

**THE METROHEALTH SYSTEM  
FACILITIES & SPACE COMMITTEE  
BOARD OF TRUSTEES  
REGULAR MEETING MINUTES**

DATE: Monday, July 24, 2017

TIME: 4:30 p.m.

PLACE: MetroHealth Medical Center  
K107, Business Services Building

COMMITTEE TRUSTEES: Mr. McDonald, Mr. Monnolly, Ms. Dee, M. Schneider, J.B. Silvers

STAFF: A. Boutros, M. Phillips, W. Jones, C. Richmond, D. Lewis, K. Dethloff

(ABSENT): B. Boulanger, K. Botros

GUEST: Mr. Mark Bultman, Vice President at Hammel, Green & Abrahamson, Inc. (HGA) and Mr. Michael C. Zambo, Principal at Bostwick Design Partnership

Mr. Monnolly called the regular meeting of the Facilities & Space Committee to order at 4:35 p.m. 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 – June 26, 2017 MEETING**

The minutes of the June 26, 2017 Facilities and Space Committee were approved as presented.

**II. DISCUSSION ITEMS**

- A. Ms. Dethloff provided an update on the Facilities Management Department to the Board. Due to the aging infrastructure, over 80,000 work orders were placed in 2016 and over 100,000 requests are anticipated for 2017. Ms. Dethloff reported on the status of the flooding on the 5<sup>th</sup> floor and informed the Board that repairs are to be completed Thursday, July 27, 2017. Dr. Boutros suggested Ms. Dethloff have the maintenance staff locate all shut-off valves to help minimize any future damage to the buildings. Ms. Dethloff gave an update on the result of the water situation at Brecksville which was resolved.
- B. Mr. Jones provided an update on the status of the Campus Transformation Process to the Board. Mr. Jones is requesting to approve the award for the Contract Manager at Risk to Donley's Inc. for the build of the new parking garage. The garage will hold 1,500 vehicles (patients and visitors) with a bridge connection and smart parking. The possibility of digital signage was discussed. Mr. Jones stated that the current maximum allowable size for digital signage 20' x 60'. Mr. Schneider mentioned that several years back the City of Cleveland entered into some kind of a consent order with ODOT about digital signage facing I-71 and I-176.

Mr. Jones informed the Board that he will be conducting interviews for Owner's Representative on Tuesday, July 25, 2017. The four shortlisted firms chosen are: Concord Healthcare, Jacobs, Hammes and NC3. Mr. Jones mentioned that there were only four responses received for the Master Construction Manager at Risk.

The "Big Room" will house the architects, engineers and the contract manager at risk all in a co-location room. Completion date for the "Big Room" will be late August 2017.

Mr. Jones introduced Mark Bultman, Vice President at Hammel, Green & Abrahamson, Inc. (HGA) and Michael C. Zambo, Principal at Bostwick Design Partnership. Mr. Bultman and Mr. Zambo gave a presentation introducing HGA and their story.

Dr. Boutros announced to the Board that a new Outpatient Pavilion will be built to replace the current building.

### **III. CONSENT ITEMS**

- A. Recommendation to the President and CEO of The MetroHealth System to approve the engagement of Donley's Inc. as the System's Construction Manager at Risk for the New Parking Garage on View Road.

The Committee approved the recommendation for full Board action.

- B. Recommendation to the President and CEO of The MetroHealth System to approve the Formation of an Ohio Nonprofit Corporation for Real Estate Development Activities.

The Committee approved the recommendation for full Board action.

Upon unanimous roll call vote, the Committee went into Executive Session to discuss trade secrets and real estate matters.

At the end of the executive session, the Committee reconvened the meeting in open session at 6:12 p.m.

- C. Recommendation to the President and CEO of The MetroHealth System to approve the authorization of the System to Exercise its options to Purchase Certain Real Estate.

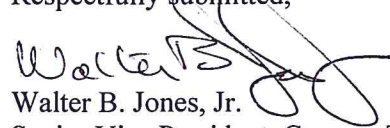
The Committee approved the recommendation for full Board action.

### **IV. NON-CONSENT / ACTION ITEMS**

None

There being no further business to come before the Committee, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Walter B. Jones, Jr.", with a stylized flourish at the end.

Walter B. Jones, Jr.  
Senior Vice President, Campus Transformation