Facilities & Planning Committee Meeting - PUBLIC

The MetroHealth System
MetroHealth Board Room K107 - 2500 MetroHealth Dr., Cleveland, OH 44109
2026-11-18 11:00 - 13:00 EST

Table of Contents

I. Agenda....2

II. Approval of Minutes....3

III. Information Items....8

IV. Executive Session

V. Resolutions

A. Resolution for Approval of Expenditures for Space Planning, Programming and Design Services....35

B. Resolution for Approval Pre-Authorized Owner's Representative Project Management Services Providers....38

FACILITIES & PLANNING COMMITTEE

DATE: Wednesday, November 18, 2026
TIME: 11:00 am – 1:00 pm
PLACE: The MetroHealth System Board Room K-107 / via YouTube:
https://www.youtube.com/@metrohealthCLE/streams

AGENDA

I. Approval of Minutes

Committee Meeting Minutes of August 12, 2026

II. Information Items

A. Campus Transformation, Construction and Facilities Management Report
   a. Outpatient Health Center - *J. Bicak, SVP, Facilities, Construction and Campus Transformation*
   b. Emergency Department Refresh and Renovation Projects - *E. Hayes, VP, Facilities Transition and Operational Integration*
   c. Facilities Management Update - *K. Dethloff, VP, Facilities Management*

III. Executive Session

IV. Recommendations/Resolution Approvals

A. Resolution for Approval of Expenditures for Space Planning, Programming and Design Services.
B. Resolution for Approval of Pre-Authorized Owner's Representative Project Management Services Providers

The MetroHealth System Board of Trustees

FACILITIES AND PLANNING COMMITTEE

August 12, 2026
12:00 p.m. - 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.-I, James Campbell, M.D.-I, John Moss-R
Staff:	James Bicak-I, Peter Benkowski-I, Victoria Bowser-I, John Chae, M.D.-R, Nabil Chehade, M.D.-I, Karen Dethloff-I, David Fiser-I, Joseph Golob, M.D.-I, Eileen Hayes-I, Ashish Masih-I, Candace Mori-I, Kate Nagel-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 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 April 22, 2026, Facilities and Planning Committee meeting were approved as submitted.

II. Information Items

Campus Transformation, Construction, and Facilities Management Report

Mr. Bicak provided an overview of campus transformation, including updates on the Outpatient Health Center, the decommissioning of the Outpatient Plaza, the Emergency Department project, Main Campus Legacy Buildings including infrastructure and demolition planning, and Facilities Management activities.

Outpatient Health Center Update – Eileen Hayes, Vice President, Facilities Transition & Operational Integration

Ms. Hayes informed the committee members that the Outpatient Health Center had a successful opening on July 27th and has transitioned to operational management. A Command Center was established for the first week, which included members of the Project Team and the Information Services team, to manage the move-in and to address issues in real-time. The facility has performed very well, and some follow-up tasks related to emergency power were identified. The relocation of existing equipment from the Outpatient Plaza (OPP) is substantially complete.

As anticipated, some patients initially had difficulty locating the new building despite receiving MyChart and text communications. Check-in kiosks, information desks, and internal wayfinding within the OPHC were reported to be working well. A walkthrough with the operations team is planned, which will include an assessment of additional signage locations and verification of Spanish-language signage.

Dr. Walker congratulated the team on the successful transition and acknowledged the complexity of the effort, noting that the process appeared to proceed smoothly.

Ms. Hayes also provided an update on the Outpatient Plaza Decommissioning. Most outpatient clinics have relocated out of the Outpatient Plaza. The services remaining in the OPP include Adult Rehab, Food as Medicine, and the Ophthalmology Clinic.

Emergency Department Refresh and Upgrades Project - Jim Bicak, Senior Vice President, Facilities, Construction & Campus Transformation

Mr. Bicak provided an update on the Emergency Department Project. Area 5, which represents approximately 60 percent of the Emergency Department, is under contract with Ruhlin Construction. Preconstruction activities include product submittals, design approvals, and material procurement. Mobilization is anticipated within one to two weeks, and the first phase is scheduled to begin before Labor Day. The current plan consists of 10 phases over a 12-month period of time, with sufficient flexibility to accommodate Emergency Department operations. Areas 1 through 4 include reconfiguration of the main entrance, central work area, secure holding area, and an adjacent space. Permit documents have been submitted, and the work is currently out for bid. Bids are expected in approximately three weeks, after which bids will be reviewed and a contractor selected for award. Following cost review and contractor selection, an

update will be presented at the November Facilities and Planning Committee Board meeting. If the schedule remains on track, construction could begin in early 2027.

Legacy Buildings – Space Planning, Programming & Design - Jim Bicak, Senior Vice President, Facilities, Construction & Campus Transformation

Mr. Bicak provided an update on Main Campus Master Planning for the Legacy Buildings. Work is proceeding along five tracks of activity. Track 1 included functional and space programming meetings with approximately 50 departments to develop a comprehensive program for design.

Mr. Bicak noted that Track 2 includes upgrades for buildings that will remain on campus, including the former Outpatient Plaza, Rammelkamp, and the Bell Greve buildings

Track 3 addresses campus-wide utility infrastructure, including building disconnections and utility rerouting.

Track 4 addresses the abatement and demolition/recladding of the legacy buildings.

Track 5 focuses on off-campus functional assessments. The Design Team is evaluating selected MetroHealth regional campus sites to determine development capacity and functional capabilities. This work will continue into the fall.

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

Ms. Dethloff provided an update on Facilities Management Department activities for activation of the Outpatient Health Center. Facilities has assumed responsibility for all required inspection, testing, and maintenance activities related to compliance and is beginning to prepare for the Joint Commission survey scheduled between July and December of next year.

Two cooling towers have been installed at the Outpatient Plaza, and chiller installation is underway with operational start-up expected by month-end. Building automation upgrades are in progress, including conversion from pneumatics to digital controls. Two boilers have been purchased, and installation is awaiting city permit approval. A new natural gas line is being installed at the OPP to serve the boilers as the building previously was served by the Powerhouse and does not have natural gas service. Roof replacements are planned for Buildings 1, 3, and 4. The roof for Building 2 was recently replaced.

Elevator machine upgrades are also underway to modernize the system and address periodic failures of the original equipment.

The Facilities team is working with consulting engineers to assess building infrastructure and system interconnections, ensuring the buildings can be strategically dismantled without disrupting operations.

Ms. Dethloff also updated the Committee on other Facilities capital projects. To date in 2026, 95 projects totaling $4.7 million have been initiated, including 88 break-fix projects totaling $2.1 million, which is in alignment with the 2026 capital break-fix budget. Four strategic projects, including roof replacements, have been initiated, totaling $2.6 million. Ms. Dethloff reported that two projects were initiated this month, including resurfacing the Parma parking lot and upgrades to the generator controls at Old Brooklyn Campus. The first phase of the generator controls project is complete, and the second phase is now underway.

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. Dr. Campbell 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 12:25 pm.

Following Executive Session, the meeting was reconvened in open session at 12:50 pm.

IV. Recommendation/Resolution Approvals

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

Mr. Bicak presented the recommendation for the Approval of Additional 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 12:51 pm.

NEXT MEETING: **Wednesday, November 18, 2026 – 11:00 am - 1:00 pm**
MetroHealth Board Room (K107) or via Zoom

Respectfully submitted,

E. Harry Walker, MD, Chairperson
Board of Trustees

Facilities & Planning Committee
Campus Transformation Update

November 18, 2026

ONE TEAM.
ONE MISSION.

Northeast Ohio's Home for Health

Easy Access. Compassionate Care. Every Time. *Make it easy to get care and deliver safe, high-quality experiences — owning results through continuous improvement.*

Invest in People. Develop the Workforce. *Build a strong culture of learning, developing people as caregivers, teachers, and innovators; earning trust, and supporting well-being.*

New Ways of Working. New Ways of Delivering Care. *Challenging conventional models to better meet the needs of patients now and in the future.*

Growth with Purpose. Expand Our Reach. *Attract new patients and grow to serve more of our community.*

Everyday Excellence Means



We work as One Team, with One Mission to create **safe**, **reliable**, **respectful** and **coordinated** experiences for our patients, our people, and our community—every day.

Outpatient Health Center
Post-Occupancy Update

Post Occupancy Work

Interior Modifications

- Modifications to widen several cross-corridor doors to more easily accommodate stretchers is in progress.

Exterior Site Modifications

- Revisions to entry/exit drives serving the OPHC and Glick were planned and construction documents completed. However, the operation of the existing condition is working well, and the revisions are cancelled.

City Water Service Upgrades at Main Campus

- MetroHealth has substantially completed revisions to backflow prevention devices at buildings on campus that will improve flow and pressure.
- The City Water Department continues to implement revisions to water service by connecting the Campus to a service zone to the south.
- All work is planned to be complete in early January 2027.

Emergency Department

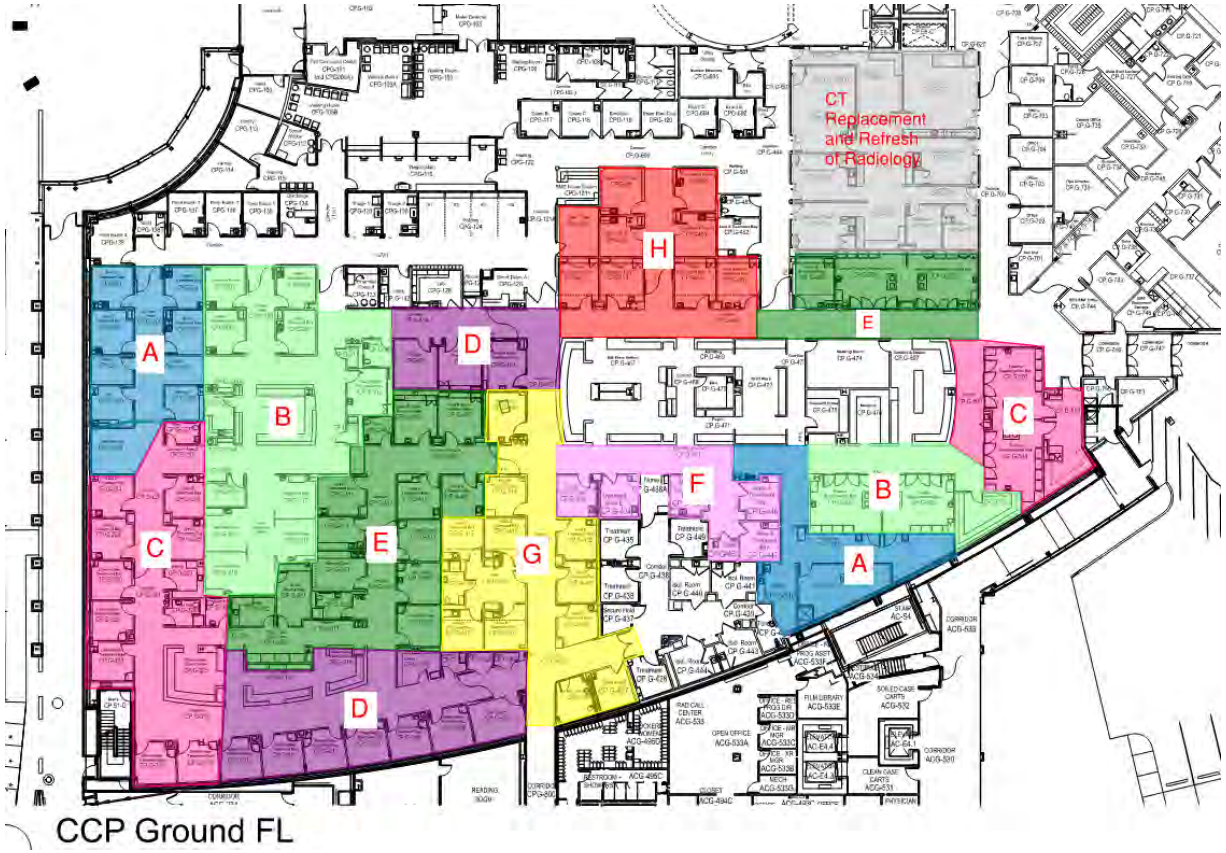
Refresh and Renovation Projects

Emergency Department

Planning with the clinical and operational teams began in late 2024

- Refresh Component – interiors refresh of all patient treatment areas and corridors & new furniture
- Renovation Component – construction of expanded areas to meet changing care delivery requirements

Refresh Implementation Phases



- Phase A Refresh commenced on 9/8 and was reactivated on 10/29
- Phase B underway with completion scheduled for 12/9
- Each Phase 6-8 Weeks
- Targeted Refresh Completion September 2027

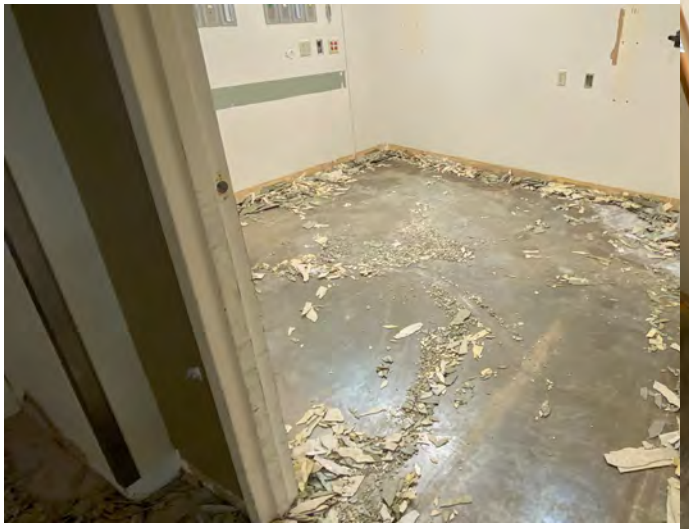
Existing Treatment Room & Corridor





9

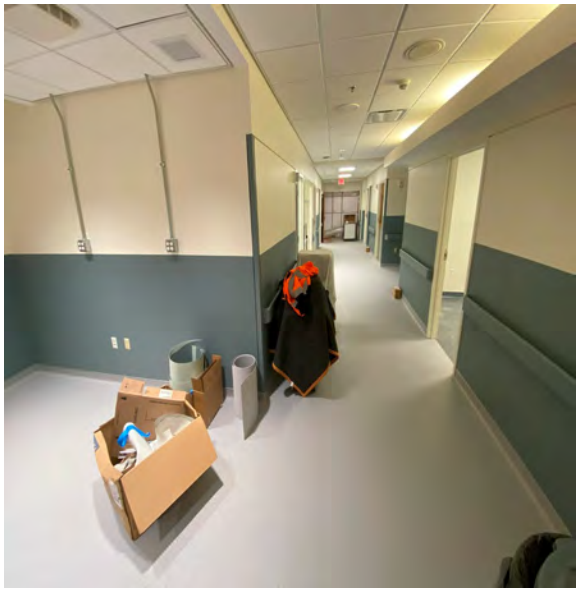
Demolition







Refresh Progress







Phase A – Treatment Room





Clean Supply Room





Upgraded corridor

Renovation Areas

Entry, Waiting & Expanded Fast Track



- Expanded waiting & new public restrooms
- New Triage rooms with enhanced visibility to the waiting area
- Separate Results Waiting area & Discharge consult
- New expanded Fast-Track rooms
- Enhanced security features with bullet resistance glass and reinforced walls

Renovation Area

Main Provider/ Staff Work Area



2 A1.3 AREA 3 - CENTRAL WORKSTATION PROPOSED PLAN

SCALE 1/8" = 1'-0"

1

- Redesigned main work area with added privacy through glass enclosures and private work areas



10 GLASS OPTION 1 - ENLARGED

7 GLASS OPTION 2

Renovation Areas

Expanded BH Secure Hold





- Relocation of the ED Staff Support areas to construct a separate but integrated BH Secure Hold area
- 8 Private secure hold rooms, central milieu area, dedicated nurse work and support spaces

16

Renovation Areas

Expanded BH Secure Hold





- Relocation of the ED Staff Support areas to construct a separate but integrated BH Secure Hold area
- 8 Private secure hold rooms, central milieu area, dedicated nurse work and support spaces

17

Renovation Areas

Secure Hold/Acute Care

- Conversion of former secure hold rooms to acute care treatment rooms
- Overflow Secure Hold



18

Renovation Phases

Status

- Currently in the process of finalizing the Project Budget
- Finalizing the Contractor GMP contract and schedule
- Anticipate commencing renovation work after the new year
- Renovation duration of approximately 24 months
- In addition, working with Radiology on a capital project to replace the existing CT scanner and add a second.

Facilities Management Update

Facilities Capital Projects Initiated in 2026

128 Major & Minor Projects were started in 2026 with a value of $7,144,487

118	Contingency/Break-Fix	$2,854,420
6	Facilities Strategic	$4,196,180
4	Initiated and Planned for other Depts.	$ 93,887

Strategic projects:

Roof on Bell Greve (completed), on Outpatient Plaza (underway), Parma Roofs (spring start)

Elevator machine replacement at Parma (completed)

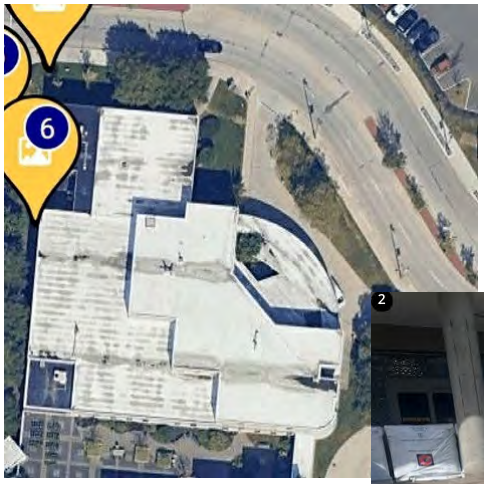
Parking lot repairs at Parma (completed)

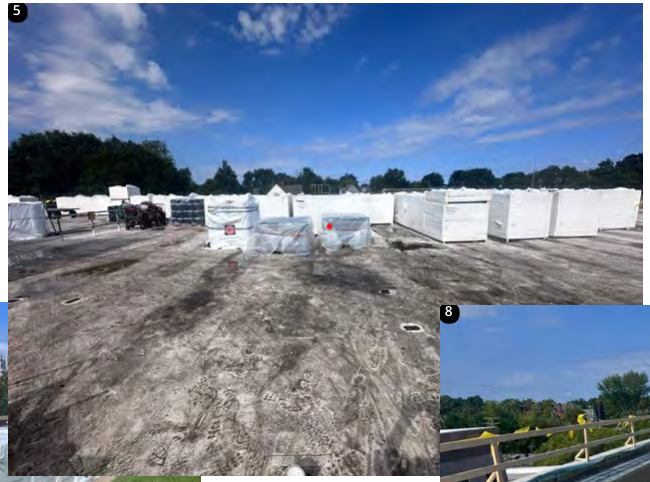
Upgrades to OBC's generator power controls (underway)

CCP AHU Recommissioning Phase 1

Contingency Projects: Usual routine repairs or replacement to elevator systems, chillers, boilers, generators, automatic doors, and all manner of related components. One major wall rebuild project at Parma for ~$500K

Outpatient Plaza Roof Replacement

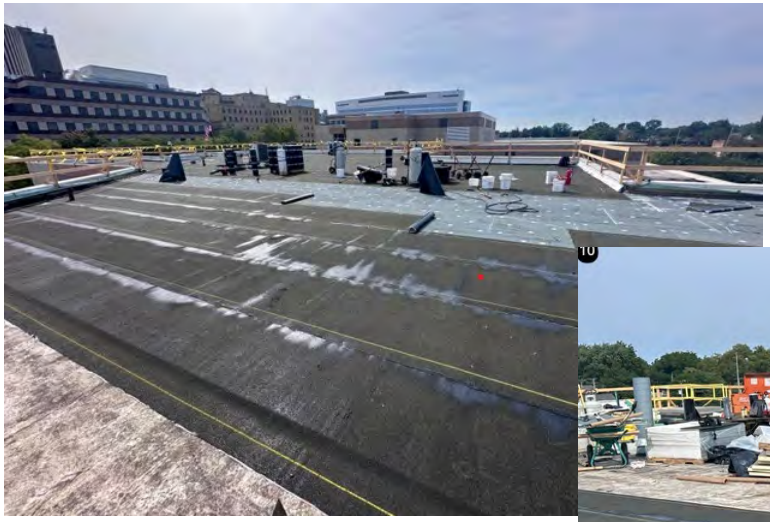








Outpatient Plaza Roof Replacement







MetroHealth System - Fall Exterior Work

- Brecksville – major parking lot and roadway concrete repairs including the apron, resealed, and striped
- Buckeye – courtesy of the new landlord, received all new concrete sidewalks in October and in November the parking lots will be resurfaced and striped
- W. 150th ASC & HC - had their parking lot resurfaced and stripped in early November
- Parma Medical Center – had a complete resurfacing and stripping of their parking lots

Parma Medical Center – before resurface



Parma Medical Center – after resurface



ABOUT METROHEALTH

Founded in 1837, MetroHealth is leading the way to a healthier you and a healthier community through service, teaching, discovery, and teamwork. Cuyahoga County's public, safety-net hospital system, MetroHealth meets people where they are, providing care through five hospitals, four emergency departments and more than a dozen health centers. **For more information, visit metrohealth.org.**

connect **@metrohealthcle**

PROPRIETARY AND CONFIDENTIAL | DO NOT DISTRIBUTE WITHOUT AUTHORIZATION

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

Recommendation

The Facilities and Planning Committee ("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 Resolutions 19740 and 19759 (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, fees for Perspectus Architecture to perform the design development phase of the programming, planning, and implementation task portion of the project.

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 The Facilities and Planning Committee of the Board ("Committee") 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 Committee has reviewed this recommendation and now recommends its approval to the Board.

NOW, THEREFORE, BE IT RESOLVED, the Board hereby approves the additional expenditures more fully described in **Attachment A** 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.

RECOMMENDATION TO THE PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE METROHEALTH SYSTEM FOR THE APPROVAL OF PRE-AUTHORIZED OWNER'S REPRESENTATIVE/PROJECT MANAGEMENT SERVICES PROVIDERS

Recommendation

The Senior Vice President Facilities, Construction and Campus Transformation recommends that The MetroHealth System approve the list of three (3) pre-qualified Owner's Representative/Project Management service providers for services to be provided during a period of up to three years. The list of Pre-Authorized Owner's Representative/Project Management Services Providers is shown in the attached Exhibit A.

Background

MetroHealth publicly solicited firms to provide Owner's Representative/Project Management services ("Owner's Rep"). Nineteen firms expressed interest. Three firms responded to the Request for Qualifications. Following review and ranking, all three firms were selected for the list of Pre-Qualified Firms. Each firm may be engaged using a task order contract for contracts between $50,000 and $1,000,000. MetroHealth will re-assess the Pre-Authorized Owner's Representative/Project Management Services Providers at least every three years.

Approval of Owner's Representative/Project Management Service Providers

******

RESOLUTION XXXXX

WHEREAS, the Board of Trustees of The MetroHealth System has been presented a recommendation for the approval of certain Pre-Authorized Owner's Representative/Project Management Services providers; and

WHEREAS, the Board's Facilities and Space Committee has reviewed this recommendation and now recommends its approval.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees of The MetroHealth System hereby approves certain Pre-Authorized Owner's Representative/Project Management Services Providers for a period of up to three years. The list of Pre-Authorized Owner's Representative/Project Management Services Providers is shown in the attached Exhibit A.

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

AYES:

NAYS:

ABSENT:

ABSTAINED:

DATE:

Exhibit A

2027

PRE-AUTHORIZED OWNER'S REPRESENTATIVE/PROJECT MANAGEMENT SERVICES PROVIDERS

1. Signet Real Estate Group
2. Regency Construction Services
3. Panzica Construction