FACILITIES AND PLANNING COMMITTEE

April 22, 2026
11:00 a.m. - 1:00 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
Staff:	Christine Alexander, M.D.-I, James Bicak-I, Victoria Bowser-I, John Chae, M.D.-R, Karen Dethloff-I, David Fiser-R, Joseph Golob, M.D.-I, Eileen Hayes-I, Kate Nagel-I, Allison Poulios-I, Brian Rentschler-I, Jeff Rooney-I, Tamiyka Rose-I, Deborah Southerington-I, David Stepnick, M.D.-I, James Wellons-I, Greg Zucca-I

Dr. Walker called the meeting to order at 11:00 a.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 28, 2026, Facilities and Planning Committee meeting were approved as submitted.

II. Information Items

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

Mr. Bicak provided a status report on the Outpatient Health Center project, which included construction progress, transition, and activation. Photographs were included in the presentation illustrating the current status. Furniture and equipment are already in the building, and construction crews are doing the final trim work on the service windows at the pharmacy. The upper floors are substantially complete. Elevator testing is in process for final city approval. This is one of the requirements for the certificate of occupancy. The fire pump and standpipe service lines with interim modifications were tested by the Cleveland Fire Department and passed. The contractor now needs to complete permanent modifications. The I.S. network is operational inside the building, allowing for testing of building equipment and systems. Air and water balancing is in progress, as well as building systems commissioning. After all building equipment has been installed and separately tested by the subcontractor responsible for the work, the commissioning program implements further testing to ensure all systems work as specified. Some individual pieces of equipment, as well as building systems, have been commissioned, and the floor-by-floor commissioning is planned to start this week. During this timeframe, facilities staff are also being trained on the operation and maintenance of the equipment and systems. This process will continue until we move into the building.

The architect/engineer team is completing the punchlist for the Ground Floor. Punchlists for all the other floors have been completed, and construction crews are working through the building, correcting all items on the list. This process will continue over the next month or so as we prepare to move into the building.

Transition and Activation Update – Eileen Hayes, Vice President, Facilities Transition & Operational Integration

Ms. Hayes provided an update on Transition and Activation planning for the OPHC. Ms. Hayes commended her team for the phenomenal work they have done with the building logistics, as the new planning and relocation phase is being finalized. Over the last six weeks, all new equipment has been brought into the building, which is everything outside of what will be relocated when we move the actual clinics and departments. Several I.S. systems were successfully tested during the Day-in-the-Life, which occurred on Friday, April 17th. The installation of clinic furnishings, including exam rooms, treatment rooms, and procedure rooms, is complete. The installation of waiting room furnishings will come last since the large waiting area spaces were used for staging the equipment and furniture deployment. Ms. Hayes said the artwork in the OPHC is absolutely stunning. Many local artists have been involved with creating beautiful murals that are placed throughout the building. One artist is painting a scene that spans the entire pediatric clinic.

Ms. Hayes stated that the education and training vendor fair held on February 26th and 27th was very successful. An e-learning tool was created and launched that must be completed by all the staff and providers prior to working in the building. To date, approximately 69% of the participants have completed the e-training. A comprehensive operations manual was printed and distributed and is accessible electronically. The operations manual contains all the workflows, hours of operation, and the location of the security office. This will serve as a reference for anyone working in the building. Department-specific orientation and site tours are underway.

Initial meetings with the stakeholders of each department were held to identify existing equipment that will be moved to the OPHC building. Equipment validation occurred on February 24th. The administrative offices, which include the cashier's office, language access, and liaisons, will move on Friday, May 22nd. Patient clinics will move on Thursday and Friday, May 28th and May 29th. The Plaza Pharmacy and Lab departments will move on Saturday, May 30th. First patient day will be Monday, June 1st.

Ms. Hayes then provided an update on the Emergency Department Refresh and Upgrades Project. Construction documents for the refresh work were completed on April 10th. The task order contractor negotiations are in progress, which include a schedule and phasing for the work as well as a GMP (Guaranteed Maximum Price). On-site work begins Q2 2026. The construction documents for the renovation of the remaining ED areas are to be completed in May 2026. The cost estimate and schedule are being developed, and the total project budget will be presented for approval at the Facilities and Planning Committee meeting in August, as well as a request for authorization to engage a contractor via a public bid process. Mr. Moss asked how much money is allocated for the refresh work and renovation work of the Emergency Department? Mr. Bicak replied that the allocated amount for the refresh phase is $5 million, and the renovation piece was a total of up to $20 million in total. The work will take place in phases so that the ED can remain open throughout the project.

Mr. Bicak provided an update on the workplan for the legacy buildings. Perspectus Architecture was selected as the architectural and engineering consultant for the project. The first Track of project activity for the consultant will focus on programming and planning for all existing functions that remain in the legacy buildings. These programs need to be relocated in order to vacate the legacy buildings and prepare for demolition. Perspectus will be working with the MetroHealth SOUP Team to identify the current location and space usage for each function. This information will be used when meeting with each of the stakeholder groups to better understand the space needed to meet functional requirements when relocated. Another activity Track involves planning upgrades to the infrastructure and for Bell Greve, Rammelkamp, and the Outpatient Pavilion, and any renovations needed to support relocations. A third Track is focused on revisions to MEP/IT (Mechanical, Electrical, and Plumbing / Information Technology) and utility services to be disconnected from the buildings that will be demolished, and master planning for the site utility network. The MEP/IT systems must be modified to make the remaining buildings stand-alone structures. New routes will need to be identified for the service lines, and new equipment will be installed to heat and cool the buildings. The fourth Track will include the abatement and demolition of the remaining legacy buildings. This work also includes plans for recladding portions of the remaining buildings' exteriors that have been exposed as a result of demolition. A fifth Track of activity has been included for assessing planning and development opportunities at off-campus locations.

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

Ms. Dethloff provided an update on Facilities capital projects. Several projects are being implemented at the OPP as part of Campus Transformation 2.0. A new cooling tower was installed in March, and in June, a new chiller and associated controls will be installed. The Bell Greve Building will also remain, and a new roof will be installed. A new building automation system will be installed, which controls the HVAC systems in the building. To date in 2026, 44 major and minor projects have been initiated with a value of $2,231,920. The majority, $977,307, were contingency break-fix items involving the replacement of aged or failed infrastructure. Other projects planned for this year include electrical and substation upgrades at the Old Brooklyn Campus and replacement of the OR corridor flooring in the Critical Care Pavilion. A dedicated air handling unit for the pharmacy at Cleveland Heights (the 797-800 room) is being installed, and the hot water system is being upgraded in the ED building. Work at Parma includes repairs to the roofing system, repairs to the paving of the parking lot and sidewalks, and upgrades to the fire suppression system. A section of an 8-inch water main on the Main Campus is also planned to be replaced.

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. Moss made a motion to go into Executive Session, which Dr. Walker, seconded. Upon unanimous roll call vote, the Committee went into Executive Session to discuss such matters at 11:33 am.

Following Executive Session, the meeting was reconvened in open session at 12:00 pm.

IV. Recommendation/Resolution Approvals

A. Recommendation to Approve the Selection of Preauthorized Professionals

Mr. Bicak presented the recommendation for the Approval of Selection of Preauthorized Professionals. After discussion, the Committee approved the recommendation for full Board action.

B. Recommendation to Approve Expenditures for Space Planning, Programming, and Design Services.

Mr. Bicak presented the recommendation for the Approval of Expenditures for Space Planning, Programming and Design Services. 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 12:03 pm.

NEXT MEETING: **Wednesday, August 12, 2026 – 12:00 pm - 2:00 pm**
MetroHealth Board Room (K107) or via Zoom

Respectfully submitted,

E. Harry Walker, MD, Chairperson
Board of Trustees