

ERIE COUNTY MEDICAL CENTER CORPORATION

BOARD OF DIRECTORS
MINUTES OF THE BUILDING & GROUNDS COMMITTEE MEETING
JULY 28, 2015
ECMCC EXECUTIVE CONFERENCE ROOM

BOARD MEMBERS PRESENT: RONALD BENNETT, ESQ.
MICHAEL HOFFERT

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 JUNE 30, 2015 MINUTES:

Moved by Ronald Bennett and seconded by Michael Hoffert to receive and file the Buildings and Grounds Committee minutes of June 30, 2015 as presented.

III. UPDATE – Recently Completed Initiatives/Projects

2015 ECMCC Group A Capital Projects

Bids were taken last Wednesday, July 22nd. In an effort to assist in the expediting this outsourced work and reduce outsourced costs the Plant Operations Department has completed a number prerequisite tasks that will enable a quick start to these aggressively scheduled projects, these completed tasks include:

Orthopaedic Clinic Expansion

- After completion of a series of minor renovations, Ambulatory Administration was relocated from Suite 19 to their new home within Suite G242.
- After creation of a new office space, the Graduate Medical Education group was relocated from Suite 19 to the first floor of the DK Miller Building.

Bariatric CT & Fluoroscopy Units

- Plant Operations has completed the first two phases of asbestos abatement required by this contracted renovation. The phased nature of this renovation, coupled with its very aggressive schedule required that any opportunity to advance the scope be expedited.

Equipment Replacement @ Cath Lab 2

- Once Plant Operations had completed the Radiology project abatement it began and has since completed all originally identified asbestos abatement work required by this renovation. Again the aggressive schedule required that any opportunity to advance the scope be taken.

ERIE COUNTY MEDICAL CENTER CORPORATION

- An eleventh hour design change had the adjacent Lactation Room relocated to the 7th floor, requiring two prior renovations before these corresponding relocations could be completed, in turn permitting the abatement of the former Lactation Room, which shall now be annexed project space.

Escalator Repair

- Replacement of the right side escalator drive chain was completed since our last meeting, by our typical service contractor, DCB Elevator, a local MWBE. A new operational policy is now in effect that shuts down service between daily operational hours, reducing unnecessary wear & tear.

Emergency Ramp Fencing

- Since our last meeting the decorative fencing atop the existing Emergency Ramp parapet wall has been completed by Armor Fence, a local MWBE. This installation provides enhanced aesthetics & safety around the inner & outer ramp walls.

Demolition of 409, 411, & 525 Grider Street

- Since our last meeting Plant Operations has emptied the 525 Grider property of stored items in preparation of the pending contracted abatement and demolition.

IV. UPDATE – IN PROGRESS INITIATIVES/PROJECTS

2015 ECMCC Group A Capital Projects

A few In-House preparations continue this week in anticipation of subcontract awards & the official project kick-off next Monday, August 3rd. These continuing efforts include:

Orthopaedic Clinic Expansion

- Emptying of the former Bariatric Clinic & relocation Bariatric grade equipment to the Synergy Clinic.
- Emptying of the former UB Family Medicine Suite of abandoned furnishings & equipment.
- Relocation of WillCare, LLC (tenant) and Charge Entry Staff members.

9 Zone 1 Renovations

- Project nearing completion with new Staff station, new Nurse Call, & new Wander-Guard system now in use. A new corridor sink has also been installed with remedial repairs to the corridor ceiling in progress.

Immuno Clinic Improvements / Phase 2 of 2

- Phase 2 work has begun which focuses on the construction of a dividing wall between patient & staff areas.

Pathology Renovation

- Initial phases of renovation are underway. This project is taking a “fast-track” approach, with abatement & demolition progressing in advance of a completed design. These pre-renovation tasks

ERIE COUNTY MEDICAL CENTER CORPORATION

progress while the development of temporary accommodations for those displaced by this renovation continues.

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.

Demolition of 409, 411, & 525 Grider Street

- Since our last meeting the contract has been awarded to C&R Housing, a local MWBE Demolition contractor. Work is scheduled to begin this Thursday July 30th.

Signage & Wayfinding Initiative - Interior Wayfinding

- Since our last meeting funding approval for this initiative has been received and signage orders released. Our signage vendor ASI, a local MWBE shall begin the process with the development and submission of shop fabrication drawings. The sequencing of these fabrications shall be coordinated with the prerequisite Plant Ops aesthetic & security improvement work which is expected to begin later this summer.

V. UPDATE – PENDING INITIATIVES/PROJECTS

Emergency Department Modernization Project

- A revised set of conceptual options was shared with Administration late last week for their further consideration. These options include versions that are purely new build as well as a combination option of new build and renovation. An applicable review session shall follow in the near future which shall lead to option selection in turn permitting for effective progression moving forward.

Energy Management & Project Services

- A “Project Development Agreement” is currently under legal & financial review. This PDA shall result in a refined set of projections based on an assumed set of infrastructure improvements. Once fully implemented these improvements would lead to future energy savings, in turn decreasing the typical financing payment.

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

- HIM’s progress in converting over to EMR has provided a significant opportunity to consolidate a multiple support department functions w/in the current HIM footprint. These departments include Patient Financial Services, HIM & potential others. This consolidation will alleviate a series of space shortages permitting future projects the opportunity to move forward including Civil Service Suite, Risk Mgmt & several others.

ERIE COUNTY MEDICAL CENTER CORPORATION

Urology Table Replacement Renovations

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

HPD Control Room & Security System Head-End

- This project will construct a new Police Control Room off of the main lobby, which shall house a new innovative security system that will integrate both new & legacy systems into a single monitoring & alarm network. Project funding approval was recently confirmed, release of order expected shortly.

Education & Training Center

- This project is now planned as a 2016 capital effort w/design work expected to resume later this year when the plan for the prerequisite relocations is solidified. These relocations include the Med Library, Patient Advocates, Volunteers & misc others. This project is the predecessor to the planned MICU renovation.

Medical ICU Renovation

Approval of the schematic design has been reached & 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, renovations are currently envisioned as a 2017 capital effort.

VI. ADJOURNMENT

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