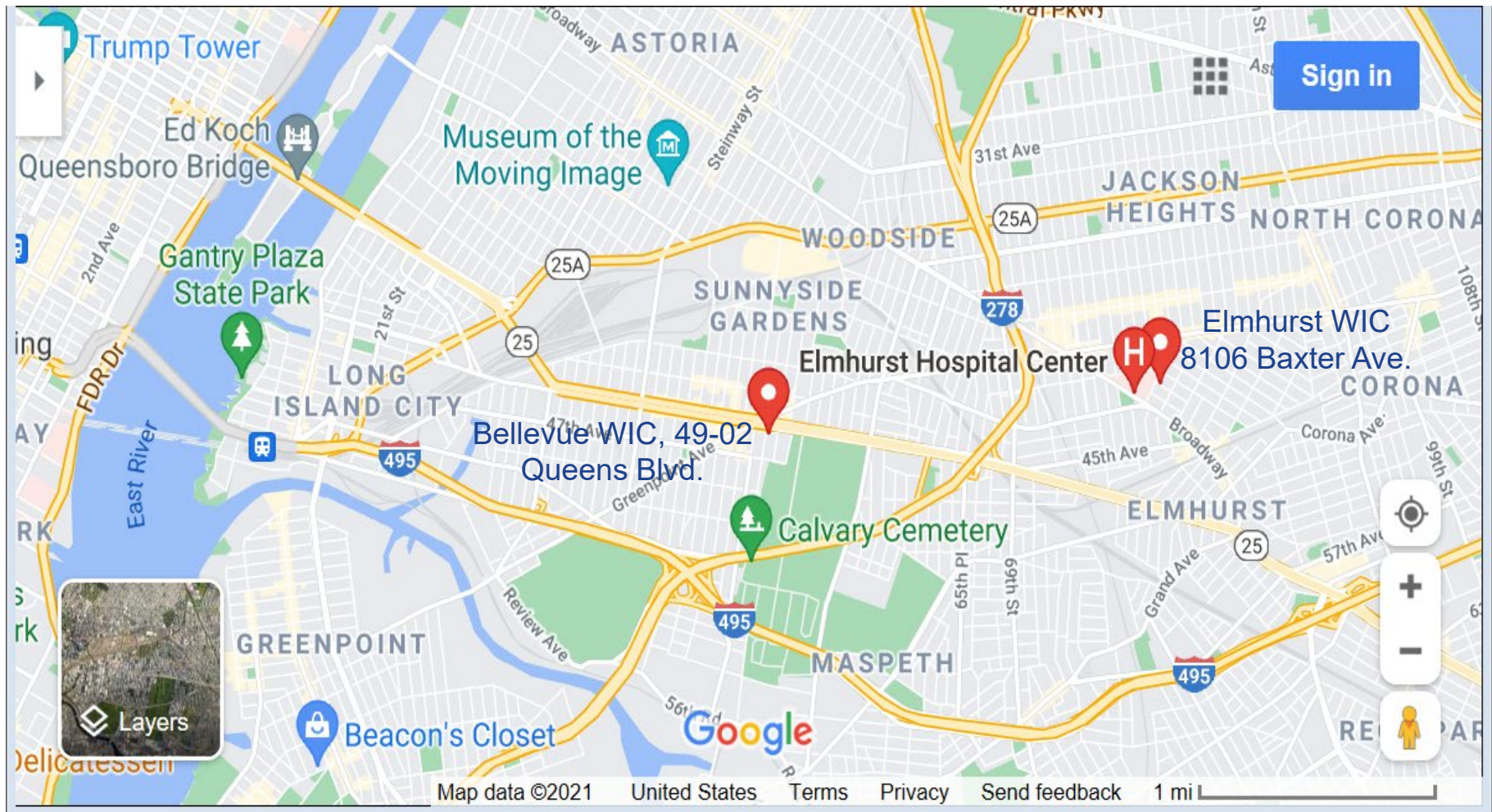
# Background cont'd



- NYC H+H/Bellevue has operated a WIC program at this location since 2011.
- The program occupies 2,000 square feet on the ground floor.



# Map



# Lease Terms

This resolution requests a thirteen month extension:

- Base Rent at \$46.08 per square foot, a 2.5% increase above the current rent.
- The thirteen month term will commence September 1, 2021 and end September 30, 2022.
- H+H will hold a five year renewal option. The option term will commence October 1, 2022
- Total per square foot occupancy cost is within the fair market value range of \$45 - \$50 per square foot.
- A New York State Department of Health (“NYSDOH”) grant provides funding all WIC program operations including personnel and real estate. Current funding expires September 2022 with future funding anticipated. The WIC program anticipates receiving a new five year grant. The new grant funding will become effective October 1, 2022.

# Rent Schedule

	<u>Initial Term</u>		<u>Option Term</u>											
			1	2	3	4	5							
	<u>Annual</u>	<u>PSF</u>	<u>Annual</u>	<u>PSF</u>	<u>Annual</u>	<u>PSF</u>	<u>Annual</u>	<u>PSF</u>	<u>Annual</u>	<u>PSF</u>	<u>Annual</u>	<u>PSF</u>	<u>Annual</u>	<u>PSF</u>
<b>Rent</b>	\$99,848.58	\$46.08	\$94,472.20	\$47.24	\$96,834.01	\$48.42	\$99,254.86	\$49.63	\$101,736.23	\$50.87	\$104,279.63	\$52.14	\$496,576.92 (option total)	
Note: \$99,848.58 (13 month initial term) + \$496,576.92 (option term) = \$596,425.50														

Note: Current rent is \$44.96/sf

- First option covering existing NYSDOH grant:
  - Rent for the thirteen months initial term: \$99,848.58
- Should the new five year NYSDOH grant be authorized:
  - Rent for the five year option term: \$496,576.92
  - Escalation: 2.5% per year
- Total authorization request for 6 years 1 month for \$596,425.50



# Capital Committee Request

**RESOLVED**, that New York City Health and Hospitals Corporation (the “System”) be and hereby is authorized to sign a thirteen month lease extension with Hazel Blue Plaza LLC (the “Landlord”) for approximately 2,000 square feet of ground floor space at 49-02 Queens Boulevard, Borough of Queens to operate a Supplemental Food Program for Women, Infants and Children (the “WIC Program”) managed by NYC Health + Hospitals/Bellevue (the “Bellevue”) at a base rent of \$92,168.00 per year, or \$46.08 per square foot, for a total of \$99,848.58 for the thirteen month extension term; provided the System will hold an option to renew the lease for an additional five years with the rent for the thirteen month extension and five year option term together totaling \$596,425.50.

**CUSTOMER INSTALLATION COMMITMENT**

**NEW YORK CITY DEPARTMENT OF CITYWIDE  
ADMINISTRATIVE SERVICES (DCAS)**

**&**

**NEW YORK POWER AUTHORITY (NYPA)**

**COGENERATION SYSTEM**

**NYC HEALTH + HOSPITALS / BELLEVUE**

## RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to execute a Customer Installation Commitment (“**CIC**”) with New York City Department of Citywide Administrative Services (“**DCAS**”) and New York Power Authority (“**NYPA**”) for an amount not-to-exceed \$35,469,158.74, including a 7.5% contingency of \$2,022,938, for the planning, design, procurement, construction, construction management and project management services necessary for the installation of a 4 megawatt (“**MW**”) Cogeneration System (“**CHP**”) (the “**Project**”) at NYC Health + Hospitals/Bellevue (“**Bellevue**”).

**WHEREAS**, effective January 1, 2021, the City of New York (the “**City**”), through DCAS, NYC Health + Hospitals, the City University of New York, and the Board of Education of the City School District of the City of New York entered into the Energy Efficiency-Clean Energy Technology Program (“**ENCORE III**”) Agreement with NYPA that establishes the framework for NYPA to manage energy related-projects for City agencies and affiliated entities; and

**WHEREAS**, in September 2014, the City mandated an 80% reduction in greenhouse gas emissions in City-owned properties by 2050, managed by Division of Energy Management within Department of DCAS; and

**WHEREAS**, the City, through DCAS, has deemed the Project eligible for funding under the New York City Clean Energy Program and has allocated \$23,764,138 for the Project in the OneNYC capital budget; and

**WHEREAS**, The Project will also make improvements to Bellevue’s existing power grid and electric feeders, will provide 4MW of continuous onsite electricity and thermal energy to Bellevue representing about 40% of Bellevue’s peak electricity demand, and almost 85% of off-peak consumption which will reduce Bellevue’s steam demand by 14%; and

**WHEREAS**, NYC Health + Hospitals has determined that the Project is necessary to bolster Bellevue’s resilience from coastal flooding such as occurred during Superstorm Sandy by providing redundancy to the Facility’s backup power system; and

**WHEREAS**, NYPA bid the Project under a design-build structure and determined its cost to be \$34,653,656; and

**WHEREAS**, the Project cost will be funded with DCAS OneNYC Capital (\$23,437,168) and the City’s Capital Funding (\$11,216,488) and if needed, H+H Expense (\$815,502,74); and

**WHEREAS**, the Project will produce annually 33,717,600 kilowatt hours of electricity, and 116,658 MBtus of steam; and

**WHEREAS**, the Project will yield total annual cost savings to Bellevue estimated at \$3,666,677.21 and annual reductions in greenhouse gas emissions of 163 metric tons; and

**WHEREAS**, the Sr. Vice President – Facility Administration will be responsible for the Project.

**NOW THEREFORE, be it**

**RESOLVED**, the New York City Health and Hospitals Corporation be and hereby is authorized to execute a Customer Installation Commitment with the New York City Department of Citywide Administrative Services and the New York Power Authority for an amount not-to-exceed \$35,469,158.74, including a 7.5% contingency of \$2,022,938, for the planning, design, procurement, construction, construction management and project management services necessary for the installation of a 4 megawatt Cogeneration System at NYC Health + Hospitals/Bellevue.

**EXECUTIVE SUMMARY**  
**INSTALLATION OF 4.2-MEGAWATT (MW) COGENERATION (CHP) SYSTEM**  
**AT HEALTH + HOSPITALS/BELLEVUE**

**OVERVIEW:** NYC Health + Hospitals seeks to install a 4 MW Combined Heat and Power (CHP) plant at Bellevue. NYPA has fully bid out the Project as a Design-Build contract.

**NEED:** Bellevue was one of the hardest hit hospitals in the region during Superstorm Sandy in October of 2012. It is located less than 1,000 feet from the East River on reclaimed land that is only 20 feet above sea level, making it especially vulnerable to extreme weather due to climate change. The proposed CHP plant would provide redundancy to Bellevue’s backup power system as well as bolster its resiliency in case of coastal flooding. On its own, the CHP system would have the capacity to support 60% of critical loads. The Project will be capable of islanding from the grid and will have black-start capability so that it can repower without the need for grid electricity in case of a power outage. Additionally, based on the current configuration of the system, Bellevue will offset 32,522,713 kWh of electricity and 116,658 MMBtus. of steam. This represents an approximate annual energy cost savings of \$3,666,667.21, with a 40% reduction on electric peak demand and a 14% reduction of their peak steam demand thus avoiding potential costly stand-by and demand charges.

**SCOPE:** The scope of work for the Project includes:

- ❖ Installation of two 2MW Reciprocating Engines
- ❖ Installation of new Con Edison Blockhouses and Switches
- ❖ Installation of battery array to provide Black Start Capability
- ❖ Upgrade existing Power Grid and Feeders
- ❖ Installation of Heat Exchanger array to recover heat dissipated from reciprocating engines.

**TERMS:** NYPA has competitively bid the project (3 bids were received) and has submitted a final total project cost to NYC Health + Hospitals of \$35,469,158.74 including \$2,022,938 in contingency. NYPA will be fully responsible for the Project.

**SAVINGS:**

SOURCE	SAVINGS (ENERGY)	SAVINGS (DOLLARS)
Electrical Savings	32,552,713 kWh	\$3,885,305.38
Natural Gas	-2,926,972 Therms	- \$1,652,861.16
Steam (150psi)	116,658 MMBtus	\$1,434,232.54
<b>TOTAL SAVINGS</b>		<b>\$3,666,677.21</b>

**FINANCING:** DCAS OneNYC Capital - \$23,437,168; and City Capital Funding - \$11,216,488 ,and H+H Expense - \$815,502.74

**SCHEDULE:** Completion by December 2023.



# NYC Health + Hospitals/Bellevue Combined Heat and Power (CHP) Project



**Capital Committee**

**July 26, 2021**

Christine Flaherty, Senior Vice President, Office of Facilities Development

Oscar Gonzalez, Assistant Vice President, Office of Facilities Development



# Current State

- H+H and NYC remain committed to both energy and carbon emission reductions
  - Local Law 84 – energy benchmarking, audits, reduction
  - LL97 – doubling down on carbon reduction
  - Since 2007, H+H has reduced our carbon emissions by 33% (as FY2020)
- Since 2017, H+H has been working with DCAS & NYPA in pursuing funding and a pathway to establish a Combined Heat and Power project which would achieve multiple outcomes to benefit H+H and align with City and State clean energy goals:
  - ✓ Installation of more efficient power generation systems, reducing energy usage
  - ✓ Overall reduction of greenhouse gas emissions
  - ✓ Establish a resilient combined heat and power system that can serve to provide Bellevue Hospital with backup for the facility's critical load
  - ✓ Reduce annual utility costs for Bellevue Hospital
- Con Ed Steam serves Bellevue's 2.3 million sf in patient tower and ambulatory pavilion
- Currently, Bellevue consumes Con Ed steam and electricity in order to power the campus, costing H+H \$12,871,217 in utility bills for FY 20
  - 500,630 MMBtus of energy
  - 589,620,000 kWh of electricity
- Con Ed's offsite generation utilizes natural gas to create this steam and attributes to 299,250 MMBtus
- Complex issues such as relief from Con Ed electric & steam standby tariffs from the Public Service Commission for onsite generation and the current manner that current emission coefficients are measured delayed this project from proceeding & required redesign



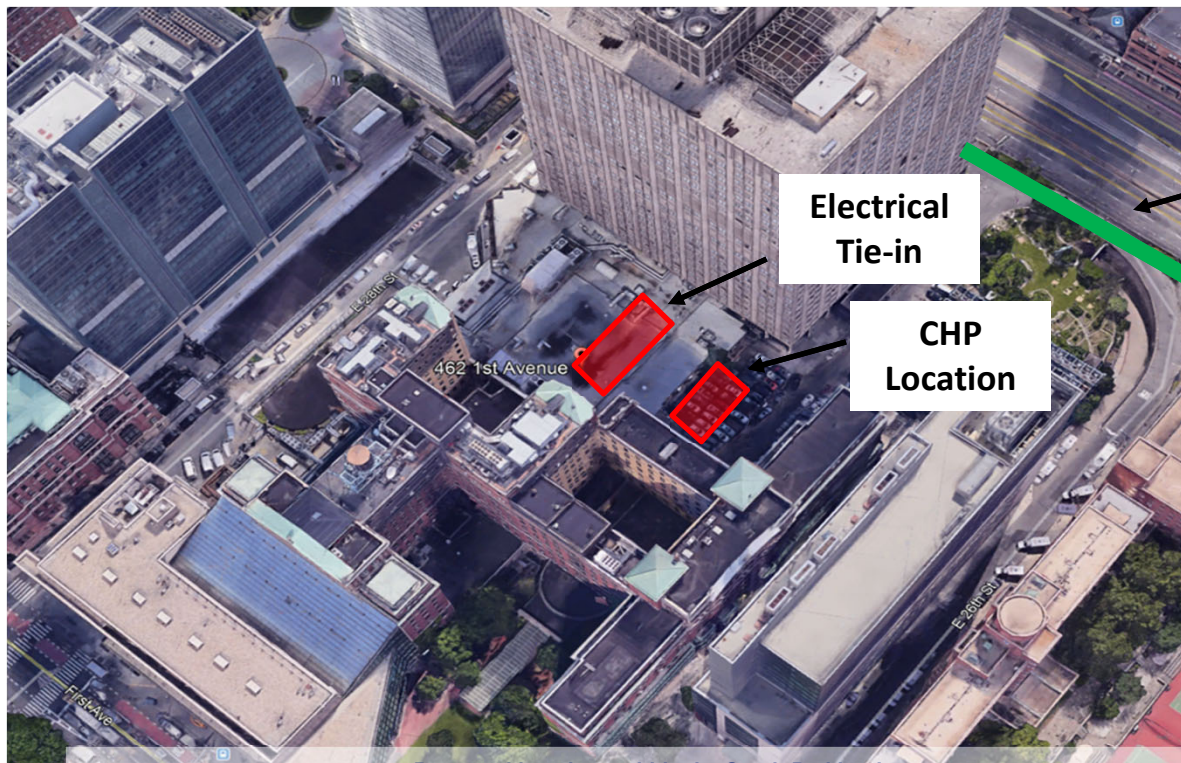
# Project Goals

- NYC Health + Hospitals/Bellevue is pursuing a resiliency and energy project, that aims to reduce Con Edison power and steam services
  
- Install a 4 MW Combined Heat and Power (CHP) system at Bellevue that generates continuous on-site electricity and thermal energy to:
  - Supplement Con Ed power & steam services to campus
  - Provide resilient backup power in the event of a sustained grid disruption or a disaster



# Project Scope

- Installation of 4MW Combined Heat and Power (CHP) plant
- The CHP plant will consist of two 2MW reciprocating, (natural gas fired) engines that will provide 4MW of continuous onsite electricity and thermal energy
- Recover thermal energy from electricity generated to produce hot water for heating and cooling
- Improve Bellevue's existing power grid and electric feeders



**Future  
Community  
Floodwall**

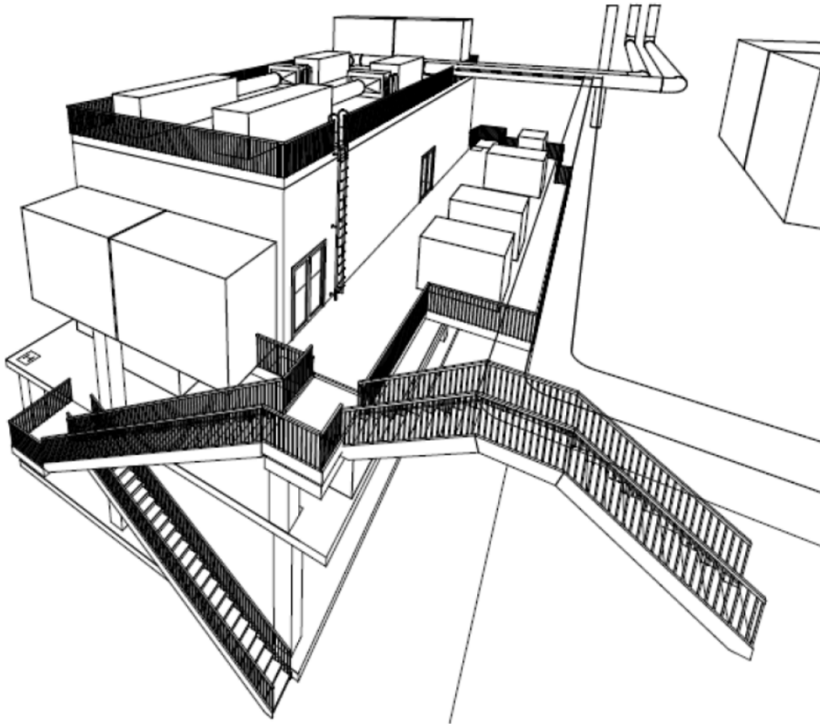
**Electrical  
Tie-in**

**CHP  
Location**

Proposed location - within the South Parking Lot



# CHP Plant Features



- Quiet Operation - Prefabricated sound attenuated enclosure
- Equipment Access - Removable walls for inspections and maintenance work
- Ease of Maintenance - Davits and beam cranes for equipment lowering and serviceability
- Safety - Means of egress from any location
- Resiliency – Will be constructed above the 500 year floodplain and adds backup power to the facility in the event of grid disruption



# Project Objectives Met

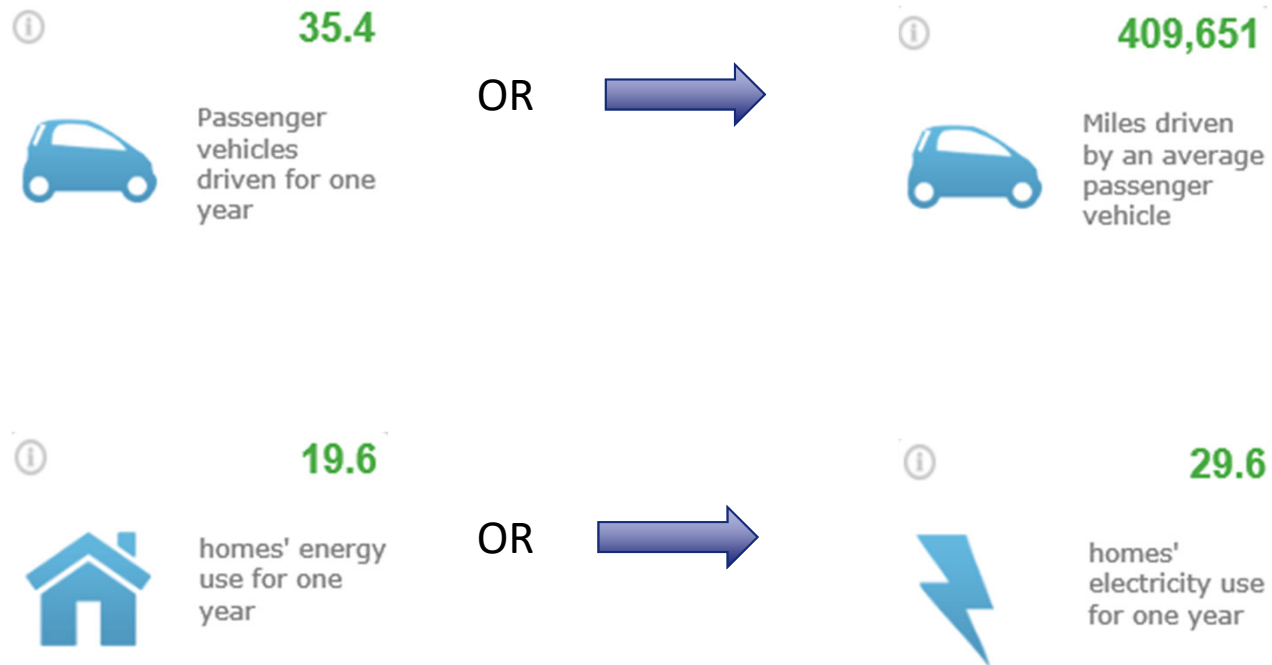
Overarching Goals	Anticipated Outcome
Energy Efficiency	Annual energy reduction of 116,658 MMBtus & 32,552,713 kWh of electricity
Reduction in Greenhouse Gas	Reduce GHG emissions by 163 metric tons of CO <sub>2</sub> e* annually (35 less cars on the road annually)
Resiliency	4MW of power will provide approximately 40% of Bellevue’s peak power demand, and almost 85% of off-peak consumption. With upgrades to the electric feeders, the system will provide options to run critical areas of the facility as a micro-grid during a disaster
Cost Savings	Annual utility savings of \$3.7 million (29% reduction in annual bill & 10.56 years payback)

\*This utilizes the MOS revised 2019 GHG coefficients



# Annual Energy Savings

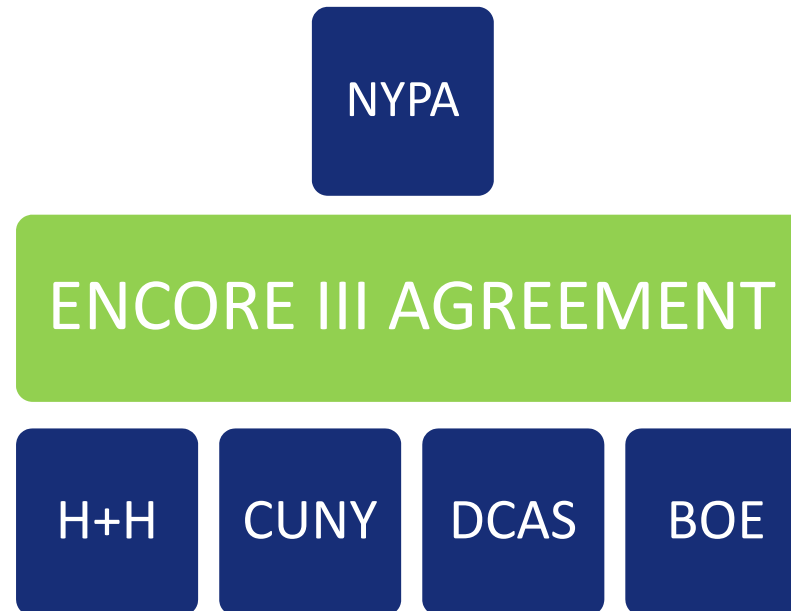
163 metric tons of CO<sub>2</sub>e\* 



\*This utilizes the MOS revised 2019 GHG coefficients



# Our Relationship with NYPA



- Encore II and subsequent bridge agreements have expired on December 31, 2020
- Encore III agreement has finalized and is now in effect as of January 1, 2021





# Funding & Capital Delivery

➤ Project funding includes:

■ DCAS OneNYC Capital:	\$23,437,168.00
■ City Bond Funding:	\$11,216,488.00
■ NYPA Interest Contingency *(H+H Expense)	\$815,502.74
■ <b>Total Financing:</b>	<b><u>\$35,469,158.74</u></b>

➤ H+H is utilizing the NYPA Encore III agreement to deliver the project

\*Interest will only accrue if payments from H+H to NYPA are not made timely. H+H Finance working with NYPA Finance to eliminate interest from all future projects and if an agreement is reached before this project starts, it will be eliminated from this project.



# Total Project Budget

<b>Bellevue CHP Project</b>	
(1) Construction	\$ 26,972,500.00
(2) Construction Contingency (7.5% of (1))	\$ 2,022,937.00
(3) Environmental	\$ 6,500.00
(4) Design IC Fee (Burns)	\$ 628,006.00
(5) Additional IC Services	\$ 284,772.00
(6) Construction Management Fee (4.5% of (1) + (2))	\$ 1,304,795.00
(7) NYPA Project Management & Administrative (11% of line 1-6)	\$ 3,434,146.00
(8) NYPA Interest Contingency* (2.4% of line 1-7)	\$ 815,502.74
<b>(9) TOTAL</b>	<b>\$ 35,469,158.74</b>

\*Interest will only accrue if payments from H+H to NYPA are not made timely. H+H Finance working with NYPA Finance to eliminate interest from all future projects and if an agreement is reached before this project starts, it will be eliminated from this project.



# NYPA Procurement Path

- NYPA has fully bid out the Project under the Design-Build contract as per New York City Public Works Investment Act (effective on December 31, 2019).
- NYPA selected Dynamic US Inc. as the design-build contractor for this project, whose service was acquired through competitive bidding.
- NYPA oversaw the bidding process, following their procurement guidelines.
- In January 2020, NYPA selected Guth DeConzo to provide limited Construction Management Services.
  - NYPA is currently reviewing Guth DeConzo's work load and providing H+H their work plan assessment in the coming weeks.
  - Guth DeConzo's performance to date is satisfactory and is being carefully monitored by H+H
- NYPA has an active supplier diversity program, and has set forth a 30% MWBE goal to satisfy NYC MWBE guidelines. Dynamic has proposed a comprehensive MWBE utilization plan to achieve the MBE, WBE and Service Disabled Veterans Owned Business (SDVOB) goals for this project.



# MWBE Utilization Plan

Dynamic US Inc. committed to a 44% MWBE Utilization & 8% SDVOB

COMPANY NAME		MWBE SDVOB STATUS	ORIGINAL SUBCONTRACT/PO VALUE
SAVIN Engineering	ENG	MBE	\$ 3,000,000.00
Redosa Energy	CONTR	MBE	\$ 3,500,000.00
<b>TOTAL MBE</b>			<b>\$ 6,500,000.00</b>
WBE NAME		WBE	ORIGINAL SUBCONTRACT/PO VALUE
TURTLE & HUGHES	VENDOR	WBE	\$ 3,600,000.00
KM SIMMONS	CONTR	WBE	\$ 2,000,000.00
TORO Construction	CONTR	WBE	\$ 600,000.00
<b>TOTAL WBE</b>			<b>\$ 6,200,000.00</b>
SDVOB NAME		SDVOB VOB	ORIGINAL SUBCONTRACT/PO VALUE
AVETT, LLC	VENDOR	SDVOB	\$ 1,000,000.00
PWI Engineering	ENG	VOB	\$ 1,250,000.00
<b>TOTAL SDVOB</b>			<b>\$ 2,250,000.00</b>



# Capital Committee Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a Customer Installation Commitment (“CIC”) with the New York City Department of Citywide Administrative Services (“DCAS”) and the New York Power Authority (“NYPA”) for an amount **not-to-exceed \$35,469,158.74** including a **7.5% contingency of \$2,022,937.00** for the planning, design, procurement, construction, construction management and project management services necessary for the Combined Heat and Power (CHP) Project at Bellevue Hospital (the “Project”) at NYC Health + Hospitals/Bellevue (the “Facility”).



# **RENAMING**

**NYC HEALTH + HOSPITALS / CONEY ISLAND HOSPITAL**

## RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to rename NYC Health + Hospitals/Coney Island Hospital (the “**Hospital**”) as “NYC Health + Hospitals/South Brooklyn Health” and designating the 11-story Critical Services Structure now under construction and the existing Tower Building both at the Hospital as the “Ruth Bader Ginsburg Hospital” in honor of the late United States Supreme Court Justice, Ruth Bader Ginsburg.

**WHEREAS**, in 2012, Hurricane Sandy extensively damaged the Hospital’s Hammett Pavilion and Main Building; and

**WHEREAS**, the U.S. Federal Emergency Management Agency (“**FEMA**”) provided NYC Health + Hospitals with \$922.7M to repair the damage and make improvements to the Hospital that will mitigate potential damage from any potential similar storm flooding; and

**WHEREAS**, to both repair the damage and to ensure that the Hospital will be able to withstand another superstorm such as Sandy, a new flood-resistant Critical Services Structure to house in-patient services is being constructed with completion planned for Summer 2022; and

**WHEREAS**, a comprehensive master plan is underway to rationalize and expand ambulatory care on the Hospital’s campus to meet the increasing need for outpatient services; and

**WHEREAS**, to recognize that the Hospital’s catchment area is larger than Coney Island and to mark the Hospital’s re-launch, it is to be renamed “NYC Health + Hospitals/South Brooklyn Health;” and

**WHEREAS**, NYC Health + Hospitals Operating Procedure 100-8 authorizes naming a NYC Health + Hospitals health care facility or portion thereof to honor an individual who has made a significant contribution to public health including to NYC Health + Hospitals or any of its facilities; and

**WHEREAS**, Justice Ginsburg, born in South/Central Brooklyn, was a pioneering woman in the law and a leading advocate for equality and justice — pillars of NYC Health + Hospitals’ mission; and

**WHEREAS**, per OP 100-8, the Hospital Community Advisory Board recommended the renaming, Justice Ginsburg’s family and the Hospital’s leadership support the initiative and NYS Department of Health has approved;

**NOW THEREFORE, IT IS RESOLVED THAT** New York City Health and Hospitals Corporation be and it hereby is authorized to rename NYC Health + Hospitals/Coney Island Hospital (the “**Hospital**”) as “NYC Health + Hospitals/South Brooklyn Health and designating the 11-story Critical Services Structure now under construction and the existing Tower Building both at the Hospital as the “Ruth Bader Ginsburg Hospital” in honor of the late United States Supreme Court Justice, Ruth Bader Ginsburg.

## EXECUTIVE SUMMARY

### RE-NAMING CONEY ISLAND HOSPITAL

**BACK GROUND:** NYC Health + Hospitals/Coney Island Hospital (the “**Hospital**”) has been at its current site since May 12, 1902, when a small wooden building on Sea Breeze Avenue, was rented to serve as an emergency hospital during the summer months. It was called the Sea Breeze Hospital and operated as an annex of Kings County Hospital. As South Brooklyn grew, the Hospital grew to provide 371 beds in several buildings. Unfortunately, the Hospital is located in Flood Zone A and it suffered extensive damage from Hurricane Sandy. FEMA has provided \$922.7M for repairs but FEMA requires that any building improved or newly constructed with FEMA funds be able to withstand Sandy-type flooding. Accordingly, it was determined to construct a new flood-resistant building for all emergency and in-patient functions and to shift the Hospital’s out-patient operations to its existing Main Building which can safely be used for such purpose despite it not meeting the flood resistant standards of the new building. These changes at the Hospital coincide with a refocus of the Hospital to meet the increasing need for outpatient services and recognition that the Hospital’s catchment area has expanded beyond Coney Island to all of South Brooklyn.

**PROPOSED PROGRAM:** With the impetus of the new construction, the Hospital has a chance to rebrand itself and therefore proposes to change its name. The renaming, also gives NYC Health + Hospitals a chance to honor one of Brooklyn’s more notable daughters, the late U.S. Supreme Court Justice, Ruth Bader Ginsburg. The proposed renaming program calls for changing the name of the entire Hospital to “NYC Health + Hospitals/South Brooklyn Health.” The two in-patient buildings, the new Critical Services Structure and the Tower Building, are to be named in honor of the late U.S. Supreme Court Justice, “Ruth Bader Ginsburg Hospital” with the Main Building, which is to house all out-patient services, tentatively and in the future to be named the “Health & Wellness Institute.”

**THE HONOREE:** U.S. Supreme Court Justice Ginsburg was the first Jewish woman and only the second woman to serve on the Court. She was the daughter of Jewish immigrants from Ukraine and Poland and was born and raised in South/Central Brooklyn. She advocated for truth, equality and justice in keeping with NYC Health + Hospitals’ mission, values and goal “to be a fully integrated *equitable* health system that enables all New Yorkers to live their healthiest lives,” she advocated for truth, equality and justice.

The Hospital Community Advisory Board recommended the renaming. Justice Ginsburg’s family wrote to confirm their support for the renaming. The Hospital’s leadership also support the initiative and NYS Department of Health has approved the name change for regulatory purposes.



## Renaming Coney Island Hospital

Capital Committee Meeting  
*July 26, 2021*

*Svetlana Lipyanskaya,*  
**CEO Coney Island Hospital**

*Christine Flaherty,*  
**SVP OFD**

*It's not just about a new building –  
it's about building a new future*



# Renaming Coney Island Hospital

- Coney Island Hospital's catchment area of approximately 875,000 lives includes diverse communities in South Brooklyn.
- As we continue to build a brand new 11-story inpatient hospital – due to open in summer 2022 – and develop plans to invest in ambulatory care, we have a unique opportunity to rebrand and reposition the facility as the one-stop health care provider of choice for patients and residents of South Brooklyn and beyond.

## Background

- In October 2012, Superstorm Sandy significantly damaged the Hammett Pavilion and the Main Building.
- Coney Island Hospital received \$922.7 million in FEMA funds to improve the campus infrastructure by building a 100 year flood wall, and constructing a new Critical Services Structure (CSS) containing essential inpatient and emergency services.
  - The CSS building will be open in the summer of 2022
- A comprehensive master plan is underway to rationalize and expand ambulatory care on the hospital's campus to meet the increasing need for outpatient services.

# Investment in Hospital Care

## Flood-proof Emergency and Inpatient Services

*\$922.7 M in FEMA Funds*



- Expanded Emergency Department
- State-of-the-Art Operating Rooms
  - Including Robotic Surgery
- An Endoscopy Suite
- Labor and Delivery
- Inpatient Dialysis
- 80 Private Medical-Surgical beds
- 60 Behavioral Health beds
- Radiology and Interventional Radiology
- Clinical Laboratories
- Elevated Mechanical Floor

## NYC Health + Hospitals/South Brooklyn Health

**Ruth Bader Ginsburg Hospital**  
*(inpatient)*

**Health & Wellness Institute**  
*(outpatient)*

Note: NYC Health + Hospitals/South Brooklyn Health will be the legal entity. The new names will not be effective until another year, summer 2022.

# Community Engagement

- In the fall of 2020, Coney Island Hospital convened internal and external focus groups with diverse groups of hospital leaders, community members, elected officials, and hospital stakeholders to better understand if a rebranding of the facility would be welcomed and embraced.
- An analysis of these focus groups led to the recommendation of several naming concepts which have been incorporated into the proposed naming strategy.
- We have also received broad support from our community advisory board, labor union partners, elected officials, select staff members, and other key stakeholders on the rebranding proposal, including the new names for our campus and inpatient hospital.

# NYC Health + Hospitals/South Brooklyn Health

## Why South Brooklyn Health?



- Inclusive – we don't just serve the Coney Island community – we serve South Brooklyn and beyond.
- Regardless of language spoken, or whether you're first or third generation, you know:
  1. Where you are
  2. Where to go for your health care
- Health care is shifting from inpatient to ambulatory care, with a focus on prevention and chronic disease management.

### Results from Sept. 2020 community focus group:

- Brooklyn must be in the name, the community is very proud of being from Brooklyn and is very loyal to the area.
- Name should be more representative of the geographical community.

# Ruth Bader Ginsburg Hospital



March 15, 1933 – September 18, 2020

- US Supreme Court Justice Ginsburg was the first Jewish woman and the second woman to serve on the Court.
- Daughter of Jewish immigrants from Ukraine and Poland; born and raised in South/Central Brooklyn.
- She espoused truth, equality and justice. She gave voice to the voiceless.
- In keeping with H + H vision “to be a fully integrated *equitable* health system that enables all New Yorkers to live their healthiest lives.”



# Campus Name: **NYC** Health + Hospitals/South Brooklyn Health

## Brooklyn Health

Coney Island Hospital  
*inpatient/outpatient*



NYC Health + Hospitals/  
South Brooklyn Health

New 11-story  
CSS Building  
&



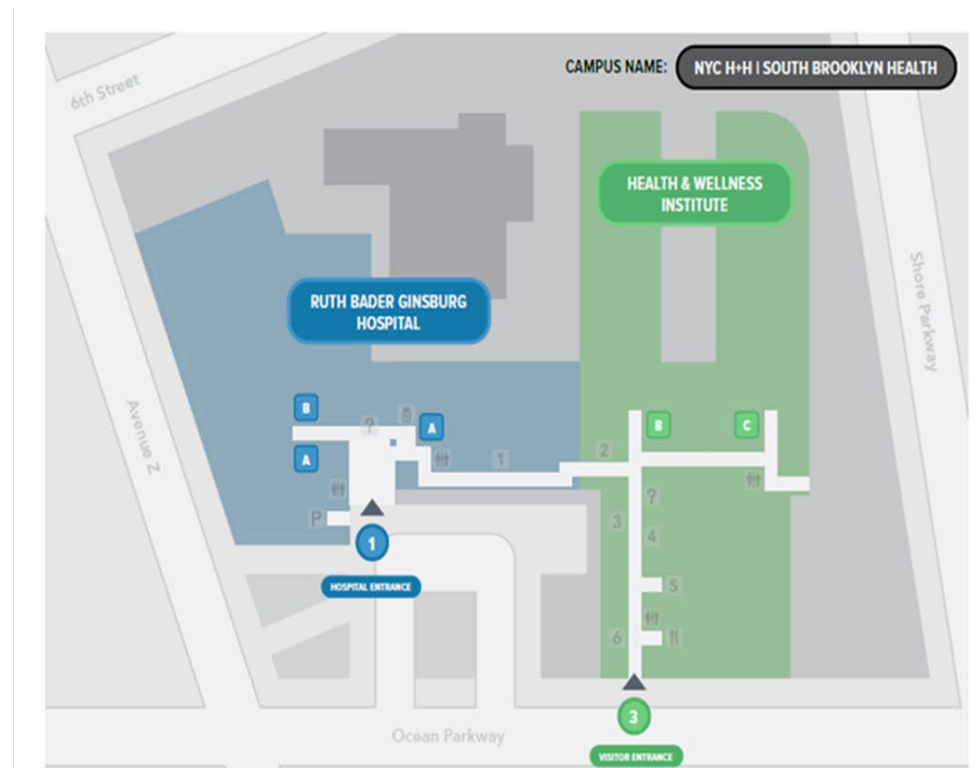
Ruth Bader Ginsburg  
Hospital

Tower Building  
*inpatient*

Main Building  
*outpatient*



Health  
&  
Wellness Institute



# Approval Process

Per NYC Health + Hospitals Operating Procedure No. 100-8, we adhered to the following approval process:

1. Received support from Ginsburg Family to rename the inpatient hospital as the **Ruth Bader Ginsburg Hospital**.
2. Obtained support letters from Chair of the Coney Island Hospital Community Advisory Board and President of Coney Island Hospital Medical and Dental Staff.
3. Obtained support letter from NYC H+H CEO for the campus renaming strategy.
4. We will bring the resolution to the NYC Health + Hospitals Capital Committee for their approval.

We also received initial approval from the NYS Department of Health to rename the hospital campus and update the operating certificate to reflect **NYC Health + Hospitals/South Brooklyn Health**.

# Resolution

Authorizing the New York City Health and Hospitals Corporation (“**NYC Health + Hospitals**”) to rename NYC Health + Hospitals/Coney Island Hospital (the “**Hospital**”) as “NYC Health + Hospitals/South Brooklyn Health” and designating the 11-story Critical Services Structure Building now under construction and the existing Tower Building both at the Hospital as the “Ruth Bader Ginsburg Hospital” in honor of the late United States Supreme Court Justice, Ruth Bader Ginsburg.