

ONE BROOKLYN HEALTH SYSTEM

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**BROOKDALE**  
UNIVERSITY HOSPITAL MEDICAL CENTER

 **Interfaith**  
Medical Center

  
**KINGSBROOK**  
JEWISH MEDICAL CENTER

# Program Management Services Bidders' Conference

Capital Construction Projects

Brooklyn Health Transformation Initiative

May 31, 2018

# Agenda

- Introduction and Welcome
  - About One Brooklyn Health System
  - About OBHS Award
- RFP Intent
  - Minimum Qualification Requirements
  - Scope of Services
  - Project Delivery Structure
- RFP Timeline
- Evaluation Methodology
- Questions and Answers

# About One Brooklyn Health System (OBHS)

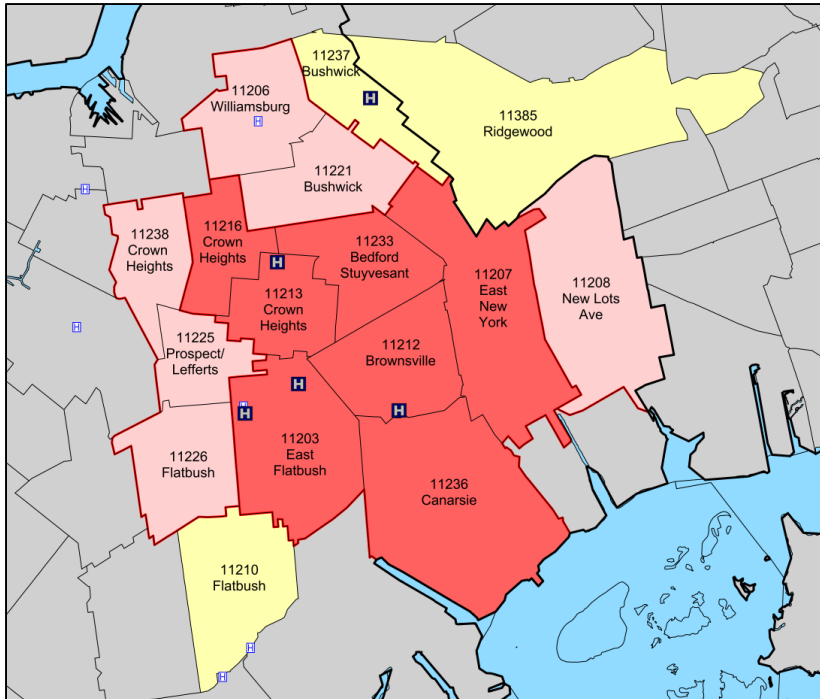
- One Brooklyn Health System, Inc. is a not-for-profit, tax-exempt corporation licensed under Article 28 of the Public Health Law. OBHS is the NYS Department of Health approved co-operator of Brookdale University Hospital Medical Center, Interfaith Medical Center and Kingsbrook Jewish Medical Center.
- OBHS seeks to preserve and enhance access to healthcare services in Brooklyn by coalescing the separate hospitals and their governed affiliates into a sustainable, quality integrated health system.
- **Hospital Leads**
  - LaRay Brown, President and CEO of Interfaith Medical Center and CEO of OBHS
  - Dominick Stanzione, President and CEO of Brookdale Hospital Medical Center and COO of OBHS
  - Kurt Kodroff, MD, MMM, CEO, Kingsbrook Jewish Medical Center

# Certified and Staffed Beds

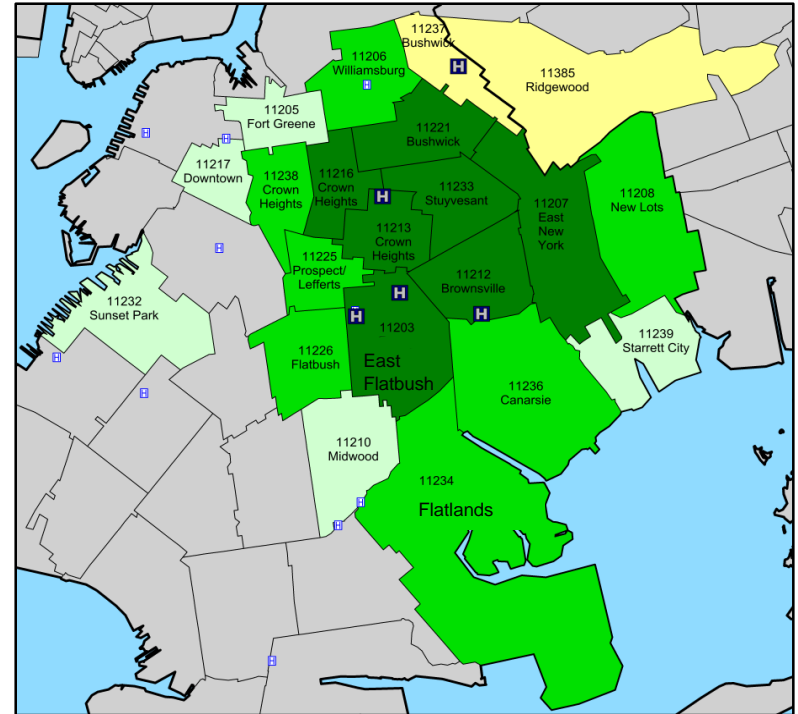
Bed Types- Hospital	Interfaith		Brookdale		Kingsbrook	
	Certified	Staffed	Certified	Staffed	Certified	Staffed
Medical/Surgical Beds	104	90	326	172	163	143
Intensive Care Beds	13	13	26	24	10	10
Coronary Care Beds			6	6	10	10
Pediatric Beds	10	10	35	24		
Pediatric ICU Beds			6	5		
Maternity Beds			40	32		
Neonatal Continuing Care Beds			10	0		
Neonatal Intensive Care Beds			10	30		
Neonatal Intermediate Care Beds			10	0		
Psychiatric Beds	120	90	61	67	55	55
Chemical Dependence - Rehabilitation Beds	20	20				
Chemical Dependence - Detoxification Beds	20	20				
Coma Recovery Beds					5	5
Physical Medicine and Rehabilitation Beds					40	40
Traumatic Brain Injury Beds					20	20
<b>Total Beds- Hospital</b>	<b>287</b>	<b>243</b>	<b>530</b>	<b>360</b>	<b>303</b>	<b>283</b>
<b>Bed Types- Post-Acute Care</b>						
Residential Health Care			300	300	436	436
AIDS			120	120		
Ventilator Dependent			28	28	30	30
<b>Total Beds- Post-Acute Care</b>	<b>-</b>	<b>-</b>	<b>448</b>	<b>448</b>	<b>466</b>	<b>466</b>

# Service Area

## Inpatient



## Outpatient



Inpatient definition is for all discharges, excludes Newborns | Source: SPARCS2017.07.12adj/cw

Outpatient definition is based on number of visits from each zip code, based on internal hospital data.

## Current OBHS Ambulatory Sites

HOSPITAL	AMBULATORY CARE SITES
BROOKDALE	6
INTERFAITH	5
KINGSBROOK	1
<b>TOTAL</b>	<b>12</b>

# About OBHS Award

- In April 2016, the NYS Department of Health commissioned a feasibility study (The Brooklyn Study: Reshaping the Future of Healthcare) which proposed a roadmap or “Plan” to transform the healthcare delivery system in central and northeastern Brooklyn. The Transformation Plan proposed in the study has been adopted by OBHS.
- In January 2018, Governor Cuomo announced that OBHS was awarded \$664 million in capital funding from the NYS Department’s Health Care Facilities Transformation Program: Kings County Project based on the “Plan” recommendations.
- Specifically, the funding to One Brooklyn Health System will support:
  - Development of an ambulatory care network
  - Addressing critical clinical and facility infrastructure improvements
  - Creation of enterprise wide Health Information Technology Platform

# Capital Award Summary

- The three project categories of Ambulatory Care, Clinical Infrastructure & Integration and Health Information Technology align with The Brooklyn Study recommendations to regionalize services:
  - BHMC: Tertiary Hospital
  - IMC: Community Hospital with Behavioral Health Center of Excellence
  - KJMC: Rehabilitation, Post Acute and Medical Village
- Abridged Project List included in RFP as Attachment F
- Projects summary:

OBHS F&C-CAPM-001 PROJECTS	
CATEGORY	PROJECTS
AMBULATORY CARE DEVELOPMENT	35
CLINICAL INFRASTRUCTURE AND INTEGRATION	36
HEALTH INFORMATION TECHNOLOGY	1
<b>TOTAL</b>	<b>72</b>

*Approximate total number: few projects pending NYS DOH confirmation*



# Ambulatory Care

The Brooklyn Study recommends the development of a significantly enlarged, geographically dispersed ambulatory care network:

Type of Ambulatory Site	Number of Sites
FQHC Partnerships	8
New Mid-size PCPs	7
New Urgent Care Centers	4
Existing OBHS Sites	9
Family Care Centers	3
<b>Total</b>	<b>31</b>

Ambulatory Care Projects	
Site	Projects
OBHS	12
BROOKDALE	2
IMC	4
KJMC	8
FQHC	8
<b>Total</b>	<b>35</b>

*Approximate total number: few projects pending NYS DOH confirmation*

# Clinical Integration and Infrastructure

The Brooklyn Study recommends the creation of a shared services infrastructure to attain efficiencies and support transformation activities:

CLINICAL INTEGRATION & INFRASTRUCTURE	
SITE	PROJECTS
BROOKDALE	17
IMC	16
KJMC	3
<b>CLINICAL INTEGRATION &amp; INFRASTRUCTURE TOTAL</b>	<b>36</b>

*Approximate total number: few projects pending NYS DOH confirmation*

# Health Information Technology

The Brooklyn Study recommends establishing a common information technology platform to support shared services infrastructure:

INFORMATION TECHNOLOGY	
SITE	Projects
OBHS	1
<b>INFORMATION TECHNOLOGY TOTAL</b>	<b>1</b>

*Approximate total number: few projects pending NYS DOH confirmation*

## RFP Intent

Intent of this RFP is to retain the services of an experienced capital project management firm or team to provide Program Management services

- Execution of One Brooklyn Health System’s Transformation Award’s Capital Project Program
- Development of a master work plan for all projects, a comprehensive document which communicates in a structured fashion the methodology employed to complete Transformation Award capital projects

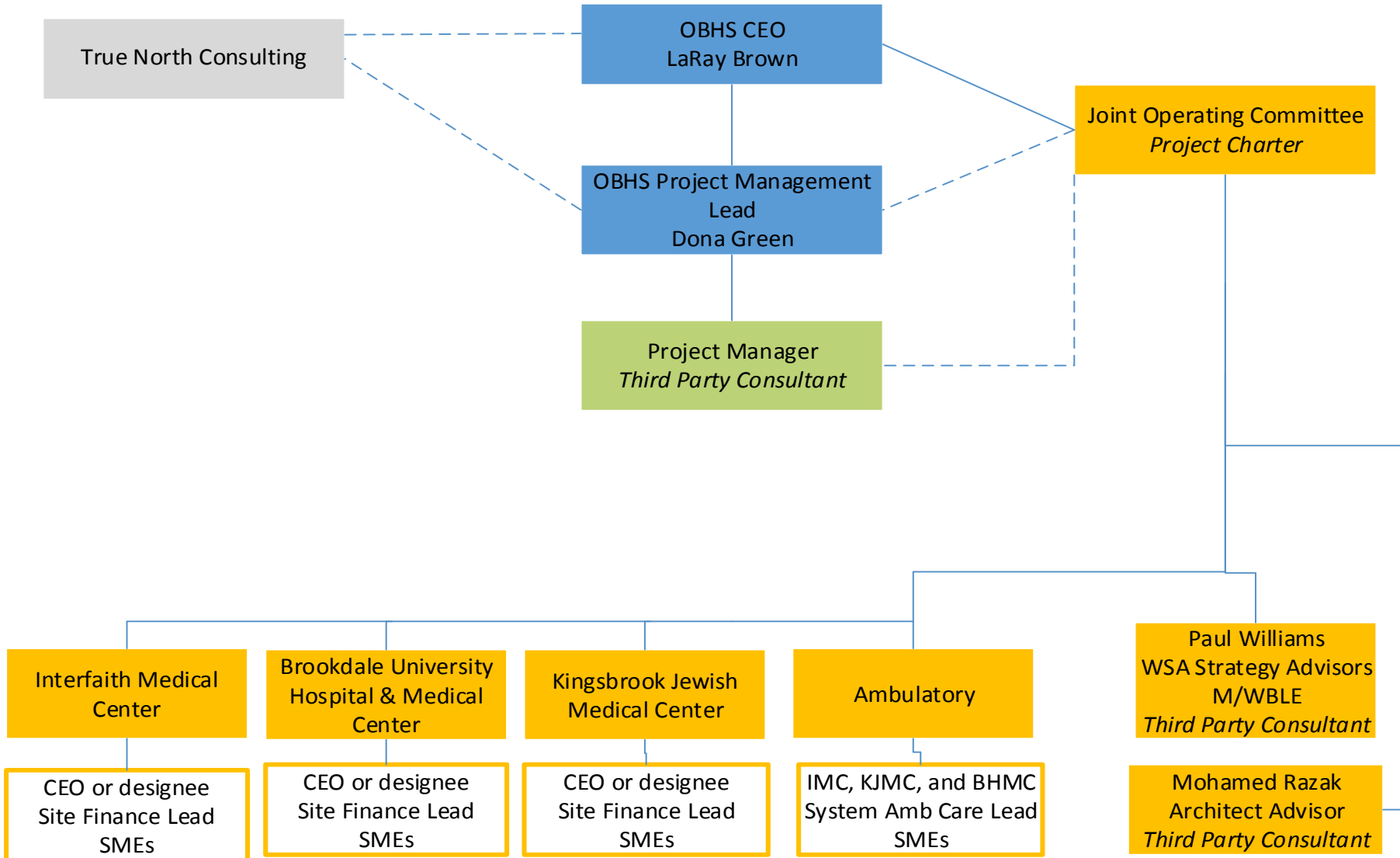
# Minimum Qualification Requirements

- Successfully completed two (2) project management assignments involving similar scopes of work within the past five (5) years, with each project or the programmatic value of a portfolio of related projects having a contracted value in excess of \$500 million.
- Have a documented record of successfully completing capital grant projects with the NYS Department of Health within the last three (3) years.
- Have a documented record of successfully completing construction projects pertaining to health care facilities, including hospitals, while such facilities were in operation, within the past five (5) years.

# Scope of Services Required of Capital Program Manager

- ✓ Senior Management Reporting
- ✓ Strategic Development of Project
- ✓ Development of the Budget
- ✓ Project Schedule
- ✓ Master Site Facility Plan and Strategy Development
- ✓ Project/Project Delivery Method Assessment
- ✓ Selection and Coordination of Vendors
- ✓ Design Direction and Review
- ✓ Achieving Optimum Value
- ✓ Guaranteed Maximum Price (GMP) and Construction Buyout
- ✓ Construction Administration
- ✓ Safety Administration
- ✓ Quality Control
- ✓ Furnishings/Signage/Artwork Coordination
- ✓ Accounting and Cost Control
- ✓ Facilitation of Certificate of Need Process

# Project Delivery Structure



# RFP Timeline

DATES	ACTION
May 22, 2018	RFP Issued
May 31, 2018	Pre-proposers conference Location: Interfaith Medical Center, Large Conference Room, 3 pm- 5 pm
June 7, 2018	Written questions from proposer to OBHS by 3 pm ET
June 12, 2018	Questions and Answers posted online
June 27, 2018	Proposals due by 4 pm ET
July 6, 2018	Optional interviews with short-listed candidates scheduled
July 18, 2018	Decision announced
August 1, 2018	Services begin



# Evaluation Methodology

Criteria- Maximum Points Available under RFP-100 points	Percentage
Completeness of qualifications in relation to requirements	Yes/No
Stated fee structure including satisfactory evidence of your firm’s insurance coverage for statutory worker’s compensation, comprehensive general liability insurance and professional liability insurance	15 points
Current and past experience and performance on healthcare or institutional planning and construction services	15 points
Evaluation of key personnel’s and staff’s capabilities, including (1) time commitment to these project management services, as a proportion of total time available, (2) experience with NYS DOH grant program and/or other healthcare or institutional programs and project management services, (3) past experience of key personnel in working with other owner representatives as part of prior program and project management teams and (4) availability of additional resources, if needed	40 points
Ability to meet One Brooklyn Health System’s stated MWBE and local business requirements and satisfy sustainability objectives	15 points
Approach to project management services	15 points

## Notice

- On page 16 of the RFP, the bolded text below is corrected:
  - From: “The proposals shall be limited to twenty (20) pages. The resumes (Section 4), staffing plan (Section 5) and fee proposal (Section 6) are excluded from the **fifteen-page** limit count.”
  - To: “The proposals shall be limited to twenty (20) pages. The resumes (Section 4), staffing plan (Section 5) and fee proposal (Section 6) are excluded from the **twenty-page** limit count.”

# Questions and Answers

- Any questions due by June 7 with email subject-***F&C-CAPM-001 Question*** to:

**Dona A. Green**

Senior Vice President, Strategy/Project  
Management

One Brooklyn Health System, Inc.

c/o Interfaith Medical Center

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