



## **Facilities & Planning Committee Meeting**

The MetroHealth System

MetroHealth Board Room K107 - 2500 MetroHealth Dr., Cleveland, OH 44109

2026-08-12 12:00 - 14:00 EDT

### **Table of Contents**

|                                                                                                            |           |
|------------------------------------------------------------------------------------------------------------|-----------|
| <b>I. Agenda.....</b>                                                                                      | <b>2</b>  |
| <b>II. Approval of Minutes.....</b>                                                                        | <b>3</b>  |
| <b>III. Information Items</b>                                                                              |           |
| <b>A. Campus Transformation, Construction and Facilities Management Report</b>                             |           |
| 1. Outpatient Health Center.....                                                                           | 8         |
| 2. Emergency Department Refresh and Upgrades Projects.....                                                 | 18        |
| 3. Legacy Buildings - Space Planning, Programming & Design.....                                            | 20        |
| 4. Facilities Management Update.....                                                                       | 25        |
| <b>IV. Recommendations / Resolution Approvals</b>                                                          |           |
| <b>A. Resolution for Approval of Expenditures for Space Planning, Programming and Design Services.....</b> | <b>30</b> |

# The MetroHealth System Board of Trustees

---

## FACILITIES & PLANNING COMMITTEE

**DATE:** Wednesday, August 12, 2026  
**TIME:** 12:00 – 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 22, 2026

**II. Information Items**

- A. Campus Transformation, Construction and Facilities Management Report
  - a. Outpatient Health Center – J. Bicak / E. Hayes
  - b. Emergency Department Refresh and Upgrades Projects – J. Bicak
  - c. Legacy Buildings – Space Planning, Programming & Design – J. Bicak
  - d. Facilities Management Update – K. Dethloff

**III. Executive Session**

**IV. Recommendations/Resolution Approvals**

- A. Resolution for Approval of Expenditures for Space Planning, Programming and Design Services

# The MetroHealth System Board of Trustees

---

## 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 Poulos-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

## The MetroHealth System Board of Trustees

---

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 17<sup>th</sup>. 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 26<sup>th</sup> and 27<sup>th</sup> 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 MetroHealth System Board of Trustees

---

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 24<sup>th</sup>. The administrative offices, which include the cashier's office, language access, and liaisons, will move on Friday, May 22<sup>nd</sup>. Patient clinics will move on Thursday and Friday, May 28<sup>th</sup> and May 29<sup>th</sup>. The Plaza Pharmacy and Lab departments will move on Saturday, May 30<sup>th</sup>. First patient day will be Monday, June 1<sup>st</sup>.

Ms. Hayes then provided an update on the Emergency Department Refresh and Upgrades Project. Construction documents for the refresh work were completed on April 10<sup>th</sup>. 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

# The MetroHealth System Board of Trustees

---

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**

## The MetroHealth System Board of Trustees

---

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



# MetroHealth

**Campus Transformation 2.0 Update**

**Facilities & Planning Committee August 12, 2026**

James Bicak, AIA

SVP, Facilities, Construction & Campus Transformation

# Agenda

---

- **Outpatient Health Center – First Patient Day**
  - Activation Readiness, Move-In and the Start of Operations
- **Outpatient Plaza**
  - Decommissioning
- **Emergency Department Project**
  - Area 5 - Refresh
  - Areas 1 through 4 – Renovations
- **Main Campus Legacy Buildings**
  - Relocations – Programming & Space Standards
  - Infrastructure Planning
- **Facilities Management Update**



# OPHC Project Update

## First Patient Day - July 27, 2026

# Outpatient Health Center

## Successful Opening Day – July 27, 2026!

- **Command Center initiated with the move relocations and throughout the first week of operations**
  - IS Team, Project Team & Operations
  - Centralized issue log with immediate response when possible
  - Daily Huddles
  - Ongoing issue resolution with Leadership
- **Post Day 1 – Equipment Relocations**
  - 2<sup>nd</sup> Linear Accelerator from OPP on 8/1 ready for patients by end of September
  - Relocated X-ray & Stereotactic equipment ready week of 8/14

# Outpatient Health Center

- Transition of Patient & Visitor Parking to P1 (OPHC Garage)
- Outpatient Pavilion Decommissioning
  - Security and lockdown
  - Consolidation of assets
  - Preparation for occupancies
- Transition to Operations





**Main Entry Drive**



**Pharmacy Drive-Thru**



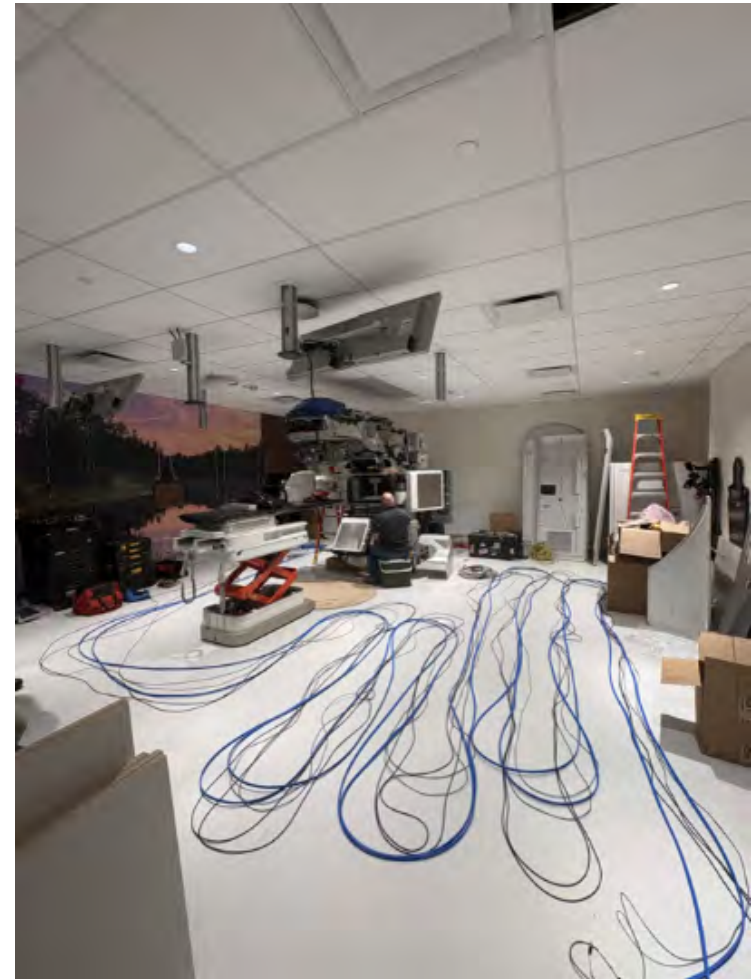
**High Level Disinfection (HLD) Room**



**Infusion Pharmacy  
Clean Room**



**Existing LinAc Leaving the OPP**



**Existing LinAc in the new OPHC**

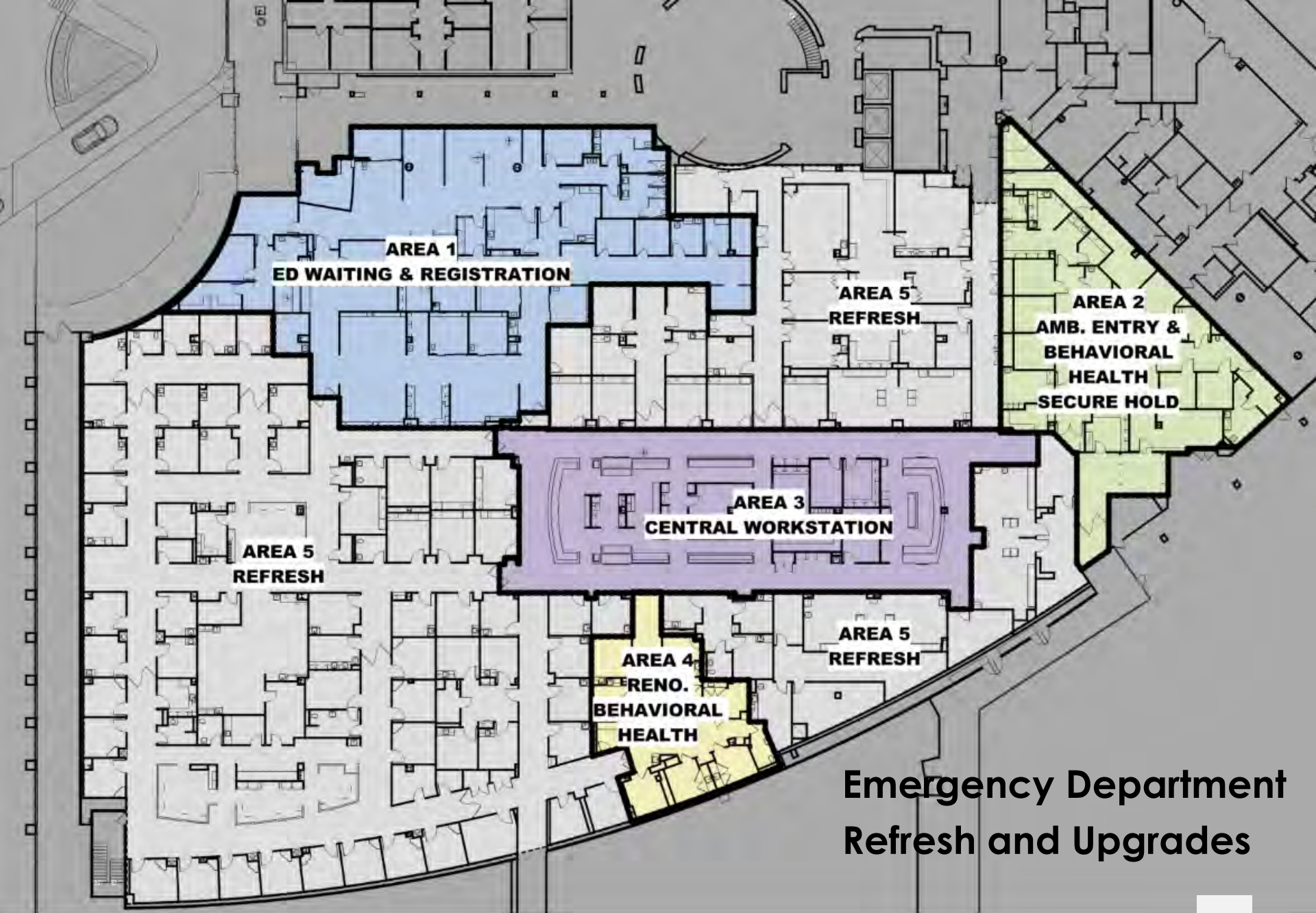


**Vacated Space in the OPP**



**Signage at OPP  
Directions to OPHC**





## Emergency Department Refresh and Upgrades

# Emergency Department Update

## AREA 5

- The GMP contract with Ruhlin Construction has been executed. The total cost of the work is within the \$5M previously authorized.
- Contractor is completing the submittal process and materials procurement.
- On-site mobilization is planned for the end of August. The work is scheduled to occur in 10 phases and complete in 12 months.

## AREAS 1 – 4

- GMP proposals from construction firms are due the first week of September. Interviews with each will occur the following week.
- The Project Total Cost and schedule will be defined and presented at the Board Committee Meeting on November 18<sup>th</sup>.
- The start of work on-site will be coordinated with ED operations and the on-going Refresh work in Area 5.



Main Campus Legacy Building

# Space Programming and Planning

## ▪ Track 1 – Main Campus Master Planning

- The Design Team has completed the first series of Programming Meetings with the functional/departmental groups.
- Space Use Standards have been developed to provide consistency in aligning space assignments with functional requirements. The standards have been reviewed with Management.
- The Design Team is preparing options for management review which show proposed locations for the functions to be relocated from Legacy Buildings.
- The next round of meetings for programming and planning is scheduled to begin in September.

# Space Programming and Planning

## ▪ **Track 2 – OPP, Rammelkamp and Bell Greve Renovations**

- Following the move to the OPHC, vacated areas OPP are being cleared of any remaining items left behind and secured.
- Programs remaining in operation at the OPP include Adult Rehab and the Ophthalmology Clinic.
- Facilities Management is proceeding with infrastructure projects at the OPP to prepare it for future use.
- The design is complete for relocation of the MHPD offices to Rammelkamp, and construction planning is in progress.
- Re-roofing of Bell-Greve has been completed.

# Space Programming and Planning

## ▪ **Track 3 – Main Campus Utility Service and Sitework Planning**

- Design work is in progress for utility revisions that will allow demolition of selected facilities.
- The design team has confirmed with Authorities Having Jurisdiction that fire protection will be required only in areas of Legacy Buildings providing patient services.
- Design of the Boiler System for the OPP has been finalized and submitted for permit. The process for installation of a new natural gas service to the building is in progress.
- The Design Team is working with MetroHealth Facilities and the Cleveland Water Department to upgrade the water service to Campus which will improve current conditions and prepare for future development.

# Space Programming and Planning

## ▪ **Track 4 – Abatement & Demolition/Recladding**

- The Asbestos (Haz Mat) Consultant is part of the Design Team. A survey of additional areas in previously occupied space is planned for later this year.
- The US EPA Grant application submitted in January 2026 was not funded. The project team is investigating other State and Federal Funding opportunities.

## ▪ **Track 5 – Off-Campus Functional Assessments**

- The Design Team has been tasked with analyzing selected MetroHealth regional campus suites to identify the capacity and capability for development. Work will continue into the fall.

# Facilities Management Update

Karen Dethloff, VP, Facilities Management



## Facilities Activities for Outpatient Health Center Activation

- **Start of Operations:** Facilities has commenced required inspections, testing and maintenance of building equipment.
- **Relocation Support provided the following:**
  - Mounting of over 200 hand sanitizers,
  - Rehanging or repositioning wall-mounted items,
  - Touch-up painting,
  - Adding or moving locks,
  - Adjusting doors,
  - Adding coat hooks,
  - Adjusting drawers and shelves, etc.
- **Operational Issues:** Continuing work with the Construction Manager to resolve operational issues with building components, including correcting low water flow, timely delivery of hot water to sinks, completion of air balancing, and correcting conditions causing compressors to shut down.

## Space Programming and Design Activities

### ■ OPP Projects

- Completed replacement of two cooling towers at OPP and now managing replacement of a chiller and upgrades to the building automation system.
- Pre-purchased two used boilers for the OPP and planning for installation in Q4 2026. Planning with the Engineers and Enbridge to requisition a gas feed for these boilers. Enbridge has approved and engineered the project, and construction is underway.
- Obtained bids for the replacement of the 36-year-old roofs on OPP1, OPP3, and OPP4. Work starts in Q3 2026. OPP2 had already been replaced.
- Initiated multiple projects to upgrade the elevator machines in the OPP.

### ■ Campus Master Planning

- Providing performance data and operational insight on existing building systems to help determine if existing infrastructure (water, power, emergency power, boilers, chillers, etc.) can support the Legacy Buildings that are to remain including appropriate redundancy.

## Facilities Capital Projects Initiated in 2026

- **95 Projects have been started in 2026 with a value of \$4,709,218**
  - 88 Contingency/Break-Fix \$2,103,881
  - 4 Facilities Strategic \$2,572,924
  - 3 Initiated and Planned for other Depts. \$ 32,513
- **Strategic Projects:**
  - Roof on Bell Greve (completed).
  - Elevator machine replacement at Parma (underway).
  - Parking lot repairs at Parma.
  - Upgrades to OBC's generator power controls, both recently started.
- **Contingency Projects:** These are primarily routine repair, or replacement, of aged or failed infrastructure components including elevator hydraulic systems and machine units, transformers, generator controls, and repairs to chillers, boilers, and related components such as failed bearings, valves, pumps, and controls. Facilities is also completing a long-term project to replace two boilers and related equipment in the Power House.



## RECOMMENDATION FOR APPROVAL OF ADDITIONAL EXPENDITURES FOR SPACE PLANNING, PROGRAMMING, AND DESIGN SERVICES

### **Recommendation**

The Facilities and Planning Committee of the Board of Trustees ("Board") of The MetroHealth System ("System") and the Senior Vice President, Facilities, Construction and Campus Transformation of the System recommend that the Board approve additional expenditures for space planning, programming, and design services ("SPPDS Project") as more fully described in **Attachment A** hereto.

### **Background**

The Board previously approved expenditures for the SPPDS Project in Resolution 19740 (Approval of Expenditures for Space Planning, Programming, and Design Services). This recommendation seeks approval for additional expenditures for the SPPDS Project, including, but not limited to, a hazardous materials survey, temporary and permanent infrastructure design services, and planning studies for its regional campuses, including Brecksville, Westlake and Parma.

**Approval of Additional Expenditures for  
Space Planning, Programming, and Design Services**

\*\*\*\*\*

RESOLUTION **XXXXX**

WHEREAS, the Board of Trustees ("Board") of The MetroHealth System ("System") has been presented a recommendation by the Facilities and Planning Committee of the Board and the Senior Vice President, Facilities, Construction and Campus Transformation of the System for approval of additional expenditures for space planning, programming, and design services ("SPPDS Project") as more fully described in **Attachment A**.

WHEREAS, the Facilities and Planning Committee of the Board and the Senior Vice President, Facilities, Construction and Campus Transformation of the System has reviewed this recommendation and now recommends its approval to the Board.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby approves the additional expenditures for the SPPDS Project to be paid out of operating and capital funds.

BE IT FURTHER RESOLVED, the President and Chief Executive Officer of the System, or her designee(s), are hereby authorized to take necessary actions, including to negotiate and execute agreements and other documents consistent with this resolution.

AYES:

NAYS:

ABSENT:

ABSTAINED:

DATE:

**CONFIDENTIAL: THIS DOCUMENT CONTAINS TRADE SECRETS AND INFORMATION THAT IS CONFIDENTIAL AND PROPRIETARY PROPERTY OF THE METROHEALTH SYSTEM AND MAY NOT BE COPIED, PUBLISHED, OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF AN AUTHORIZED OFFICER OF THE METROHEALTH SYSTEM. THIS DOCUMENT MUST BE KEPT ONLY IN CONFIDENTIAL FILES WHEN NOT IN USE.**

## **ATTACHMENT A**