

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

DATE: Monday, July 20, 2020  
TIME: 4:00 p.m.  
PLACE: MetroHealth Medical Center  
K107, Business Services Building

COMMITTEE TRUSTEES: Mr. Monnolly, Ms. Dee, J. B. Silvers, T. McDonald, B. Moreno

STAFF: A. Boutros, W. Jones, J. Platten, Dr. Brandt, S. Rajki, K. Dethloff, M. Hewitt

(ABSENT): C. Richmond, B. Boulanger, M. Stern, J. Jacono

GUEST: Mr. Seda Ergun

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 – May 18, 2020 MEETING**

The minutes of the May 18, 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 continue to support the MHS response to COVID-19; to date over 200 “sneeze guards” have been placed to separate front line workers from patients and visitors. By the end of July, 350 will be in place. In addition, FM leadership is working with Infection Prevention to implement additional engineering measures to existing dental spaces in response to the latest CDC recommendations.

By the end of July, FM staff will have completed refurbishment of three more patient care units for COVID, or special patient units.

While challenged by the recent waves of extreme heat and humidity, FM staff have been working around the clock to keep the AC working in our buildings. Despite 16 minor AC component failures and 11 power outages, only minor disruptions to services have occurred. There have been no failures of major AC components.

The FM team is also managing 60 open projects including roof and switchgear replacements at Parma Hospital, air handler, boiler and Line Isolation Monitor projects at the W. 150th Ambulatory Surgery & Health Center and two major electrical projects at our Old Brooklyn Campus.

George Oberg, Manager Facility Compliance, was welcomed to the FM leadership team, coming to MHS from California.

- B.** Ms. Hewitt provided an update on Planning, Design and Construction to the Board. Ms. Hewitt reported that the Gile Family Therapy Garden at the Old Brooklyn Campus, was completed in June 2020. This is a renovation of current spaces at the building which can now be used as an outdoor and indoor place of respite and connection to nature. Mr. Gile and his family donated \$60,000 towards the completion of the project. The PM&R Department had been working for two years to complete this project. It was posted in the MIV so that everyone at MetroHealth would be aware of the project's completion.

Ms. Hewitt reported that the Central Fill & Call Center Relocation project will enable our Pharmacy Department to grow and expand its services. A new location has not been identified at this time. This project is in the Initiation Phase. The CT Scanner Replacements projects for the Main Campus, Cleveland Heights, and Parma CT Scanner Replacements support our Radiology Department in replacing outdated equipment. These projects are in the Planning Phase. Main Campus Cath Lab Replacement project will replace the current Cath Lab A. The current equipment is outdated and has been failing causing down-time. This project is in the Planning Phase. Ohio City Family Dentistry project will support our efforts to continue service to our patients in the community and decant our dentistry practice from the Main Campus. CCH Development Corporation will be the property owner. The project is in the Planning Phase.

Ms. Hewitt reported the following list of active projects at our Main Campus include: The Behavioral Health Center; Lincoln West Chemistry Lab; Outpatient Tower; and Radiology Linac Replacement. At the Old Brooklyn Campus, reconfiguration projects are currently active along with UCS, Ohio City Health Center Pharmacy.

Ms. Hewitt reported the following list of projects placed on hold as a response to the COVID-19 Crisis: Beachwood, General Site Planning; Broadway, Dental Clinic and Site Planning for Capacity Utilization; Main Campus, Capacity Command Center – Phase 2; MH System, Cleveland Heights & Parma Snow Road Signage; Westlake, Crocker Park Expansion Phase II.

- 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.

Mr. Jones provided an update on the activities for work on the project. On-going site observations continue, including the CCP final scope/budget validation. The CUP interior/exterior scope of work is approximately 65% complete. The Hospital Tower slab on deck, fireproofing and framing work continues. The Hospital Tower steel frame erection is 95% complete. And, the CUP MEP installation continues.

An update on the contract awards are as follows: Turner continues with finalizing remaining 2 to 3 sub-contracts for the GMP C package; the Gravity Chute Design Assist and installation coordination continues; the Test and Balance pre-test support in coordination phase by CMAR; and the CCP Program is next scheduled GMP Package award during 3<sup>rd</sup> quarter 2020 timeframe.

An update on the overall program schedule and budget status is as follows: The Expanded Critical Path Method Schedule in use with on-going updates. The city review of HGA published ASI documents continues. The project remains within budget and on schedule for all major CPM activities. Discussion with CPP require follow-up to coordinate existing substation relocation. All critical ASI's, submittals and request for information (RFI) responses are on schedule. And, overall spend to date includes \$122.4M for Turner and \$64.3M for all others.

Mr. Jones reported on the next significant project milestones for 2020. Start of interiors began in June 25, 2020. Start of the Hospital exterior wall begins in August 2020. The completion of the CUP interior is scheduled for June 17, 2021. The completion of the drywall is scheduled for December 1, 2021. The commissioning is scheduled to begin February 28, 2022 and the substantial completion is scheduled for April 29, 2022. Final occupancy certificate is scheduled for July 26, 2022 with the first patient to be scheduled for October 3, 2022.

Mr. Jones provided an update on the Hospital Tower Construction project along with the progress of the Central Utility Plant construction. The hospital steel framing was completed on the tower. The steel topping out is scheduled for August 3, 2020. Concrete was poured through the 5th floor and the fireproofing was applied through the 3rd floor. The CUP (Central Utilities Plant) exterior, roofing and cladding is underway. The interior ductwork, plumbing, and partitions are being installed. The major mechanical equipment consisting of the emergency generators, cooling towers, electrical switchgear and air handlers are installed.

Mr. Jones described the next steps of the project. Completion of the structural steel framing for the hospital will be completed in July 2020. Beginning of the curtainwall installation will occur in August 2020. The study of an alternate plan to the location for Women's and Infants services into the new hospital building was completed. CannonDesign/CBLH team was selected for A&E of Outpatient Tower.

Mr. Jones provided an update on the transition planning for the new hospital. Mr. Kevin Ortner, Director Transformation, Operations and Transition is overseeing the Transition Planning and Operations function for the new Hospital. The Transition Planning RFP was published July 1<sup>st</sup>. There were 89 unique firms that registered and downloaded the RFP. There were 27 submissions with 10 firms seeking leadership role for the overall transition planning initiative and 17 firms seeking prequalification for one or more components.

### **III. CONSENT ITEMS**

- A.** 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.

- B.** Recommendation to the President and CEO of The MetroHealth System to approve the Engagement of ATC Group Services, LLC. to Provide Environmental Assessment Services for the Campus Transformation.

The Committee approved the recommendation for full Board action.

- C.** Recommendation to the President and CEO of The MetroHealth System to approve a Lease to Establish a Health Center and Approval of Associated Capital.

The Committee approved the recommendation for full Board action.

- D.** Recommendation to the President and CEO of The MetroHealth System to approve the Engagement of a Construction Manager at Risk to Provide Preconstruction Services, Permitting and Demolition at the System's Old Brooklyn Campus.

The Committee approved the recommendation for full Board action.

- E.** Recommendation to the President and CEO of The MetroHealth System to approve the Engagement of Cannon Design to Provide Architectural Services for the Campus Transformation.

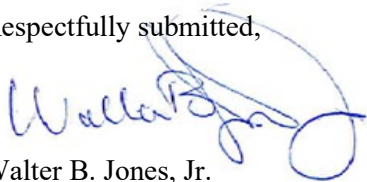
The Committee approved the recommendation for full Board action.

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

None

There being no further business to come before the Committee, the meeting was adjourned at 5:05 p.m.

Respectfully submitted,



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