

# The MetroHealth System Board of Trustees

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## FACILITIES AND PLANNING COMMITTEE

January 15, 2025

12:00-2:00 p.m.

The MetroHealth System K-107 / via Zoom Option <https://us02web.zoom.us/j/87356432769>

### Meeting Minutes

Committee Members Present: Harry Walker, M.D.-R, Maureen Dee-R, Sharon Dumas-R, Ron Dziedzicki-R, John Moss-R, Michael Summers-R

Staff: Christine Alexander, M.D.-R, Robin Barre-R, James Bicak-R, Victoria Bowser-R, Chris Briddell-R, Robert Bruce, M.D.-R, John Chae, M.D.-R, Karen Dethloff-R, David Fiser-R, Joseph Golob, M.D.-R, Eileen Hayes-R, Derrick Hollings-R, William Lewis, M.D.-R, Mary Jo Murray-R, Allison Poullos-R, Brian Rentschler-R, Tamiyka Rose-R, Ronald Walker-R, Deborah Southerington-R, James Wellons-R, Greg Zucca-R

Guests: Stephanie Tantillo-R, Devann Marchand-R, David Luke-R

Dr. Walker called the meeting to order at 12:00 p.m., in accordance with Section 339.02(K) of the Ohio Revised Code. Dr. Walker noted that a quorum is present.

(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**

The minutes of the November 20, 2024, Facilities and Planning Committee meeting with the clarifications noted were approved as submitted.

### **II. Information Items**

#### ***Campus Transformation Status – Jim Bicak, SVP, Facilities, Construction and Campus Transformation***

Mr. Bicak provided an update on the Campus Transformation 2.0 initiatives. Turner Construction has submitted the final pay application for The Glick Center project. After review of the application by MetroHealth and RSM to ensure it is complete and correct, MetroHealth will approve payment, and the construction contract will be closed out. Stakeholder meetings began in October 2024 for the Emergency Department Refresh

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and Renovation project. The focus has been on clarifying the extent of the work for the project, and the scope will be finalized before end of Q1 2025. The Outpatient Rehabilitation department in the Outpatient Plaza (OPP) will remain in its current location and will be refreshed to improve the patient experience. Mr. Summers questioned the extent to which the building is being refreshed. Mr. Bicak replied the focus is on upgrading the building's interior finishes and lighting. Also, included are upgrades to the building mechanical systems including ventilation and electrical systems which are needed to improve comfort and extend the life of the building.

Mr. Bicak provided an update on construction of the Outpatient Health Center. Foundation work for the loading dock and pedestrian connector continue. The brick paver installation at the entry drive is complete. Interior construction is in progress including revisions to the existing walls on the lower levels to widen corridors. Mechanical, electrical and plumbing systems will be modified, as well. Door frames, casework and accessories will be salvaged and reused as walls are relocated. Overhead steel support is being installed for pediatric therapy swings and for imaging equipment. Mr. Dziedzicki asked why changes to toilets rooms, casework, and doors was necessary. Mr. Bicak replied building was originally designed meet medical office building (MOB) code requirements. The revised design upgrades the building meet ambulatory care facility requirements. The wider corridors provide access for patients arriving on carts, and the revised systems allow for the establishment of additional treatment rooms that would not have been permitted under the MOB classification. Mr. Dziedzicki asked Mr. Bicak to provide an estimate of the project change order and how it was approved at the next Board meeting. Ms. Dumas and other board members requested information regarding the change order process including approvals. Mr. Bicak will report on the process at the next board meeting.

Mr. Bicak reviewed the Outpatient Health Center construction activities planned for the next 90 days. Work on the loading dock and pedestrian connector continues, including procurement of the exterior enclosure system and temporary roofing. Interior wall installation is in progress on the upper floors and will continue with the lower floors. Structural steel for support of imaging equipment is being installed, and additional interior doors and frames are being procured for the revised design. Work on mechanical, electrical and plumbing systems continues on levels 4 and 5. Mr. Bicak stated the project is on schedule.

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Mr. Bicak provided an update on Transition Planning and Activation for the Outpatient Health Center. The operational assessment of existing clinics was completed in December 2024. Final medical equipment validation meetings are scheduled from January 15 thru February 7, 2025. A competitive bid process for furniture acquisition will begin by end of Q1 2025. Operational workflow stakeholder meetings will begin in March in preparation for move-in and the start of operations within the building.

Mr. Dziedzicki asked if there were any conclusions from the recently completed Joint Commission survey that would need to be implemented in the Outpatient Health Center while still under construction. In response, Mr. Bicak noted the team has been involved in the Life Safety and Environment of Care aspects of the survey, and the building has been designed in accordance with the current requirements. Compliance with requirements will continue to be monitored during construction as we prepare for a Joint Commission review once the project is complete.

Mr. Bicak provided an update on the Ambulatory Enabling Projects. The MetroHealth Autism Assessment Clinic (MAAC) expansion on the 2nd floor of Parma is complete and activation will be initiated before end of Q1 2025. Bidding for the Heart and Vascular Clinic at Parma is planned to complete Q1 2025, and bidding for the Pain Management completion is planned for Q2 2025. Beachwood Express Care Phase 2 activation is scheduled for January 20, 2025. Construction documents for the Medical Specialties and Pain Management Clinics were submitted for permit on January 6, 2025.

Dr. Walker asked if there have been any further parking-related complaints, and Mr. Rentschler replied he has not received any complaints recently. Changing parking deck assignments and implementing additional shuttle service provided a more efficient way to patients to get from parking to the main entrance. Dr. Alexander mentioned she did receive a note from a patient who ended up at the wrong garage. The instructions from MyChart had not been updated to align with current parking assignments, and the shuttle no longer stopped at that garage. Dr. Alexander requested that parking-related communication be updated and consistent. She did note the patient was complementary of the staff, and the staff assisted the patient.

Mr. Bicak provided an update on campus parking and open space planning. An analysis of the existing open spaces on campus, including current use and potential opportunities, has been complete. Mr. Bicak asked Mr. Zucca to provide an update on community discussions. Mr. Zucca stated the planning process will include re-

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evaluation of the open spaces on campus and, particularly, the green space in front of Glick. The Clark/Fulton Neighborhood Master Plan recommendations are being applied to the campus to guide concept development of engaging spaces. Discussions continue with Metro West Community Development Organization, Councilwoman Jasmine Santana, the City of Cleveland Planning Department, several community ambassadors, and the Cleveland Foundation. Opportunities for public art on the MetroHealth campus are also a part of the plan. The Joyce Foundation awarded a grant to work with a Puerto-Rican born artist for design of a bus shelter. The proposed location is the corner of South Point Drive and Scranton. Work is also in progress with Land Studio and local artists to create a mural to be installed on Via Sana, the affordable housing complex located at MetroHealth Drive and West 25th Street. Dr. Walker asked if the community feels connected and if there are any concerns. Mr. Zucca responded that while the community is disappointed the grand park plan has not been implemented, they are aware of the hospital's, patients', and community's needs. Dr. Walker noted that COVID had a significant impact on the amount and types of space needed on campus.

Mr. Bicak provided an update on the Main Campus Legacy Buildings. Campus Transformation is in the process of re-evaluating space needs of the departments and recommendations for relocation. Some non-clinical functions need to remain on campus, and other functions can be moved off-campus. The leadership team is engaged and will help in decision making. Mr. Dziedzicki asked whether buildings slated for demolition could be reused to expand research for dry labs or wet labs. Dr. Alexander replied that the high school, currently located in Rammelkamp, may be moved to the Outpatient Pavilion. Other Rammelkamp space may also be converted to research use. The Space, Optimization, Utilization, and Planning Team (SOUP) is leading the process, and the plan is intended to position the organization for future development in accordance with the current master planning initiative. Stakeholder representatives are being interviewed to understand operational needs and space allocation will include consideration for storage, equipment, security and ancillary uses.

Mr. Bicak informed the Board that the Gordian Group, Inc, completed the facility condition analysis process of the existing facilities. The analysis will guide decisions on the infrastructure investments needed for facilities MetroHealth will keep in operation. In addition, a separate analysis is in progress that will identify revisions needed for the utility systems that serve these buildings. Building utilities such as steam from the existing Power House and chilled water from the Towers run through buildings to be demolished to buildings that will remain.

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## ***Facilities Management Update – Karen Dethloff, Vice President, Facilities Management***

Ms. Dethloff provided an update on major accomplishments in the Facilities Management Department. The focus recently has been on the Joint Commission Survey. In addition, the year closed out with 282 capital projects initiated which is 113% more than in 2023. The value of the work is \$17.2 million compared with \$9.1 million in 2023. Ms. Dethloff is reviewing the 2025 capital plan with the Finance Team.

### **III. Executive Session**

Chairman Walker stated that the next matters are topics that are hospital trade secrets as defined by ORC 1333.61 and asked for a motion to move into Executive Session to discuss these topics. Ms. Dumas made a motion to go into Executive Session which Mr. Summers seconded. Upon unanimous roll call vote, the Committee went into Executive Session to discuss such matters at 12:45 pm.

Following Executive Session, the meeting reconvened in open session at 1:10 pm.

### **IV. Recommendation/Resolution Approvals**

- A. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approve the Expenditures for Design, Fabrication, and Installation of Interior and Exterior Signage.

Mr. Bicak presented the recommendation for the approval of the expenditures for design, fabrication, and installation of interior and exterior signage. After discussion, 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 1:11 pm.

**NEXT MEETING:      Wednesday, April 9, 2025 – 12:00 pm - 2:00 pm**  
**MetroHealth Board Room (K107) or via Zoom**

Respectfully submitted,

E. Harry Walker, MD, Chairperson  
Board of Trustees