

The MetroHealth System Board of Trustees

FACILITIES AND PLANNING COMMITTEE

November 18, 2021

Meeting Minutes

Committee Members Present: Mr. Monnolly, Ms. Whiting Ms. Dee, Mr. Silvers, Ms. Chappell, Mr. Hairston

Staff Present: Dr. Boutros, Mr. Jones, Mr. Richmond, Mr. Stern, Ms. Platten, Dr. Brandt, Dr. Chehade, Ms. Rajki, Ms. Dethloff

Guest: Sarah O’Keeffe, Marvin Daniels

Mr. Monnolly, called the meeting to order at 4:05 pm.

(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.)

1. Approval of Minutes

The minutes of the August 18, 2021 Committee meeting were approved as submitted.

2. Information Items

- Facilities Management Update – Karen Dethloff, Vice President Facilities and Construction

Ms. Dethloff updated the Committee on the completion of several major HVAC projects: a \$1.2M major upgrade at the Bedford Health Center, and replacement boilers at Cleveland Heights and Parma Hospitals. Other projects experienced material delays, but have now started including, roofing projects at Old Brooklyn Campus (OBC) and the W. 150th Ambulatory & Health Center, and a \$3.3M OBC Garage renovation project.



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To date, eighty four (84) projects have been initiated by the Facilities and Construction team with expected costs of \$40,877,061.

Ms. Dethloff reported that vacancies were up to 8.5% and vacancies due to FMLAs were consistent at 1.33 FTE/week for the year.

- Sustainability Update – Sarah O’Keeffe, Director Sustainability

Ms. O’Keeffe updated the committee on various collaborative activities that she and other MetroHealth leaders, including Dr. Ash Sehgal, have engaged upon for MetroHealth relative to climate change and human health. The NEO Health Systems and Climate Change Working Group convened through Better Health Partnership was highlighted; it has collected energy use data from five (5) large academic medical centers that anchor MetroHealth, the Cleveland Clinic, the VA Medical Center, University Hospitals and Akron Children’s hospital systems. Data were aggregated, analyzed and shared back with the group anonymously. Analysis results were shared with the committee with the note on the typical emissions % from area hospitals graphically displayed. High level summary: in order to keep climate emissions related to our health systems’ energy use within the widely recognized international goal (to limit global temperature rise to well below two (2) degrees Celsius) emissions from these sources would need to be cut by 7.5% year over year by 2030. Main takeaway is that climate action takes collaborative effort, the cleanest form of energy is the energy that is not used, and next steps for this group is to investigate ways to reduce energy use, first. Renewable energy sourcing from wind, solar or other non-fossil fuel or non-nuclear sources were discussed briefly as other ways to address carbon emissions. Aggregation of energy load with other entities for this type of procurement was asked about – Dr. Boutros indicated that local wind power has been discussed, but is not feasible at this time for MetroHealth, due to the expense.

Other climate action efforts being pursued were also highlighted, including the certification of the Clark-Fulton / MetroHealth EcoDistrict publicly announced at the Community Stakeholders’ meeting on the 17th. This is the first EcoDistrict to be certified worldwide with a hospital as the anchoring institution; climate protection is a foundational pillar of EcoDistricts, and decarbonization is part of the roadmap for the district. Transportation efforts around increasing employee commuting via non-drive alone commutes through a transit pass subsidy program, a daily parking

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rate that allows for more commuter choice, and health insurance premium incentives for making commuting choices that are not drive alone (such as carpooling, biking, walking, etc.) are all also ways that MetroHealth is taking action on climate change and air quality. EV Charging stations will be a part of the new visitor garage infrastructure, as well, increasing the availability of electric vehicle charging in a key transportation corridor.

- **Campus Transformation – Walter Jones, Senior Vice President, Campus Transformation**

Mr. Jones reported that the project is on time and on budget. The project is 23 weeks from substantial completion and partial certificate of occupancy (TCO) for 90% of the building. Floors eight (8) and nine (9) will carry a separate P/TCO as part of the semi-private room redesign. Day one opening date will not be affected. The building is fully enclosed. The Transition Planning team has continued change management and departmental planning meetings.

COVID-19 has not impacted the project to date, with no loss of workforce, no adverse supply or equipment issues and continued vigilance and awareness of fluid conditions.

Site observations continue and Phase I of the CCP renovation continues. The CUP (Central Utility Plant) interior/exterior scope of work is approximately 99% complete overall. The Hospital Tower MEP and interior fit-out, and interior drywall continues.

Turner is finalizing all sub-contract awards for approved new scopes of work. The sub-contractor OCIP (Owner Controlled Insurance Program) enrollment coordination continues and is on schedule. The CUP Test and Balance pre-test support/coordination continues. Temporary use of CUP utilities underway to support Hospital build-out.

Expanded Critical Path Method Schedule in use with on-going updates. City review of HGA ASI documents continues. Project remains within budget and on schedule for all major CPM activities. Discussions with the City and ODOT continues to finalize View Road-I71 connection. All critical ASI's submittals and request for information (RFI) responses on schedule. Overall spend to date includes \$371.7M for Turner and \$79.5M for all others.

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- Terry Monnolly, Chairperson, informed the Committee that the garages and present CCP are planned to be cladded on the exterior to blend with the look of the new Hospital and Apex.

3. Recommendation/Resolutions Approvals

- A. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approve the further amended agreement for the Enhanced Commissioning Agency Services with Engineering Economics, Inc. for the Campus Transformation Project.

The Committee approved the recommendation for full Board action.

- B. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approve the further amended agreement for the Medical Equipment Planning, Audio/Visual, Technology and Security Consulting Services with Mitchell Planning Associates for the Campus Transformation Project.

The Committee approved the recommendation for full Board action.

- C. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approve the further amended agreement with Hammes Company Healthcare LLC as the System's Owner's Representative for Campus Transformation.

The Committee approved the recommendation for full Board action.

- D. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approved the further amended agreement for Architectural and Engineering Services with HGA Architects and Engineers, LLC as the Master Architect for Campus Transformation.

The Committee approved the recommendation for full Board action.

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- E. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approve the further amended agreement for the Construction Manager at Risk with Gilbane Building Company for Improvements to the System's Old Brooklyn Campus.

The Committee approved the recommendation for full Board action.

Mr. Monnolly indicated that all further matters to be considered at this meeting involved discussions of trade secrets. Upon unanimous roll call vote, the Committee went into Executive Session to discuss such matters at Upon unanimous roll call vote, the Committee went into Executive Session to discuss trade secrets and real estate matters at 4:20 pm.

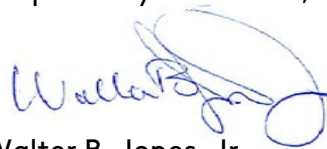
Following Executive Session, the meeting reconvened in open session at 4:25 p.m.

- F. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approve Capital Improvements to the System's Main Campus Outpatient, Administrative and Cancer Building and Engagement of Turner Construction Company for Design Build Services.

The Committee approved the recommendation for full Board action.

There being no further business to bring before the Committee, the meeting was adjourned at approximately 5:07pm.

Respectfully submitted,



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

Jane Platten
Executive Vice President, Administration
& Chief of Staff