

The MetroHealth System Board of Trustees

FACILITIES AND PLANNING COMMITTEE

January 28, 2026

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, Ron Dziedzicki-R, John Moss-R, Michael Summers-R,

Staff: Christine Alexander, M.D.-R, Peter Benkowski-R, James Bicak-R, Victoria Bowser-R, Robert Bruce, M.D.-R, John Chae, M.D.-R, Nabil Chehade, M.D.-R, Karen Dethloff-R, David Fiser-R, Joseph Golob, M.D.-R, Eileen Hayes-R, Candace Mori-R, Kate Nagel-R, Allison Poulios-R, Brian Rentschler-R, Jeff Rooney-R, Tamiyka Rose-R, Deborah Southerington-R, David Stepnick, M.D.-R, James Wellons-R, Donald Wiper, M.D.-R, Greg Zucca-R

Guests: Devonn Marchand-R, Matthew Blondell-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 12, 2025, Facilities and Planning Committee meeting were approved as submitted.

II. Information Items

Campus Transformation Construction Monitoring Update – Devann Marchand, RSM

The MetroHealth System Board of Trustees

Devann Marchand, Supervisor, Business Risk Consulting, RSM introduced herself and Matthew Blondell, who is the director on the account. Ms. Marchand and Matthew Blondell have been working together on the MetroHealth Apex (OPHC) project for about 6 years.

Ms. Marchand provided a summary of the RSM activities to date for the project. RSM has reviewed 315 invoices totaling \$198.7 million. Of that amount, \$196 million is for construction and \$2.7 million for consultants' work. Approximately \$1 million has been recovered due to a duplicate billing, and this amount was credited back to MetroHealth. The Q3 2025 interim review reporting for APEX is in progress. Mr. Blondell explained that the APEX project includes the demolition of the old parking garage and construction of the new parking garage as well as construction of the new outpatient facility. RSM has also completed review and closeout of The Glick Center, the Behavioral Health Center project, and the Ambulatory Enabling Projects which are part of Campus Transformation.

Ms. Marchand explained that costs are monitored monthly, and every invoice is reviewed and analyzed line by line for contract compliance, mathematical accuracy, and for appropriate supporting documentation. Included are the construction pay applications as well as the architect, engineering, and consulting vendors. A checklist is provided to MetroHealth project management detailing the steps that have been performed and noting any findings. The contractor's job cost ledger is obtained, and a reconciliation of the accounting records to the amount billed is conducted. Change orders are then examined alongside applicable insurance coverage, and fees are recalibrated. A comprehensive reconciliation report is delivered to Project Management, identifying adjustments arising from the RSM review.

Ms. Marchand provided an update on the Apex Outpatient Care Facility. The final pay application from Turner Construction is scheduled for the end of May 2026. RSM will begin reviewing documents for project closeout toward the end of June or early July. The contractor should have their accounting records up to date when the last pay application is submitted. Approximately \$196 million in expenses have been reviewed, and 14 interim and change order evaluations have been conducted to date. RSM continues monthly monitoring of consultant invoices, as well, and \$2.7 million for seven consultants has been reviewed to date.

Mr. Summers asked if there were any supply chain issues or any international transition issues, such as tariffs that might cause delays. Mr. Bicak said there have not been any issues in this regard.

The MetroHealth System Board of Trustees

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

Mr. Bicak provided a status report on the Outpatient Health Center project. Punch lists are currently being performed on the 5th and 4th floors. The 3rd floor is currently being cleaned to prepare for the punch list. The 2nd floor flooring is being installed, along with MEP work in the small community lounge. The 1st floor drywall is being finished along with painting, casework installation, and floor finishing, which are near completion. The ground floor terrazzo flooring is currently being polished. Mr. Bicak informed the board members that there are 160 to 170 skilled crafts people working onsite. The fire alarm and fire suppression system testing in mid-February will be observed by the Fire Marshal along with other inspectors to ensure all systems are operational. City building inspectors will walk through the building later in the month to sign off on issuing a Time limited Certificate of Occupancy (TCO). Once the TCO has been issued, MetroHealth will have access to move medical equipment into the building, perform orientation sessions for all staff and begin other activities in preparation for the start of building operations. In addition to completing construction, MetroHealth will have a great deal of work to complete to prepare for the start of operations for patient care. To allow adequate time to complete this work, the first patient day has been moved to June 1st. The contractor is required to achieve the final Certificate of Occupancy by May 15th, and the contractor is on schedule to achieve this.

Dr. Walker asked if the May date is a little too close to the June 1st opening. Mr. Bicak said it is a workable timeline. Mr. Summers asked whether the building inspectors from the City of Cleveland have been actively inspecting the building. Mr. Bicak replied that city inspectors have regular visits to the site to monitor progress and provide approvals of work in place as required. Mr. Summers asked if there had been any contention or differences of opinion with the inspectors. Mr. Bicak said there has not been any contention or differences of opinion with the inspectors. A good working relationship has been maintained.

Ms. Hayes provided an update on Transition and Activation planning for the OPHC. The schedule was reviewed which identified steps for moving into the new building. Deployment of all IS devices by floor will need to be completed, and all equipment, furniture, and artwork will be installed. City approval for receipt of the Temporary Certificate of Occupancy (TCO) is scheduled for February 27th. From March 2nd through April 17th equipment stored at the warehouse and will be brought to the Campus building and loading will begin. Education and Training will take place once the building is completed. Foundational e-learning will include fire & life safety, security, emergency response instruction and building overview as required by the Joint Commission. The Joint Commission site visit will occur approximately six months after the opening.

The MetroHealth System Board of Trustees

New workflows have been developed, hours of operations have been determined, and operating manuals will be provided for all departments. There will be department-specific orientation, including tours of the clinics and completion of a checklist of critical functionality. An Equipment/Technology Fair with vendors is scheduled for February 26th and 27th in the Rammelkamp Atrium to provide staff an opportunity to become familiar with new equipment, new technology, and any new furniture going into the building. Day-In-The-Life scenarios are planned for mid-April which will simulate everyday processes and procedures for each department, allowing staff to become familiar with their areas. I.S. devices will be tested in each department. Every person working in the building will be required to document completion of training.

Ms. Hayes provided an update on the Physical Therapy Expansion at Parma. This is the last of the Ambulatory Enabling Projects. Phase 1 of the project expands the gym area and will be completed by February 16th. The 2nd phase is a refresh of the existing areas and will be completed a week later. The first patient day will be February 23rd. Podiatry and Orthopedic areas are currently being refreshed. Phase 3 involves the reconfiguration of the existing PT/OT space and will be completed by April 24th.

Ms. Hayes provided an update on the Emergency Department Refresh Project noting that the department had not been updated in over 20 years. Design Development was completed last year following a number of planning sessions with ED staff. About 60% of the 50,818 s.f. department will be refreshed to provide new finishes, cabinetry and lighting. Construction documents for this scope of work will take approximately four weeks. The remaining area will include some reconfiguration of spaces as well as refresh work. Construction documents for this work will take approximately twelve weeks. A contractor will be engaged to plan how the work can be phased while not causing disruption to ER operations. This will provide more informed scheduling and phasing information that will be incorporated in the cost estimate.

Dr. Walker asked if staff and providers were able to give their input, and Ms. Hayes stated that staff and providers were engaged throughout the process. With their guidance, the entry and registration areas have been redesigned to make processes more effective and efficient, and the nursing staff visibility from the triage rooms to the waiting area has been improved. Security issues have also been identified and addressed in the design. Mr. Dziejicki asked if there will be ILSM's required while work is being done. Mr. Bicak said Interim Life Safety Measures (ILSM's) as well as Infection Control Risk Assessments (ICRA's) will be required.

Mr. Bicak provided an update on the status of the legacy buildings. The Space, Optimization, Utilization, and Planning (SOUP) Team is working on the relocation of several departments currently located in the Towers buildings. An architectural and

The MetroHealth System Board of Trustees

engineering consultant team has been selected to provide consulting services. The major components of the work include programming and planning for additional department relocations, engineering for utility and infrastructure reconfiguration, documentation for abatement of hazardous building materials and demolition activities, and exterior wall infill and repair of the remaining buildings. Phase 1 of the project will focus on the Core, Towers and the buildings at the north end. Phase 2 of the project will focus on the demolition of the Hamann, Gannon and South group of buildings at a later date.

Dr. Walker asked if the K building would remain standing. Mr. Bicak replied that the K building is currently being reviewed, and the team would like to include it in Phase 1. Dr. Walker asked that the board members be kept posted on the outcome of the K building.

Mr. Bicak informed the committee members that Ms. Gloria Augusta-Davis and Mr. Greg Zucca, from Government Relations, were instrumental in completing a grant application to the U.S. EPA seeking \$4 million to fund a portion of the asbestos abatement work in the older buildings. The outcome of the requested grant is expected in May 2026. MetroHealth will engage a contractor later this spring to perform invasive testing which will provide a more accurate scope of the abatement work. Mr. Summers stated that he will reach out to Ms. Poulos about applying for a reclamation fund through NOACA to provide funding for these kinds of Legacy building issues.

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

Ms. Dethloff provided an update on Facilities capital projects. There were 149 projects initiated in 2025 with a value of \$5.8 million. The majority, \$3.5 million, were contingency break-fix items involving replacement of aged or failed infrastructure. Two planned projects for boiler replacements at the Power House on Main Campus and Parma Medical center totaled nearly \$2 million. An additional 7 projects were initiated on behalf of other departments. Ongoing projects include upgrades to the building automation system, CCP generators, and the installation of a new steam boiler at Parma. A new chiller, cooling tower, and controls for the OPP are being installed as part of the Campus Transformation 2.0.

Year to date 2026, 14 major and minor projects are in progress with a value of \$461,000. Most of these are break-fix projects including condensate pumps, a hot water tank, a variable frequency drive, and the replacement of two windsocks on the roof for the

The MetroHealth System Board of Trustees

helipads. Two larger projects include replacement of failed chilled water valves and the replacement of the electrical system transfer switch controls.

Ms. Dethloff provided an update on Facilities planned capital projects for 2026. These include roof replacement, fire alarm and suppression systems upgrades, electrical generator controls, paralleling gear upgrades, flooring and lighting. Replacement of a rooftop HVAC unit and other aged units, as well as recommissioning of older critical air handling units are planned. The Reverse Osmosis / Dionized (RODi) water system must be upgraded to comply with current codes. A water main connection on main campus will also to be replaced and upsized, and several elevators need to be refurbished. The plan also includes prepares to sidewalks, parking lots, and exterior lighting around the main campus. In addition to annual capital projects, Facilities will support the utilities relocation work for the Legacy buildings in advance of demolition, and staff training is scheduled in March for the commissioning of the Outpatient Health Center in preparation for handing off building operations to Facilities Management.

Mr. Bicak informed the committee members that Ms. Dethloff has been monitoring the cost of break-fix projects the past few years, and this information was used to determine the amount to be planned for in the capital budget for this year.

Mr. Dziedzicki raised a concern about a water main break on main campus that could result in an incident command center activation. MetroHealth will need to develop alternative plans with the clinical teams to keep the campus in operation. Ms. Dethloff gave assurance that the water main makes a loop around the campus and provides two sources of water supply. A section of the line may be isolated for repair, and the facility will still receive water from the main.

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. Moss, seconded. Upon unanimous roll call vote, the Committee went into Executive Session to discuss such matters at 11:53 am.

The MetroHealth System Board of Trustees

Following Executive Session, the meeting was reconvened in open session at 12:07 pm.

There being no further business to bring before the Committee, the meeting was adjourned at approximately 12:08 pm.

NEXT MEETING: **Wednesday, April 22, 2026 – 11:00 am - 1:00 pm**
MetroHealth Board Room (K107) or via Zoom

Respectfully submitted,

E. Harry Walker, MD, Chairperson
Board of Trustees