

# ERIE COUNTY MEDICAL CENTER CORPORATION

BOARD OF DIRECTORS  
MINUTES OF THE BUILDING & GROUNDS COMMITTEE MEETING  
FEBRUARY 27, 2018  
ECMCC EXECUTIVE CONFERENCE ROOM

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BOARD MEMBERS PRESENT: RONALD BENNETT, ESQ. MICHAEL HOFFERT

BOARD MEMBERS EXCUSED: FRANK MESIAH

ALSO PRESENT: JAMES TURNER ANDREW DAVIS  
MICHAEL DROZDOWSKI

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## I. CALL TO ORDER

Chair, Mr. Ronald Bennett called the meeting to order at 3:07 p.m.

## II. APPROVAL OF JANUARY 30, 2018 B&G MEETING MINUTES

Moved by Mr. Bennett and seconded by Mr. Hoffert to receive and file the minutes of the Building and Grounds Committee meeting of January 30, 2018 as presented.

## III. UPDATE – RECENTLY COMPLETED INITIATIVES/PROJECTS

Mr. Turner provided the following completed project updates to the committee:

### Prisoner Holding

- The new space is currently occupied by the NYS Department of Corrections. Their parking area has been relocated alongside the Boiler/Chiller Plant and loading dock areas. The NYS Department of Corrections will reimburse ECMC for renovations directly related to Prisoner Holding project.

### Hot Water Tank Replacements

- Project is in closeout, only concrete pad work remains in the basement. Basement water line valve replacements and camera investigation work has been completed.

## IV. UPDATE – IN PROGRESS INITIATIVES/PROJECTS

Mr. Turner provided the following project updates to the committee:

### ED Expansion

- Bids are due on March 8 for (21) construction contracts. Parking lot demo work in Lot E is currently anticipated to begin on April 17. Parking lot phasing timelines are being developed. Mr. Drozdowski provided an overview of the bidding process and contractor contracts.
- Groundbreaking date is being determined, anticipated for mid-April.

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## **ED Ramp**

- Demolition and use of the new down ramp is anticipated to begin on March 12. Demolition is expected to take approximately 3-4 weeks.

## **Stretcher Access**

- The new physicians lounge is open, the relocation of library workstation computers into the new computer lab is being planned for early March. The corridor ceilings and floors have been demolished. The ambulance canopy roofing is being installed by the end of February. The corridor work is anticipated to be completed by mid-March as well as the new vestibule and stretcher hold space.

## **CPEP**

- Project meetings have been scheduled with contractors and staff to review the latest set of floor plan modifications. The project will be built out in four (4) phases, work will begin in late April and continue through late September. Interior renovations by external contractors.

## **Main Lobby Expansion / Exterior Building Envelope Project**

- Design Development drawings will be completed by the end of February for the Lobby Project. Interior finish selections are ongoing. Exterior renderings are being finalized with new windows. April start of construction.
- Mr. Turner and Mr. Drozdowski presented renderings of the current building, front entrance, and proposed exterior building/window color options.
- During construction the main entrance will be moved to the Rehab entrance; the bus shelter will be temporarily relocated, and a temporary crossover lane has been constructed to alleviate traffic congestion.

## **Fiber Optic Relocation (ED Project Related)**

- The underground and above ground conduit path has been completed. IT department vendor will start to pull the new fiber cabling by the end of February.

## **New Water Service Piping Replacement**

- A plumbing engineer and contractor are designing the path for the new water service lines from the basement to the tower. This design is expected to be complete by mid-March. New piping installation will begin in 2-3 weeks.

## **Medical Library / Teammate Health Renovation (In-House Crew)**

- Renovation of Teammate Health and Medical Library corridors, replace older ceiling with new lay-in ceiling system, replace fluorescent light fixtures with LED fixtures, install new air distribution ceiling diffusers, install fire protection, asbestos abatement, and install new VCT flooring. This will improve aesthetics and safety. Abatement has been completed and started VCT installation. The estimated completion is mid-April.

## **Mechanical Electrical Plumbing (MEP) & Elevator Improvements Project**

- This project includes the boiler and chiller systems. Architect/Engineer (A/E) services have been awarded to Kideney Architects with M/E Engineering. The project kick-off meeting with the A/E team will occur at the end of February.

## **8th Floor Elevator Lobby (In-House Crew)**

- Replaced original Donn ceiling system with new lay-in ceiling system. Also replaced old fluorescent light fixtures with LED fixtures and installed new air distribution diffusers. This improves aesthetics and safety. The plan is to continue replacing the remaining Donn system

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throughout the floor. Next steps to replace the remaining Donn ceiling in the corridors leading to the zone. The estimated completion is mid-May.

### **Employee Entrance Ramp and Walkway Canopy**

- Entrance is located next to the parking garage. The concrete sidewalk has been installed. Offsite canopy fabrication is expected to begin in February for a spring installation. The shuttle stop will be relocated to new employee entrance upon canopy installation.

### **Parking Lot / Gate Control RFP**

- The initial RFP was cancelled, a new updated RFP will be issued in March. New gates will be installed at Patient/Visitor (Lot C), Behavioral Health (Lot D) and Parking Ramp.

### **Parking Lot Blue Phone / Camera Project – Safety & Security Initiative**

- Conceptual planning meetings have started. The Architect/Engineer (A/E) design service proposal has been submitted.

### **9<sup>th</sup> Floor Safe Room Design – Department of Corrections & Community Supervision (DOCCS)**

- Conceptual planning layouts have been completed, construction drawings are being developed. Early summer start of construction is anticipated.

### **12z1 – Observation Unit (In-House Crew)**

- Renovate to create observation unit. Completed minor renovations in the former CPEP space for Respiratory Therapy (RT) (currently occupying 12z1). Once RT relocates to the former CPEP area, work to renovate 12z1 can begin. The estimated completion is the end of April.

### **Staff Dining Room Renovation (In-House Crew)**

- Provide new wall finish/painting, counters, flooring and entrance doors.

### **Suite 131 Renovation – General Surgery Clinic (In-House Crew)**

- Replace ceiling tiles, light fixtures, lavatories, countertops, base molding and repaint walls to increase area aesthetics. Renovations to begin Q1 2018. Painting and fixture re-caulking work on public restrooms outside the area is already in progress.

### **OR Humidity Sensor Installation (In-House Crew)**

- Installation complete in OR1-OR6. Installation in process for the remaining six operating rooms. Completion is dependent on OR availability.

## V. ADJOURNMENT

Moved by Mr. Bennett and seconded by Mr. Hoffert to adjourn the Buildings & Grounds Committee meeting at 4:00 p.m.