

HEALTH FACILITIES MONITOR

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Association of Medical Facility Professionals

2023

Hospital, Outpatient Facilities & Medical Office Buildings Summit

Acute Care | Outpatient | Tele-Health | Life Science

Hospitals • ASCs • Clinics • MOBs • Retail Medicine • Home Health
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Philadelphia	Mar 01 2023	Chicago	Jun 2023	Atlanta	TBD
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TOP STORIES

Health Systems Use Creative Real Estate Strategies to Reduce Margin Pressures

Despite pressure on health system margins, labor challenges, elevated costs and industry disruptions, the healthcare real estate industry continues to adapt and grow, says a new report from JLL.

Source: *Health Leaders Media, Commercial Observer, McMorro* Reports, *Healthcare Facilities Today*

U.S. Hospitals See High or Very High Flu Activity

The worst influenza outbreak in nearly a decade has pushed the nation's hospital bed use rate to 80%, the highest it has been since the height of the omicron surge in January.

Source: *CDC, Becker's Hospital Review, CNN*

DeVos Children's Hospital Makes Emergency Request to Add Beds Amid RSV Surge

Grand Rapids, Mich.-based DeVos Children's Hospital has filed an emergency request with the state health department to add 48 additional beds as it grapples with a surge of patients sick with respiratory syncytial virus.

Source: *Becker's Hospital Review*, *MiBiz*

2 Oregon Hospitals Declare Crisis Standards of Care Due to RSV

OHSU Doernbecher Children's Hospital and Randall Children's Hospital at Legacy Emanuel, both in Portland, Ore., declared crisis standards of care on Nov. 22.

Source: *Becker's Hospital Review*

Providers Urge Biden to Tackle Life-Threatening Care Delays

Thirty-three provider groups penned a joint letter to President Joe Biden in Nov., warning of "gridlocked" hospital EDs and the well-being of shorthanded healthcare workers.

Source: *Fierce Healthcare*

October Labor Woes Drive Higher Costs, Worsened Margins for Hospitals

October marks 10 months of consecutive negative margins for U.S. hospitals and a slight downturn from three prior months of gradual gains, according to the latest monthly industry report from Kaufman Hall.

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

For-profit Hospital System Margins Surge Past Pre-Pandemic Levels

Operating margins for the three largest for-profit health systems in the country were positive and exceeded pre-pandemic levels for the majority of the pandemic, including in the third quarter of 2022.

Source: *Kaiser Family Foundation*, *Fierce Healthcare*

Hospitals Losing Billions to Rising Costs, Denials and Takebacks

Many hospitals and health systems are facing their toughest financial year in decades as they simultaneously address revenue and expense issues, with rising costs, payer denials and takebacks costing them billions of dollars, according to Crowe Revenue Cycle Analytics.

Source: *Crowe Revenue Cycle Analytics*, *Becker's Hospital Review*

MERGERS & ACQUISITIONS

2023 Outlook: More Health Services Deals Ahead

Economic headwinds and rising interest rates may have put a damper on mergers and acquisitions across the healthcare industry in the second half of 2022, but experts expect

health services deals to be on the up and up next year.

Source: [PwC](#), [Health Exec](#)

UM Health Acquires Sparrow Health System

University of Michigan Health acquires Sparrow Health System in Lansing, Central Michigan's largest hospital system with six campuses, along with 500 primary care providers and specialists.

Source: [South West Review](#), [The Detroit News](#), [Fox 17](#), [Becker's Hospital Review](#)

Atrium, Advocate Aurora Health Complete Merger

As of Dec. 2, the combined \$27 billion, 67-hospital system called Advocate Health becomes the fifth-largest nonprofit health system in the U.S.

Source: [Becker's Hospital Review](#), [Fierce Healthcare](#), [HealthExec](#), [RevCycle Intelligence](#), [The Center Square](#)

Excela Health and Butler Health System Signed Agreement to Merge

The resulting five-hospital system is projected to generate more than \$1 billion a year in revenue.

Source: [triblive.com](#), [Becker's Hospital Review](#), [Courier Express](#), [DOTMed](#), [CBS News](#)

Gundersen Health System and Bellin Health Merge

The merger creates an 11-hospital system with more than 100 local clinics across Wisconsin, Upper Michigan, southeastern Minnesota and northeast Iowa.

Source: [WEAU News](#), [Healthcare Dive](#), [Health Leaders Media](#)

Fairview, Sanford Health Propose New Merger

The integrated health system would combine Sanford Health's experience caring for rural communities and Fairview Health Services' background in serving urban populations.

Source: [MilleLacs Messenger](#), [RevCycle Intelligence](#), [Healthcare Dive](#)

Walgreens Bets on Healthcare Runs as Easy as Errand Runs

Walgreens subsidiary VillageMD has bought physician practice group Summit Health in a deal worth roughly \$8.9 billion. The moves are all part of a bigger vision to make visits for convenient, low-acuity healthcare.

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

SAFETY & SECURITY

CMS Threatens Citations for Hospitals Without Appropriate Workplace Safety Practices

In a Nov. memorandum, CMS highlighted Medicare-certified hospitals' "regulatory obligation to care for patients in a safe setting," which can range from patient

environmental safety standards to protections for their physical and emotional health.

Source: [Fierce Healthcare](#), [CMS](#), [American Hospital Association](#)

Health Care and Trusted Access Management: Rethinking Process and Implementation

Recent attacks in Little Rock, Dallas and Tulsa, are just three of the events highlighting why hospitals need to think more holistically about security program development and operations, especially “trusted access management” and “physical security screening.”

Source: [Forbes](#)

South Carolina Hospital Fills Empty Wing with Prisoners to Avoid Closure

Chester Medical Center has outfitted the wing with \$3.3 million in security equipment to meet prison compliance standards, including 60 cameras, fences, barred windows and heavy-duty locks.

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

Shore Medical Center Upgrades Security Systems, Improves Efficiency

Shore Medical Center in N.J., has invested in intuitive IP cameras and a video management system to monitor its campus.

Source: [Healthcare Facilities Today](#)

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

INNOVATION

Video Technology Can Reshape the Future of Healthcare—If Used Responsibly

Find three examples of how data-driven video technology can contribute to reshaping the future, and footprint, of healthcare.

Source: [Forbes](#)

Venture Capital Firms Partner with Healthcare Organizations to Improve Digital Health

Venture capital firms are increasingly playing a role in all aspects of healthcare, as healthcare organizations are eager for the resources, expertise, and capital these VC firms can offer.

Source: [Forbes](#)

New Technology Gives the Healthcare Patient Experience a Much-Needed Refresh

Hari Prasad, the founder and CEO of Yosi Health, offers insight on leveraging telehealth technology and contactless waiting rooms.

Source: *[Forbes](#)*

Uber Health Seeks to Expand Healthcare Ride Services

Uber Health seeks to scale its platforms for medical device delivery services and healthcare rideshare services due to rising demand.

Source: *[Becker's Hospital Review](#), [Yahoo Finance](#)*

ENERGY & SUSTAINABILITY

WellSpan Talks Sustainability Strategy

WellSpan Health CEO Roxanna Gapstur, PhD, RN, shares details about the health system's new "Path to 2030" initiative, which includes a commitment to cut greenhouse gas emissions in half by 2030.

Source: *[Health Leaders Media](#)*

NC Hospital Honored for Lowering Energy Consumption

Atrium Health Wake Forest Baptist Wilkes Medical Center in North Wilkesboro received the Building Commissioning Association's National Commissioning Excellence Award for existing buildings for work done to increase energy efficiency and indoor environmental quality.

Source: *[Wilkes Journal-Patriot](#)*

Hospitals in Maine Can Do More to Reduce Food Waste, Study Finds

A study by the University of Maine found several areas for improvement in the food preparation systems in Maine hospitals to better manage waste.

Source: *[Food Service Director](#)*

Going Green in OR Reduces Cost, Improves Environmental Impact

Operating room personnel who rethink how they deliver surgical care to focus more on sustainability interventions could substantially reduce hospital costs and decrease their ever-growing carbon footprint.

Source: *[American College of Surgeons](#)*

Essential Hospitals Can Lead a Holistic Approach to Climate and Health

Despite resource constraints, members of America's Essential Hospitals are also taking steps to reduce their energy use and lower emissions.

Source: *[The Hill](#), [Healthcare Facilities Today](#), [Essential Hospitals Institute](#)*

Maine Behavioral Healthcare's World Class Autism Center Goes Green

An array of shiny new solar panels now grace the roof of Maine Behavioral Healthcare's 28,000 square-foot Glickman Lauder Center of Excellence in Autism and Developmental Disorders. The panels have reduced 13,329+ pounds of CO2 emission.

Source: [MaineHealth](#)

SLH Hospitals Partake in Composting Initiative

What started out as a community engagement program for one of St. Lawrence Health's (SLH) hospitals has expanded into a massive composting partnership.

Source: [Health Hive](#)

AMFP NEWS



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

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BUILDING, BUYING, SELLING

- **NATIONAL**

12 Property MOB Portfolio Sells for \$1 Billion

Jupiter, Fla.-based Rendina Healthcare Real Estate and Chevy Chase, Md.-based Artemis Real Estate Partners have partnered in the acquisition of a 352,981-square-foot medical office building portfolio spanning eight states.

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

Real Estate Joint Venture Acquires 8 ASCs

A joint venture between AEW Capital Management and Flagship Healthcare Trust has acquired eight ASCs across seven states.

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

Health Systems Spend \$3 Billion on Projects with ASCs

Here are 10 of the most expensive ASC projects in 2022, totaling more than \$3 billion.

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

Tidal Wave of Equity Expected to Hit Healthcare Market

Deal flow is slowing in the healthcare sector – but a “tidal wave” of equity will soon hit the market, according to Paul Mullin, Co-Founder and Principal – Flatiron Development Group.

Source: [GlobeSt.com](#)

Medical Office Buildings' Big Moment

Rents are at record highs, deal flow is strong, and demand is outpacing supply amid tight vacancy rates and stable cap rates.

Source: [GlobeSt.com](#)

3 High-Dividend Healthcare REITs With Positive Returns Over Past Year

Of the 15 healthcare REITs covered by The National Association of Real Estate Investment Trusts, only three show positive total returns for the past year.

Source: [Yahoo](#)

- **NORTHEAST**

N.J. Hospital Built One of the Largest Medical Construction Projects in U.S.

The Helena Theurer Pavilion — a nine-story, 530,000-square-foot tower costing \$714 million — opened at the Hackensack University Medical Center in December.

Source: [NJ.com](#)

\$25 Million Project Upgrading Vermont Hospital's Main Entrance, ED

The Southwestern Vermont Medical Center (SVMC) in Bennington, Vermont, is investing \$25 million in modernizing its emergency department and hospital main entrance to address overcrowding, operational flow and wayfinding on its campus.

Source: *Construction Equipment Guide*

New York MOB Sells for \$16 Million

A 51,357-square-foot medical office building in Geneseo, N.Y., has sold for \$15.9 million to a New Jersey-based family office.

Source: *Becker's ASC Review, Rebusiness Online*

New York Community Hospital to Build \$15 Million Cancer Center

In collaboration with Upstate University Hospital in Syracuse and Park Grove Realty, Auburn Community Hospital has begun construction on its \$15 million cancer center.

Source: *Becker's Hospital Review, auburnpub.com*

Summit Health Opens New Hub in New Jersey

Summit Health announced the opening of a new 100,000-square-foot multispecialty healthcare hub in Clifton, New Jersey.

Source: *Healthcare Facilities Today*

DIGroup Architecture and Urban Health Plan Open Seventh Federally Qualified Health Center

The firm's community-health design portfolio includes projects across New Jersey and New York where DIG joined Urban Health Plan in marking the opening of its seventh New York City-based FQHC joint collaboration.

Source: *Healthcare Facilities Today*

- **MID-ATLANTIC**

Lehigh Valley Breaks Ground on \$27 Million Hospital Construction Project

Construction started on the \$27 million Lehigh Valley Hospital-Macungie project, which is slated to include a 22,194-square-foot hospital and a 10,182-square-foot office building.

Source: *The Morning Call, Becker's Hospital Review*

Bon Secours Wrapping Up Eight-Figure Hospital Expansion

Bon Secours is on track to start 2023 with a new wing at Memorial Regional Medical Center in a suburb of Richmond, Virginia.

Source: *Richmond Biz Sense*

- **SOUTH**

Roper St. Francis Healthcare to Build New Medical Campus

Roper St. Francis Healthcare is building a new Roper Hospital Medical Campus in North Charleston, S.C. The \$1 billion project will be one of the largest, most advanced healthcare construction projects on the East Coast.

Source: *Healthcare Facilities Today*, *Charleston Regional Business Journal*, *5 WCSC*, *CHS Today*

Memorial Hermann Sugar Land Campus Plans \$231 Million Investment

The expansion will include a build-out of one of the existing hospital towers to include new medical and surgical beds, new universal beds, and a new neonatal intensive care unit.

Source: *Community Impact*

St. David's Round Rock Medical Center Starts Expansion

St. David's Round Rock Medical Center in Texas announced the start of construction on its \$53.1 million expansion, slated to be completed in 2023.

Source: *Healthcare Facilities Today*

Medical City Frisco opens \$91 Million Patient Tower

The \$91 million project in Frisco, Texas, features 118,500 square feet of space, 36 additional patient beds and two floors.

Source: *Community Impact*

Texas Kicks Off Construction of New Psychiatric Hospital in Dallas

The Texas Health and Human Services Commission, UT Southwestern Medical Center, and Children's Health have started construction on The Texas Behavioral Health Center at UT Southwestern.

Source: *Texas Health and Human Services Commission*

\$15.1M Vision Park MOB Welcomes Tenants in Texas

Owner and developer Pisula Development Company has completed move-in for the \$15.1 million Vision Park medical office building in Shenandoah, Texas.

Source: *Healthcare Design Magazine*

Big Sky Medical Expands Texas Footprint

Big Sky Medical has acquired a 122,942-square-foot medical office building within the Texas A&M Health Science Center campus in Bryan, Texas.

Source: *Commercial Property Executive*, *Yahoo*

\$500 Million Public Partnership to Expand Healthcare Access in Southern TX

University Health, Texas A&M University-San Antonio and the Texas A&M Health Science Center signed an affiliation agreement to expand health services to a medically underserved area in unincorporated areas of San Antonio through a health clinic, community hospital and medical office building.

Source: [*San Antonio Report*](#)

Dell Children's Expands Capacity with New Tower

The fourth bed tower at Dell Children's Medical Center in Austin, Texas, has opened just in time to alleviate capacity issues due to record volumes of patients with respiratory viruses.

Source: [*Austin American-Statesman*](#)

Austin State Hospital Nears Completion

The new Austin State Hospital, which promises to be more effective in treating people with severe mental health issues, should be finished next year. The \$304.6 million project was scheduled to be completed in September.

Source: [*KXAN*](#)

Why MOB Development is Booming in AZ

Maricopa County, Arizona's largest by population and home to the capital, has long been a destination for those looking to escape frigid winters in search of sunnier climes. An increase in the number of residents drives higher demand for healthcare services, and medical office buildings.

Source: [*AZ Big Media*](#)

Ascension Saint Thomas Cancer Center Planned for \$60 Million Medical Office

Ascension Saint Thomas has detailed the plans with partner Tennessee Oncology to serve as the lead tenant in a future medical office building in Murfreesboro, Tenn.

Source: [*Daily News Journal*](#), [*St. Louis Business Journal*](#)

Lincoln Advisors Pays \$72 Million for Atlanta MOB

Lincoln Advisors acquired Northwest Medical Center, a 149,202-square-foot medical office building in Atlanta. Completed in 1976, the four-story building underwent complete renovations in 2016.

Source: [*Commercial Property Executive*](#), [*ConnectCRE*](#), [*Becker's ASC Review*](#)

AdventHealth to Build New Hospital in Central Florida

AdventHealth is expanding its presence in its home state with a four-story hospital and freestanding emergency room facility in Winter Haven. The 42-acre property will cater to what hospital authorities said is an underserved area in the southeast part of the city.

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

Multispecialty Surgery Center Opens in Jacksonville, FL

UF Health and Jax Spine & Pain Centers has opened a new \$25 million surgery center and medical office.

Source: [*WJCT News*](#)

Renovation at HCA Florida Englewood Hospital

The completion of the \$10 million, 8,400-square-foot Emergency Department renovation expands capacity, helping the hospital stay ahead of the health care needs of the Southwest Florida region.

Source: [*Herald-Tribune*](#)

Bayfront Health to Build Cancer and Orthopedic Center in St. Pete

Bayfront Health St. Petersburg is teaming up with three of Florida's top medical specialists to build the new project, named Bayfront Health Medical Pavilion – Institute Square.

Source: [*St. Pete Rising*](#)

Baptist Health and Encompass Health Corp Propose New Rehabilitation Hospital

Baptist Health and Encompass Health Corp. are moving forward with plans for Rehabilitation Hospital of Louisville LLC, an inpatient rehabilitation hospital and joint venture in Kentucky, which includes a \$40 million-plus investment.

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

Ground Broken on \$35 Million Mississippi MOB

Ground has been broken on a \$35 million medical office building in Madison, Miss., that will hold offices for Jackson Eye Associates and Mississippi Retina Associates when it opens in 2023.

Source: [*Becker's ASC Review, Madison County Journal, WJTV*](#)

Gantry Secures \$180 Million for Suburban Raleigh MOB Project

Gantry has arranged \$180 million in construction-to-permanent financing for the development of a 250,000-square-foot Veterans Affairs medical office building in Garner, N.C. The project is slated to break ground in early 2023.

Source: [*Commercial Property Executive*](#)

UNC Health Expanding

Johnston Memorial Hospital Authority plans to build a 2-story, 26,600-square-foot medical office building in Clayton, N.C, east of the existing hospital campus.

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

USA Health Receives Approval for 28,000-Square-Foot Alabama ASC

USA Health has received state review board approval to build a 28,000-square-foot ASC on its Mobile, Ala.-campus.

Source: [*Becker's ASC Review, Fox10 News*](#)

New Company to Take Over Closed TX VA Hospital

After nearly two decades of sitting empty, a deal has been finalized to restore a closed Marlin, Texas, Veterans Affairs hospital into an active hospital once again.

Source: [25 ABC](#)

- **MIDWEST**

Premier Health Opening 15,000-Square-Foot MOB in Ohio

Premier Health is opening a 15,000-square-foot medical office building in Xenia, Ohio, to house primary care, OB-GYN and laboratory services.

Source: [Becker's ASC Review](#), [Dayton Daily News](#)

Construction Paused on Ohio State Hospital Tower after Cracks Found

Cracks discovered in a concrete column of a new inpatient hospital tower paused steel work on the \$1.79 billion additional tower at Wexner Medical Center.

Source: [The Columbus Dispatch](#), [NBC4](#), [WOSU](#), [10 WBNS](#), [Healthcare Design Magazine](#)

Kaiser Permanente Plans \$70M in Upgrades to Denver-area Facilities

The renovation and expansions include the creation of a new LEED-certified medical office building in Parker, Colo.

Source: [Denver Business Journal](#)

Genesee Health System Supports Families with New Behavior Health Facility

The Genesee Health System has unified its behavioral health services and improved access to behavioral health and primary care services to underserved low- and moderate-income families of Flint, Michigan.

Source: [Healthcare Facilities Today](#)

Colby Gets \$108 Million Grant for New Hospital

The U.S. Department of Agriculture has announced a nine-figure grant for the construction of a new hospital in Colby, Kansas.

Source: [12 News](#)

Reid Health Starts Construction On New \$100M Hospital Campus

Reid Health broke ground on a \$100 million hospital campus in Connersville, Ind., to replace the former Fayette Regional Health System facility.

Source: [Healthcare Design Magazine](#), [insideindianabusiness.com](#)

Health System that Filed for Bankruptcy Inks Deal to Sell 2 Chicago Hospitals

Calif.-based Pipeline Health System, which filed for Chapter 11 bankruptcy in October, has agreed to sell two Chicago hospitals to Princeton, N.J.-based Ramco Healthcare Holdings and Resilience Healthcare.

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

Davis to Develop 35,000-Square-Foot MOB in Minnesota

Minneapolis-based developer Davis is developing a 35,000-square-foot multispecialty clinic and ambulatory surgery center in the Twin Cities suburb of Eagan. The Class A medical office building will be anchored by Midwest Surgery Center.

Source: *REBusiness Online*

MedCraft Healthcare Real Estate Closes on More Than \$300 Million in Acquisitions

The Minneapolis-based investment and capital platform has closed on more than \$300 million in acquisitions consisting of 20 healthcare projects since its inception 15 months ago.

Source: *RE Journals*

Minnesota MOB Acquired for \$18 Million

Woodlake Medical Building, a 42,467-square-foot medical office building in Woodbury, Minn., has been acquired by Davis Healthcare Real Estate for \$18 million.

Source: *Becker's Hospital Review*, *Commercial Property Executive*

- **WEST**

Stockdale Gets Green Light for 12-Story Medical Building in LA

Los Angeles-based real estate investment firm Stockdale Capital Partners was granted approval for its planned development of a 12-story, 145,000-square-foot, Class A medical office building.

Source: *CoStar*

NexCore Group to Build New Ambulatory Care Center

NexCore Group has begun groundwork at the site of a new ambulatory care center in Montrose, Colo., in partnership with Montrose Regional Health and Cedar Point Health.

Source: *Healthcare Facilities Today*

New Encinitas Medical Office Building Nears Completion

The first speculative medical office building to be constructed in Encinitas, Calif., in 15 years is nearing completion.

Source: *Connect CRE*

Mercy Hospital Seeks Approval for Three-Story Office Building

Mercy Regional Medical Center in Durango, Colo., is seeking approval to build of an 80,000-square-foot office ambulatory surgery center.

Source: [Durango Herald](#)

Construction Underway on New Prosser Memorial Hospital

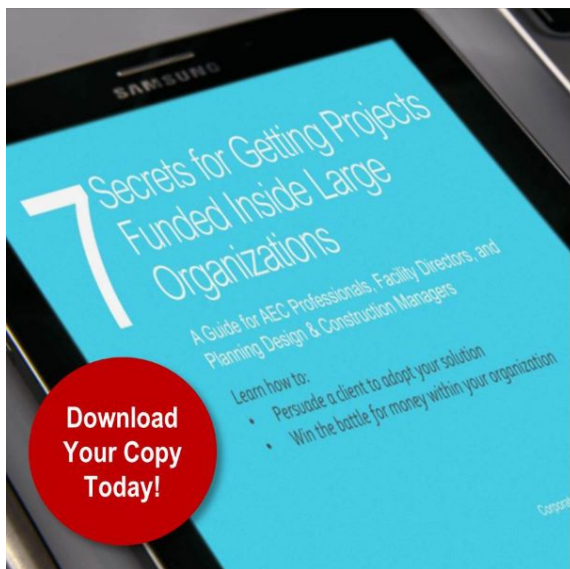
Washington's new \$112 million hospital is expected to be finished by 2024.

Source: [Yakima Herald Republic](#)

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