



# The MetroHealth System

## Board of Trustees

Wednesday, August 13, 2025

12:00pm - 2:00pm

The MetroHealth System Board Room K-107 or via YouTube Stream

## Facilities & Planning Committee

### Regular Meeting

# The MetroHealth System Board of Trustees

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## FACILITIES & PLANNING COMMITTEE

**DATE:** Wednesday, August 13, 2025

**TIME:** 12:00pm – 2:00 pm

**PLACE:** The MetroHealth System Board Room K-107 / via YouTube Stream:  
<https://www.youtube.com/@metrohealthCLE/streams>

## AGENDA

### I. Approval of Minutes

Committee Meeting Minutes of April 9, 2025

### II. Information Items

A. RSM Report – *Campus Transformation Pay Request Reviews*

B. Campus Transformation Status – *J. Bicak, SVP, Facilities, Construction and Campus Transformation*

a. *The Glick Center – Construction Contract Closeout*

b. *The Outpatient Health Center – Progress Report*

i. *Construction*

ii. *Activation Planning*

c. *Ambulatory Enabling Projects – Progress Report*

d. *Other Planning, Design and Construction Projects*

C. Facilities Management Update – *K. Dethloff, VP, Facilities Management*

### III. Executive Session

### IV. Return to Open Meeting

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## V. Recommendation/Resolution Approvals

- A. Recommendation To Expand Use of Previously Approved Funds to Include Capital Expenditures for Bell Greve, Rammelkamp, Business Services and Other Main Campus Buildings

# The MetroHealth System Board of Trustees

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## FACILITIES AND PLANNING COMMITTEE

April 9, 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, Artis Arnold, III-I, John Moss-I, Michael Summers-I
- Staff: Christine Alexander, M.D.-I, Robin Barre-I, James Bicak-I, Peter Benkowski-I, Victoria Bowser-I, Chris Briddell-I, John Chae, M.D.-R, Karen Dethloff-I, David Fiser-R, Joseph Golob, M.D.-I, Eileen Hayes-I, Derrick Hollings-I, William Lewis M.D.-I, Candace Mori-I, M.D.-I, Brian Rentschler-I, David Stepnick, M.D., Tamiyka Rose-I, Deborah Southerington-I, James Wellons-I, Donald Wiper, M.D.-I, Greg Zucca-I
- Guests: Stephanie Tantillo-R, Devann Marchand-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 January 15, 2025, 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 Campus Transformation 2.0 initiatives. The Certificate of Final Completion for The Glick Center project has been approved by the project architect, HGB Associates. MetroHealth is now completing its review. The Final

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Payment application, including all required closeout documents, has been reviewed internally by MetroHealth. RSM is now completing its review in preparation for Final Payment. The amount to be returned to MetroHealth from the GMP agreement is expected to be \$5,558,122.97.

Mr. Bicak provided an update on construction of the Outpatient Health Center (OPHC). Work continues with about 80 personnel on site daily. The steel structure is in place for the Loading Dock and the pedestrian Connector to the garage. Underground work is complete, and formwork is in place for the concrete slabs. Exterior roofing and wall installation are beginning.

Interior construction has progressed significantly since the last Board meeting. Wall framing on the 4th and 5th floors is now substantially complete, and installation of door frames on the 5<sup>th</sup> floor is in progress. Revisions to existing wall framing on the lower floors are in progress. In-wall rough-in of Mechanical, Electrical and Plumbing systems (MEP) continues on the 4th and 5th floors, and overhead MEP work is in progress throughout. At this time there are no issues related to the availability of building materials. The contractor is currently monitoring the market for metal products and wood that are used for doors and cabinetry. Mr. Summers asked about the status of medical equipment orders. Ms. Hayes replied that procurement is in progress now so that we may lock in pricing as best we can. Furniture is currently out for competitive bidding with responses due Friday, April 11th.

Mr. Bicak provided an overview of the upcoming construction activities for the OPHC. External enclosure and interior construction of the Loading Dock and Connector will continue as planned. Drywall installation on the 5th floor and door frame installation on the 4th floor will begin. As wall revisions are completed on the lower floors, re-installation of casework, cabinetry and doors will begin. MEP work on distribution systems will continue throughout. The planned schedule for the temporary certificate of occupancy is February 13, 2026.

Ms. Hayes provided an update on Transition Planning and Activation activities for the OPHC. These currently include equipment and furniture procurement, and validation meetings for I.S. devices. Artwork coordination, interior signage and wayfinding are in process. HBS has been engaged as a consultant to assist in Transition Planning and execution of the process, and Ms. Hayes presented an organizational chart illustrating the committee structure. The Executive Leadership team makes up the majority of the

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Steering Committee, and the Operations Committee is expanded to include all those with key leadership responsibility for the new OPHC. The framework was developed to support collaboration and effective operations across the departments and services. Operational workflows will be assessed through the Operations Committee including patient wayfinding and arrival. “Day-In-The-Life” departmental training activities will be planned to fully prepare staff for building opening. Also included as part of Activation Planning, is decommissioning of areas left behind when departments move to the OPHC. This will support re-occupation of the current Outpatient Plaza with programs from the Legacy Buildings. Decommissioning will include disposing of obsolete equipment and supplies no longer of use.

Ms. Hayes provided an update on the Ambulatory Enabling Projects. Renovation of the Heart and Vascular Clinic at Parma is scheduled for completion in early September, as is the renovation of the Pain Management Clinic. The MetroHealth Autism Assessment Clinic (MAAC) expansion on the 2nd floor of Parma is complete and awaiting furniture and I.S. device deliveries. Conceptual planning and schematic design for the Parma MRI replacement is in process, and stakeholders are evaluating space requirements for the expansion of Physical Therapy. The Medical Specialties and Pain Management Clinic projects, located on the 3rd floor at Beachwood, are both in the process of completing construction documents.

The Planning, Design and Construction team is working on additional projects that support Campus Transformation 2.0. Space and systems modifications are in progress at the Behavioral Health Center in Cleveland Heights to enhance operational capability of the inpatient units and improve staff safety. These include creation of additional seclusion rooms, a nutrition station, and lockers for patient belongings. The MHPD communication system is also being upgraded. Mr. Summers inquired about the interoperability of our police department’s communications with municipal partners. Ms. Hayes replied that MHPD and our Emergency Management Services work closely with all regional agencies.

Design for refurbishment of the Main Campus Emergency Department is now in progress, and it will also include functional modifications. The main entry will be revised to improve pedestrian flow into the building, through a security screening area and to the ED registration desk. Dr. Alexander asked Ms. Hayes to speak more about how security will be enhanced in the entry area. Ms. Hayes noted MetroHealth is more advanced than many hospitals because it is a Level 1 trauma center in an urban setting.

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In coordination with MHPD, the Evolve weapons detection system will be integrated into the building walk-in entry, and new technology is being evaluated which can effectively scan patients on carts at the emergency entry. In addition, bullet resistant glazing will be installed at the registration desk and at key exposed areas. Dr. Wiper noted he has received feedback from patients and families who say the entry is like that of a jail, and this project would be a good opportunity to discuss how to change that. Ms. Hayes noted the goal is to also make the entry more patient friendly for access to women's and children's programs, and the satellite retail pharmacy. Improvements to the ambulance entry and to the behavioral health area are also included in the design, as well as enhancements to the Clinical Decision Unit to improve capacity. The planning process includes participation from providers and caregivers in the ED, as well as personnel from Security and Patient Experience. The schematic design phase will continue through June. Design development is scheduled for June through August, and construction documents will be completed by the end of November. Construction for Phase I will take approximately nine months to complete.

The Outpatient Plaza Refresh Project - Phase 1 will include Infrastructure upgrades to the elevator system, selected building mechanical systems, replacement of the entry doors and vestibules at the Atrium, and new interior finishes in common areas and selected clinic areas. The budget for this phase is \$12 million.

Ms. Hayes provided a brief update on the exterior signage project currently in progress and planned to complete by the end of 2025. The project will standardize exterior brand signage throughout the MetroHealth system. Contracts to provide wayfinding and interior signage for all the buildings are in process. This work will improve wayfinding for patients and visitors.

A new PET/CT scanner will be added to the Imaging Department on the ground floor of The Glick Center. The area was originally built as shell space to accommodate future expansion. The equipment selection is underway. An RFQ is being prepared to engage an architect and engineer for the planning and design work. A timeline will be provided at the next board meeting.

Mr. Bicak provided an update on the campus parking noting the changes that will occur once the Outpatient Health Center opens. The objective will be to align parking with patient and staff destinations. The Apex P-1 and OPP P-9 garages, adjacent to The Glick Center and the OPHC, provide the most convenient access for patients and visitors.

## The MetroHealth System Board of Trustees

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Staff will be re-aligned in the remaining garages. A consultant will be engaged to analyze vehicle traffic and pedestrian flow on campus as well as recommend options for parking management. Mr. Bicak also noted MetroHealth purchased a new accessible shuttle bus for its Campus Shuttle program with 15 seats including two for wheelchair users.

Mr. Bicak provided a brief update on the Campus Open Space Planning. City Architecture has continued its analysis of the campus including pedestrian utilization, campus functional zones, future development opportunities and current exterior space use. Concepts for improvements along 25<sup>th</sup> Street and the open space across from The Glick Center are in development.

Mr. Bicak provided an update on planning activities regarding the Main Campus Legacy Buildings. The Space Optimization Utilization & Planning (SOUP) is continuing work on the plans for relocating departments once the OPHC opens and clinics relocate from the OPP. The Towers, Core, Hamann, Gannon and South can be vacated and demolished. Engineering analysis of how these buildings can be disconnected from infrastructure and utility systems, while maintaining service to the buildings that remain, is in progress.

The Q1 2025 Campus Transformation Priorities are as follows. Close out of The Glick Center construction contract. Continue collaboration with MH advisory groups on campus parking and open space concept development. Complete design for Parma and Beachwood projects as part of the Ambulatory Enabling program. Continue construction, transition planning, and activation planning for the Outpatient Health Center. Continue with the planning and design necessary to relocate remaining main campus departments, and plan infrastructure revisions to vacate the remaining Legacy buildings.

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

Ms. Dethloff summarized the Facilities Management staffing metrics. Two open positions were filled with an electrician and an HVAC technician. A third open position is the Director for Environmental Health & Safety, and candidates are now being interviewed. One to three staff members may retire in Q2 2025. The vacancy rate is 2.5%. Currently, there are 1.7 FTEs out on FMLA or Workers Compensation.



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Ms. Dethloff provided an update on Facilities capital projects. To date, 57 projects have been initiated with a total value of over \$3 million. The majority are for repairs or replacement of failed infrastructure components. The Boiler Replacement in the Powerhouse, which supports the Legacy buildings, is a strategic project as is replacement of the Line Isolation Monitors for the main campus ORs. Upgrades to the building automation system and for the CCP generators are on-going.

Ms. Dethloff provided a summary of the Gordian Facility Condition Assessment which included 83 assets owned or leased by MetroHealth. This project evaluated the condition of each asset, determined what improvements were needed, including their associated costs, and provided an initial prioritization of those improvements. The assessment used industry standards and cost data adjusted for Cleveland to establish a Facility Condition Index (FCI) for each building, thereby illustrating the relative condition of each individual asset. The Gordian software will allow MetroHealth to develop cost model options for any of its buildings ranging from one to twenty years. The organization will be able to use this information to provide decision support for strategic initiatives and for planning investments over time in our buildings.

### 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. Mr. Summers made a motion to go into Executive Session which Mr. Arnold, III, seconded. Upon unanimous roll call vote, the Committee went into Executive Session to discuss such matters at 1:31 pm.

Following Executive Session, the meeting was reconvened in open session at 1:52 pm.

### IV. Recommendation/Resolution Approvals

#### A. Recommendation to the President and CEO of The MetroHealth System to approve the Selection of Pre-Authorized Professionals

Mr. Bicak presented the recommendation for the approval of the selection of pre-authorized professionals. After discussion, the Committee approved the recommendation for full Board action.

## The MetroHealth System Board of Trustees

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- B. Recommendation to the President and CEO of The MetroHealth System to approve the Renewal of Lease in Beachwood, Ohio

Mr. Bicak presented the recommendation for the approval of the renewal of lease in Beachwood, OH. 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 1:57 pm.

**NEXT MEETING:      Wednesday, August 13, 2025 – 12:00 pm - 2:00 pm**  
**MetroHealth Board Room (K107) or via Zoom**

Respectfully submitted,

E. Harry Walker, MD, Chairperson  
Board of Trustees

PRIVATE AND CONFIDENTIAL



# The MetroHealth System

## Construction Monitoring Update

August 13, 2025



# Executive Summary

## Apex Outpatient Care Facility

- \$168.2m total costs, 194 invoices reviewed 2021 – present
- \$165.8m construction costs
- \$2.4m consultant costs (7 consultants)
- \$1m recovered
- Interim review complete (Q2 2025)
- Interim review in progress (Q3 2025)

## Glick Tower and Campus Transformation

- \$590.5m total costs, 469 invoices reviewed 2018 – present
- \$535.4m construction costs
- \$55.1m consultant costs (11 consultants)
- \$980k recovered
- Construction closeout review complete

- ***RSM has been providing construction risk consulting services to MHS since 2018***
- ***Current project team serving MHS since 2020***

# Construction Monitoring Summary

## Monthly Monitoring

For each construction and consultant invoice, we perform the following steps:

- ☐ Evaluate cost compliance with contract
- ☐ Analyze and recalculate for mathematical accuracy
- ☐ Evaluate for adequate supporting documentation
- ☐ Sample transactions to validate costs
- ☐ Analyze supporting schedules such as certified payrolls, contingency logs and allowance logs
- ☐ Report through Trimble/e-Builder
- ☐ Regular/ongoing communication with project team members

## Interim and Closeout Reviews

“Deep dive” into construction contractor cost records, including:

- ☐ Reconciliation of contractor accounting records to billed costs
- ☐ Change order reviews
- ☐ Insurance and overhead analysis and recalculation
- ☐ Recalculation of fee and shared savings, where applicable
- ☐ Report to MHS project management

# Apex Outpatient Care Facility

## Project Highlights

Contractor: Turner Construction Company

Contract Value: \$168,250,368

Contract Method: Design Build with GMP

Construction Timeline: Oct 2021 – mid-2026 planned

New construction of an outpatient and administrative building and parking garage, renovations to existing facilities.

## Construction Monitoring Update

- Monthly monitoring of construction billings from 2021 – present (\$140.8m reviewed to date)
- 14 construction interim reviews & change order reviews
- Monthly monitoring of consultant invoicing from 2021 – present
  - 7 consultants (\$1.8m reviewed to date)

# Apex Outpatient Care Facility

## Monitoring Results

- \$1,025,497 recovered
  - Inappropriate subcontractor billing
- \$16,844 identified for potential recovery
  - Subcontractor default insurance
- Process improvements for increased transparency of construction and consultant billings during monthly reviews

## Next Steps

- Continued monthly construction monitoring
- Interim review complete (Q2 2025) contractor billing in compliance
- Interim review in progress (Q3 2025)



# Glick Tower and Campus Transformation

## Project Highlights

Contractor: Turner Construction Company

Construction Contract Value: \$542,607,133

Contract Method: Construction Manager at Risk with GMP

Construction Timeline: May 2018 through July 2024

New construction of main campus hospital with 316 beds and garage, with renovated spaces for CCP and other patient services. Glick Center opened to patients in the Fall of 2022.

## Construction Monitoring Summary

- Preconstruction reviews of GMP cost proposals
- \$590.5m total costs, 469 invoices reviewed 2018 – 2025
- \$535.4m construction costs
- \$55.1m consultant costs (11 consultants)
- \$980k recovered
- Construction closeout review complete



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# MetroHealth

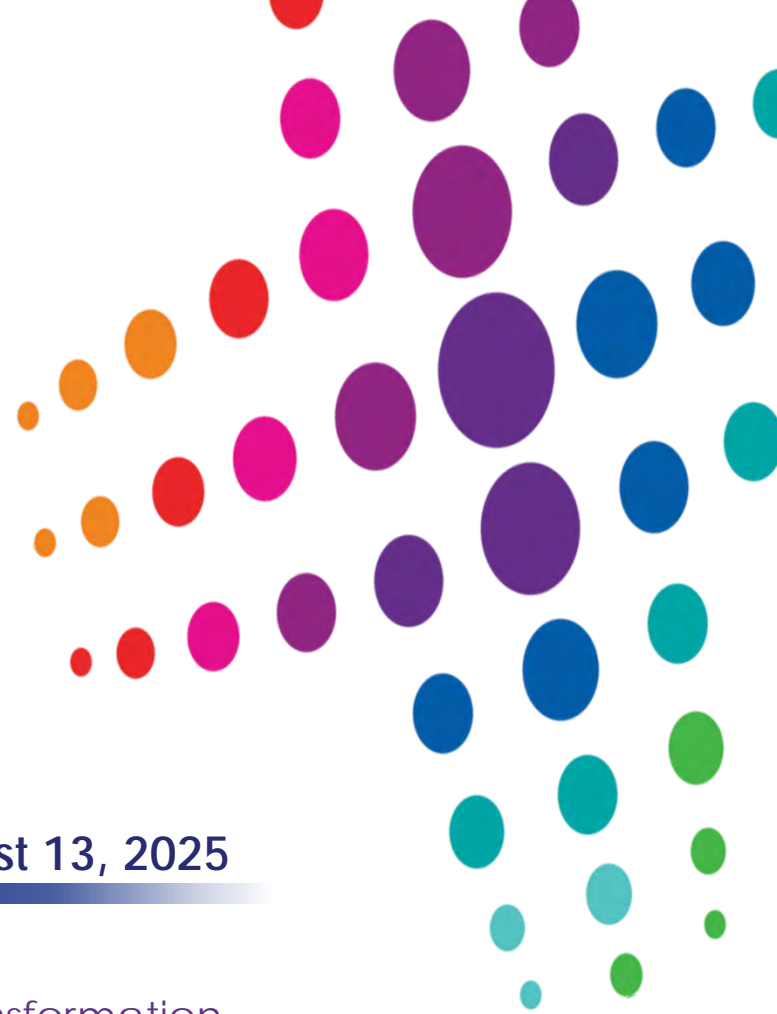
Campus Transformation 2.0 Update

**Facilities & Planning Committee August 13, 2025**

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James Bicak, AIA

SVP, Facilities, Construction & Campus Transformation



## Campus Transformation 2.0 - Updates

- The Glick Center
  - Contract Closeout
- Outpatient Health Center
  - Construction Progress
  - Activation Planning
- Ambulatory Enabling Projects
  - Parma Pain Management
  - Parma Heart & Vascular Clinic
  - Parma PT/OT
- Planning, Design & Construction Projects
  - Emergency Department Renovation
  - Outpatient Plaza Refresh
  - Exterior Signage





# The Glick Center Close-Out

- Turner Construction Contract Closeout
  - The Final Change Order has been executed. The amount returned to MetroHealth from closing the GMP agreement with Turner Construction is \$5,558,122.97
  - The revised Final Payment from Turner has been submitted and the payment is in process.





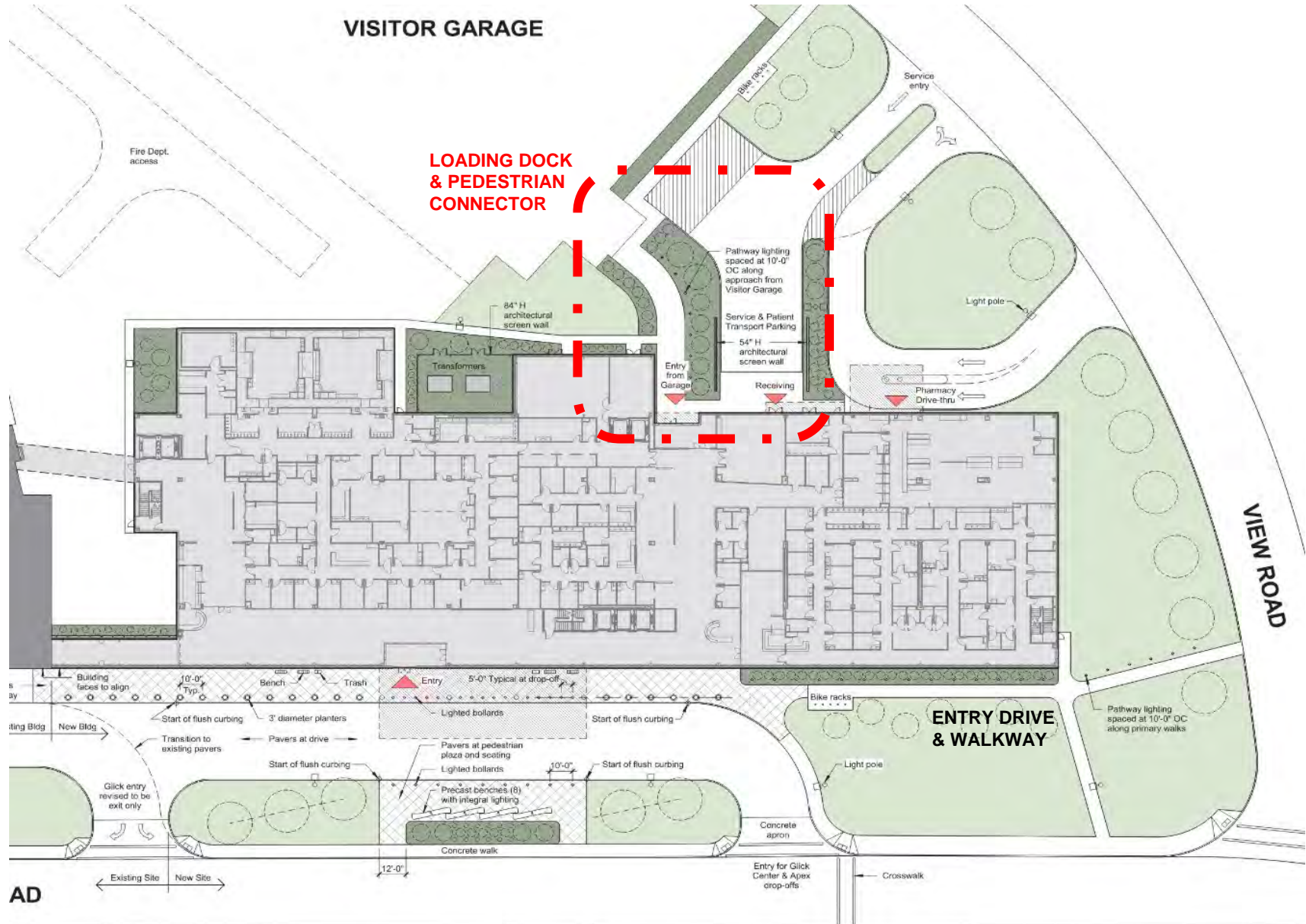
# Outpatient Health Center – Construction Update

## Current Construction Activities

- **Loading Dock and Exterior Work**
  - Overhead MEP Rough-In at Loading Dock
  - Concrete Dock Ramp
  - Entry Canopy Trim
  - Preparation for Exterior Signage
- **Floor by Floor Status**
  - 5th Floor Tile, Flooring and Casework Installation
  - 5th Floor Lighting, Fire Alarm and Plumbing Fixture Installation
  - 4th Floor Ceiling Grid Installation and Painting
  - 3rd Floor X-Ray Electrical Rough-In and Drywall Finishing
  - 1<sup>st</sup> and 2<sup>nd</sup> Floor In-Wall MEP Rough-In
  - 1<sup>st</sup> and Ground Floor Metal Stud Framing

## VISITOR GARAGE

### LOADING DOCK & PEDESTRIAN CONNECTOR







Entry Canopy  
SW Corner Sign Location





Loading Dock Exterior  
Pedestrian Connector Curtainwall

5th Floor		Pediatrics	Waiting Registration Elevators	Pediatric Behavioral Health Pediatric Rehab Therapy	Clinical Research Unit Theragnostics
4th Floor		Internal Medicine	Waiting Registration Elevators	Medical Specialty Clinics	Medical Infusion Center
3rd Floor		Surgical Specialties Blood Lab Testing (PAT)	Vascular Pre-anesthesia Waiting Registration Elevators	Imaging Occupational Therapy	CAST NMSK Clinics EEG/EMG
2nd Floor	Bridge to Glick	Oral Surgery ENT	Waiting Registration Elevators	OB/GYN Clinic Uro/Gyn Clinic	Fetal Diagnostics Center
1st Floor		Medical Oncology & Infusion	Waiting Registration Elevators	Heart & Pulmonary PFT	Sleep Clinic DME
Ground Floor	Walkway to Glick	Radiation Oncology	Main Lobby Elevators Access to Garage	Blood Draw WIC Finance Customer Service	Breast Health Center Retail Pharmacy - 24/7 Drive Thru Receiving

NORTH

SCRANTON ROAD

SOUTH





## 5<sup>th</sup> Floor Casework Installation



**5<sup>th</sup> Floor**  
**Tile and Plumbing Fixtures**  
**Linear Vinyl Tile Installation**





## 4<sup>th</sup> Floor Drywall Ceiling Installation





## 4<sup>th</sup> Floor Ceiling Grid Installation Painting





**3<sup>rd</sup> Floor  
X-Ray Room In-Wall Rough-In  
Drywall Installation**







## 2<sup>nd</sup> Floor Medical Gases In-Wall Rough-In





**1<sup>st</sup> Floor In-Wall Rough-In**





**Ground Floor Framing and Door Frames**

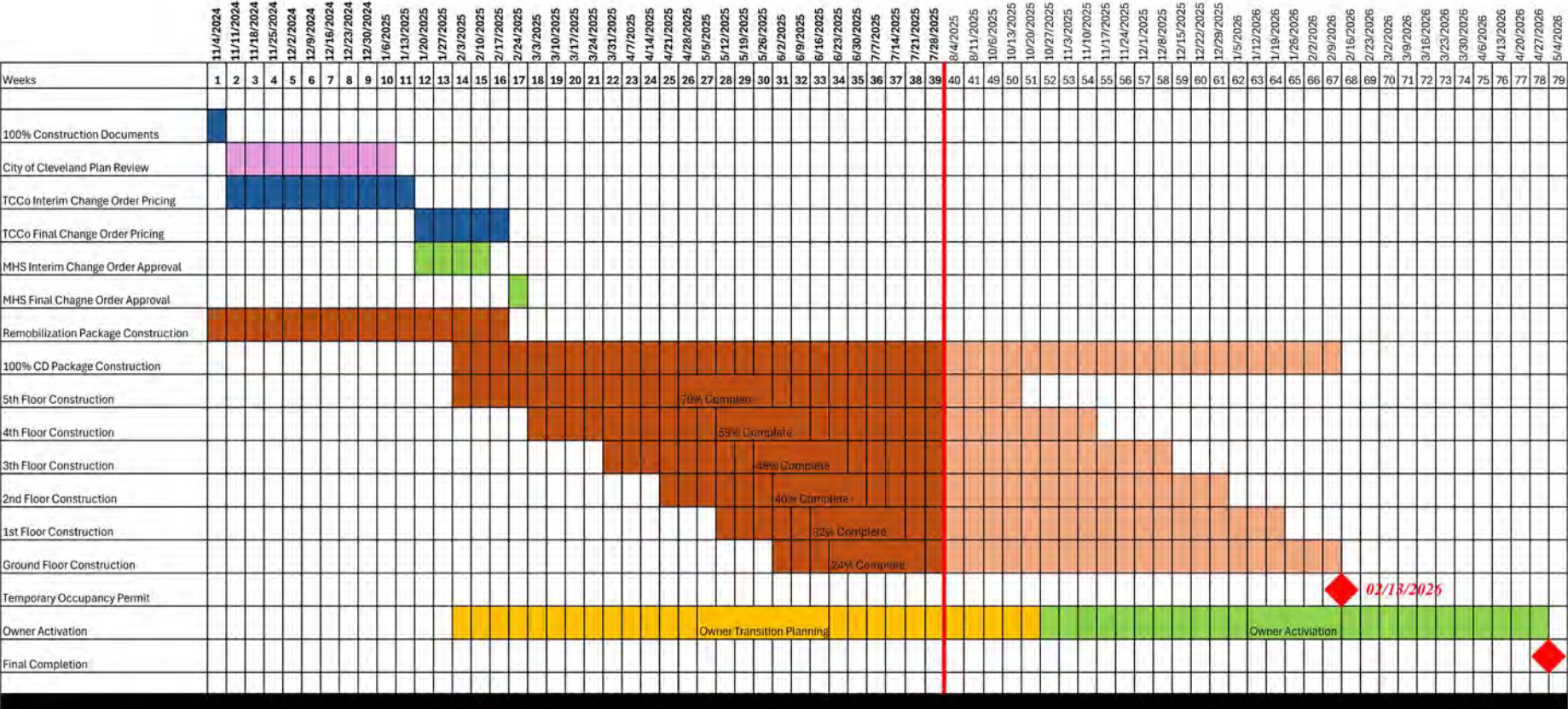
# Outpatient Health Center – Construction Update

## Upcoming Construction Activities

- **Loading Dock and Exterior**
  - Final Roofing Installation
  - Curtainwall Installation at Pedestrian Connector
  - Loading Dock Metal Panel Installation
  - Exterior Signage Installation
- **Interior Construction 2nd Floor Drywall Installation**
  - 5th Floor Door Installation
  - 5th Floor Finish Paint
  - 5th Floor Toilet Accessories Installation
  - 4th Floor Casework Installation
  - 3rd Floor and Sky Bridge Painting
  - 2nd Floor Drywall Installation
  - Ground and 1<sup>st</sup> Floor Framing, Drywall, Painting
- **Mechanical Electrical Plumbing Systems (MEP)**
  - Equipment Commissioning

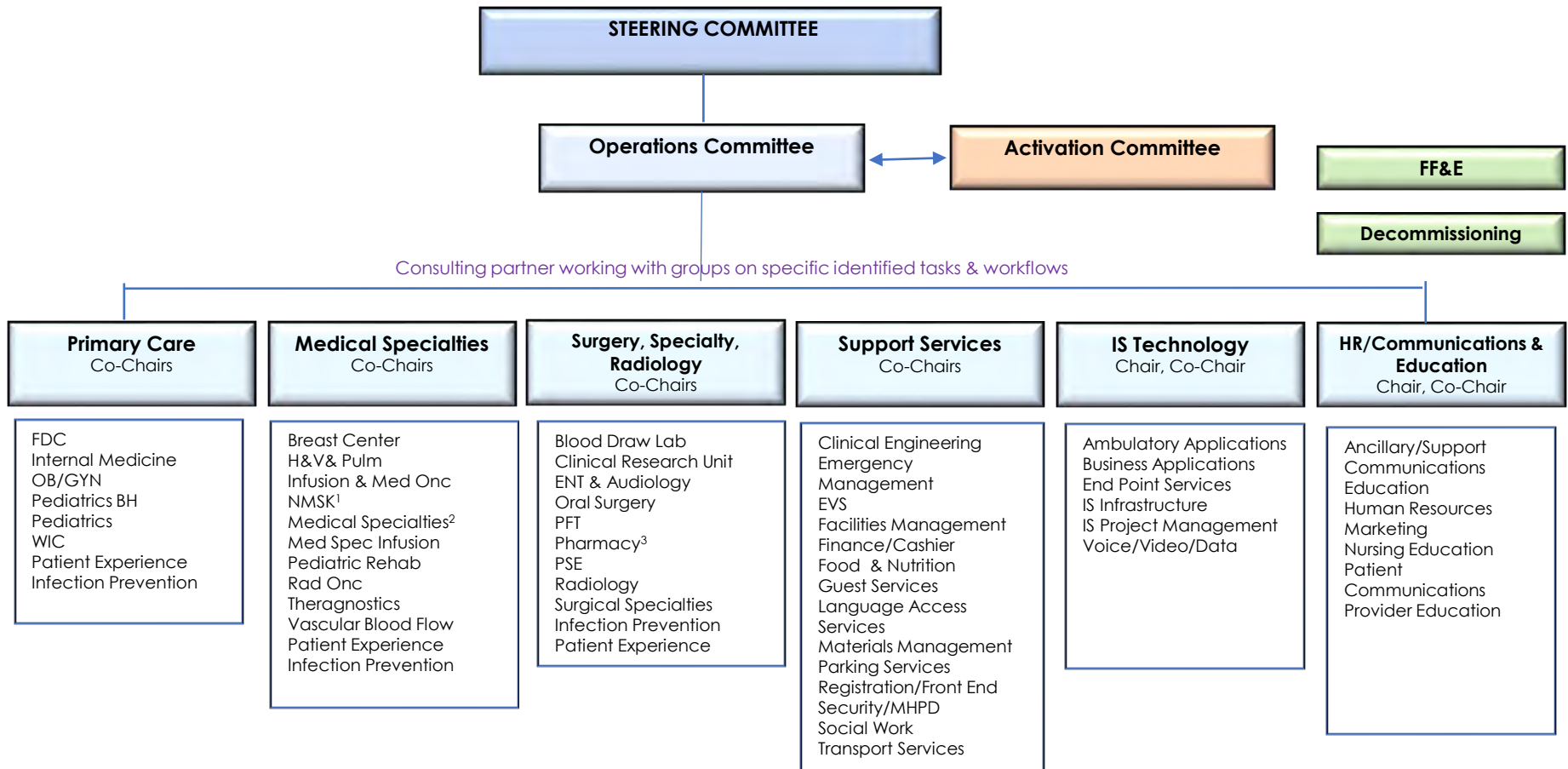
MHS Apex 2.0 Project Schedule

07/30/2025

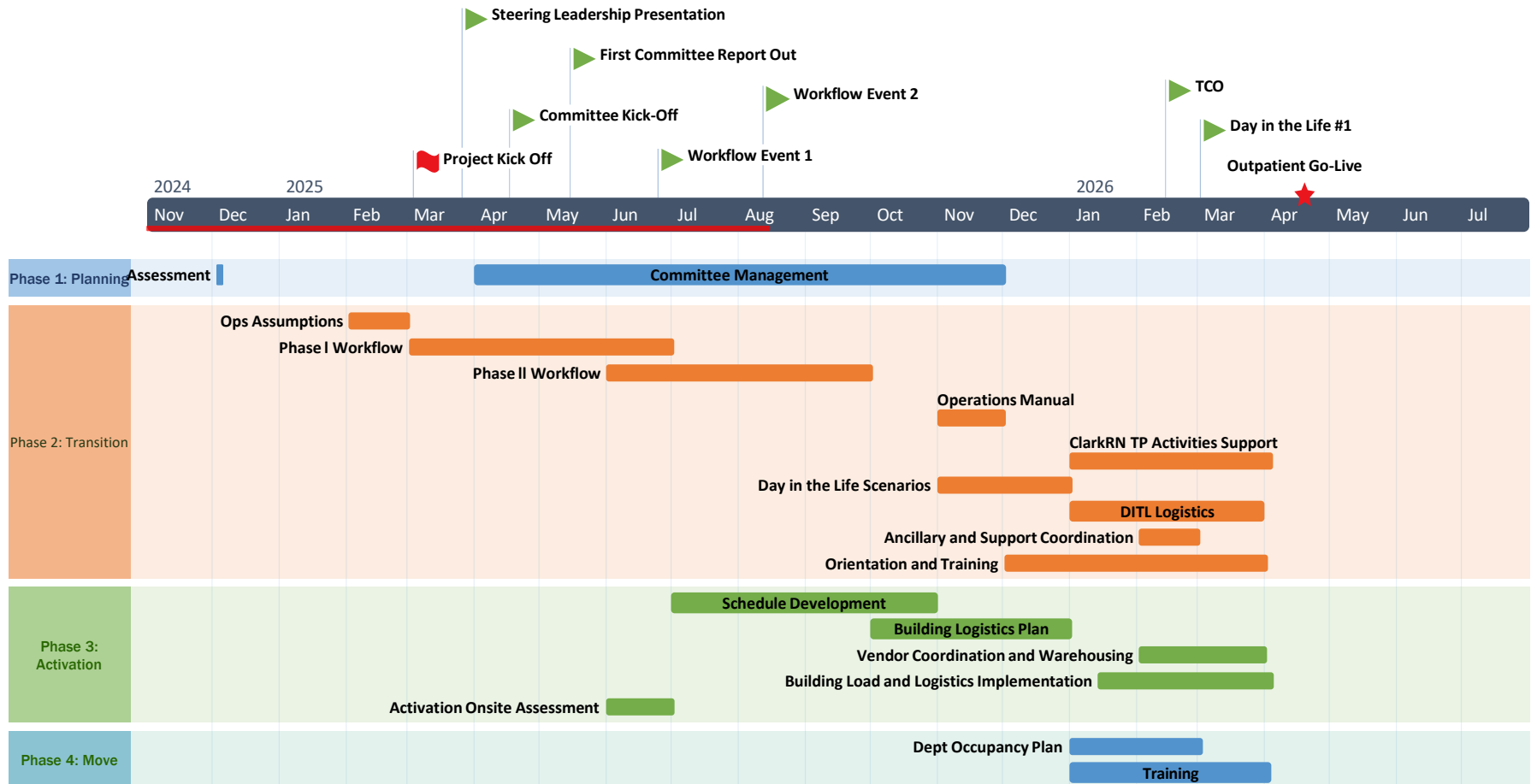




# PLANNING & ACTIVATION STRUCTURE



# OPHC Transition & Activation Timeline



# Outpatient Health Center – Transition Planning & Activation

- **Equipment Procurement complete**
- **Furniture contracts complete – POs issued**
- **IS Device Procurement complete**
- **Artwork procurement in process**
- **Interior Signage Development and Wayfinding in process**



# Focus on Operational Planning

- Seven functional committees meeting on a monthly basis
- Activation Pull Plan Workshop held July 29, 2025

Workflow 1 (Follow-ups)	Workflow 2 (Kicking Off)	Education & Training	Task Lists (Ongoing)
<ul style="list-style-type: none"><li>• Patient Arrival and Check in</li><li>• Paths of Travel</li><li>• Room Utilization/ Pooled Rooming</li></ul>	<ul style="list-style-type: none"><li>• Vocera Utilization</li><li>• Medical Code Response</li><li>• Supply Distribution</li><li>• Medication Distribution</li></ul>	<ul style="list-style-type: none"><li>• Framework in development<ul style="list-style-type: none"><li>• Providers</li><li>• Residents</li><li>• Nursing</li><li>• Clinical Staff</li><li>• Support Staff</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Phase 2/3</li><li>• Monthly committee report outs</li><li>• Smartsheet hub</li></ul>

# Ambulatory Enabling Projects 2.0 - 2025

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## Parma

### Heart & Vascular Clinic

- Construction completion September 9
- Activation to begin September 23

### Pain Management

- Construction completion October 2
- Activation to begin October 15

### MRI Replacement

- Construction Documents in process. Anticipated completion 1<sup>st</sup> QTR. 2026

### Physical Therapy Expansion

- GMP expected 8/15. Phase 1 expansion expected by year-end.

# Emergency Department Renovation & Refresh







2 AREA 1 - ED WAITING & REGISTRATION PROPOSED PLAN  
A1.1 / SCALE 1/8" = 1'-0"

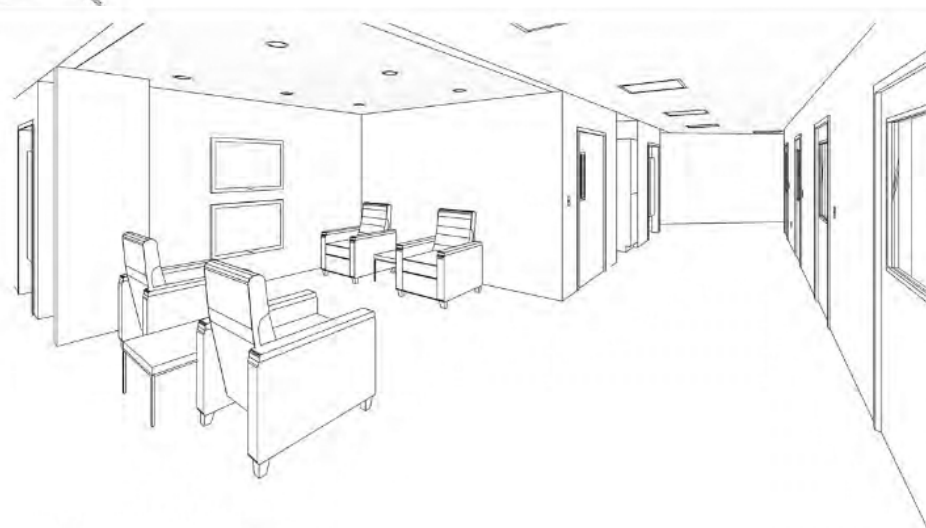


3 PERSPECTIVE - OPTION 2 ENTRY - PROPOSED



### Space Legend

- Circulation 1
- Patient Care Support
- Building Support
- Clinical
- Clinical Staff
- Clinical Support
- Patient Care Stations
- Staff Support
- E.D. Circulation



X AREA 2 - VIEW TOWARDS COMMON AREA

### AREA 2- AMB. ENTRY & BEHAVIORAL HEALTH NEW CRISIS UNIT PROPOSED PLAN

SCALE 1/8" = 1'-0"





# Space Legend

- Administrative
- Building Support
- Clinical
- Clinical Staff
- Clinical Support
- Patient Care Stations
- Staff Support
- E.D. Circulation

2 AREA 3 - CENTRAL WORKSTATION PROPOSED PLAN  
A1.3 SCALE 1/8" = 1'-0"

10 GLASS OPTION 1 - ENLARGED



7 GLASS OPTION 2



### Space Legend

- Patient Care Support
- Clinical Staff
- Patient Care Stations
- E.D. Circulation

## 2 AREA 4 - BEHAVIORAL HEALTH EXISTING CRISIS UNIT PROPOSED PLAN

1.4 SCALE 1/8" = 1'-0"

## **Emergency Department**

<b>Schematic Design</b>	<b>Complete</b>
<b>Design Development</b>	<b>Complete 8/15</b>
<b>Cost Estimate</b>	<b>September</b>
<b>Construction Documents</b>	<b>August – November</b>
<b>Construction</b>	<b>9 -12 Months</b>



## **Q3 & Q4 2025 Campus Transformation Priorities**

- **Outpatient Health Center**
  - Maintain Construction Progress on Schedule and within Budget
  - Continue Transition Planning & Activation
- **Ambulatory Enabling & Planning Design Construction Projects**
  - Completion of Parma Projects
- **Outpatient Health Center**
  - Continue Construction on Schedule and Budget
  - Continue Transition Planning & Activation
- **Campus Parking & Open Space**
  - Develop Plan for Traffic & Parking at OPHC Opening
- **Main Campus Legacy Buildings**
  - Continue Relocation Planning for main campus departments
  - Plan & Design for Campus Infrastructure modifications





# MetroHealth

**Facilities Management Update**

**Facilities & Planning Committee August 13, 2025**

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Karen Dethloff, VP System Facilities Operations & Management

## FM Capital Projects Initiated in 2025

To date 103 Major & Minor Projects are in progress with a value of \$4,160,997

Most of projects are routine repair, or replacement, of aged or failed infrastructure components.

The two Facilities strategic projects are near completion: the replacement of two boilers in the Power House and the replacement of the Line Isolation Monitors in Main's ORs.

Ongoing projects include upgrading the system's building automation system and upgrades to the CCP generators.

2025 Projects by Group:

- 96 Contingency/Break-Fix
- 2 Facilities Strategic
- 5 Initiated on behalf of other Depts.

## Facilities Cost Savings – Ongoing Initiatives

- Price check replacement parts that are not an emergent need
- Use more energy efficient products wherever possible, e.g., energy efficient motors, timers, photo eyes, daylight harvesting
- Routine meetings with controls vendor to ensure buildings are working optimally; employ energy saving features where possible, e.g., night setback, rebalancing sections of buildings, controls inspection testing and preventive maintenance
- Upgraded our Building Automation System
- Locked in electric supply rate for three years at \$0.0558/KWH compared to the CEI rate of \$0.0865/KWH – therefore, the forecasted saving in 2025 is ~\$2.1M
- Pay State Excise Tax on electricity directly, rather than through the utility
- Locked in Natural Gas futures resulting in an average supply rate of \$2.59/MCF in 2024 and \$3.13/MCF through June 2025 – current Enbridge rate is \$5.25/MCF; therefore, saved \$1M in 2024 and forecast 2025 saving of ~\$800K.



## Facilities Cost Savings – Going Forward

- Minimizing costs in Legacy Buildings
  - Water has already been shut down where possible
  - Thermostats were set to 75° for the summer, 65° for winter
  - Change out clinically rated filters with those typical for home use
  - Inspect and repair any leaking pneumatic controls
  - Turning off breakers to normal power where possible
- Steam Trap Survey throughout the system
- Internal Energy Committee to:
  - Cross train all managers on efficient building operation
  - Ensure all managers implementing energy tools effectively
  - Benchmark building performance from all hospitals & ASCs to medical office buildings
  - Determine new no cost/low-cost initiatives to implement
  - Better determine where energy investments will yield the best return



## RECOMMENDATION TO EXPAND USE OF PREVIOUSLY APPROVED FUNDS TO INCLUDE CAPITAL EXPENDITURES FOR BELL GREVE, RAMMELKAMP, BUSINESS SERVICES AND OTHER MAIN CAMPUS BUILDINGS

### **Recommendation**

The Facilities and Planning Committee ("Committee") of the Board of Trustees ("Board") and the Senior Vice President, Facilities, Construction and Campus Transformation of The MetroHealth System ("MetroHealth") recommend that the Board expand the use of funds previously approved by the Board in Resolution 19655 (Approval of Additional Capital Expenditures for Capital Improvements to the System's Apex Project and Main Campus Outpatient Pavilion) to include capital expenditures as more fully described in **Attachment A** for Bell Greve, Rammelkamp, Business Services and other main campus buildings and sites that will remain in use following the opening of the Outpatient Health Center, and for utility service and other mechanical, electrical, plumbing, HVAC and similar revisions necessary to prepare other legacy buildings on main campus for demolition (collectively, the "Improvements").

### **Background**

The Board previously approved in Resolution 19655 capital expenditures for MetroHealth's Apex Project, which includes the Outpatient Health Center, and MetroHealth's Outpatient Pavilion. This recommendation seeks to expand the scope of capital improvements for which the funds authorized in Resolution 19655 may be used to include the Improvements.

Approval of Expansion of Use of Previously Approved Funds to include Capital Expenditures for Bell Greve, Rammelkamp, Business Services and Other Main Campus Buildings

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RESOLUTION XXXXX

WHEREAS, the Board of Trustees ("Board") of The MetroHealth System ("MetroHealth") has been presented a recommendation from the Facilities and Planning Committee of the Board and the Senior Vice President, Facilities, Construction and Campus Transformation to expand the use of funds previously approved by the Board in Resolution 19655 (Approval of Additional Capital Expenditures for Capital Improvements to the System's Apex Project and Main Campus Outpatient Pavilion) to include capital expenditures as more fully described in **Attachment A** for Bell Greve, Rammelkamp, Business Services and other main campus buildings and sites that will remain in use following the opening of the Outpatient Health Center, and for utility service and other mechanical, electrical, plumbing, HVAC and similar revisions necessary to prepare other legacy buildings on main campus for demolition (collectively, the "Improvements").

WHEREAS, the Improvements will further the mission of MetroHealth and better provide for the health, safety, and welfare of the community MetroHealth serves; and

WHEREAS, the Facilities and Planning Committee of the Board has reviewed this recommendation and now recommends its approval.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby approves the expansion of the use of funds previously approved in Resolution 19655 to include the Improvements.

BE IT FURTHER RESOLVED, the President and Chief Executive Officer or her designee are hereby authorized to negotiate and execute agreements and other documents consistent with this resolution.

AYES:

NAYS:

ABSENT:

ABSTAINED:

DATE:

August 2025

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