

ERIE COUNTY MEDICAL CENTER CORPORATION

BOARD OF DIRECTORS
MINUTES OF THE BUILDING & GROUNDS COMMITTEE MEETING
JUNE 30, 2015
ECMCC EXECUTIVE CONFERENCE ROOM

BOARD MEMBERS PRESENT: RONALD BENNETT, ESQ. RONALD CHAPIN
MICHAEL HOFFERT BISHOP MICHAEL BADGER

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 AND MAY 26, 2015 MINUTES:

Moved by Ronald Bennett and seconded by Michael Hoffert to receive and file the Buildings and Grounds Committee minutes of March 31, 2105 and May 26, 2015 as presented.

III. UPDATE – Recently Completed Initiatives/Projects

Tenant Upgrades @ UB Orthopaedics – Phase 1 of 2

- The first of two renovation phases has been completed since our last meeting. The scope of work is combination of maintenance & tenant requested modifications, including carpeting replacement, painting, & general renovation of their conference room.

ED Annexing of the Former CPEP Fast Track Unit

- Miscellaneous renovations within the former CPEP Fast Track unit were completed in mid June, with this space now being utilized for ED patient surges.

Isolation Rooms 774 & 874

- This project converted patient rooms 774 and 874 into “Isolation” rooms to better accommodate potential future need for negative pressure patients rooms. These renovations were completed earlier this month.

Residency Renovations @ 1st Flr Dental Clinic

- This three phase renovation within the occupied 1st floor Dental Clinic shall be substantially complete within the next few days. This renovation was expedited in an effort to accommodate a new, larger class of dental residents starting in early July.

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IV. UPDATE – IN PROGRESS INITIATIVES/PROJECTS

Fire Door & Wall Inspections & Corrections

- Since our last meeting, Plant Ops has begun proactive surveys of facility fire doors and firewalls, in anticipation of this year's Joint Commission inspection of the lab building & next year's inspection of the main hospital.

9 Zone 1 Renovations

- Completed improvements to date include a new nurse call & Wander-Guard systems. Work on the creation of a new staff workroom continues with zone corridor work including painting the ceiling and installation of a hand-washing sink to occur in the near future.

Immuno Clinic Improvements / Phase 2 of 2

- Coordination of phase 2 in progress with work to begin later this week. The scope of this phase includes the construction of a dividing work between patient and staff areas.

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.

Escalator Repair

- Replacement of the right side escalator drive chain has been purchased on an "emergency" basis with coordination now in progress, work planned to begin within a week's time.

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 temporary accommodations for initially displaced functions progress.

2015 ECMCC Group A Capital Projects

Each of the below three projects are bundled along with the re-roofing of the DK Miller building into a single bid package. This package is currently out to bid, with bids due on July 22nd. The Plant Operations Department is performing a number of prerequisite tasks that will enable a quick start to these aggressively scheduled projects, these in progress tasks include:

Orthopaedic Clinic Expansion

- After a series of remedial improvements to Suite G242, Ambulatory Administration is being relocated into this their new home, leaving the former location vacant in anticipation of the upcoming capital renovation. Also in progress is the construction of a new office Suite within the DK Miller building, within the 1st floor waiting area, which shall accommodate the soon to be displaced GME group. Other pending prerequisites include the emptying of the former UB Family Medicine Suite and the relocation of Finance's Charge Entry personnel.

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Bariatric CT & Fluoroscopy Units

- Plant Operations began asbestos abatement for the project this past weekend. The phased nature of this pending renovation, coupled with its very aggressive schedule required that any opportunity to advance the scope be expedited. Two of the three phases of abatement shall be completed via in house means.

Equipment Replacement @ Cath Lab 2

- Once in house abatement work for the above Radiology Project is completed, Plant Operations staff shall tackle the full scope of abatement for this single-phase project prior to contracted forces mobilizing in early August.

V. UPDATE – PENDING INITIATIVES/PROJECTS

Signage & Wayfinding Initiative - Interior Wayfinding

- Funding approval for this initiative is currently under consideration via the Capital Asset Request process. Once this approval is received, the signage manufacturer shall be authorized to begin the fabrication process. These fabrications shall be coordinated with relate prerequisite Plant Ops aesthetic & security improvement work which is planned to begin late this summer.

Emergency Department Modernization Project

- Progress on the programmatic requirements for the project have been slow to develop, requiring additional consideration on the forecasted patient volumes, the quantity of exam rooms, impact of DSRIP's influence, and location of the intended expansion, ie ground or first floor.

Main Building Envelope Study

- Selection of the study consultant was been completed, and 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.

Boiler System – Energy Efficiency Improvements

- A yearlong study of our boiler system was recently completed. The results of this study forecast that a \$2 million investment in system related improvements would lead to \$250K of energy savings per year. A related design services proposal has been forwarded for funding consideration.

Energy Management & Project Services

- Siemens Building Technologies has been identified as the successful consultant. An applicable contract is currently under review. This proposal if implemented would address several needed infrastructure improvements that will lead to significant future energy savings.

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Demolition of 409, 411, & 525 Grider Street

- C&R Housing has been identified as the successful contractor for this Grider Community Gardens project. An applicable contract has been issued for signatures. The plan is to expedite the abatement & demolition process after the issuance applicable City permits.

Tenant Upgrades @ UB Orthopaedics – Phase 2 of 2

- Phase 2 of this project has been postponed until August, following the influx of the newest resident class. Scope shall include carpeting replacement and painting within the main corridor and the general staff area.

Ground Floor Space Consolidations

- Based on the HIM department's progress in converting files 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 future projects the opportunity to move forward including Civil Service Suite, Risk Management, & several others.

Urology Table Replacement Renovations

- Current intent is to replace an antiquated Urology table with a modern unit allowing for addition procedures to be completed within the Urology Suite, freeing up Operating Room time.

Cleve Hill Primary Care Clinic

- Within the last several months, ECMC had resumed discussions with our landlord concerning desired renovations to our leased space at the Cleve Hill Clinic. Before authorizing the related design work Administration is awaiting feedback on how DSRIP might contribute to this effort.

HPD Control Room & Security System Head-End

- This project will 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. Project approval awaiting confirmation of funding via "lease" dollars.

Education & Training Center

- This project is now planned as a 2016 capital effort. Design work is expected to resume later this year when the plan for the prerequisite relocations is solidified. This relocations include the Medical Library, Patient Advocates, Volunteers & miscellaneous others. This project is the direct predecessor to the planned 2016 MICU renovation.

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.

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VI. ADJOURNMENT

Ronald Bennett adjourned the Board of Directors Building and Grounds Committee meeting at 4:30 p.m.