

ERIE COUNTY MEDICAL CENTER CORPORATION

BOARD OF DIRECTORS
MINUTES OF THE BUILDING & GROUNDS COMMITTEE MEETING
APRIL 24, 2018
ECMCC EXECUTIVE CONFERENCE ROOM

BOARD MEMBERS PRESENT: RONALD BENNETT, ESQ. MICHAEL HOFFERT

BOARD MEMBERS EXCUSED: THOMAS QUATROCHE FRANK MESIAH

ALSO PRESENT: JAMES TURNER ANDREW DAVIS
MICHAEL DROZDOWSKI

I. CALL TO ORDER

Chair, Mr. Ronald Bennett called the meeting to order at 3:10 p.m.

II. APPROVAL OF MARCH 27, 2018 B&G MEETING MINUTES

Moved by Mr. Hoffert and seconded by Mr. Bennett to receive and file the minutes of the Building and Grounds Committee meeting of March 27, 2018 as presented.

III. UPDATE – RECENTLY COMPLETED INITIATIVES/PROJECTS

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

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

- Renovation of Teammate Health and Medical Library corridors, replaced older ceiling with new lay-in ceiling system, replaced fluorescent light fixtures with LED fixtures, installed new air distribution ceiling diffusers, installed fire protection, VCT flooring and completed asbestos abatement. This will improve aesthetics and safety. New floor and ceiling tiles, LED lighting installed and painting completed in Medical Library corridor.

Ground Floor Stretcher Access Project

- The new stretcher access canopy entrance is now open. Van transport vehicles are using the new space. Ambulance drop offs are expected to begin under the canopy in mid-May.

IV. UPDATE – IN PROGRESS INITIATIVES/PROJECTS

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

ED Expansion

- ECMC accepted Pike's GMP (Guaranteed Maximum Price) based on the subcontractors' bids. Construction fence will be installed around Lot E on May 2. Temporary entrance modifications at the Lab building will be ongoing in May and June, the current employee entrance will be closed for construction beginning the first week of July for periods of time.

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ED Ramp

- Soffit framing is ongoing to enclose the current exposed cut edge of the ramp structure. The project will be shifting into the closeout phase.

Main Lobby Expansion / Exterior Building Envelope

- The temporary entrance and lobby expansion (design development) estimate will be completed by April 27. The lobby expansion project is expected to be ready to go out to bid in late May. The building envelope project (design development) estimate will be completed by the end of May. Environmental review (SEQR) paperwork is out to government agencies for the 30 day review period.
- Mr. Turner presented design renderings to the committee. Design is approximately 80% complete; details to be finalized.

Mechanical Electrical Plumbing (MEP) & Elevator Improvements

- This project includes the boilers, chillers, emergency generators, temperature controls and elevator systems. The A/E's (Architect/Engineer) review of the existing building systems has begun. This will be a large staging project, timeframe to be determined.

8th Floor Elevator Lobby (In-House Crew)

- Replaced 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 estimated completion is mid-May.

12z1 – Observation Unit (In-House Crew)

- Renovate to create a 24-hour observation unit (12 inpatient beds). Expected completion by April 25, open by early May.

Re-Lamping Stairwell Light Fixtures (In-House Crew)

- Replacing fluorescent to LED lighting. Stairwell 5 is complete.

V. UPDATE – PENDING INITIATIVES/PROJECTS

Mr. Turner provided the following pending projects to the committee:

CPEP

- Contractors are currently working on submittals and shop drawings. Construction is anticipated to start by late May.

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

- Replace ceiling tiles, light fixtures, lavatories, countertops, and repaint walls to increase area aesthetics. Major work to begin in June 2018.

Financial Counseling Relocation (In-House Crew)

- Relocating Financial Counseling department to former Nurse Staffing office. New ceiling tiles, LED lamps, create passageway to new adjacent waiting room.

Employee Entrance Ramp and Walkway Canopy

- Fabrication of the canopy structure will be starting in late April-early May, installation to be completed summer 2018.

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Parking Lot / Gate Control RFP

- New RFP proposals are being reviewed. Award is anticipated in May. Access control gates will be installed in Lots A, B, C, D and I (Parking Garage).

9th Floor (9z2) Safe Room Design – Department of Corrections & Community Supervision (DOCCS)

- Inpatient prisoner locked unit. Renovation of two (2) rooms, construction drawings are being developed. Early summer start of construction is anticipated.

Staff Dining Room Renovation (In-House Crew)

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

VI. ADJOURNMENT

Moved by Mr. Bennett and seconded by Mr. Hoffert to adjourn the Buildings & Grounds Committee meeting at 3:53 p.m.