

HEALTH FACILITIES MONITOR

What You Need to Know Now

Acute Care | Outpatient | Tele-Health | Life Science
Hospitals | Clinics | MOBs | Retail | Mobile | Non-Clinical | Academic & Research

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Association of Medical Facility Professionals

2023 Hospital, Outpatient Facilities & Medical Office Buildings Summit

Healthcare Hits the Reset Button

Planning, Real Estate, Design, Construction, and Operation of
Hospitals • Clinics • ASCs • MOBs • Retail Medicine • Telehealth
Hospital @ Home • Mobile Care • Non-Clinical • Academic & Research Facilities

Philadelphia	Mar 01 2023	Houston	Jun 27 2023	Atlanta	TBA
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Chicago	Jun 06 2023	Seattle	Jul 2023	Washington	TBA
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TOP STORIES

Hospital Capacity Woes Persist After Tripldemic's Peak

Despite flu, COVID-19 and respiratory syncytial virus rates coming down, hospitals are about as full as they've ever been.

Source: [Becker's Hospital Review](#)

2022 Marks Worst Financial Year for Hospitals Since Pandemic

Approximately half of all U.S. hospitals ended 2022 with negative operating margins, marking 2022 as the worst financial year since the start of the pandemic, Kaufman Hall writes in its latest industry report.

Source: [Kaufman Hall](#), [Becker's Hospital CFO Report](#), [Fierce Health](#)

Hospitals Have an Access-to-Capital Problem

The last year was tough on hospitals and health systems, and executives are planning for a challenging 2023 as well.

Source: *Becker's Hospital Review*

Demand for MOBs on the Rise for Investors

Investor demand for medical office buildings hit a record high in the second half of 2022, bolstered by an increased patient demand for ambulatory and outpatient services in the wake of the COVID pandemic.

Source: *GlobeSt.com*, *Becker's ASC Review*, *San Fernando Valley Business Journal*, *Wealth Management*

CMS Proposes Universal Quality Measures Across All Programs

CMS is looking to create a "universal foundation" of quality measures across all its programs, such as Medicare and Medicaid. The agency said in its 2024 advance notice that aligning measures across programs and private payers "will reduce provider burden while also improving the effectiveness of quality."

Source: *Becker's Payer Issues*

The Role of REITs in Staffing Nursing Homes

REIT investment was associated with average relative staffing increases of 2.15 percent and 1.55 percent for licensed practical nurses (LPNs) and certified nursing assistants (CNAs), respectively.

Source: *Health Affairs*

MERGERS & ACQUISITIONS

Florida Health Systems to Combine

St. Augustine, Fla.-based Flagler Health plans to join UF Health, the University of Florida's academic health center, in 2023.

Source: *Becker's Hospital Review*, *UF Health*, *JAX Today*

Parkview Health AND UCHealth Finalize Merger

Representatives from Parkview and UCHealth, the multistate nonprofit health care system headquartered in Aurora, Colorado, reached a definitive agreement to merge. Parkview is expected to begin operating under the UCHealth banner midyear.

Source: *The Pueblo Chieftain*, *KOAA News5*

SoutheastHEALTH to Merge with Mercy

The deal brings Mercy into the Missouri market, and gives SoutheastHEALTH the backing of a larger organization.

Source: *St. Louis Post Dispatch, Southeast Missourian*

MultiCare Health System Acquires Yakima Valley Memorial Hospital, Clinics

The Washington-based Yakima health system includes the 226-bed inpatient facility and 26 clinics. The hospital, which will now be known as MultiCare Yakima Memorial Hospital, is MultiCare's 12th hospital.

Source: *Healthcare Facilities Today*

Are Large Health Systems Delivering Better Outcomes?

Despite the emergence of giant health systems taking care of large swaths of patients, scale doesn't seem to equal higher quality of care or cost savings, according to a recent study published in JAMA Network.

Source: *JAMA Network, HealthExec, Healthcare Dive, Medical Economics*

Healthcare M&A No Longer Just About Scale

Some of the larger merger and acquisition transactions and proposals in the healthcare sector are not just about economies of scale, but pursue other goals, such as improving health equity, according to an M&A review from Kaufman Hall.

Source: *Becker's Hospital Review, Chief Healthcare Executive, Kaufman Hall*

SAFETY & SECURITY

Gram-Negative Bacteria Threaten Hospital Patients

As healthcare facilities managers continue to struggle against antibiotic-resistant infections in their buildings, researchers have discovered unwelcome news that threatens to complicate the fight.

Source: *Healthcare Facilities Today*

Landlord Faces Lawsuit After Janitor Spread Disease by Tampering with Water Bottles

Two real estate companies are facing a \$1 million lawsuit alleging they were negligent after a janitor gave medical office building employees herpes by tampering with their water bottles.

Source: *BisNow, Fox6 Milwaukee*

Woman Fatally Shoots Terminally Ill Husband at Florida Hospital Campus

A 76-year-old woman is accused of fatally shooting her terminally ill husband in the Select Medical long-term acute care facility within AdventHealth Daytona Beach in Florida.

Source: [Becker's Hospital Review](#), [CNN](#), [WESH 2](#)

Massive Blaze Breaks Out At Medical Office Building

Thirty-seven fire departments rushed to the scene of a massive blaze that tore through a medical office building on Long Island Feb. 4.

Source: [Daily Voice](#)

Assisted Living Worker Charged in Resident's Death

The resident died after ingesting an all-purpose cleaning solution.

Source: [Healthcare Facilities Today](#)

TidalHealth Peninsula Regional Hospital Parking Garage Collapses

TidalHealth Peninsula Regional Hospital's parking garage partially collapsed Jan. 22 after a vehicle crashed into a second-floor wall of the structure at a high speed. No injuries have been reported as a result of the accident.

Source: [Healthcare Facilities Today](#), [Fox News](#), [WBOC](#)

California Funds Security for Reproductive Health Facilities

Grants will fund physical and digital security enhancements at healthcare facilities and practitioner offices that might be the target of violence and vandalism.

Source: [Healthcare Facilities Today](#)

Children's Hospital Addresses Gun Violence

St. Louis Children's Hospital has begun distributing free gun locks to anyone who needs them.

Source: [Healthcare Facilities Today](#)

Kaiser puts \$25 Million to Gun Violence Prevention

Kaiser Permanente has committed \$25 million to support gun violence prevention efforts spearheaded through its Center for Gun Violence Research and Education.

Source: [Becker's Hospital Review](#)

Do you have a newsworthy item to share? [SUBMIT HERE](#)

INNOVATION

Stonerock Capital's Newest Acquisition Has Become a Tech-Med Hub

At Innovation Park, technology and healthcare come together in a tech-med hub, where medical offices and tech companies neighbor each other. Stonerock Capital, the company behind Innovation Park, is bringing the buildings to above-market standard so tenants can enjoy a modernized and amenitized space.

Source: [Yahoo.com](#)

Healthcare Facilities Embrace Modular Construction

Healthcare facilities have leaned on modular construction for quick builds with less waste.

Source: [Healthcare Facilities Today](#)

AMFP NEWS



Hospital, Outpatient Facilities & Medical Office Buildings Summit – Charlotte, NC Dec 6, 2022

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BUILDING, BUYING, SELLING

- **NATIONAL**

First Citizens Bank Provides \$52.4 Million to Finance MOB Portfolio

The bank's Healthcare Finance group, part of the CIT division, provided \$52.4 million to affiliates of Kayne Anderson Real Estate and Remedy Medical Properties to finance a portfolio of medical office building properties spanning Virginia, Texas, Tennessee, Indiana, Wisconsin, Connecticut and California.

Source: *First Citizens Bank, Becker's ASC Review*

How U.S. Dermatology Partners Is Reversing Rural Care Shortages

Over the next three years, U.S. Dermatology Partners will be opening 30 new locations in eight states as part of an initiative to reach underserved patients in rural areas.

Source: *D Magazine*

Big Sky Medical Acquires \$190 Million in MOBs

Big Sky Medical has acquired 857,000 square feet of medical office building space across Texas, California, Louisiana and Maryland.

Source: *The Real Deal, Becker's ASC Review, JLL*

Rockwood, DHC Form Seniors Housing Joint Venture

Rockwood Capital and Doyenne Healthcare Capital have formed a joint venture to invest up to \$100 million of equity in seniors housing communities across the country.

Source: *PE Hub*

- **MID-ATLANTIC**

Tower Health to Sell 17 Urgent Care Centers

West Reading, Pa.-based Tower Health hopes to cement a deal to sell 17 of its urgent care centers. The health system currently operates 25 urgent care facilities across Pennsylvania and one in Delaware.

Source: *Philadelphia Business Journal, Becker's Hospital Review*

Mediplex Begins Construction on PA Medical Office Building

Mediplex Property Group has begun a build-to-suit renovation on a single-story, 12,800 square foot building in Newtown, Pennsylvania, set for completion in late 2023.

Source: [*Mediplex Property Group*](#)

Riverside Doctors' Hospital Construction Moving Forward

Riverside Doctors' Hospital Williamsburg, Va., held a beam signing ceremony to mark construction progress for its new 68,000-square-foot medical office, scheduled to open in 2024.

Source: [*The Virginian-Pilot, Riverside Doctors' Hospital*](#)

\$6.9 Million Paid for Virginia Medical Office Building

Flagship Healthcare Properties has acquired a \$6.85 million medical office building in Fredericksburg, Va.

Source: [*Virginia Business*](#)

University of Maryland Shore Regional Health Proposes Replacement Hospital

University of Maryland Shore Regional Health filed a Certificate of Need application for the Regional Medical Center at Easton project with the Maryland Health Care Commission. Its proposal is to build a new 142-bed facility to replace its current hospital.

Source: [*Healthcare Facilities Today*](#)

UNC Health Aims to Expand Medical Offices at Eastowne Over 25 Years

Chapel Hill-based University of North Carolina Health plans to add eight to 10 medical office buildings on its Eastowne campus.

Source: [*Chapelboro.com, Becker's ASC Review*](#)

- **SOUTH**

St. Jude Children's Research Hospital Unveils Family Commons

The 45,000-square-foot, multimillion-dollar commons area provides a space for facilities to find comfort between appointments.

Source: [*Healthcare Facilities Today, St. Jude Children's Research Hospital*](#)

Healthcare Realty Drops \$38 Million for Veterans Clinic in Sunrise, FL

Healthcare Realty Trust sold a Veterans Affairs clinic in Sunrise for \$38.2 million, 23.3 percent less than its purchase price six years ago.

Source: [*The Real Deal*](#)

HCA Healthcare Breaks Ground on New Freestanding ER in Orlando

Nashville, Tennessee-based HCA Healthcare has started construction on a new freestanding emergency room in Orlando as part of a larger expansion push by the hospital system.

Source: [*Orlando Business Journal*](#)

FSU Healthcare Campus Breaks Ground

The future FSU Health-Tallahassee Memorial HealthCare Medical Campus is a partnership between The St. Joe Company, a real estate development, asset management and operating company, Florida State University and Tallahassee Memorial HealthCare.

Source: [*Daily Commercial News*](#), [*Construction Equipment Guide*](#), [*Healthcare Facilities Today*](#), [*Healthcare Design*](#)

AdventHealth Breaks Ground on \$45.7 Million MOB and Surgery Center

AdventHealth has broken ground on an ambulatory surgery center on its existing Daytona Beach, Fla., campus. The 3-floor, 60,000-square-foot building will contain four operating rooms and two catheterization labs when it opens in 2024.

Source: [*FlaglerLive.com*](#)

Ophthalmologist Buys Pompano Beach Office Building

An entity managed by Dr. Shailesh Gupta, a Coral Springs-based ophthalmologist, acquired Sample Executive Center in Pompano Beach for \$8.9 million. The deal breaks down to about \$164 a square foot for the 54,500-square-foot, four-story building.

Source: [*The Real Deal*](#)

Boldt Healthcare Real Estate Development Secures \$30 Million for MS Medical Office

Boldt Healthcare Real Estate Development has secured \$30 million to construct a four-story, 99,000-square-foot medical office building development in Madison, Mississippi, on Baptist Memorial Health Care Corporation's medical campus.

Source: [*ConnectCRE*](#)

East Memphis Medical Office Sells for Double Current Market Price

A real estate investment trust from North Carolina has paid top dollar for a 29,000-square-foot medical office building that sits within three miles of three major hospitals in the Memphis area.

Source: [CoStar](#), [ConnectCRE](#)

Bull Realty Arranges \$4M Sale of Georgia Medical Office Building

Bull Realty has arranged the \$3.6-million sale of a 8,770-square-foot, single tenant net leased medical office building located in Evans, GA. The property is fully occupied by Anne Arundel Dermatology.

Source: [Connect CRE](#)

- **TEXAS**

Children's Health and UT Southwestern Plan \$2.5 Billion Dallas Pediatric Medical Campus

Original RFQ documents call for the hospital to have 532 beds and to begin construction in 2024.

Source: [D Magazine](#), [Healthcare Design Magazine](#)

Steward Health Care Breaks Ground on \$254 Million Replacement Hospital

Dallas-based Steward Health Care is building a replacement hospital for Wadley Regional Medical Center in Texarkana, Texas. The \$254 million project includes a 250,000-square-foot hospital with 123 beds and a 160,000-square-foot medical office building.

Source: [Healthcare Design](#), [Becker's Hospital Review](#), [Texarkana Gazette](#)

First Major Hospital in Celina, Texas, Breaks Ground

Methodist Hospital is breaking ground on a five-story hospital with a medical office building in Celina, Texas. The hospital is a \$200 million investment on 46 acres of land.

Source: [Celina Record](#), [Local Profile](#)

Rendina Healthcare, Baptist Memorial Launch ED

Rendina Healthcare Real Estate and Baptist Memorial Health Care have opened the Baptist Arlington Emergency Department in Arlington, Tenn. The 38,000-square-foot facility features the first freestanding emergency department in Shelby County.

Source: [Hospital Management](#)

2 Children's Hospitals Coming to Northwest Austin

Construction teams working on Dell Children's Medical Center North 187,000-square-foot hospital in Austin, Texas, are putting the final touches on the building. Texas Children's Hospital is building a 365,000-square-foot hospital and outpatient building that is slated to open in February 2024.

Source: *Community Impact*

VillageMD Acquires Dallas Practice

Weeks after its \$8.9 billion deal for Summit Health closed, VillageMD has acquired a Dallas medical practice that includes internal medicine, geriatric and urgent care services.

Source: *Becker's Hospital Review*

- **MIDWEST**

IU Health Upsizes \$2.3 Billion Downton Hospital Project

Construction is in full swing on Indiana University Health's new downtown hospital and expanded medical campus, which will bring a next-generation acute-care adult hospital to Indiana.

Source: *Building Indiana*

Michigan Hospital to Add \$10 Million Medical Office Building

The Mackinac Straits Health System in St. Ignace, Mich., plans to add a 20,000-square-foot medical office building to its facilities.

Source: *Petoskey News-Review*, *Becker's ASC Review*

Methodist Hospital Unveils Expanded Emergency Department

Among other features, the Nebraska ED expansion gives victims of domestic violence more privacy and rooms for counseling.

Source: *WOWT 6 News*, *KETV.com*

Montecito Medical Acquires six Discover Vision Buildings in KC Area

Nashville-based Montecito Medical bought a six-building portfolio of Kansas City-area properties that consist of Discover Vision Centers' practice locations.

Source: *Kansas City Business Journal*, *GlobeSt.com*, *Commercial Search*

Cincinnati Children's Hospital Opens Wellbeing Center

The Heart and Mind Wellbeing Center was created to provide mental health care tailored for families affected by Congenital Heart Disease.

Source: *Cincinnati Children's Hospital*, *Hospital Management*

Mercy Health and Lifepoint Behavioral Health Partner on Inpatient Hospital

Mercy Health – Youngstown and Lifepoint Behavioral Health have formed a joint venture

partnership to build and operate the a 75,000 square-foot 72-bed Mercy Health Behavioral Hospital in Ohio's Mahoning Valley.

Source: *Healthcare Facilities Today, Hospital Management, Mercy Health*

Ohio Sears Converted Into MOB

Avita Health System purchased the empty Sears in 2020 and has invested \$11 million into the office campus.

Source: *Mansfield News Journal, Becker's ASC Review*

How Hospital is Reshaping Downtown Community

A once-blighted corner in the Illinois town now boasts a \$38.8 million medical office building designed to anchor the redevelopment of the local town center.

Source: *Daily Herald*

- **NORTHWEST**

St. Charles Plans Cancer Treatment Center

Using \$90 million secured through bonds in the fall of 2020 that are restricted and must be used for new construction, St. Charles will build a new cancer center on its Redmond, Oregon, campus to support care for rural communities.

Source: *MyCentralOregon.com*

- **WEST**

Healthcare Provider Buys Las Vegas Parcel

HCA Healthcare acquired a nearly 57-acre property from Station Casinos amid rising demand for medical facilities.

Source: *Shelter Realty, Las Vegas Review Journal, Becker's ASC Review*

Los Angeles Gateways Hospital to Expand Adolescent Behavioral and Mental Health Services

The 13,000-square-foot expansion project will add 37 new adolescent beds to the existing 27 and increase the total number of adolescent patients served from 300 to 445 per year at the main Gateways Hospital and Mental Health Center campus.

Source: *Healthcare Facilities Today*

Morgan Stanley Buys \$68M Bay Area MOB

Morgan Stanley has paid \$68 million for a two-story, 44,719-square-foot medical office building in Menlo Park, Calif.

Source: [Commercial Search](#)

Tia Teams Up with Cedars-Sinai in Expansion for Women's Healthcare

Tia, a modern medical home for women, is teaming up with Cedars-Sinai to expand access to primary and specialty care for women across Los Angeles.

Source: [Healthcare Facilities Today](#)

Construction Starts for New HI Healthcare Campus

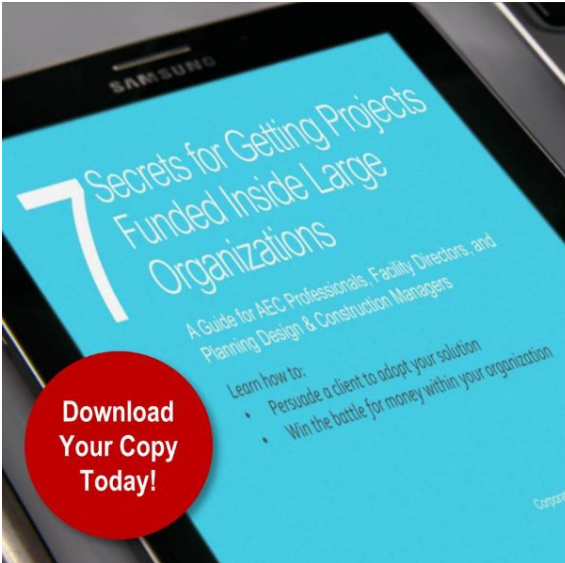
Buildings are being demolished in Honolulu to make room for the Straub Medical Centers' new, state-of-the-art healthcare campus.

Source: [KHON2.com](#)

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