

SINGLE PAGE COMMUNICATION TO THE COMMON COUNCIL

TO: THE COMMON COUNCIL  
DATE: October 13, 2022  
FROM: DEPARTMENT: 03-0 Mayor  
SUBJECT: Appoint Nathan Marton Commissioner of Public Works, Parks and Streets

PRIOR COUNCIL REFERENCE: (IF ANY)  
Ex. (Item No. xxx, C.C.P. xx/xx/xx)

Pursuant to Article 15, Section 15-2 of the Charter of the City of Buffalo, I hereby appoint **Mr. Nathan Marton, residing at Buffalo, New York, 14216**, to the position of Commissioner of Public Works, Parks and Streets.

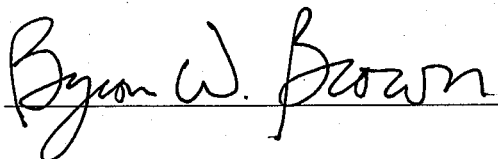
Mr. Marton has served as the Vice President of Operations at D'Youville University since 2014. In this capacity he oversees all aspects of the development of the university's building and infrastructure efforts, including campus master planning, facility planning, property acquisition and divestment and campus construction projects. Additionally, he provides leadership for building operations (maintenance, grounds, custodial services), energy procurement and utilization, campus safety, transportation services (campus-owned vehicles and shuttle service), as well as the Emergency Planning Response Committee. Mr. Marton has a Masters Degree in Business Administration from the State University of New York at Buffalo, as well as a Bachelor of Architectural Engineering Degree from the Pennsylvania State University.

I hereby certify that Nathan Marton is well qualified to discharge the duties of Commissioner of Public Works, Parks and Streets.

I urge this Honorable Body to confirm Mr. Marton as Commissioner of Public Works, Parks and Streets.

DEPARTMENT HEAD NAME: BYRON W. BROWN  
TITLE: MAYOR, CITY OF BUFFALO  
DEPARTMENT: EXECUTIVE

SIGNATURE OF DEPARTMENT HEAD:



# Nathan Marton, MBA, Bsc.

▪ Buffalo, NY ▪ 7

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## ***Executive Profile***

Nate is a unique leader who excels at translating ideas and concepts into deliverable outcomes and measurable results. A well-rounded strategic leader with the proven ability to work in fast-paced, constantly changing environments, he possesses an exceptional skill set to communicate effectively within all levels of an enterprise and the customer/client base. His technical background combined with the ability to think big picture allows him to excel in both the high-level planning and analytical aspects of any initiative, while his ability to successfully work across disciplines and outside of traditional roles establishes him as an important asset to an organization. With 25+ years of expertise in the operations and facilities arena, he has the ability to champion wide-ranging initiatives across the full spectrum of day-to-day business needs, special projects and emergent situations.

- Excellent communicator and brand ambassador for both internal and external constituents
- Strategic thinker able to weigh windows of opportunity against careful, fact-based analysis, data and metrics
- P + L responsibility for multi-million-dollar operational business units and projects
- Inspirational leadership style that blends motivational coaching with bottom-line business discipline
- Reputation for establishing clear priorities and delivering results

## ***Professional Experience and Accomplishments***

**D'Youville University, Buffalo, NY**

*D'Youville is a private educational institution with an urban campus community of over 3,000 students and 400 employees located in the heart of the West Side. Leading and collaborating with a team of approximately 100 employees.*

***Vice President of Operations, 2014 – present***

***Interim Chief Mission Officer, 2018 and 2020 – 2022***

- Oversees all aspects of the development of the university's building and infrastructure efforts, including campus master planning, facility planning, property acquisition and divestment and campus construction projects.
  - Significant College Projects
    - Health Professions HUB (opened June 2021) – full project leadership (concept design through construction, including financing) for new \$27 million, 59,000 sf multi-function facility which includes a new simulation center, clinical care facilities (pharmacy, primary care clinic, blood draw lab, and rehabilitation center), demonstration kitchen and community spaces.
    - Campus Master Plan (completed 2018) – leader for the development of the college's master plan, working with internal constituents (board level through department-based input) and external planning consultants

- School of Arts, Sciences and Education (opened August 2015) – led construction of \$25 million, 88,000 sf academic complex that included offices, classrooms and laboratory spaces
- Dobson Athletic Field Complex (opened September 2014) – completed college's outdoor athletic artificial turf field and fieldhouse facility
- Provides leadership for building operations (maintenance, grounds, custodial services), energy procurement and utilization, campus safety, transportation services (campus-owned vehicles and shuttle service) and auxiliary services, including food services and campus store operations. Reporting staff includes both union and non-union personnel.
- **Member of President's Council** (senior leadership team) responsible for establishing and **implementing the college's vision for future growth and development.**
- Led Emergency Planning Response Committee (responsible for the preparation and execution the Comprehensive Emergency Management Plan, including the oversight of the training programs for students, faculty and staff and the campus safety personnel)
- Served as Chair of Public Ceremonies and Celebrations Committee (responsible for the budgeting, planning and implementation of large-scale major college functions);
- Key representative charged with developing and strengthening core relationships with community partners, elected officials, campus consultants and corporate partners.
- Led university efforts to obtain tax credit financing for both the New York State Brownfield Cleanup Program and the New Market Tax Credit Program, including financial planning, corporate structure development (multiple LLC structures) and execution of programs.
- Principal college representative working with the Board of Trustees in developing and executing **Board-directed goals related to the growth of the campus' physical plant and achieving operational initiatives.**
- Successfully led the procurement process (proposal development through contract negotiation) for an integrated operational service model, merging internal employees and outsourced services into one partner, focused on operational cost savings and capital funding injection.
- University lead in the establishment of Thrive (D'Youville's Faculty Practice Rehabilitation Center), the formation of Vital Pharmacy (the university's for-profit pharmacy), the negotiation of sublease, affiliation and contract pharmacy agreements with Catholic Health for the Sister's Health Center at D'Youville (a NYS Article 28 facility) in the Health Professions HUB.
- Additional campus-wide responsibilities have included **Chair of the D'Youville University 403b Retirement Plan** and **Chair of the university's Bias Review Board** for student-related incidents.

**Medaille College, Buffalo, NY**

*D'Youville is a private educational institution with a campus community of over 2,000 students and 200 employees located in North Buffalo. Leading and collaborating with a team of approximately 40 employees.*

**Director of Operations  
2006 – 2014**

- Principal responsibility for all aspects of the design, improvement and operational maintenance of the campus physical plant and infrastructure, including all long-term planning and new/renovation construction projects.
  - Significant College Projects
    - Campus Space Utilization, Needs Assessment and Master Plan

- Sullivan Center, Athletic and Dining Addition and Renovation
  - Academic Commons and Café Renovation
  - Amherst and Rochester Campuses Renovation and Move Management Plan
  - Athletic Field Complex Construction
  - President's Residence (the historic Appleton Mansion) Renovation
  - Information Technology Center Relocation
- Principal college representative to the Board of Trustees Building and Grounds Committee in charge of advancing board-developed capital and operational initiatives and projects.
  - Led the development and implementation of a Comprehensive Energy and Sustainability Program that achieved a 15% reduction in energy usage in its first 4 years and achieved a cost avoidance of over \$1.2 million during tenure with the college.
  - Achieved operating efficiencies in campus operations, maintenance, custodial and grounds program to reduce workforce by 33% and operating expenses by 16% while simultaneously increasing college footprint by 20%.

**Cannon Design**, Grand Island, NY

*Cannon Design is an integrated global design firm provides architecture, engineering, interior planning and design, construction management and consulting services for the healthcare, education, corporate commercial, sports and recreation and hospitality facilities.*

**Project Engineer / Director of Business Development / Project Manager**  
**1993 – 2005**

- Provided turnkey business development efforts from initial outreach and contact, through research and RFP response, to presentation development and sale closure for projects in all market segments.
- Managed design teams from concept through construction on multiple projects, including establishing timelines for design phases, ensuring adherence to budget, directing team and measuring progress against client goals.
- Served as lead structural engineer on over 100 building projects, from single-story simple frames to multi-story complex structures utilizing all varieties of construction materials (wood, steel, and concrete), and methodologies (cast-in-place concrete systems, moment and braced frame systems, precast structures and pre-fab buildings) for all aspects of structural needs, including seismic design.
- Performed all aspects of engineering, including code research and design criteria development, design calculations, creation of plans, details and specifications, coordination with architectural, MEP and other disciplines. Construction phase services included submittal reviews, site inspections and reports, responses to RFI's, and direct field coordination with construction personnel.
- Worked on projects in all areas of the company's practice, including the condition's assessment team, sports and recreation, academics and education, healthcare, transportation and government.

### ***Accomplishments / Community Involvement***

- Served as three -time volunteer service trip leader for D'Youville's Lend-A-Hand program, a fifteen-year community impact initiative, including investigating and implementing the first trip to Puerto Rico in 2018 and 2019.
- Led planning and implementation for numerous large-scale signature events including the 2017 Presidential Inauguration (as Co-Chair) at D'Youville, the 2000 (as Co-Chair) and 2001 (as Chair) President's Dinner at Niagara University, the 2002-04 Scholarship Ball Auction (as Chair) at Niagara University, the 2005 Dinner Auction (as Chair) at Niagara Catholic High School
- Past member of Hasek's Heroes Board of Directors, Niagara University Board of Advisors and Chair of Community Partnership Committee, Niagara Catholic High School Board of Trustees, Miss Buffalo Scholarship Program Board of Trustees, Riviera Theatre Board of Trustees and United Way Northtowns Community Building Committee and Corporate Chair at Cannon Design, and City of North Tonawanda Planning Commission.
- Recipient of Effective and Innovative Practices Award for Energy Management from the Association of Physical Plant Administrators, an international organization incorporating over 1,300 educational institution members.

### ***Education***

**The State University of New York at Buffalo**, Buffalo, NY  
Masters in Business Administration, 1999

**The Pennsylvania State University**, University Park, Pennsylvania  
Bachelor of Architectural Engineering with High Distinction and Honors, 1993  
University Scholars Program

### ***Licensure and Certification***

- New York State Professional Engineering License #075835 (Currently Inactive – non-practicing status)
- Certified Educational Facilities Professional (CEFP) from Association of Physical Plant Administrators (APPA) – completed but non-active status

## **Select Project Profiles from Cannon Design**

### **HEALTHCARE:**

#### **Bassett Healthcare, Cooperstown, NY**

- Herkimer Clinic – Planning and design for the adaptive reuse of a former strip-mall food store into a 46,000 sf, \$8 million state-of-the-art ambulatory care center providing primary care, ambulatory surgery and cancer treatment outpatient services.
- Oneonta Specialty Services – A \$5 million expansion and renovation of an existing physician's clinic as part of a continuing program to upgrade and improve the system's facilities.

#### **Buffalo Children's Hospital, Buffalo, NY**

Pediatric Intensive Care Unit – A new 18-bed, 19,000 sf addition with the PICU above a new main hospital entry and lobby.

#### **Dickinson County Healthcare System, Iron Mountain, MI**

Planning and design services for a new \$21 million, 135,000 sf, 97-bed replacement hospital.

#### **Hepburn Hospital, Ogdensburg, NY**

Planning and design services for a \$12 million, 22,000 sf expansion and modernization program for this 149-bed community hospital.

#### **Mercy Hospital, Springfield, MA**

Planning and design services for 24,000 sf new facility for obstetric services.

#### **OSF Healthcare System, Peoria, IL**

Ambulatory Care Center – Design services for a 130,000 sf, \$34 million ambulatory care center.

#### **Union Memorial Hospital, Baltimore, MD**

Curtis National Center for Surgery of the Hand – Renovation of 27,000 sf for reuse as a specialty hand center, including clinic space, rehabilitation, library, archives, teleconferencing, and special administrative functions.

#### **University Healthcare System, Augusta, GA**

Women's Center – A new 7-story, 70,000 sf, comprehensive women's center including a birthing center with 35 LDRPs, GYN surgery, outpatient diagnostic and treatment areas, physician lease space, new hospital lobby, 44-bed intensive care nursery, 800-car parking structure, and site development.

#### **West Suburban Hospital Medical Center, Chicago, IL**

Design services for \$20 million, 175,000 sf expansion and renovation of outpatient and inpatient departments, including critical and acute care beds, surgery, and emergency services.

### **COLLEGE / UNIVERSITY:**

#### **Allegheny College, Meadville, Pennsylvania**

North Quad Housing Village – Master site planning and design services for a new 279-bed, nine building, student residential complex, featuring two-story townhouse apartments oriented to take advantage of the highly sloping site conditions.

**Cornell University**, Ithaca, New York

Alumni Field Bleachers – Planning and design services for new seating and lighting at an existing track and competition field along with new landscape design to establish a better link to the existing campus.

**Lafayette College**, Easton, Pennsylvania

Kirby Field House Addition – A new 80,000 sf addition featuring a three-court gymnasium, elevated running track, fitness/exercise room, racquetball and squash courts, multipurpose rooms, a climbing wall and full support facilities.

**Medaille College**, Buffalo, New York

- Main Building Renovation – Initial planning for phased renovation of the 4-story academic building, including infrastructure upgrades.
- Humboldt Parkway Faculty Offices – Renovation of existing facilities for use as faculty offices for the Business and Education departments and staff offices, including the Information Technology department.
- Satellite Campus Fitout – Space planning for the College's satellite campus to include classrooms, offices and student lounge space.

**Newbury College**, Brookline, Massachusetts

Tassinari Library and Academic Center – An 18,000 sf, 60,000-volume library addition and a 12,000 sf academic center renovation, with on-line public access catalogues, networked workstations, study carrels, lounges, group study rooms, classrooms and therapy labs.

**Niagara University**, Niagara University, New York

- Dwyer Arena – A new 77,000 sf, 1,800-seat twin-rink facility with President's Suite, meeting rooms, concession area, and locker rooms for the school's hockey team, visiting teams, intramural teams, and community groups.
- Ice Rink Renovation/Expansion – Planning and design services for a 38,800 sf expansion to accommodate a 4,000-seat arena, varsity locker rooms, and other improvements to upgrade the existing rink to a NCAA Division I skating facility.

**St. Bonaventure University**, St. Bonaventure, New York

- Campus Master Plan – Planning services for the campus that includes an analysis of the following areas: Academics, Campus Life, Residential Program, Athletics and Infrastructure. Initial projects implemented include new campus entry walls, an outdoor plaza in front of the campus' student recreation center and a relocated tennis court complex.
- Friedsam Memorial Library, Franciscan Institute Addition – Feasibility analysis and preliminary planning services for an addition to the library to house the University's Franciscan Rare Book Collection.
- DeLaRoche Science Building Addition and Renovation – Planning and design services for a two-phase addition and third-phase renovation to the existing facility, to include new academic classrooms, science laboratories, offices and a 150-seat amphitheatre.

**State University of New York at Albany**, Albany, New York

Center for Environmental Sciences and Technology Management – A 75,000 sf, three-story structure housing atmospheric research, x-ray optics, advanced materials laboratory, and the business incubator program sponsored by a public/private partnership.

**State University of New York Upstate Medical University**, Syracuse, New York  
Weiskotten Hall – A 100,000 sf multi-phased laboratory renovation program.

**Sylvan Learning System, Inc.**, Universidad del Valle De Mexico, Mexico City, Mexico  
Campus Evaluation – Full evaluation (Architectural, Structural, Mechanical, Electrical & Site) of 12 campuses with 42 buildings

**Tufts University**, Medford, Massachusetts  
Hooper Student Health Clinic – Architectural and engineering design and management services for 12,400 sf renovation and 16,000 sf addition to a student health center on the University's Medford Campus.

**Ursinus College**, Collegeville, Pennsylvania  
Sports and Recreation Facility – Programming, planning and design services for a new 60,000 sf multi-use field house including 200-meter track, multi-use court space, new fitness center, new aerobics area and a climbing wall.

**Vassar College**, Poughkeepsie, New York  
Blodgett Hall Renovation – 20,000 sf renovation and expansion program for this historic campus building that includes research, teaching, and animal holding facilities.