

**Lewis County Health Systems  
Planning and Facilities Committee**

**Date:** May 19,2020

**Call to Order:** 4:31 pm

**Adjourn:** 5:15 pm

**Present:** Jerry Cayer, Peter Farney, Jeff Hellinger, Denise Hirsch (recorder), John Lehman, Phil McDowell, Donald Musnicki, Frank Pace, Karen Rennie, Susan Ross

**Guest:** Rick Tague, BCA via teleconference

**Mission and Vision statement:** Mr. Musnicki opened the meeting with reading of the facilities Vision and Mission statements.

**Old business:** There was no old business to discuss.

**New business:**

**Evaluation of Six Management Plans**

**Discussion:** The committee discussed the 2019 Annual Evaluation of the Six Management Plans and the Emergency Operation Plan (EOP), which were distributed to the members.

**Action:** The committee agreed to forward the 2019 Annual Evaluation of the Six Management Plans and the Emergency Operation Plan (EOP) to the full board for action.

**Six Management Plans**

**Discussion:** The committee discussed the 2020 Six Management Plans, which were distributed to the members.

**Action:** The committee agreed to forward the 2020 Six Management Plans to the full board for action.

**Hospital addition & Revitalization project:**

Mr. Rick Tague with BCA joined the meeting via teleconference at 4:40pm

**Discussion:**

F. Pace updated the committee on the proposed Hospital addition & Revitalization project:

F. Pace reviewed a power point presentation with the committee, explaining the current progress the project team has made. Some of the highlights from the power point are as follows:

- State Environmental Quality Review (SEQR) and Environmental review process:
  1. Completed long form SEQR Document and letters to Interested Agencies (Town/Village of Lowville to sign-off so County can be Lead Agency)
  2. Submitted all documents to County Attorney – April 2020
  3. County Attorney submitted as docket item for Board of Legislators General Services and Finance Committee (May 19, 2020).
  4. Upon Committee Review and Approval – will be submitted to Board of Legislators as a Resolution to set a Public Hearing and take comments on June 2, 2020. Upon close of Public Hearing, BOL will vote regarding Neg Declaration

- The next step in land use process balancing of public interest analytic approach

Submit correspondence to Town of Lowville regarding County Zoning Exemption that will be implemented. Identify the nine-point criteria and the fact that this Project, its form, function, operation, and approval (Certificate of Need) is governed by the NY State Department of Health.

- Planning and Development: Various Areas of Planning Underway

Construction schedule, Project Phasing, Value Engineering  
 Start design for phasing of demolition MEP work  
 Fire Suppression System Design and Capacity  
 Electric and Steam Distribution Concepts  
 OR Design, Equipment and Lighting  
 Patient room design, head-wall equipment, and configuration  
 Drainage  
 NYDOT Traffic criteria (Perm-3 Application/Permit)  
 Pre-application into NYSEG for Natural Gas supply and line conversion  
 Our Team is making good progress and it is anticipated that we will have 90% set by mid-June.

Due to recent events it was decided to do the project in 6 phases which reduce project schedule approximately 9 months with an expected completion date of December 2022.

R. Tague stated that with the phasing work we can hopefully do some targeted areas ahead of time, so we will have new rooms ready at the time we need to begin work in other existing rooms.

Mr. Pace added that the project team is being mindful and preparing rooms to be easily adapted in the event there is another surge requirement.

A committee member asked why we are going with steam instead of water. Mr. Pace stated we currently have steam and we did an analysis and cost benefits and the steam is more cost effective.

A committee member asked if there had been any modification to the drawings since the last time the Planning Committee reviewed them. Mr. Cayer stated no, we had staff involved and give their feedback and that is what you saw.

Mr. Cayer noted that the Headwall subcommittee met with a representative from Amico to discuss and set up the headwalls the way we wanted. It was decided that the headwalls would all be 8 foot in all rooms. The headwalls are interchangeable and easy to maintain. A committee member asked what is anticipated for the boiler plant will an addition need to be made. Mr. Pace stated no, currently our boiler is only at 45% capacity, adding the new service will help the boiler run more efficiently.

A committee member asked about the ongoing issue with surface water in the back-parking lot. Mr. Pace stated he has a meeting next week to discuss the issue and the project team has also discussed water retention beneath previous pavement being used. Additional Geo-tech testing still needs to be conducted. Mr. Cayer added that over the years there has been an issue with sand and snow being plowed into the rocks in the upper ER parking lot and over time has caused drainage issues. Mr. Cayer noted that this issue is scheduled to be addressed this summer.

A committee member shared a concern of the drainage issue behind the Geweye house. Mr. Pace stated he will investigate this issue.

A committee member asked if there would be a point Project Manager on site during the Project from BCA. Mr. Tague noted BCA could have someone available if that were decided. Mr. Cayer stated that during the interview process and over the last 3 months Mr. Pace has proved and impressed us with his skills and leadership as well as handling of this project and we are leaning toward Mr. Pace being the Project Manager.

It was decided that the naming of the Project Manager will be added to the next meeting agenda as it did not need to be decided this afternoon.

Committee members thanked Mr. Pace for the great presentation and asked if they could be sent the presentation. Action: Presentation will be put out in the Board Portal.

Respectfully submitted



Frank Pace  
Director of Facilities