

# ERIE COUNTY MEDICAL CENTER CORPORATION

BOARD OF DIRECTORS  
MINUTES OF THE BUILDING & GROUNDS COMMITTEE MEETING  
MAY 31, 2016  
ECMCC EXECUTIVE CONFERENCE ROOM

---

BOARD MEMBERS PRESENT:	MICHAEL HOFFERT	KEVIN PRANIKOFF, M.D. RONALD BENNETT, ESQ.
------------------------	-----------------	---

BOARD MEMBERS EXCUSED:	FRANK MESIAH
------------------------	--------------

ALSO PRESENT:	DOUGLAS FLYNN	JARROD JOHNSON
---------------	---------------	----------------

---

## **I. CALL TO ORDER**

Ronald Bennett, Esq. called the meeting to order at 3:11p.m.

## **II. APPROVAL OF APRIL 12, 2016 B&G MEETING MINUTES:**

Moved by Michael Hoffert and seconded by Ronald Bennett to receive and file the Buildings and Grounds Committee minutes of April 12, 2016 as presented.

## **III. UPDATE – Recently Completed Initiatives/Projects**

### **Millennium Collaborative Care @ former Cleve Hill Clinic**

- The renovation of the former Cleve Hill Clinic location for occupancy by the MCC group was completed and occupied in late April.

### **Sprinkler Flood Remediation**

- The replacement of the 4th floor Behavioral Health Gym floor was completed earlier this month. This was the final repairs covered by this initiative.

### **Behavioral Health Inpatient Units – Painting**

- The last are of this initiative, CPEP was completed earlier this month.

### **Foundation Suite Expansion**

- The Foundation expansion work began last month and is now complete, earlier than originally anticipated.

## **IV. UPDATE – IN PROGRESS INITIATIVES/PROJECTS**

### **Joint Commission Preparation Efforts**

- Plant Operations continues its three front effort toward Joint Commission Preparations, including the deployment of a “Remedial Repair Team”, a Fire-Door Repair Crew and a Fire Wall Inspection & Repair Team. These efforts have assumed the #1 priority position; the goal of this initiative is to address all one million square feet that shall be subject to this summer’s survey.

## ERIE COUNTY MEDICAL CENTER CORPORATION

### **Ground Floor Space Consolidations**

- The first full phase of this multiple step consolidation effort is will be completed within the next week at which point (32) re-purposed office cubicles and (4) new offices will be temporarily occupied by the relocated HIM department. This relocation will then allow for the start of Phase 2 renovations which will lead to the eventual goal of consolidating multiple separated Patient Financial Service functions in the same general office, vacating needed space for future project initiatives, including Patient Safety Staff relocation, new HPD Control Room, & the Education/Training Center.

### **Pathology Renovation**

- Despite the extended diversion of staffing to other emergent assignments this project has maintained sporadic progress throughout. Current expectations will have the multiple phase project complete this summer.

## V. UPDATE – Pending Initiatives/Projects

### **Primary Care Renovations @ ECMC Family Health Center**

- Cleve Hill Primary Care has changed its name to ECMC Family Health, and will be assuming the space vacated by Dr. Redhead on a permanent basis. A series of miscellaneous renovations have yet to be completed which are required by Residency program. Bidding documents are expected to be available for this renovation later this week, with work expected to begin by mid July.

### **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. Bidding documents are expected to be available for this renovation later this week, with work expected to begin by mid July.
- There was some discussion regarding the HPD Control Room location. It was suggested Chris Cummings be invited to the next B&G Committee meeting to address concerns.

### **Signage & Wayfinding Initiative - Interior Wayfinding**

- The start of this project has slipped on multiple occasions however we are confident that our currently forecasted start this summer will be successful. Signage & pathway elements shall be installed by in-house staff after remedial repairs & related upgrades are applied. Work is expected to continue through the fall.

### **Emergency Department Modernization Project**

- The 2<sup>nd</sup> schematic design meeting was held last Tuesday, with next scheduled for June 14, 2016.
- Current draft project schedule has identified a series of critical path issues including, the expediting of a prerequisite sitework package, the relocation of DOC Prisoner Patient Holding Pen, the CON application submission, the procurement of remaining site lighting infrastructure and funding commitment dates.
- The prerequisite sitework package shall include the relocation utilities that fall within the eventual project footprint, and the provision of supplemental parking in order to accommodate both the temporary project need and the permanent loss caused by the project.
- The current ground floor Prisoner Patient Hold is in direct conflict with project design intent, which looks to segregate this population from the general public. Discussions with NYSDOC have begun, with an alternate location and paths of travel identified. Next is to come to terms on funding

# ERIE COUNTY MEDICAL CENTER CORPORATION

responsibilities.

- The Design & Construction Team is currently targeting a CON submission by early July with an expectation of a (6) month approval time-frame.
- Discussions with National Grid are on-going relative to purchasing their remaining site lighting infrastructure has here on campus. This has proven to be a lengthy process during previous construction efforts therefore the sooner we finalize the less likely it shall become a scheduling challenge.
- The availability of funding will be the anchor by which our draft schedule will evolve into its final version. The Design & Construction Team will work with Administration to confirm these dates as soon as possible.
- The draft schedule, which is dependent upon each of the previously noted variables, is targeted for ground breaking in the spring of 2017 and occupancy in the fall of 2018.
- There were some questions raised regarding adequate security presence in the new Emergency Department. It was suggested Chief Cummings be invited to the next B&G Committee meeting to address any concerns.

## **Supplemental Parking Options - Pros & Cons**

### **Additional Parking Garage on Campus**

- |  |  |
|--|--|
| Pro – premium parking, close, & convenient | Con – cost, significant impact on project budget |
| Pro – No shuttle service needed            | Con – reduces future campus development options  |
| Pro – No need to purchase / lease property | Con – future maintenance nuisance of garage      |

*Cost Forecast - \$8,000,000 (+/-) / assuming 400 spaces*

### **Local (Non-adjacent) Properties**

- |   |   |
|---|---|
| Pro – cost effective parking \$2K-vs-\$20K, surface vs ramp | Con – bussing to/from campus shall be necessary |
| Pro – does not reduce future development options on campus  | Con – Dissatisfaction of staff                  |

*Cost Forecast - \$1,000,000 (+/-) / assuming 400 spaces*

### **Adjacent Property**

- |   |  |
|---|--|
| Pro – preserves current & offer new campus space for future development | Con – On campus shuttle bussing will likely be necessary |
| Pro – cost effective parking \$2K-vs-\$20K, surface vs ramp             |  |
| Pro – contiguous to the current campus                                  |  |

*Cost Forecast - \$2,500,000 (+/-) / assuming 400 spaces*

## ERIE COUNTY MEDICAL CENTER CORPORATION

### VII. OTHER

- Ronald Bennett and Michael Hoffert expressed interest in attending the next ED Modernization Project Schematic Design meeting on June 14, 2016. Doug Flynn will invite the B&G Committee.
- An invitation has been extended to Chris Cummings to attend the next Buildings & Grounds Committee meeting on June 28, 2016.

### VIII. ADJOURNMENT

Ronald Bennett adjourned the Building & Grounds Committee meeting at 4:08p.m.