



The MetroHealth System

Board of Trustees

Wednesday, October 4, 2023

3:00 - 5:00 pm

The MetroHealth System K-107 or via Zoom

Facilities and Planning Committee

Regular Meeting

The MetroHealth System Board of Trustees

FACILITIES & PLANNING COMMITTEE

DATE: Wednesday, October 4, 2023

TIME: 3:00 pm – 5:00 pm

PLACE: The MetroHealth System K-107 / via Zoom Option

AGENDA

I. Approval of Minutes

Committee Meeting Minutes of May 24, 2023

II. Information Items

- A. Introduction of Jim Bicak, SVP, Facilities, Construction and Campus Transformation
- B. Campus Transformation Status – *Jim Bicak, SVP, Facilities, Construction and Campus Transformation*
- C. Transformation Projects Construction Cost Review – *Stephanie Tantillo, RSM*
- D. Facilities Management Update – *Karen Dethloff, VP, Facilities Management*

III. Executive Session

IV. Other

- A. Review of Draft Updated Committee Charter – *Inajo Chappell*

The MetroHealth System Board of Trustees

FACILITIES AND PLANNING COMMITTEE

May 24, 2023

3:30-5:00 p.m.

The Board Room K107 or Zoom (<https://us02web.zoom.us/j/89588680299>)

Meeting Minutes

Committee Members Present: Ms. Chappell-I, Ms. Dee-I, Dr. Walker-I, Mr. Hairston-I, Mr. Moss-I, Ms. Whiting-I¹

Staff: Dr. Steed-I, Mr. Jones-I, Ms. Black-I, Dr. Blinkhorn-I, Dr. Bruner-I, Dr. Chehade-R, Dr. Golob-I, Mr. Himes-I, Dr. Olusegun-I, Dr. Lewis-I, Ms. Mason-I, Ms. McBride-I, Mr. Rentschler-I, Ms. Rajki-I, Ms. Dethloff-I, Eileen Hayes-I, Debra DeCapite-I, Dr. Chae-R

Guest: Gail Long-I, Maureen Sullivan-I, Julia Washington-I, Stephanie Tantillo-R, Matt Blondell-R

Ms. Chappell called the meeting to order at 3:35 p.m., in accordance with Section 339.02(K) of the Ohio Revised Code.

(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 February 22, 2023 Facilities and Planning Committee meeting were approved as submitted.

II. Information Items

Transformation Projects Construction Cost Review – Stephanie Tantillo, RSM

Stephanie Tantillo, RSM, provided an update on the Transformation, Behavioral Health (BHP), Apex, and Ambulatory Enabling (AEP) construction projects. It was noted that RSM had been making these reports through the Audit and Compliance Committee but will be now making them in the Facilities and Planning Committee.

¹ I-In-person, R-Remote

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RSM continues to conduct monthly reviews through e-Builder (operating system) of the invoices submitted by consultants and contractors, making sure there are adequate supporting documents, and that invoicing is in accordance with the agreements. RSM provided the number and dollar amounts of invoices reviewed during the period of February 1, 2023 to April 30, 2023, including the amount paid to date to each construction contractor and consultant. RSM provided an update on the status of interim audit findings, including the results of interim audit procedures performed on the Transformation Project, Behavioral Health Project and the Apex Project. RSM provided a summary of process improvements and invoice review findings noted during the period. Ms. Chappell asked why restructuring of the process was needed if the invoicing process was fairly standard. Stephanie responded noting that the invoicing was simple but did not offer sufficient transparency with the construction billing. RSM implemented changes to provide better clarity in the monthly construction billing.

Campus Transformation Status Update – Walter Jones, Interim Senior Vice President, Campus Transformation

Mr. Jones was happy to announce MetroHealth received the 2023 Practice Greenhealth Environmental Excellence Award. This award recognizes our ongoing commitment to improving its environmental performance and our efforts to build sustainability and resiliency into the operations and culture of MetroHealth.

Mr. Jones displayed the Campus Transformation dashboard showing the progress of the project up to date which goes through the end of April 2023.

Mr. Jones provided an update to the Committee on current activities. The completion of the Helipad has been rescheduled to July 2023 due to AHJ review. The Morgue Cooler Replacement has been rescheduled to the end of June 2023 due to supply chain delivery. The Lab Automation line installation will be completed end of May 2023. The CP 1 Renovation (CCP 1st floor backfill) is scheduled for completion in Fall 2023.

Mr. Jones introduced Ms. Debra DeCapite, Project Manager for the Planning, Design and Construction Department and noted she is also acting as the Interim Director.

Outpatient Health Center and Ambulatory Enabling Projects Status – Debra DeCapite, Interim Director, Planning, Design and Construction

Ms. DeCapite provided an update and answered the committee member's questions on the status of the Apex Outpatient Health Center. The west canopy sheathing

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and vapor barrier caulking was installed along with the north curtainwall installation was completed. The metal panel was installed at the south elevation. The east elevation, metal panel and mechanical Louvers were prepped. The metal panel was installed at the linac vaults. Ms. DeCapite also provided an update on the various stages and work in progress on the Outpatient Health Center. Ms. Chappell noted the project photographs are very helpful for those not steeped in construction projects. Ms. Chappell asked if the project is on time. Mr. Jones responded by stating that construction is moving along with the original plan. One exception will be for some revisions being considered as part of Campus Transformation 2.0. Ms. DeCapite stated that the project currently is expected to achieve substantial completion by December 6th and the contractor completing all work by December 29th.

Ms. DeCapite provided an update on the projected milestones on the Ambulatory Enabling Project at several sites. The project includes 58 phases of work over to be completed over a 20 month period. The project began in 2022 and will continue through 2023. Twelve phases that have been completed and two additional projects are in progress. The remaining phases are in development.

Campus Transformation 2.0 Report – Eileen Hayes, Director Transition/Activation & Operational Readiness

Ms. Hayes provided an update to the Committee on the Campus Transformation 2.0 study. Listening Sessions were scheduled with identified core working groups to review, assess and prioritize any identified issues. Preliminary recommendations anticipated by June 1, 2023 and final recommendations anticipated by June 15, 2023. In response to Board member's questions Ms. Hayes related that a report on the findings should come out in June and will be brought to the Committee.

Facilities and Planning, Design & Construction Update – Karen Dethloff, Vice President Facilities and Construction

Ms. Dethloff provided an update and answered the committee member's questions on the Facilities Management major accomplishments since February. The Facilities Management team worked with Glick engineers to ready the new BMT/STEM Unit for their first patient, including the creation of a Cell Lab in Rammelkamp. In collaboration with Legal, Finance and Supply Chain developed a new electric supply agreement in advance of the impending increase in CEI electric rates; new rates will be less than half the CEI rates. The Facilities Management team is working with the construction professionals to address open issues in both the Glick Center and Behavioral Health buildings.

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Ms. Dethloff provided a list of Facilities Management capital projects that were initiated in 2023.

III. Recommendation/Resolution Approvals

- A. Recommendation to the President and Chief Executive Officer of The MetroHealth System to approve the Selection of Pre-Authorized Professionals.

Mr. Jones presented a recommendation for the approval of the selection of pre-authorized professionals. The Board asked about the diversity of the selected professionals and the process. 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 4:50 pm.

Respectfully submitted,

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



MetroHealth

Campus Transformation 2.0 Update

Facilities & Planning Committee October 4, 2023

James Bicak, AIA

SVP, Facilities, Construction & Campus Transformation



Campus Transformation 2.0 - Goals

- **Maximize space in The Glick Center for clinical & teaching functions**
- **Maintain current Main Campus Outpatient Services & plan for growth on Campus**
- **Establish a new Space Model for Clinical & Non-clinical Administrative functions**
- **Designate Rammelkamp for Research & Academic functions**
- **Re-assess Ambulatory Enabling projects per the new Growth Strategy**
- **Improve staff, visitor and patient parking; provide appropriate adjacencies**
- **Assess short-term utilization of Legacy Buildings**

STUDY PROGRESS



1 ✓

LISTEN

2

ASSESS

3

{ **EXPLORE** **RECOMMENDATIONS** }

4

Complete June 29, 2023

CT 2.0 Listening Sessions - Common Themes

- Clarity on strategic assumptions & impact on space at main campus & off-site locations
- Identification of programs/services/support lacking in Glick & perceived lacking in Apex
- Uncertainty of workflows for shared workspaces
- Lack of private provider/resident workspace in Apex to support learning
- Lack of physical access for patients brought in on carts
- Location of services & adjacencies
- Space to accommodate future growth
- Connection to main campus

STUDY PROGRESS



1 ✓

LISTEN

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EXPLORE

4

RECOMMENDATIONS

Complete June 29, 2023

CT 2.0 - Issue Assessment

Working groups engaged in the process to review, assess & prioritize identified issues in the following areas:

- **Main Campus Inpatient**
- **Main Campus Outpatient**
- **System-Wide Inpatient and Outpatient Sites**
- **Provider Administrative Workspace**
- **Corporate Administrative Workspace**
- **Research, Education & GME in all locations**
- **Community Engagement**

STUDY PROGRESS



1 ✓

LISTEN

2 ✓

ASSESS

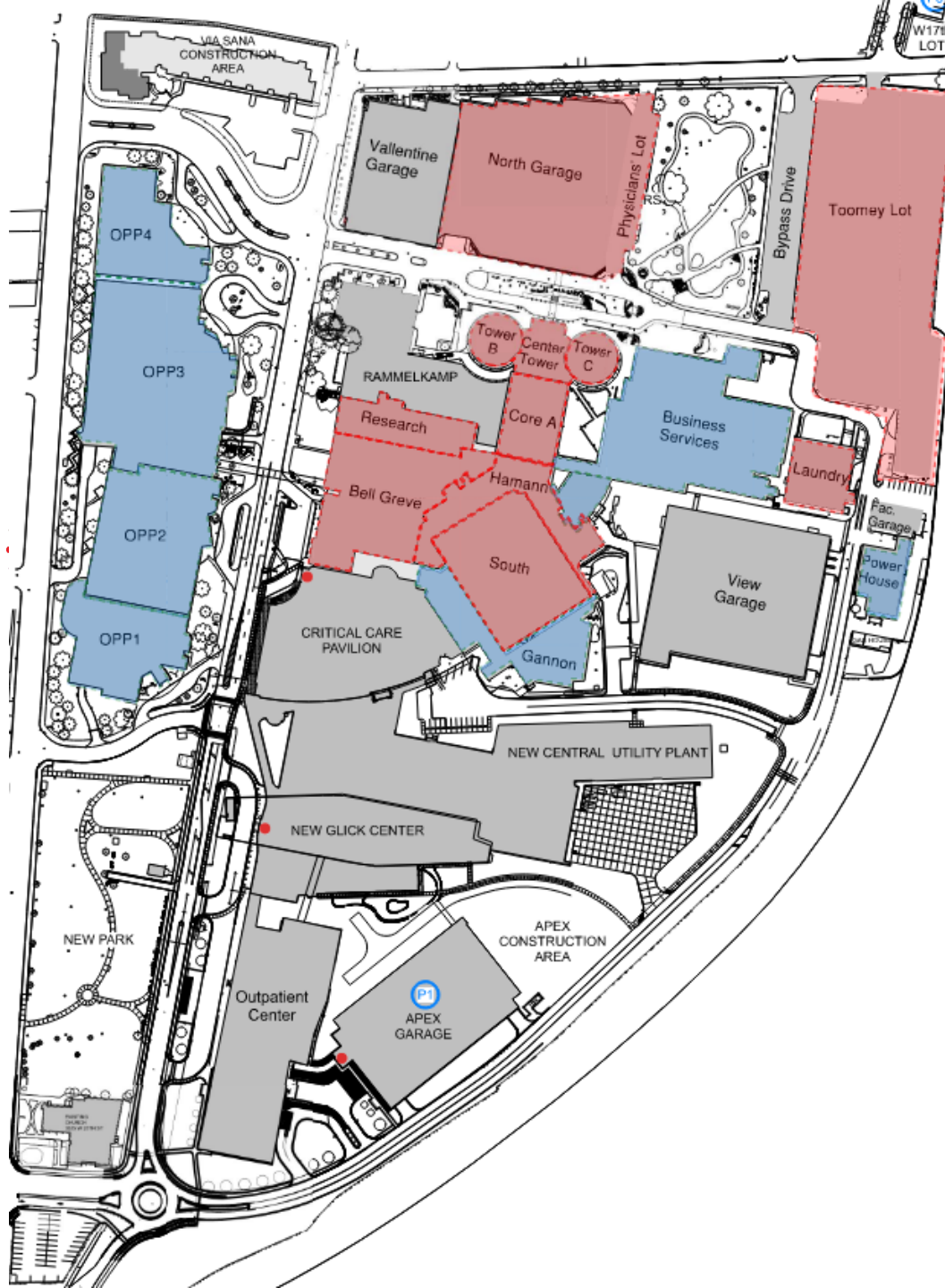
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EXPLORE

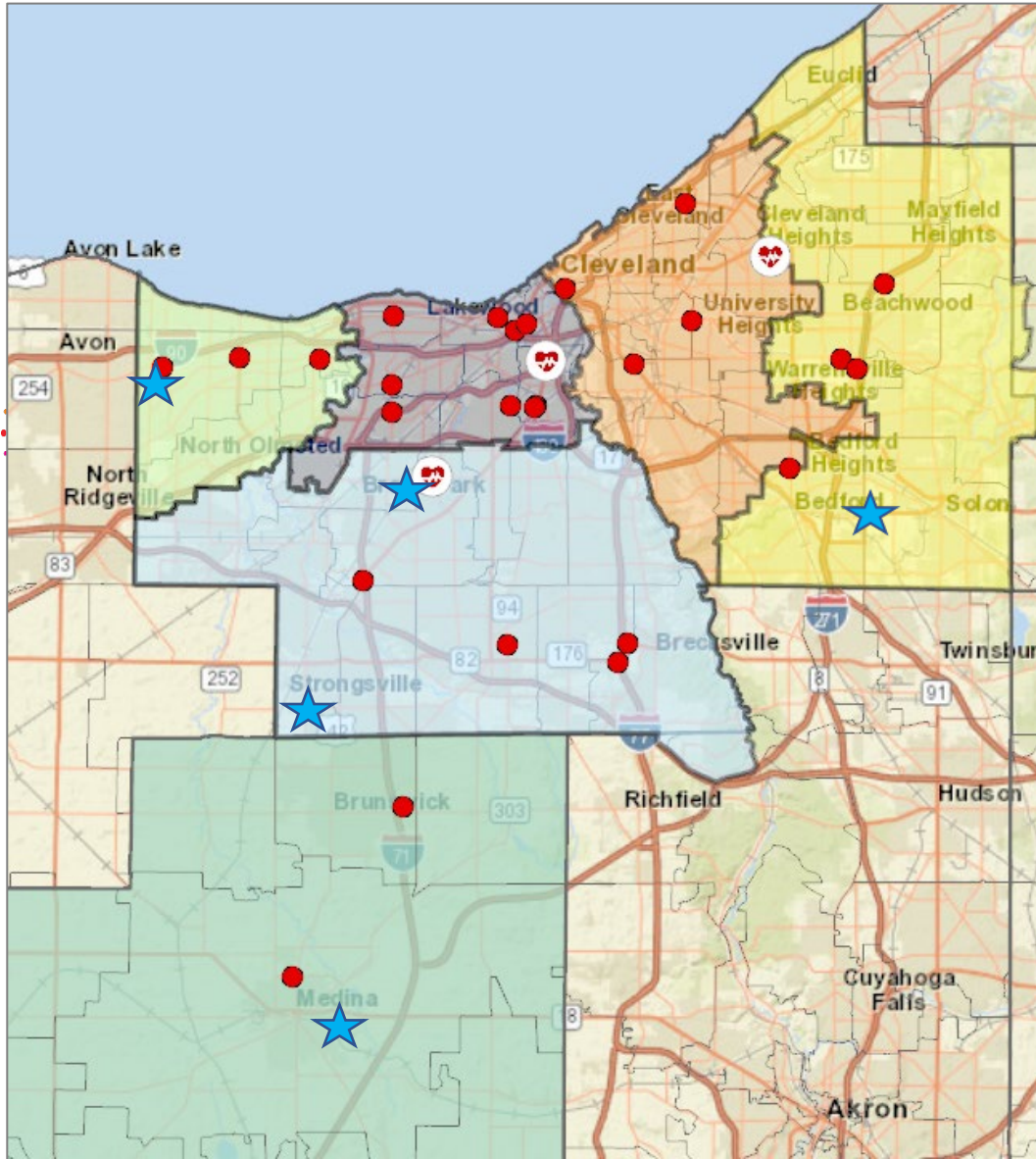
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RECOMMENDATIONS

Complete June 29, 2023



Campus Map



Regional Map

CT 2.0 - Options Development

Initiatives in the process to review, assess & prioritize identified issues in the following areas:

- **Modifications to The Glick Center**
- **Re-Programming portions of the Outpatient Center**
- **Planning Revisions for System Wide services**
- **Identify Provider Workspace**
- **Corporate Administrative Workspace**
- **Research, Education & GME**
- **Community Engagement**

STUDY PROGRESS



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LISTEN

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EXPLORE

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RECOMMENDATIONS

The Glick Center

- **Relocate the Blood Marrow Transplant Unit**
 - Architect engaged to study relocation of BMT & Oncology to 9W
 - Expand the capacity of the Burn Unit
 - Evaluate relocation of Medicine from 9W to 3E and increase capacity by an additional 10 beds
- **Consolidate Business Services functions, including the Executive Suite, from The Glick Center to fill the K&M Buildings; develop a multi-functional conference center**
- **Re-allocate administrative support spaces within The Glick Center to address education and GME needs as well as patient care services**

Outpatient Center (APEX)

Preliminary design options and cost estimating are in progress to address proposed space use modifications including:

- Increased volumes on Main Campus (administrative space conversion to clinical functions)
- Re-alignment of services to achieve clinical adjacencies
- Widening of corridors to accommodate ambulatory occupancy requirements
- Enhanced private provider/resident work areas
- Addition of Procedure Rooms and infrastructure to support expanded program of services
- Addition of a loading dock/receiving support area

AEP Projects – Completed Work

A number of Ambulatory Enabling Projects identified in the original Campus Transformation plan have been completed, including:

- **Brooklyn Heights**
 - Renovations to consolidate some administrative functions
- **Middleburg Heights:**
 - Remodel Ophthalmology Clinic
 - Remodel Multi-Specialty Care Clinic
- **Beachwood**
 - Refresh Breast Imaging
- **Parma**
 - Remodel ENT Clinic
 - Remodel Lab Waiting

AEP Projects – In Development

Additional construction projects in redesign to address stakeholders needs include:

Beachwood

- Express Care & Radiology 4th Floor
- Pain Management & Medical Specialty Clinics – 3rd Fl
- Breast Health Center (option in development)

Parma

- Surgery Clinic
- Cardiac Rehab/Heart & Vascular
- Pain Management
- Breast Center
- OB/Gyn Clinic
- Medical Specialties Clinic

Other projects to be evaluated for conformance with the Goals

Parking – Interim Planning Options Development

Objective: Utilize existing parking facilities and realign usage to better optimize the experience of all participants.

- **Dedicate the Valentine Garage for Patient & Visitor parking**
- **Relocate some staff parking from Valentine to the North Garage and to the Doctors Lot**
- **Maintain View Road Garage for staff**
- **Utilize the Apex Garage for staff, pending resolution of the following:**
 - **Provide an adjacent staff entrance into The Glick Center**
 - **Provide appropriate security functions at the entrance**
 - **Ensure accessibility issues are appropriately addressed**

Parking – Long Term Plan

Objective: Upon completion of the Apex, realign usage of existing facilities and create additional parking as needed optimize the Campus experience

- **Operate Valentine as a mixed-use garage**
- **Maintain the View Garage for staff use**
- **Operate the Apex as a mixed-use garage**
- **Explore developing a surface lot on Scranton across from the primary entries to Glick and Apex in collaboration with the Community to incorporate public amenity space as appropriate**

Legacy Buildings - Utilization

Objective: Determine which of the Legacy buildings are needed to best support the goals of the organization

- **An RFP has been prepared to assess the condition and viability of the legacy buildings including:**
 - **Electrical, ventilation, plumbing, elevators**
 - **Building structure and enclosure**
 - **Functional adaptability**
 - **Cost of operations**

Legacy Buildings - Utilization

- **Identify functions to remain on Campus**
 - **Develop space use standards**
 - **Prepare a functional and space program as basis for design**
- **Develop the Campus Facility Plan**
 - **Highest and best use of each facility retained**
 - **Efficient operations**
 - **Vacate buildings not needed to support Goals**
 - **Plan for demolition**

Campus Transformation 2.0 – Next Steps

- Continue planning for relocations in Glick; engage user groups in the design process
- Design options for modifications to Apex have been developed and the contractor is assembling estimates; review and prepare recommendations for wider discussion
- Continue collaborative work with patient care services to develop additional Ambulatory Enabling Projects
- Continue work on consolidation of Campus functions in the Legacy buildings; plan for associated renovations and demolition



MetroHealth





FACILITIES & PLANNING COMMITTEE MEETING

Construction Cost Reviews

October 4, 2023

Agenda

Construction Cost Review Executive Summary

1 Transformation Project

2 Behavioral Health Project (BHP)

3 Apex Project

4 Ambulatory Enabling Projects (AEP)

Construction Cost Review Executive Summary

Project-Wide Snapshot: May 1, 2023 to August 31, 2023

	Project	Costs Reviewed this Period	Total Costs Reviewed	Total Construction Pay Applications	Construction Contract Value	Contractor Completed to Date	%
1	Transformation	\$ 5,533,950	\$ 587,442,219	56	\$ 539,314,554	\$ 531,449,427	99%
2	BHP	\$ 1,309,837	\$ 39,518,419	23	\$ 38,073,296	\$ 37,505,948	99%
3	Apex	\$ 28,837,454	\$ 111,600,298	66	\$ 141,098,700	\$ 110,839,921	79%
4	AEP	\$ 2,790,432	\$ 15,765,129	16	\$ 29,135,101	\$ 15,759,319	54%

- Professional services labor rate compliance
- Invoice restructuring
- Billing classification corrections

- Analyze and recalculate for mathematical accuracy
- Evaluate for adequate supporting documentation
- Sample transactions to validate costs
- Analyze supporting schedules such as certified payrolls, contingency logs and allowance logs

Construction Cost Review Executive Summary

Invoice Review Matrix

	Project	Vendor	Primary Review	Secondary Review	Final Approval
1	Transformation	Turner (Construction)	Consultants & Signet	RSM	MHS
		Multiple Consultants (Design)	Signet	RSM	MHS
		Signet (Project Management)	RSM	--	MHS
2	BHP	Anchor-Higley (Construction)	Signet	RSM	MHS
		Multiple Consultants (Design)	Signet	RSM	MHS
		Signet (Project Management)	RSM	--	MHS
3	Apex	Turner (Construction)	MHS (1)	RSM	MHS (2)
		Signet (Project Management)	RSM	--	MHS
		Multiple Consultants (Design)	MHS (1)	RSM	MHS (2)
4	AEP	Turner (Construction)	MHS (1)	RSM	MHS (2)
		Signet (Project Management)	RSM	--	MHS
		Multiple Consultants (Design)	MHS (1)	RSM	MHS (2)

- RSM invoice review initiated by notification through e-Builder (operating system)
- Invoice evaluation steps include:
 - Costs are compliant with rates established in the agreements
 - Determine that invoices are mathematically accurate
 - Invoices have adequate supporting documentation
 - Judgmental sampling to validate costs
 - For construction pay applications, also review supporting documentation such as certified payrolls, contingency logs and allowance logs
- RSM review checklist submitted through e-Builder
 - MHS (1) – Diversity Management review
 - MHS (2) – Project management / Signet review

1

Transformation Project – Monthly Reviews Completed

Total Payment Applications Reviewed for Transformation Project

Vendor	Total Payment Applications	Amount Reviewed through Prior Period	Amount Reviewed this Period	Total Amount Reviewed	Percent of Total Review
Turner Construction	56	\$ 526,921,583	\$ 4,527,844	\$ 531,449,427	90.47%
Hammel, Green and Abrahamson, Inc. (HGA)	66	33,826,259	440,945	34,267,204	5.83%
Hammes Company	63	9,782,480	-	9,782,480	1.67%
Engineering Economics, Inc.	50	3,781,215	265,566	4,046,781	0.69%
Osborn Engineering	53	2,651,501	2,862	2,654,363	0.45%
Mitchell Planning	49	2,435,128	13,160	2,448,288	0.42%
ESC Midwest, LLC (Solar Engineering)	60	1,642,559	11,222	1,653,781	0.28%
ATC Group Services	12	480,104	26,601	506,705	0.09%
Signet Real Estate Group	5	-	245,750	245,750	0.04%
Healthcare Technical Services, Inc.	3	194,669	-	194,669	0.03%
Professional Service Industries, Inc.	13	190,871	-	190,871	0.03%
Barber and Hoffman	1	1,900	-	1,900	0.00%
Total	431	\$ 581,908,269	\$ 5,533,950	\$ 587,442,219	

Additional Observations and Process Improvement Highlights

- Professional services labor rate compliance – adherence to rate card, mathematical accuracy
- Professional services reimbursable support – subconsultants, overhead costs

1

Transformation Project – Interim Review Summary

Findings and Recoveries

Item	Interim Review Scope	Impact	Audit Status
1	Stored Material Reporting	\$690,185 Recovered	Closed as of 5/19/21
2	Subcontractor Default Insurance	\$289,853 Recovered	Closed as of 10/23/20
3	Information Technology	\$ 163,150 Identified	Closed as of 5/18/21
4	General Liability Insurance	\$ 61,795 Identified	Closed as of 8/6/21
5	Subcontractor Invoice Timing	No Impact / Issue	Closed as of 9/17/21
6	Turner Amendment 24 – General Conditions	No Impact / Issue	Closed as of 3/15/22
7	New Hospital Closeout	\$35,000 Identified	Management discussions

Next Steps

- All vendors – Continue monthly invoice reviews
- Turner – Final project closeout review, planned Q1 2024

2

Behavioral Health Project – Monthly Reviews Completed

Total Payment Applications Reviewed for the Behavioral Health Project

Vendor	Total Payment Applications	Amount Reviewed through Prior Period	Amount Reviewed this Period	Total Amount Reviewed	Percent of Total Review
Anchor Health Properties (AHP) Development, LLC.	23	\$ 36,196,111	\$ 1,309,837	\$ 37,505,948	98.16%
US Communications & Electric, Inc.	9	1,442,718	--	1,442,718	3.88%
National Office Services	1	301,825	--	301,825	0.81%
Signet Development, Ltd.	2	268,000	--	268,000	0.72%
Total	35	\$ 38,208,654	\$ 1,309,837	\$ 39,518,491	

Additional Observations and Process Improvement Highlights

- Contractor lien waivers not executed

2

Behavioral Health Project – Interim Review Summary

Findings and Recoveries

Item	Interim Review Scope	Impact	Audit Status
1	Obtained support for labor costs incurred	\$174,848 identified	Closed as of 7/12/22
2	Restructured invoicing process (DBIA, certification, lien waivers, etc.)	Process Improvement	Closed as of 7/12/22
3	Reclassified billings	Process Improvement	Closed as of 7/12/22

Next Steps

- All vendors – Continue monthly invoice reviews
- Anchor – Final project closeout review, in progress

3

Apex Project – Monthly Reviews Completed

Total Payment Applications Reviewed for the Apex Project

Vendor	Project Component	Total Payment Applications	Amount Reviewed through Prior Period	Amount Reviewed this Period	Total Amount Reviewed	Percent of Total Review
Turner Construction	Garage	15	\$ 16,538,855	\$ (9,937)	\$ 16,528,918	14.81%
Turner Construction	Outpatient Health Center	18	52,732,555	27,996,884	80,729,439	72.34%
Turner Construction	Soft Costs	20	8,371,274	371,711	8,742,985	7.83%
Turner Construction	Prentiss Demo	3	1,051,359	-	1,051,359	0.94%
Turner Construction	Rammelkamp	10	3,634,454	152,767	3,787,221	3.39%
<i>Turner Construction</i>	<i>Total</i>	66	82,328,497	28,511,425	110,839,921	99.32%
Solar Testing	n/a	16	362,052	226,072	588,124	0.53%
PSX, Inc.	n/a	6	40,416	-	40,416	0.04%
Heapy Engineering	n/a	10	25,879	8,475	34,354	0.03%
Perspectus	n/a	1	6,000	-	6,000	0.01%
Signet Development, Ltd.	n/a	3	-	40,073	40,073	0.04%
Willis Towers Watson	n/a	1	-	33,533	33,533	0.03%
Lewis Testing Services	n/a	2	-	17,876	17,876	0.02%
Total		105	\$ 82,762,844	\$ 28,837,454	\$ 111,600,298	

Additional Observations and Process Improvement Highlights

- Prime contractor – mathematical accuracy
- Prime contractor – accuracy of this period billings

3 Apex Project – Interim Review Summary

Findings and Recoveries

Item	Interim Review Scope	Impact	Audit Status
1	Subcontractor default insurance	\$ 16,844 Identified	Management discussions
2	Prentiss final pay application	No Impact / Issue	Management discussions
3	Inappropriate subcontractor billing	\$ 1,025,497 Identified	Closed as of 03/30/2023

Next Steps

- All vendors – Continue monthly invoice reviews
- Turner – Interim review, planned Q1 2024

4

AEP Projects – Monthly Reviews Completed

Total Payment Applications Reviewed for the AEP Projects

Vendor	Total Payment Applications	Amount Reviewed through prior Period	Amount Reviewed this Period	Total Amount Reviewed	Percent of Total Review
Turner Construction	16	\$ 12,968,887	\$ 2,790,432	\$ 15,759,319	99.97%
US Communications and Electric	1	2,160	-	2,160	0.01%
Just Right Environmental	1	3,650	-	3,650	0.02%
Total	13	\$ 12,974,697	\$ 2,790,432	\$ 15,765,129	

Additional Observations and Process Improvement Highlights

- Prime contractor – accuracy of contract reporting
- Prime contractor – accurate supporting documents

Next Steps

- All vendors – Continue monthly invoice reviews
- Turner – Interim review, in progress

RSM US LLP

+1 800 274 3978

rsmus.com

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Facilities Management Update

Facilities & Planning Committee October 4, 2023

Karen Dethloff, VP System Facilities Operations & Management



Major FM Departmental Accomplishments since May

FM team is working with the design and construction professionals to address open issues or provide enhancement in both the Glick Center and Behavioral Health buildings:

- Added time delay closures to visitor lobby doors
- Installed 34 Glick med room sink splash guards less than one shift
- Relocated 61 of 70 hand sanitizers that were originally mounted over ignition sources and then patched & painted holes as beds became available, in less than two hours per room
- Supported the replacement of five electrical breakers that required the coordination of multiple planned power shut-downs including a shut-down of the Central Utility Plant shutdown, and of emergency power outlets. Work was completed without interruption of normal operations
- Supported the addition of 84 employee parking spaces at the church next to the Cleveland Heights Medical Center allowing patients to park nearer our buildings

Oversaw the refurbishment of the Valentine Garage to prepare for use by visitors including power washing, new lights, restriping and refurbishing handrails

Successful Joint Commission Extension Survey June 21-23 with only two minor findings cited, both of which were corrected while the surveyors were on site

Notable FM Staff Accomplishments since May

Mike Dragutinovic, Assistant Director Plant Operations, has been a member of the FGI Guidelines Revision Committee for over a year now and has recently been assigned to a committee revamping separate medical air gas & vacuum, electrical and nurse call charts into a single easy to use document for the 2025 FGI Outpatient Guidelines; a Joint Commission compliance document

Wendy Maimone, Licensed Stationary Engineer, was hired as our very first female Building Engine person in our Glick Central Utility Plant

Earl Bumgarner was promoted from Manager at our Cleveland Heights Medical Center and east side satellites, to Assistant Director Facilities Management Satellite Sites

Brian Kittrick, Assistant Director Electrical Systems, investigated the failure of workstation power cords and battery power modules in electrical closets in the Glick Center. After investigation it was determined the electrical power supply system in the hospital is performing appropriately. The failures were due to the equipment component parts and these have been replaced.

Donna Gerengher, Manager, Fire Protection Systems and Michael Barrett, Director, along with a representative from Jensen Hughes, presented at the NFPA Annual Conference on June 22, "NFPA 101 In Health Care Facilities, Managing Noncompliance & Construction"

Staffing Information

Staffing Metrics 2023 Year-to-Date:

- 9 open positions
 - Grounds Maintenance
 - Electronics Tech
 - Licensed Stationary Engineers
 - Facilities Manager
 - Compliance Supervisor
- 6.9% vacancy rate
- 3.24 FTEs/week out on FMLA/WC

FM Capital Projects Initiated in 2023

92 Major & Minor Projects – current 2023 value \$8,495,360

- Water Main, Med Gas & Steam Systems Repairs
- Flood Repairs
- Cleveland Heights Behavioral Health Emergency Department Renovations
- Valentine Garage Lighting Replacement
- Generator Relocation – Main Campus to Parma
- Building Automation System Upgrades
- Rebuild of the Chiller Equipment
- Medical Gas System Replacement
- Cooling Tower Screens
- Replace various pumps and motors

Since May, the FM team initiated 40 Capital improvement projects and readied space in Gannon, Hamann and South for a number of relocated departments

Converted a waiting room into a Discharge Hospitality Lounge in less than 14 days including re-lamping, painting, new flooring, and ceiling tiles



MetroHealth



The MetroHealth System

Facilities and Planning Committee Charter

Purpose

The Facilities and Planning Committee will assist the board in oversight of matters relating to the physical environment of The MetroHealth System including recommendations for ensuring the System's optimal use of capital and space resources, overseeing and monitoring planning and execution of space utilization, construction and renovation; and overseeing and monitoring plans as well as formulating policy and making recommendations regarding the System's buildings and grounds.

Responsibilities

In fulfilling its charge, the Facilities and Planning Committee is responsible for the following activities:

- Serve as stewards of the System's master facilities plan. Reviews and recommends approval for updates to the campus master plan and other significant plans related to space, facilities improvement, or other matters pertaining to the physician environment.
- Review and recommend approval of annual facilities capital budgets comprising clear financial objectives; forward to the Finance Committee of the Board for discussion/action.
- Recommend approval of land and building acquisition comprising clear financial objectives; forward to the Board for discussion/action.
- Review all capital construction, renovation and real estate project proposals and leases and forward analyses and recommendations to the Board for discussion/action as required pursuant to BOT-07 Delegations of Authority.
- As requested, serve as a capital and space "sounding board" and "brain-storming" group to assist the Chief Executive Officer and President, SVP Construction, Facilities and Campus Transformation, Chief Operating Officer, and Chief Financial Officer.
- Address any other matter delegated to the Committee by the Board of Trustees

Composition

The Facilities and Planning Committee will consist of at least three board members. The SVP of Facilities, Construction and Campus Transformation staffs this committee.

Meeting Schedule

Quarterly or as needed.

DRAFT