

ERIE COUNTY MEDICAL CENTER CORPORATION

BOARD OF DIRECTORS
MINUTES OF THE BUILDING & GROUNDS COMMITTEE MEETING
MAY 26, 2015
ECMCC EXECUTIVE CONFERENCE ROOM

BOARD MEMBERS PRESENT: RONALD BENNETT, ESQ.

ALSO PRESENT: DOUGLAS FLYNN JARROD JOHNSON
FRANK MESIAH

I. CALL TO ORDER

Ronald Bennett called the meeting to order at 3:35p.m.

II. APPROVAL OF MARCH 31, 2015 MINUTES:

Approval of the March 31, 2015 was tabled as a quorum of the BOD Building & Grounds committee members were not in attendance.

III. UPDATE – RECENTLY COMPLETED INITIATIVES/PROJECTS

Surgical Simulation Lab

- A portion of the former EP Lab has been retrofitted to accommodate a University Department of Surgery simulation lab; the completed was available in late April.

Surgeons Dictation Room

- The former Assistant Head Nurses office suite has been converted into a Surgeons Dictation room, which is immediately adjacent to the Surgery Suite.

Immuno Clinic Improvements / Phase 1

- Aesthetic upgrades to the patient care areas on the lower level Immuno Clinic were completed in mid-April, prior to their annual regulatory survey.

7 Zone 3 Remedial Repairs

- With the Orthopaedic patients being relocated to their new 6th floor location, the 7 Zone 3 populations have occupied 7 Zone 1, being a more desirable unit. The vacant 7 Zone 3 has since received remedial improvements in anticipation of assuming the “surge” zone designation, allowing for the decommissioning of 12 Zone 1 the prior surge zone designee in advance of next year’s MICU Renovation Project.

Legionella Prevention System @ Terrace View LTC

- The commissioning of a legionella prevention system has been completed since our last meeting, this being a proactive measure which shall minimize potential Legionella occurrences.

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Operating Rooms C & D @ Ambulatory Center

- Equipment installations in have been completed and official DOH blessing was received on 04/15/15, allowing for use of this two new surgical rooms

IV. UPDATE – IN PROGRESS INITIATIVES/PROJECTS

Signage & Wayfinding Initiative - Interior Wayfinding

- Price quotations are under review from our signage vendor. Once reviewed quotes shall be submitted for official capital funding consideration. Once are fabricated & delivered the plan shall be remove the mock-up wayfinding elements as Plant Ops staff applies aesthetic & security improvements, followed by the installation of the permanent wayfinding elements. Installations expected to begin this summer.

Emergency Department Modernization Project

- Since our last meeting, initial design discussions have begun. Discussions have focused on space programming requirements, the quantity of exam rooms, & how DSRIP may influence the department modernization vision.

Main Building Envelope Study

- The final selection of the Study Consultant has achieved, and since their proposal has been submitted for capital funding consideration. Part of the study's services is to submit the energy savings concept to NYSERDA in the hope that it will qualify for a Flex-Tech agreement. If successful this arrangement could result in incentive contributions up to 50% of the cost of the study. Such an agreement could then also lead to potential future funding incentives that would be based on the substantiation of implemented energy-saving improvements.

Energy Management & Project Services

- Plant Ops vetting of initial Siemens recommendations have led to a refined proposal, this proposal being under Finance Department review. This proposal covers several needed infrastructure improvements that will lead to significant future energy savings. Once approved by Finance the proposal shall be forwarded for capital funding consideration.

Remedial Repairs @ MICU

- Progress on intended remedial repairs has been limited to date based on the high patient census. Project scope includes repairs to millwork, doors, flooring, and general painting. Work is being completed on a room-by-room basis within this occupied unit.

Tenant Upgrades @ UB Orthopaedics

- A combination of maintenance & tenant requested modifications continue at the DK Miller building ground floor. Work includes carpeting replacement, painting, & general renovation of their conference room.

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ED Annexing of the Former CPEP Fast Track Unit

- Miscellaneous renovations are wrapping up in the former CPEP Fast Track unit, which shall be utilized as overflow space for the Emergency department. Work expected to be complete by the end of next week.

Isolation Rooms 774 & 874

- These patient rooms are being converted into “Isolation” rooms to better accommodate potential future need for negative pressure patients rooms. Room 774 to be completed this week, 874 expected to be complete by the end of next week.

Residency Renovations @ 1st Flr Dental Clinic

- Phase 1 of 3 is well underway on this in-house renovation, within the occupied 1st floor Dental Clinic. Full project completion is targeted for completion prior to July 1st, the start of the expanded dental residency program here in the clinic.

9 Zone 1 Renovations

Project includes the construction of a new Nursing Station, the installation of a new Nurse Call system, and the installation of a Wanderguard system are the highlighted of this pending project. New system installations expected to begin today with work at Nurse Station in progress with countertop installations.

V. UPDATE – PENDING INITIATIVES/PROJECTS

Escalator Repair

- Remedial repairs to the non-functional escalator are to be purchased on an “emergency” basis once capital approval is received. Future consideration of a full rehabilitation of both escalators is being discussed.

Demolition of 409, 411, & 525 Grider Street

- Bidding documents for these Grider Community Gardens structures shall be issued this week. The plan being to expedite the abatement & demolition process after the issuance applicable City permits.

Immuno Clinic Improvements / Phase 2

- Phase 2 is to begin in the near future, which shall involve improvements similar to these completed in Phase 1, these being within the staff areas.

Ground Floor Space Consolidations

- Based on the HIM department’s progress in converting over to the electronic medical records there is a significant opportunity to consolidate a number of support department functions in the current HIM footprint. Those departments include Patient Financial Services, Health Information Management and potential others. This consolidation will alleviate a number of space shortages permitting other projects to move forward including Civil Service Suite, Risk Management, and several others. Plans and applicable cost estimates current under administrative review.

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2015 ECMCC Group A Capital Projects

The below four projects shall be bundled into a single set of bidding documents later this spring with hope of getting started with related renovations in early August.

Orthopaedic Clinic Expansion

- Bidding documents in progress, a draft Limited Review Application CON is currently being finalized by administration. This single-phase renovation is targeted for an early spring completion.

Bariatric CT & Fluoroscopy Units

- Bidding documents in progress, a draft Limited Review Application CON is currently being finalized by administration. This three phase renovation is targeted for full completion by the end of the calendar year, the project scope includes (2) CT units and (1) fluoroscopy unit installations.

Equipment Replacement @ Cath Lab 2

- Bidding documents in progress, a draft Limited Review Application CON was previously submitted and approved. This single-phase renovation is targeted for a late winter completion.

Roofing Replacement @ DKMiller

- Bidding documents in progress, this project completion is targeted for the late fall.

Pathology Renovation

- The existing pathology department on the ground floor of the lab building is going to be receiving a renovation and modernization effort, a contract stipulation of the new Chief Pathologist. Design work continues as the initial relocations coordination is being expedited.

Cleve Hill Primary Care Clinic

- ECMC has resumed discussions with our landlord concerning desired renovations to our leased space at the Cleve Hill Clinic. Design work to continue upon acceptance of the landlords design services proposal. Administration is reviewing the potential impact of DSRIP on this intent.

HPD Control Room & Security System Head-End

- This project would construct a new Police Control Room off of the main lobby, which in turn will house a new innovative security system that will integrate both new & legacy systems into a single monitoring & alarm system. The intent is to use “lease” funds to purchase this new system.

Education & Training Center

- The development of this project had been hampered by a lack of viable space for those that would be displaced by its implementation. Progress on this front has improved of late, which has resurrected applicable design discussions. These prerequisite relocations include the reduction and or relocation of the Medical Library, relocation of the Patient Advocates, Volunteers & miscellaneous others. This project is the direct predecessor to the planned 2016 MICU renovation.

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Medical ICU Renovation

- Approval of the schematic design has been reached and an applicable cost estimate has been completed at \$4.8 million. Once progress is seen on the Education & Training Center, design work for this project can effectively move forward.

VI. ADJOURNMENT

Ronald Bennett adjourned the Board of Directors Building and Grounds Committee meeting at 4:15p.m.