

The MetroHealth System Board of Trustees

FACILITIES AND PLANNING COMMITTEE

August 11, 2021

Meeting Minutes

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

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

Guest: Sarah O’Keeffe

Ms. Whiting serving as Chairperson for Mr. Monnolly, called the meeting to order at 4:15 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 May 24, 2021 Committee meeting were approved as submitted.

2. Information Items

Facilities Management Update – Jane Platten, Executive Vice President, Administration & Chief of Staff on behalf of Karen Dethloff, Vice President Facilities and Construction

Ms. Platten reported that Facilities was able to salvage components from The Prentiss Center and readied the building for demolition. The Prentiss Center emergency generator was repurposed at Brooklyn Heights Call Center when that generator failed. Planning was initiated for the Ambulatory Enabling Project including the Community Based Footprint and ambulatory refresh totaling \$30M at 15 sites.



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In preparation for Joint Commission Readiness, Life Safety Audit was completed, remediation underway with greater and 60% complete. During the week of 7/26, a mock TJC survey and training program was conducted.

Facilities supported the opening of new Family Dental Clinic.

In addition, the Facilities and Construction team continued to provide support of design efforts related to the Cleveland Heights Behavioral Health Hospital, a new 12" water main for the Glick Center and mechanical, electrical and plumbing infrastructure for the Apex building.

Currently, there are eight open positions within the Facilities Management Department due to several building enginemen retiring. A plan has been developed with HR to recruit and train apprentices and interns. Two new Owners' Representatives were hired to support the project volume.

The Facilities and Construction teams initiated 56 major and minor projects year-to-date throughout the System with an expected cost of \$4,766,499. Minor projects include equipment rebuilds and replacement of failed infrastructure components throughout the System.

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

Mr. Jones reported that the project is on time and on budget. The project is 38 weeks from substantial completion and partial certificate of occupancy (TCO) for 90% of the building. Floors 8 and 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 will be fully enclosed (area of buck hoist excepted). 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.



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Site observations continue and Phase I of the Critical Care Pavilion (CCP) renovation bidding is complete. The CUP (Central Utility Plant) interior/exterior scope of work is approximately 98% complete overall. The Hospital Tower MEP and interior wall framing, and interior drywall continues, and Phase I CCP renovation to start July 2021.

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.

Sustainability Update – Sarah O’Keeffe, Director Sustainability

Ms. O’Keeffe reported on MetroHealth’s Progress and Recognition for Sustainability. Sustainability Advisory Council Members include clinical and operational department leaders, such as Dr. Brook Watts in Quality and Community Outreach and Alan Nevel in Inclusion, Diversity and Equity, as well as leaders from strategic transformational initiatives such as the Institute for HOPE, Sue Fuherer and Dr. Jim Misak, and the Community and Economic Transformation Office’s Greg Zucca. Council members convene quarterly and in Working Groups that advance progress in specific focus areas such as the Healthy Transportation Working group that has most recently been working on advancing transit use amongst employees.

[Practice Greenhealth](#) - Annual benchmarking of sustainable operations of the hospital and system; July 2021 – MetroHealth Medical Center earned an Environmental Excellence Award for the third year in a row for our continued progress towards reaching impactful sustainability goals in operations.

[LEED](#) (Leadership in Energy and Environmental Design) – 1 time Certification that documents the quality of the building constructed by the firms that were hired to design and build it; anticipate certification for Glick Center at the Silver level in Oct 2022; Apex project will also be seeking a LEED certification.

[WELL Building Standard](#) – Certification + Annual Performance Tracking to maintain WELL designation; documents operations, processes, operations of a building, many of which are influenced by careful design and construction choices and build upon a LEED certification; WELL is People Centered: Well-being, Patient and Staff Experience are key focus areas for this continual tracking; Submitting



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initial documentation in Dec. 2022, with performance testing in June 2023, and WELL Building certification at the Silver, or possibly Gold level anticipated by mid-2023.

EcoDistricts – Certification + Bi-annual Performance Tracking to maintain EcoDistricts designation; collective impact through collaboration to design and implement a “Roadmap” that advances 3 core Pillars of sustainable neighborhood development: Equity, Resilience, Climate protection. EcoDistricts certification for the Clark-Fulton neighborhood is anticipated in 2021, effort led by Greg Zucca, Director for Economic and Community Development, supported by Sustainability. This is the 1st hospital anchored EcoDistrict, globally, as noted by Dr. Boutros.

Discussion: There is a growing body of work showing value of these types of verifications beyond the environmental and social determinants of health benefits, including the financial valuation of an organization – leading to more prevalence and visibility for this 3rd party verification. Links to resource articles demonstrating the value that WELL and EcoDistricts bring to an organization and a community focused on improving Health and Well-being were also shared. Dr. Boutros emphasized the unique approach of MetroHealth pursuing not just LEED, but also WELL and EcoDistricts certification, which expand positive impacts outside of our buildings’ doors.

3. Recommendation/Resolutions Approvals

- A. Recommendation to the President and Chief Executive Officer to approve Capital Improvements and Engagement of Carl Walker Construction for the OBC Parking Garage Renovation.

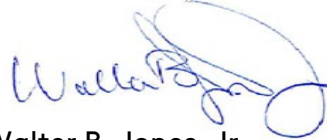
The Committee unanimously approved the recommendation for full Board action.



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There being no further business to bring before the Committee, the meeting was adjourned at approximately 4:45pm.

Respectfully submitted,



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

Jane Platten
Executive Vice President, Administration
& Chief of Staff