

**THE METROHEALTH SYSTEM  
FACILITIES & SPACE COMMITTEE  
BOARD OF TRUSTEES  
REGULAR MEETING MINUTES**

DATE: Monday, May 18, 2020

TIME: 4:00 p.m.

PLACE: MetroHealth Medical Center  
K107, Business Services Building

COMMITTEE TRUSTEES: Mr. Monnolly, Ms. Dee, J.B. Silvers, V. Whiting, B. Moreno

STAFF: A. Boutros, C. Richmond, W. Jones, B. Boulanger, M. Stern, Dr. Brandt, S. Rajki, K. Dethloff, M. Hewitt

(ABSENT): Mr. McDonald, J. Platten, J. Jacono

GUEST: Marvin Daniels, Mr. Seda Ergun, A. Anderson, S. O’Keeffe

Mr. Monnolly called the regular meeting of the Facilities & Space Committee to order at 4:05 p.m. The minutes are written in a format conforming to the printed meeting agenda for the convenience of correlation, recognizing that some of the items were discussed out of sequence.

**I. APPROVAL OF MINUTES – January 20, 2020 MEETING**

The minutes of the January 20, 2020 Facilities and Space Committee were approved as presented.

**II. DISCUSSION ITEMS**

- A.** Ms. Dethloff provided an update on the status of the Facilities Report to the Board. Facilities staff worked diligently to implement several safety features in support of the COVID-19 situation. All the isolation rooms throughout the system were validated; rounding regularly to confirm continuously compliant. Plans were developed and implemented for altering air flow for the OR, CCP and Towers to better protect staff and COVID-19 patients. Two Acute Triage Areas were built in the ED and many free-standing alcohol-based hand rub stations were also built. Two different intubation boxes were constructed to protect staff, for SIM lab testing. The Prentiss Center was readied for potential occupancy along with five formerly closed patient units to prepare for COVID-19 situations.

Additionally, the FM department altered inspection, testing and preventive maintenance frequencies to support COVID activities, while still meeting required compliance work. The Facilities Department expedited and completed five existing projects at Parma ahead of reopening for elective procedures. Also, 33 new capital projects were initiated this year while working to complete 43 remaining 2019 projects.

Ms. Dethloff reported that of the 50 major utilities interruptions to date, only one had a significant impact, which was a six-inch water main break that flooded all the FM offices displacing the entire management team for more than a month.

- B.** Ms. O’Keeffe provided an update on Sustainability to the Board. Ms. O’Keeffe reported that a 2020 Partner for Change Environmental Excellence Award was given to the MetroHealth Medical Center by Practice Greenhealth, the national benchmarking organization for sustainable healthcare best practices. This is the second consecutive year that this award has been given to MetroHealth. Our sustainability progress in 2019 earned MetroHealth’s Main Campus a higher-level award than last year. Ms. O’Keeffe presented highlights of actions across many departments that helped achieve this award.

Ms. O’Keeffe provided an update on milestones that MetroHealth will endeavor to achieve for 2020 in our campus and community transformation work by increasing recycling programs at ambulatory sites (ex: Ohio City Health Center); addressing additional focus areas benchmarked by Practice Greenhealth for Greening OR operations; taking Climate Action on energy use, conservation and renewable sources; providing Healthy Transportation options and increasing Healthy Food choices.

- C.** Ms. Hewitt provided an update on Planning, Design and Construction to the Board. Ms. Hewitt reported that for the first time in two years, since early 2018, the Planning, Design and Construction Department is fully staffed consisting of a Department Director, three (3) Construction Managers, two (2) Information System Managers, and a Construction Specialist.

The Cletus Jeckering Family Health Center at UCS (Urban Community School)/ MetroHealth Ohio City Health Center will see its first patient on June 1, 2020. The building was constructed to replace MetroHealth’s location at McCafferty. The last day for patients at McCafferty was May 15, 2020.

Ms. Hewitt reported that the OBC (Old Brooklyn Campus) Reconfiguration project will enable improved spaces for FES, Geriatrics Red Carpet and other geriatric services, PM&R at the Old Brooklyn Campus. This project is in the Schematic Design Phase. For the Behavioral Health Center, this project will enable the consolidation of our Behavioral Health Services into one location. We are engaging Anchor Healthcare Developers for this project and are working to identify the location for this project which is in the Planning Phase. For the New Outpatient Tower, this project will replace the current Outpatient Pavilion for providing support for our Main Campus ambulatory needs. We are in the process of selecting an architectural team to support the identification of a site for the project. In addition, they will assist with the determination of the size of the facility, and the use program. This project is in the Initiation Phase.

- D.** Mr. Jones provided a progress report update on the Campus Transformation Project. COVID-19 has had no project impact to date, including no workforce losses and no adverse supply or equipment issues to date. The Construction Management team members are

returning to the BIG room onsite. New safe social distancing practices and enhanced sanitizing by EVS in the space are in place.

Acknowledgement was given to Turner Construction for hosting and celebrating “Women in Construction” during the week of March 2<sup>nd</sup> thru March 6<sup>th</sup>.

As of April 29, 2020, the project is two years away from the current scheduled date of substantial completion. Of the 35 contracts included in the GMP C amendment, 16 are now in final negotiations.

Mr. Jones reported on the activities for work on the project in 2020. The new hospital steel framing that began on December 20<sup>th</sup> at the west end of the tower is now nearly 80% complete. Concrete floors slabs are poured through the 2<sup>nd</sup> floor. The CUP (Central Utilities Plant) exterior, roofing and cladding is underway. Installation of the interior ductwork, plumbing, partitions, and installation of major mechanical equipment including emergency generators, cooling towers, electrical switchgear and air handlers are underway.

Mr. Jones reported on the next significant project activities for 2020. The completion of the structural steel framing for the hospital is planned in July 2020. The start of the curtainwall installation is scheduled to occur in August 2020. A study of an alternate plan for the location of Women’s and Infants services into the new hospital building for cost and schedule benefit. The selection and engagement of the architect and engineering team for the Outpatient Tower (OPT) project is planned. Also, included is issuing an RFP for a Transition and Activation Planning consultant.

### **III. CONSENT ITEMS**

- A.** Recommendation to the President and CEO of The MetroHealth System to approve the further amended Agreement with Mitchell Planning Associates for the Medical Equipment Planning, Audio/Visual, Technology and Security Consulting Services for Campus Transformation Project.

The Committee approved the recommendation for full Board action.

- B.** Recommendation to the President and CEO of The MetroHealth System to approve the further amended Agreement with Engineering Economics, Inc. for the Enhanced Commissioning Agency Services for the Campus Transformation Project.

The Committee approved the recommendation for full Board action.

- B.** Recommendation to the President and CEO of The MetroHealth System to approve the further amended Agreement with HGA Architects and Engineers, LLC as the Master Architect for Campus Transformation.

The Committee approved the recommendation for full Board action.

**IV. NON-CONSENT / ACTION ITEMS**

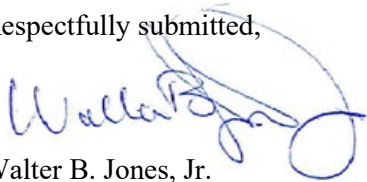
None

Upon unanimous roll call vote, the Committee went into Executive Session to discuss trade secrets and real estate matters.

At the end of the executive session, the Committee reconvened the meeting in open session at 5:05 p.m.

There being no further business to come before the Committee, the meeting was adjourned at 5:10 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Walter B. Jones, Jr.", with a large, stylized flourish at the end.

Walter B. Jones, Jr.  
Senior Vice President, Campus Transformation