

ERIE COUNTY MEDICAL CENTER CORPORATION

BOARD OF DIRECTORS
MINUTES OF THE BUILDING & GROUNDS COMMITTEE MEETING
SEPTEMBER 29, 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. AUGUST BUILDINGS & GROUNDS MEETING CANCELED:

III. UPDATE – Recently Completed Initiatives/Projects

9 Zone 1 Renovations – Phase 1

- Project was completed in late August, including the relocation of the staffing office, and the installation of a new Nurse Call and Wanderguard systems. A supplemental scope of work (phase 2) is expected to be considered in the near future.

Wheelchair Storage Room @ 7th Floor

- A centrally located wheelchair storage room was completed in mid August by Plant Operations. This room will provide easy access for Patient Transporters to retrieve and secure wheelchairs.

Tenant Upgrades @ UB Orthopaedics – Phase 2 of 2

- Phase 2 of 2 of this project was completed in mid September. Its scope included aesthetic upgrades in the staff areas of this ground floor tenant suite in the DKMiller building. Reimbursement for the costs of this work shall be incorporated into the pending new lease agreement.

Immuno Clinic Improvements – Phase 2 of 2

- Phase 2 of 2 of this project was also completed in mid September. The scope included aesthetic improvements in both patient and staff locations, including the creation of a dividing wall between the exam and office sides of this outpatient clinic.

Cleve Hill Primary Care @ Grider Family Health Center – Phase 1

- Cleve Hill Primary Care has been cohabiting with the Grider Family Primary Care service here on campus since late August. In an effort to alleviate the increased patient load a preliminary plan to convert existing, available square footage into supplemental exam rooms and additional support space has been developed. This, the first of two preliminary phases had been completed last weekend, with the creation of (4) new exam rooms, open office space for displaced staff, a dedicated medication room, & a specimen collection unit.

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IV. UPDATE – IN PROGRESS INITIATIVES/PROJECTS

Pathology Renovation

- Since our last meeting Plant Operations has completed two multiple step, prerequisite relocations including the Corporate Compliance office and Physician Recruiter offices allowing for follow project work to begin. Work has since turned the creation of new office spaces and the renovation of the in Pathology Lab space.

Cleve Hill Primary Care @ Grider Family Health Center – Phase 2

- Work began yesterday on this second of two preliminary renovation phases, which shall provide (6) additional exam rooms & a dedicated Nurse Station, targeted complete for this phase end of October.

2015 ECMCC Group A Capital Projects

Bids were taken July 22nd, with subcontract awarded shortly thereafter. In an effort to advance this outsourced work and reduce related costs Plant Operations had completed a number of prerequisite tasks that have enabled a quick start to these aggressively scheduled projects, these completed tasks include:

In-House Work

Orthopaedic Clinic Expansion

- Emptying of the former Bariatric Clinic & relocation bariatric 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.

Bariatric CT & Fluoroscopy Units

- Asbestos abatement of the first two phases of project work.

Equipment Replacement @ Cath Lab 2

- Asbestos abatement of the entire project footprint.

Contracted Work

Orthopaedic Clinic Expansion

- Temporary wall erection complete, with abatement nearing completion, with demolition activities to be completed next week.

Bariatric CT & Fluoroscopy Units

- Phase 1 finish work progressing in anticipation of the October 12th CT delivery. This first unit is scheduled to be in-use by the end of October.

Equipment Replacement @ Cath Lab 2

- Temporary wall erection & demolition complete, in-wall roughin in progress, with drywall work set to begin next week.

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Demolition of 409, 411, & 525 Grider Street

- Since our last meeting the contracted abatement work has been completed. C&R Housing has also filed for the required demolition permits, receiving all within the last few days. Demolition work to begin today.

Signage & Wayfinding Initiative - Interior Wayfinding

- Purchase Order has been recently issued for the multiple “Pathways”. Our signage vendor ASI, a local MWBE shall now 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 year.

Dual 800KW LS Emergency Generators

- In the span of a few days in late August our tandem set of original Life Safety generators had failed. On an emergency procurement basis Plant Operations had facilitated the delivery and tie-in of a rental unit to ensure proper coverage should circumstances require emergency power during the ongoing analysis and or repair of these aged units. Once a final diagnosis is available, Plant Operations will be in position to make an applicable recommendation, which is expected by mid-October.

V. UPDATE – PENDING INITIATIVES/PROJECTS

Cleve Hill Primary Care @ Grider Family Health Center – Phase 3

- A longer term plan is being developed that would segregate the two individual Primary Care service lines under one roof. This concept would create a new (20) exam room clinic within existing vacant space and a dedicated waiting and registration area within a new addition. This concept is one of multiple options that would meet the separation requirements of these independent services.

Millennium Collaborative Care @ former Cleve Hill Clinic

- The MCC group is developing a plan to occupy the former Cleve Hill Clinic location after the completion of remedial repairs and desired renovations.

Emergency Department Modernization Project

- A revised set of conceptual options was recently presented to an expanded Physician’s group, questions remain on positioning of the modernized ED, further discussion to follow before a final option is selected.

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.

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 valuable OR time. The extents of necessary renovations are currently being explored.

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Ground Floor Space Consolidations

- Based on Health Information Management's [HIM] progress with their conversion to the electronic medical record a significant amount of square footage has become available within their suite. This availability coupled with an opportunity to acquire approximately 100 free, previously used office cubicles offers ECMC a cost effective way to consolidate HIM staff and multiple, currently separate components of the Patient Financial Services department. Such an effort would in turn create needed vacant space for future intended relocations & renovations including, the HPD Control Room, Civil Service Suite, Risk Mgmt, & the Education & Training Center. A finalized plan is being developed & estimated pursuant to funding consideration.

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. With the software order now released, the room design shall resume while the video component of the system is being advanced to accommodate urgent surveillance needs.

Education & Training Center

- This project is now envisioned as a 2016 capital effort with design work expected to resume late this year when the plan for the prerequisite relocations are solidified. These relocations include the Medical 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.