

# 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

This complimentary newsletter was sent to you on behalf of the  
Association of Medical Facility Professionals



Advertisement

## TOP STORIES

### For the State of the Healthcare CRE Market, Look to the West

At once both diversifying and consolidating, expanding and contracting, there's more to the healthcare real estate sector than meets the eye.

Source: [GlobeSt](#)

### Rural Electricity is Getting its Biggest Boost Since FDR — Here's How

The terms for applying for a piece of the Inflation Reduction Act's \$10.7 billion in grants and loans are pretty wide-open — as long as cutting greenhouse gas emissions and making energy more affordable and accessible takes center stage.

Source: [Canary Media](#)

### Hospital Operating Margins Break Even in April

Hospitals' year-to-date operations broke even in April, though a rise in bad debt and a dip in volumes coinciding with Medicaid redeterminations suggest the upward momentum will likely be short-lived.

Source: [Fierce Healthcare](#), [Kaufman Hall](#)

### Will Independent ASCs Go Extinct?

ASCs around the country are facing reimbursements that are not keeping up with the rising cost

of living, leading to a declining number of truly independent, physician-owned ASCs.

Source: *Becker's ASC Review*

2023 Hospital, Outpatient Facilities & Medical Office Buildings Summits

# Healthcare Hits the Reset Button

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

In-Person Education & Networking Event  
5 Hours CEUs & 2+ Hours Networking  
AIA HSW | AHA | CHFM | CHC | CHESP | Engineers PDH

Brought To You By  
Corporate Realty, Design & Management Institute  
Association of Medical Facility Professionals  
National, Regional & Local Sponsors

Philadelphia Mar 01

New York Apr 11

Dallas May 10

Chicago Jun 06

Houston Jun 27

San Francisco Sep 26

Los Angeles Dec

Atlanta TBA

Denver TBA

Nashville TBA

Washington DC TBA

ADVERTISEMENT

## MERGERS & ACQUISITIONS

### BJC, Saint Luke's Plan Integrated Health System

The \$10 billion merger would create an integrated health system serving over 6 million patients in Missouri, Illinois, and Kansas.

Source: *RevCycle Intelligence, Becker's Health IT, St. Louis Post Dispatch, HealthLeaders Media, Axios, NPR*

### Atlanta Nonprofit to Acquire CharterCare Health Partners

The Centurion Foundation is seeking approval to buy CharterCare Health Partners from Los Angeles-based Prospect Medical Holdings.

Source: *Becker's Hospital Review, CharterCare*

### AHS to Purchase Vista Health System

American Healthcare Systems, headquartered in Los Angeles, has signed an agreement to acquire Vista Health System, a 228-bed hospital in Waukegan, Ill., and its related physician clinics and other outpatient facilities.

Source: *Shaw Local News Network*

### Flagler Health+ and UF Health Agree to Merge

UF Health and Flagler Health+ have reached a definitive agreement to begin merging services later this year.

Source: *WJCT News, The Capitolist*

### U of Iowa Health Eyes Consultant to Assist with Possible M&A

Iowa City-based University of Iowa Hospitals and Clinics wants to engage consultants to help the system assess the fair market valuation of a certain healthcare settings and assets.

Source: *Becker's Hospital Review, The Gazette*

## **Sparrow Health System, Michigan Medicine Announce New Name for Joint Network**

The Sparrow Health System will be known as University of Michigan Health-Sparrow in 10 months, hospital leaders said after the UM officially acquired the Lansing-based health system in April.

Source: *The Detroit News*

**Page/**



Advertisement

## **SAFETY & SECURITY**

### **Hospitals in Georgia Can Now Have Own Police Force**

A new Georgia law allows hospitals to have their own police force to stop the rise in violence.

Source: *Healthcare Facilities Today, Scientific American*

### **OSHA Says Ohio Hospital Failed to Protect Workers from Violence**

The investigation at the Big Lots Behavioral Health Pavilion at Nationwide Children's Hospital, an acute behavioral health hospital with intensive outpatient programs, resulted in two violations and proposed a \$18,000 fine after OSHA found the hospital failed to protect its employees from violent patients.

Source: *Becker's Hospital Review, OSHA*

### **Man Dies after Falling from California Hospital Window**

A man in police custody died after falling approximately 20 feet from a window at a California hospital.

Source: *Becker's Hospital Review*

### **UVM Medical Center Patient Falls Out Six-Story Window**

The individual reportedly opened and exited a window in a stairwell that is accessible to patients but mainly used by hospital staff.

Source: *Healthcare Facilities Today, Becker's Hospital Review*

## Idaho Hospital Diverts Ambulances Due to Cyberattack

For more than 24 hours, Idaho Falls Community Hospital along with partner clinics and nearby Mountain View Hospital diverted ambulances and turned to paper charting following a cyberattack.

Source: *Fierce Healthcare*

## Man Charged in Killing of DMC Nurse

Prosecutors allege Jamere Mykel Miller waited in disguise for the Detroit Medical Center nurse to get off work before he shot her in the parking lot at Detroit Receiving Hospital.

Source: *Becker's Hospital Review*, *Detroit Free Press*

---

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

---



**Medxcel**  
**Focused. Talented. Trusted.**  
As the largest sole provider of integrated healthcare facilities services in the U.S., Medxcel delivers value and savings to healthcare clients.  
[Learn More](#)

Advertisement

## ENERGY & SUSTAINABILITY

### Sustainable Deconstruction of Former Hospital

Ameresco, known for its specialization in energy efficiency and renewable energy, has teamed up with the City of Boulder, Colorado, to repurpose, reuse, and recycle more than 75% of the building materials from the former Boulder Community Health Hospital.

Source: *Environment + Energy Leader*

### Los Angeles Hospital Uses TrashBots for Recycling

Six TrashBots from CleanRobotics deployed in a Los Angeles hospital have reduced contamination in recycling and compost streams by 95 percent so far.

Source: *Waste 360*

### Westerly Hospital Reaps Benefits of Solar Energy

A 28,000 ground-mounted solar panel farm is generating power for the hospital, resulting in annual savings of more than \$400,000 through virtual net metering.

Source: *The Westerly Sun*

### **Reimagining Healthcare to Tackle Climate Change and Center Justice**

Doctors and nurses attending CleanMed were joined by operations managers, sustainability directors, budget analysts, medical device providers and healthcare-strategy consultants to share tools and tips for launching sustainability programs or policies.

Source: *Environmental Health News*

### **Meet Energy Standards of the 2021 IECC**

Understanding IECC requirements can help managers make informed decisions about the code's impact on project design and construction.

Source: *Healthcare Facilities Today*

## **INNOVATION**

### **Catalyst by Wellstar Launches \$100 Million Digital Health Fund**

The fund from Catalyst by Wellstar, the health system's venture capital arm, plans to make more than 50 direct investments — from pre-seed to series A rounds — over the next five years. Areas of focus include digital health, future of work, supply chain, logistics and mobility, and sustainability.

Source: *Becker's Hospital Review*

### **Providence Rolls Out Virtual Nursing to 8 Hospitals**

Renton, Wash.-based Providence is rolling out a new virtual nursing program across eight hospitals after a successful pilot at Covenant Medical Center, a 381-bed tertiary hospital in Lubbock, Texas

Source: *Becker's Hospital Review, Providence*

## **AMFP NEWS**

---





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

## Association of Medical Facility Professionals

The only organization that connects and supports every professional dedicated to the healthcare built environment.

### We're Growing! Join Today for Education & Networking

#### New Chapters Forming

Atlanta | Boston | Cincinnati | Denver | Detroit  
Indianapolis | Louisville

#### Existing Chapters

Charlotte | Chicago | Columbus | Dallas | Houston | Minneapolis | Nashville | New York City  
Philadelphia | SF Bay Area | Tampa/Orlando | Washington, DC/Baltimore

Want Information on Membership or Forming an AMFP Chapter in Your Area  
Click Links below

[FOR AMFP MEMBERSHIP INFORMATION](#) | [WANT AN AMFP CHAPTER IN YOUR AREA?](#) | ADVERTISEMENT

## BUILDING, BUYING, SELLING

- **NATIONAL**

### What's Causing Rising Rental Rates for Medical Office Buildings?

Interest rates, construction costs, and real estate location are the main drivers.

Source: *Healthcare Facilities Today*

### How Research Can Inform Healthcare Real Estate Development

Aspect Health Inc., a Connecticut based real estate owner/developer/operator is working to strengthen collaboration between developers and health systems.

Source: *Healthcare Design*

- **MID-ATLANTIC**

## **WellSpan Health Partners with Emerus on Microhospitals**

The partnership will build a trio of small 24/7 hospitals in south Pennsylvania. The “neighborhood hospitals” will each be fully licensed with an emergency department and up to 10 inpatient beds.

Source: *Fierce Healthcare*

## **All-New UM Laurel Medical Center Opens Its Doors**

The all-new University of Maryland Laurel Medical Center has officially opened its doors, replacing the older facility on the same campus in phase 1 of a multi-phase plan to create a health and wellness destination campus.

Source: *City of Laurel*

## **Allegheny General Hospital Considers New Construction**

A long-range development plan for Pittsburgh’s Allegheny General Hospital includes the potential for new buildings in the North Side campus and a goal of making all hospital rooms single occupancy.

Source: *TRIB Live*

## **Crozer Health Gets Financial Breathing Room Under Restructuring by Landlord**

The Alabama-based real estate investment trust is giving the properties back to the health system’s owner, Prospect Medical Holdings, in exchange for a \$155 million mortgage.

Source: *The Philadelphia Inquirer*

- **SOUTHEAST**

## **HCA’s Hanover Hospital Plan Includes MOBs, Commercial Space**

HCA plans to establish an 80,000-square-foot medical office building and “an outparcel with commercial or civic uses,” in addition to its proposed \$233.6 million, 60-bed hospital outside Richmond, Va.

Source: *Richmond BizSense*

## **Arkansas Children's to Expand Clinics in Little Rock and Springdale**

The system-wide expansion happening over the next eight years will require nearly \$318 million in investment for construction at Arkansas Children’s Hospital in Little Rock and Arkansas Children’s Northwest in Springdale.

Source: *Healthcare Facilities Today*

## **Atrium Health Breaks Ground on Northeast Charlotte Hospital**

Atrium Health broke ground on a 30-bed, 170,000-square foot hospital in Cornelius, N.C., that it expects will open to patients in 2025 with approximately 280 new jobs.

Source: *Business North Carolina*

## **Novant Health Breaks Ground on Scotts Hill Medical Center Project**

Novant Health has started site work for the campus that will be home to the 200,000-square-foot Novant Health Scotts Hill Medical Center in North Carolina.

Source: *Healthcare Facilities Today, Port City Daily, WECT News 6*

### **Ribbon-Cutting for \$154 Million Ballantyne Medical Center**

Novant Health officials held a ribbon-cutting ceremony Tuesday morning for the new \$154 million Ballantyne Medical Center in Charlotte, N.C.

Source: *Queen City News*

### **Groundbreaking for Replacement Hospital in Union County, S.C.**

A \$55 million medical facility under construction in Union County, S.C., will replace the existing hospital currently operated by the Spartanburg Regional Healthcare system.

Source: *WYFF, GoUpstate*

### **FL Medical Office Gets \$700K Facelift with Lease Incentives**

The owners of a Seminole County, Fla., medical office property with close proximity to AdventHealth Altamonte Springs and Altamonte Mall are reinvesting \$700,000 into it — in addition to offering substantial lease incentives — as part of its reintroduction to the market.

Source: *Orlando Business Journal*

### **AdventHealth Opens 30K-square-foot Medical Office Building**

The 30,000-square-foot medical office building in Palm Coast, Fla., is attached to the new AdventHealth Palm Coast Parkway hospital set to open in early August.

Source: *Observer, Becker's ASC Review, FlaglerLive*

### **\$21 Million Sale of Alpharetta MOB Staves Off Foreclosure**

Royal Ridge, a 160,539-square-foot office building in Alpharetta, Ga., has been purchased by Lockwood Development Partners in an all-cash deal that satisfies seller Richmond Honan LLC's debt to mortgage holder RGA Reinsurance Co. and prevents foreclosure on the property.

Source: *ConnectCRE, Atlanta Business Chronicle*

### **Medical Office Investor Buys Undeveloped Arkansas Plot for \$6.1 Million**

About 9.3 acres of undeveloped commercial land in Rogers, Ark., has sold for \$6.1 million to medical office building investor Prime Medical Investment, an affiliate of Texas-based Prime Healthcare Properties.

Source: *Talk Business & Politics, Becker's ASC Review*

### **Atrium Opens First Virtual Care Clinic in a Housing Community**

The clinic at Peppertree Apartments in Charlotte will feature an onsite healthcare technician who will help patients complete video visits with providers using a telestethoscope, teleotoscope and high-resolution camera to examine eyes, noses, throats and skin

Source: *Becker's Hospital Review, Atrium Health*

- **MIDWEST**



## **Healthcare Increasingly Part of Mixed-Use Landscape**

Mixed-use developments that combine housing, retail, health care and sometimes office space have become more common in recent years, and are branching beyond suburban areas with fast-growing populations and ample development space.

Source: *Finance & Commerce*

## **UH Ahuja 2, MetroHealth's Apex Lead a Near \$1 Billion**

Hospital Construction Boom in Northeast Ohio

Northern Ohio hospital systems collectively are spending an estimated \$856 million on new buildings, expansions and renovations, before adding in projects for which the cost has not yet been released.

Source: *Cleveland.com*

## **OhioHealth Details Plans for Grant Medical Center Expansion**

The health system announced in February that it would spend \$400 million to expand the hospital in downtown Columbus, adding a medical office building and critical care pavilion.

Source: *Columbus Business First*

## **MU Health Care's \$232 Million Children's Hospital On Track**

As part of a campuswide effort to centralize its facilities, University of Missouri Health Care is on track to relocate its Children's Hospital to a new \$232-million facility after it completes in summer 2024.

Source: *Engineering News Record*

## **Invesque Says Sale of 7 SNFs for \$101.3 Million "A Leap" in Portfolio Restructuring**

Invesque sold seven skilled nursing facilities in Illinois for \$101.3 million to an unnamed buyer as it continues its push towards focusing on private pay seniors housing.

Source: *Skilled Nursing News*

## **Shoreline Orthopaedics Partners with Hospital for \$28.9 Million Facility**

Holland Hospital and Shoreline Orthopaedics are partnering to build a \$28.9 million, 40,000-square-foot medical office building in Zeeland, Mich.

Source: *Holland Sentinel, Becker's Spine Review*

## **Developers Open \$12 Million Premier Health Medical Building in Dayton**

A \$12 million Premier Health medical office building near the University of Dayton will be the anchor tenant of the site of a redeveloped former church.

Source: *Dayton Daily News, WHIO TV 7*

## **OhioHealth to Open \$10 million Neuroscience Care Center**

Planning for the \$10 million renovation of a recently acquired three-story, 55,000-square-foot facility is underway.

Source: *Columbus Business First*

## **Abbott Northwestern Fined for Starting Construction without Correct Permit**

The Minnesota Pollution Control Agency has fined Abbott Northwestern Hospital \$50,000 for starting construction at its Minneapolis campus without securing the correct air emissions permit.

Source: *CBS News Minnesota, KARE 11*

- **TEXAS**

## **Physicians Group Spearheading \$500 Million Houston-Area Medical Campus**

A group of Houston-area physicians are finally planning to break ground on the Cypress Health and Wellness Campus. The doctor-led development group, North Cypress Land Ventures, estimates the 70,000-square-foot multi-specialty medical office building will cost between \$500 million and \$600 million.

Source: *ConnectCRE, Houston Business Journal*

## **Houston Methodist Hospital Expansion Reaches Completion**

The Houston Methodist Hospital expansion project that broke ground in December 2021 has completed two buildings in Sugar Land, Texas.

Source: *Construction Review, Healthcare Facilities Today*

## **HCA to Acquire 41 Urgent Care Clinics in Texas**

The purchase will expand the Nashville, Tennessee-based health system's footprint in Texas, where it already operates 45 hospitals, 395 physician practices and 92 urgent care centers.

Source: *Healthcare Dive*

## **\$24M Medical Office Building to be Part of The Mix**

A New York developer is slated to start work soon on a \$24.4 million, five-story medical office building in The Mix in Frisco.

Source: *Connect CRE*

## **NexCore Group Breaks Ground on Dallas-Area MOB**

NexCore Group, on behalf of Hunt County Regional Hospital, has broken ground on the Hunt Regional Healthcare Medical Office Building, a 70,000-square-foot facility in Royse City, Texas.

Source: *Commercial Property Executive, NexCore*

- **SOUTHWEST**

## **Nexus Health Breaks Ground On \$100 Million Medical Care Center in Santa Fe**

Nexus Health, Meridian, and Page celebrated the groundbreaking of a \$100 million, 95,000-square-foot medical office building and comprehensive cancer care center in Santa Fe, N.M.

Source: *Los Alamos Daily Post*

## Banner Health Donates Building to WCH

Banner Health turned over ownership of its former medical office building Wickenburg, Ariz., to Wickenburg Community Hospital.

Source: [Wickenburg Sun](#)

## Medical Office Building Rent on the Rise in Arizona

Rent prices at medical office buildings in the Phoenix market are on the rise, increasing by 7.5% year over year.

Source: [Phoenix Business Journal](#)

- **WEST**

## Rady Children's Embarks on Biggest Building Effort in Nearly 70 Years

Estimated to cost between \$1.2 billion and \$1.4 billion, a seven-story medical tower planned for the Rady Children's Hospital campus in Serra Mesa, Calif., will demolish most of Rady's original 59-bed main building opened in 1954.

Source: [The San Diego Union-Tribune](#)

## Sutter Health Breaks Ground on California MOB

Sacramento, Calif.-based Sutter Health has broken ground on a four-story, 100,000-square-foot medical office building in Roseville, Calif., in partnership with healthcare real estate developer PMB.

Source: [Becker's ASC Review](#), [StreetInsider](#), [ConnectCRE](#)

## HCA San Jose Hospital Expansion Inching Closer to Reality

HCA Healthcare's Good Samaritan Hospital in San Jose, Calif., is looking to add 146 beds to its campus. When finished with the expansion, the hospital campus would be 1.37 million square feet, compared to its current 450,700 square feet.

Source: [Becker's Hospital Review](#), [City of San Jose](#), [SiliconValley.com](#)

## San Antonio Regional Purchases Office Building for \$22 Million

Upland, Calif.-based San Antonio Regional Hospital purchased a 127,000-square-foot office building for \$22 million. The 11-acre property features two acres of undeveloped land.

Source: [Becker's Hospital Review](#), [L.A. Business First](#)

---

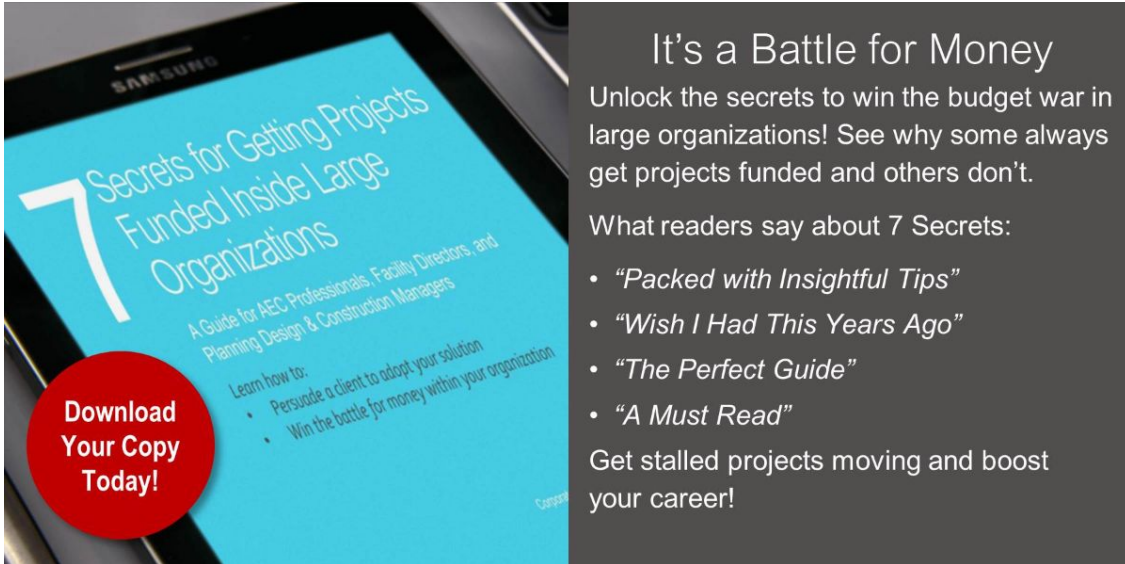
For sponsorship opportunities: [CONTACT US](#)

---

## MORE TO EXPLORE

- 5 Reasons for Physicians to Invest in Medical Office Buildings - [Becker's ASC Review](#)
- How Health Systems Can Use Financial Metrics To Inform Real Estate Capital Management Decisions - [Mondaq](#)

- The Business Value of Infrastructure - [Health Facilities Management](#)
  - Included Health Taps DispatchHealth to Bring the Treatment of Complex Conditions All the Way Home - [Fierce Healthcare](#)
  - Can Hospitals Turn into Climate Change Fighting Machines? - [Politico](#)
- 

The advertisement features a Samsung tablet displaying the book cover for '7 Secrets for Getting Projects Funded Inside Large Organizations'. The cover is blue with white text. A red circular button on the cover says 'Download Your Copy Today!'. To the right of the tablet, on a dark grey background, is the title 'It's a Battle for Money' and a description: 'Unlock the secrets to win the budget war in large organizations! See why some always get projects funded and others don't.' Below this is a section titled 'What readers say about 7 Secrets:' followed by four bullet points of testimonials. At the bottom of this section is the text 'Get stalled projects moving and boost your career!'.

ADVERTISEMENT

---

## CALENDAR OF EVENTS

### **Healthcare Hits the Reset Button: Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

June 27, 2023 – Houston

### **Turning the Tables: Disadvantaged Business Enterprise Healthcare Industry Expo**

Organized by AMFP Philadelphia

September 27, 2023 - Philadelphia

### **Healthcare Design Conference Facilities & Project Management Track**

Organized by Emerald Expo and sponsored by AMFP

November 4-7, 2023 – New Orleans

---

You are receiving this newsletter because you attended one of our educational events, or because of your profession, business association, or your interest in news and events on the healthcare built environment.

Health Facilities Monitor brings you valuable information and timely industry news.

Our editors curate top stories from over a thousand credible sources for you.