

# HEALTH FACILITIES MONITOR

*What You Need to Know Now*

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## TOP STORIES

### **Kaiser Permanente Sees Largest Healthcare Worker Strike in U.S. History**

More than 75,000 Kaiser Permanente workers walked off the job Oct. 4 in a labor demonstration that organizers are describing as “the largest healthcare worker strike in U.S. history.”

Source: [Fierce Healthcare](#)

### **Senate HELP Committee Advances Community Health Center Bill**

Despite concerns about pay-fors and some negative feedback from the industry, a key Senate panel has advanced a bill that aims to provide a financial boost to community health centers.

Source: [Fierce Healthcare](#)

### **Georgia Hospital Fights for Property Tax Exemption in High Court**

A Georgia hospital told the state high court that leased real estate shouldn't be subject to property tax because the property furthers legitimate public purposes of providing health care to the elderly rather than producing private gain or income.

Source: [Bloomberg Tax](#)

### **Costco to Offer Members \$29 Virtual Care Visits**

Warehouse club company Costco will offer its members \$29 virtual primary care visits through a

partnership with healthcare marketplace Sesame.

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

## **Walgreens Taps Pearl Health to Accelerate Push into Value-Based Primary Care**

Walgreens plans to leverage the tech company's capabilities to enable community-based primary care physicians to take advantage of new payment models.

Source: [Fierce Healthcare](#)

## **Mark Cuban, Universities Use Secret Shoppers to Gauge Hospital Prices**

Hospital price quotes vary, depending on how you ask.

Source: [Becker's Hospital Review](#), [Health Exec](#), [JAMA Internal Medicine](#)

## **MERGERS & ACQUISITIONS**

### **Judge Greenlights LCMC Health's \$150M Hospital Buy**

A judge for the U.S. District Court of the Eastern District of Louisiana ruled in favor of LCMC Health and Louisiana's attorneys in a dispute with the Federal Trade Commission that tested the power of federal hospital merger regulations and state-issued exemptions.

Source: [Healthcare Dive](#), [Biz New Orleans](#), [Chief Healthcare Executive](#), [Fierce Healthcare](#)

### **Catholic Medical Center Mulls Potential Merger with HCA Healthcare**

Catholic Medical Center, a not-for-profit full-service acute care hospital in Manchester, N.H., is considering merging with the largest for-profit health system in the U.S.

Source: [DOTmed](#), [Chief Healthcare Executive](#), [Becker's Hospital Review](#)

### **Flagler Health+ Merger Creates UF Health St. Johns**

UF Health and Flagler Health+ joined forces officially on Sept. 1. The regional health provider will now be known as UF Health St. Johns.

Source: [The Recorder](#), [News 4 JAX](#), [The Capitolist](#), [Chief Healthcare Executive](#)

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# 2023 - 2024 Hospital, Outpatient Facilities & Medical Office Buildings Summits

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## ENERGY & SUSTAINABILITY

### Practice Greenhealth Releases Health Care Emissions Impact Calculator

The free calculator can be used to develop a greenhouse gas inventory at the facility or system level for all Scope 1, 2 and 3 emissions, helping healthcare organizations take the next step on the path to emissions measurement, reporting, and reduction efforts.

Source: [Medical Construction + Design](#)

### Joint Commission Offers Hospitals Certification for Sustainability

The commission is offering a voluntary certification program to help hospitals improve their efforts to reduce pollution and waste.

Source: [Chief Healthcare Executive](#), [Fierce Healthcare](#), [Health Exec](#)

### 5 Steps for Hospitals to Improve Energy Efficiency

To help guide sustainability efforts, FCA Architects developed a Sustainable Design Hierarchy, which illustrates a strategic approach to understanding sustainability within the larger set of priorities in the design of medical facilities.

Source: [Healthcare Design Magazine](#)

### Hospitals' Automated Building Systems Turn Data into Energy Savings

Intelligent networked sensors enable real-time, occupancy-based energy consumption to reduce waste in hospital lighting, heating and other systems.

Source: [Health Tech Magazine](#)

## Calif. Pediatric Hospital Gaining Battery Storage Microgrid Installation

The Children's Hospital Resiliency Grid with Energy Storage (CHARGES) project will assist Valley Children's in delivering backup power, and sustainability during utility outages and shortages. Redflow and Faraday Microgrids will partner on the project.

Source: [Microgrid Knowledge](#), [Power Engineering](#)

## What is the Carbon Footprint of a Hospital Bed?

Researchers from the University of Waterloo completed the first-ever assessment of a Canadian hospital to reveal its total environmental footprint and specific carbon emission hotspots.

Source: [PHYS.org](#)

## ASHE Celebrates 2023 Sustainability Champions

Ten hospitals are recognized for outstanding leadership in environmental performance.

Source: [Health Facilities Management](#)



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## INNOVATION

### The World's 20 Smartest Hospitals, Per Newsweek

The "World's Best Smart Hospitals" list, a partnership between the magazine and consumer research company Statista, awards 330 hospitals in the field of smart technologies from 28 countries "that stand out for their use of electronic functionalities, telemedicine, digital imaging, artificial intelligence, and robotics."

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

### How Health Systems and Venture Capital Firms Can Collaborate to Improve Care Delivery

This collaboration can address resource limitations in healthcare and can help startup vendors gain real-world experience with their technology in hospitals.

Source: [Health Exec](#)

### Atrium Launches 24/7 Virtual Primary Care

Charlotte, N.C.-based Atrium Health has launched 24/7 virtual primary care, making its providers available around the clock for nonurgent video visits.

Source: [Becker's Health IT](#), [Atrium Health](#)

## **Partnership Aims to Transform Senior Living Through Real Estate, Care, Tech**

The Senior Living Transformation Co. has acquired The Rivers at Maryland Farms, a 113-unit senior living community. It will be a pilot project for the Senior Living Transformation Center, an innovation center for technology and data solutions for the senior living industry and a new model of care.

Source: [McKnights Senior Living](#)

## **SAFETY & SECURITY**

### **Man Captured After Escaping Massachusetts Hospital**

Isaac Rivera, 24, man under police custody escaped from UMass Memorial-Marlborough Hospital on Sept. 23. Authorities captured him less than 24 hours later.

Source: [Becker's Clinical Leadership](#), [The Boston Globe](#)

### **UCSF Nurses Link Workplace Violence to Hiring Freeze**

The union representing registered nurses at the University of California, San Francisco Medical Center says a hiring freeze has exacerbated staffing problems and led to an increase in reported instances of workplace violence against workers.

Source: [Becker's Hospital Review](#), [National Nurses United](#)

## **AMFP NEWS**

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# AMFP is Growing



5th Philadelphia Hospital, Outpatient Facilities & Medical Office Buildings Summit  
March 1, 2023

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## BUILDING, BUYING, SELLING

- **NATIONAL**

### **MOBs Remain Stable Investment Despite Volatile Capital Markets**

Despite significant volatility in the capital markets and operating and financial headwinds in the healthcare industry, medical office buildings are holding their own as investment opportunities.

Source: **Kaufman Hall**

### **Lab Demand Shrinks in Life Sciences Real Estate Market**

Boston, the San Francisco Bay Area, and San Diego are once again the top markets for life sciences commercial real estate in the U.S., with plenty of opportunities for growth as biotech readies for a comeback.

Source: **JLL, Fierce Healthcare**

### **Why These Health Systems are Investing in ASCs**

Several health systems are looking toward ASCs to make care more accessible and create

avenues for cost-effective outpatient care. Here are four major health systems that are taking the plunge and investing in ASCs.

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

### **Kayne Anderson Acquires \$1.3B Medical Office Loan Portfolio**

The real estate arm of Kayne Anderson Capital Advisors bought a loan portfolio from Synovus Bank for \$1.3 billion. The properties securing the loans span 33 states and nearly 13 million rentable square feet. More than a third of the properties are anchored by hospital systems.

Source: [The Real Deal](#), [Commercial Property Executive](#)

- **NORTHEAST**

### **Turner, Pike Break Ground on \$650M NY Hospital**

The Strong Memorial Hospital renovations represent the University of Rochester's largest capital project to date.

Source: [Construction Dive](#), [Turner Construction](#)

### **Dana-Farber, Beth Israel Deaconess Collaborate on Standalone Cancer Center**

Boston-based Dana-Farber Cancer Institute and Beth Israel Deaconess Medical Center plan to build an independent, freestanding cancer hospital—a first-in-the-region move with ramifications for the former's longtime relationship with nearby Brigham and Women's Hospital.

Source: [Fierce Healthcare](#)

### **Groundbreaking Set for Medical Office Building in Harrisburg**

Linlo Properties plans to break ground on a one-story medical office building within the Commercial Core of Susquehanna Union Green in Harrisburg, Penn., Oct. 24.

Source: [Central Penn Business Journal](#)

- **SOUTHEAST**

### **Piedmont Henry Hospital to Expand with New Patient Tower**

Piedmont Henry Hospital in Stockbridge, Ga., received approval for a \$215 million expansion that will add a new patient tower and will have 95 inpatient rooms.

Source: [Healthcare Facilities Today](#)

### **45K-Square-Foot Medical Office Building Opens in Georgia**

Atlanta-based Northside Hospital has opened a 45,000-square-foot medical office building in Snellville, Ga., making it the first medical office building in the county not on a hospital campus. The project is part of a \$100 million multi-use development project.

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

### **Lee Health to Build Medical Destination in Fort Myers**

The Lee Health Board of Directors has approved updated plans to build a medical campus and

healthcare destination in Fort Myers, Fla. Tentatively known as “Lee Health Fort Myers,” the campus will be located on 52 acres of land and be built in phases over several years.

Source: [South Florida Hospital News](#)

### **Prime Healthcare Properties to Build \$46M Medical Office Park**

Healthcare real estate developer Prime Healthcare Properties of Huntsville, Ala., is planning a new Class A medical office park. Phase one of the \$46 million project will comprise a single-story, 15,000-square-foot building and a two-story, 28,000-square-foot building.

Source: [Healthcare Design Magazine](#)

### **Mount Sinai Drops \$32M for “Small Hospital” Dev Site in Westchester, FL**

The Miami Beach-based healthcare provider purchased 5.6 acres in unincorporated west Miami-Dade County two months after an attorney submitted a letter to the county on behalf of an unidentified entity, seeking clarification whether a “small hospital” with fewer than 100 beds is allowed on the property by right.

Source: [The Real Deal](#)

### **Tuomey Hospital Finishing Phase One of Expansion**

Phase one of a \$15.7 million expansion of a Sumter, S.C., hospital is now complete, with the new emergency department expected to increase capacity by 33%, according to Prisma Health.

Source: [WLTX.com](#)

### **Florida’s First Freestanding Academic Medical Behavioral Health Hospital Breaks Ground**

The Tampa General Health Behavioral Health Hospital will feature units dedicated to behavioral health issues that are compounded by other medical conditions.

Source: [Building Design + Construction](#), [Medical Construction + Design](#)

### **McLeod Health to Break Ground on a New Hospital in SC**

The 4-story hospital in Carolina Forest, S.C., will have 48 beds and 4 operating suites. It will be part of an expansion of Building 1 and Building 2 on the 42-acre Carolina Forest campus.

Source: [McLeod Health](#)

- **MIDWEST**

### **UChicago Medicine Breaks Ground on \$815M Cancer Care and Research Pavilion**

The \$815 million project to will be the state’s first and only standalone structure dedicated to cancer care and research. The 575,000-square-foot, seven-story pavilion builds off the University of Chicago’s decades of work and leadership in cancer research.

Source: [UChicago Medicine](#), [Healthcare Design News](#)

### **SSM Health to Build New Children’s Hospital in St. Louis**

SSM Health envisions a 14-story facility with 200 inpatient beds and a large area to accommodate families.



Source: [KMOV4](#)

### **Regulators Greenlight \$89M HSHS Hospital Modernization Project**

Illinois regulators gave Decatur-based HSHS St. Mary's Hospital approval for an \$89 million project that would modernize the hospital's facilities but cut the number of beds.

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

### **JLL Arranges \$60M Sale of IL Medical Office Building to Sila**

JLL Capital Markets has arranged the \$59.95 million sale of Loyola Medicine Burr Ridge, an outpatient health center totaling 104,912 square feet in Burr Ridge, Ill., to Sila Realty Trust. The three-story property was built in 2010 and is fully leased and occupied by Loyola University Medical Center.

Source: [Connect CRE](#), [The Real Deal](#), [Crain's Chicago Business](#), [CoStar](#)

### **Mayo Clinic Reveals Details of Expansion Project**

Rochester, Minn.-based Mayo Clinic revealed that its new investments in downtown Rochester will add an additional 1.9 million square feet of space to the health system.

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

### **St. Luke's Breaks Ground on New Hospital Tower and Medical Office Plaza in Boise**

Construction is getting underway on several smaller projects that will make way for St. Luke's Boise Medical Center's multiyear construction of a nine-story tower and an adjoining medical office plaza.

Source: [KTVB 7](#)

### **OhioHealth Hospital Project Approved by Downtown Commission**

Representatives of OhioHealth presented updated designs for the five-story parking garage and two-story medical office building, which represent the first phase of a larger planned expansion.

Source: [Columbus Underground](#), [Axios Columbus](#)

### **Mary Lanning Doubles Size of Nebraska Medical Office Building**

Mary Lanning broke ground for the \$22 million project in 2021. The expansion added 64,803 square feet to the structure formerly known as the Medical Services Building, which previously measured 63,957 square feet.

Source: [Hastings Tribune](#)

### **Cleveland Clinic Opens 1st Part of Innovation District**

Cleveland Clinic has opened the first phase of its 341,000-square-foot innovation district. The first phase includes 45,000 square feet of remodeled laboratory space that will house research into such areas as computational life sciences, precision oncology and vaccine development.

Source: [Becker's Health IT](#), [Cleveland Clinic](#)

### **Three Ohio Healthcare Facilities Join Parkview Health**

Community Hospitals and Wellness Centers became an affiliate of Parkview. Based in Bryan,

Ohio, CHWC operated two hospitals and an outpatient center. The three facilities have been renamed Parkview Bryan Hospital, Parkview Montpelier Hospital and Parkview Archbold.

Source: [Healthcare Facilities Today](#)

- **TEXAS**

### **University of Texas Medical District in Austin Plans \$2.5B Expansion**

Initial plans call for two new hospital towers to be built on the site of the former Longhorns basketball arena. MD Anderson will expand its Houston footprint to Austin by building and operating a comprehensive cancer center, while UT Austin will build and operate its new specialty hospital. Groundbreaking is scheduled for 2026.

Source: [Medical Construction + Design](#)

### **North Texas State Hospital to Be Demolished, Replaced**

The Texas Health and Human Services Commission (THHSC) is planning to build a replacement 200-bed hospital for the North Texas State Hospital – Wichita Falls campus. Construction is expected to cost \$300 million with \$152 million set aside to demolish existing buildings.

Source: [Times Record News](#)

### **Celina's Economy Continues to Diversify**

Celina, Texas, is the location for Methodist Health System's newest hospital. The work there represents a \$200 million investment on the 46-acre site. The project is slated to include a five-story hospital and a medical office building.

Source: [Celina Record](#)

### **Methodist Invests \$75M to Reopen Shuttered Texas Hospital**

San Antonio-based Methodist Healthcare System invested \$75 million to reopen the shuttered San Antonio hospital, formerly known as Forest Park Medical Center. It has been closed since 2015.

Source: [San Antonio Business Journal](#), [Becker's Hospital Review](#)

### **Houston Methodist West Hospital Unveils \$65M Facility**

The medical office building is part of a \$65 million expansion project, which includes the creation of 900 parking spaces, nature spaces with walking trails, and an access road.

Source: [Community Impact](#), [Covering Katy News](#)

### **UT Health East Texas to Build \$12M Facility in South Tyler**

UT Health East Texas will soon begin construction on a two-story, 20,000-square-foot building adjacent to an existing UT Health clinic. The new facility will feature an extended-hours urgent care clinic, with an emphasis on orthopedic care.

Source: [KLTV](#)

- **WEST**

## Unique Facility Combines Housing and Healthcare

Integrating both modern housing and in-house clinical services under one roof, CCC Blackburn Center in Portland, Ore., is one of only five centers in North America to combine healthcare, pharmaceutical services, retail, and supportive and palliative care housing for people experiencing homelessness.

Source: [Healthcare Facilities Today](#)

## CareTrust REIT Acquires Southern California Skilled Nursing Facility

CareTrust REIT has completed a joint venture investment to acquire La Fuente Post Acute, a 187-bed skilled nursing facility located in Vista, Calif., for a total investment of \$25.5 million. The facility will be operated by Bayshire Senior Communities pursuant to a new 15-year lease with the joint venture landlord.

Source: [Investors Observer](#)

## Banner Ironwood Medical Pavilion sold for \$23.3M

Ironwood Medical Pavilion on the Banner Ironwood Medical Center campus in Queen Creek, Ariz., has been sold for \$23.3 million.

Source: [East Valley Tribune](#), [AZ Big Media](#)

## Las Vegas' Medical Industry Facing Real Estate Pinch

In Las Vegas, supply and demand for medical office space are waging a war against a growing industry. The local market has approximately 8.4 million square feet of inventory, a number that has not risen in two full quarters.

Source: [Las Vegas Review-Journal](#)

## PMB Breaks Ground on Bay Area MOB

Health-care real estate developer PMB and partner Santa Clara Valley Healthcare have broken ground on a 10-story, 230,000-square-foot medical office building in San Jose, Calif. Aiming for LEED Silver certification, Valley Health Center San Jose is slated for completion in 2025.

Source: [Commercial Search](#), [PMB](#)

## Spacious New Medical Office Building Wraps in Silicon Valley

Skanska recently completed Sutter Health's Samaritan Court Ambulatory Care and Surgery Center, a three-story, 69,000-square-foot medical office building.

Source: [HC+O News](#)

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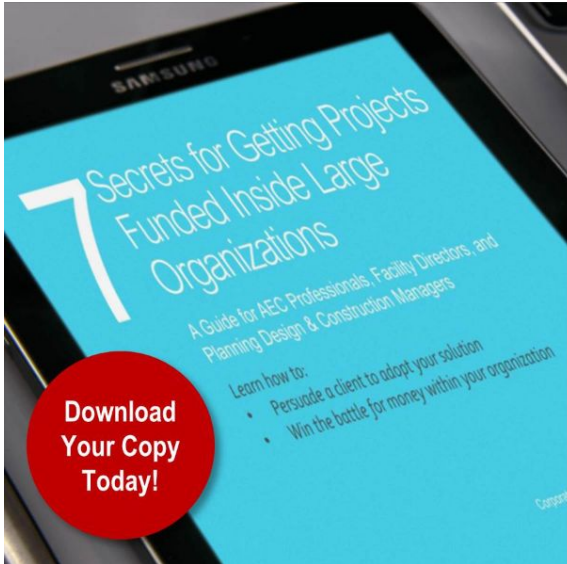
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## MORE TO EXPLORE

- Healthcare Real Estate Remains Stable but Challenges Persist – [Connect CRE](#)
- What's the Plan for Hospitals' Plans? - [Becker's Hospital Review](#)
- Rethinking the Hospital of Tomorrow – [D Magazine](#)

- Meridian CEO Mike Conn on the Challenges of Healthcare Real Estate Development - **Connect CRE**
  - How Health Systems Can Use Financial Metrics to Inform Real Estate Capital Management Decisions - **JD Supra**
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The advertisement features a Samsung tablet displaying the cover of the book '7 Secrets for Getting Projects Funded Inside Large Organizations'. The cover is blue and white, with a large '7' and the title. Below the title, it says 'A Guide for AEC Professionals, Facility Directors, and Planning Design & Construction Managers'. 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 text: 'It's a Battle for Money', 'Unlock the secrets to win the budget war in large organizations! See why some always get projects funded and others don't.', 'What readers say about 7 Secrets:', a list of four quotes, and 'Get stalled projects moving and boost your career!'.

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## CALENDAR OF EVENTS

### **AMFP Raleigh/Durham: Chapter Launch Kick-off Social**

Organized by AMFP Raleigh/Durham  
October 12, 2023 – Raleigh, N.C.

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

Organized by SquareFootage.net and AMFP  
October 17, 2023 – Nashville

### **AMFP NCNJ: Official Event Launch Party**

Organized by AMFP NCNJ  
October 19, 2023 – Scotch Plains, NJ

### **Summit on Pain Points in Healthcare Facilities**

Organized by AMFP DC/Baltimore  
October 24, 2023 – Washington, D.C.

### **Second Annual Turning the Tables (MWBE/SDVOB Healthcare Expo)**

Organized by AMFP NYC  
October 25, 2023 – New York

## **NFMT Remix**

Organized by Trade Press Media Group  
October 25-26, 2023 - Orlando, Florida

## **DEI Panel: Designing for Behavioral Health Spaces**

Organized by AMFP Boston  
October 26, 2023 - Boston

## **Behind the Scenes of Healthcare Safety & Security**

Organized by AMFP Colorado  
November 2, 2023 – Centennial, Colo.

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

Organized by Emerald Expo and sponsored by AMFP  
November 4-7, 2023 – New Orleans

## **Piloting Healthcare's Road to Recovery: Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP  
February 8, 2024 – Atlanta

## **Piloting Healthcare's Road to Recovery: Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP  
February, 2024 – Los Angeles

## **Piloting Healthcare's Road to Recovery: Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP  
1st Qtr., 2024 – Washington, DC

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