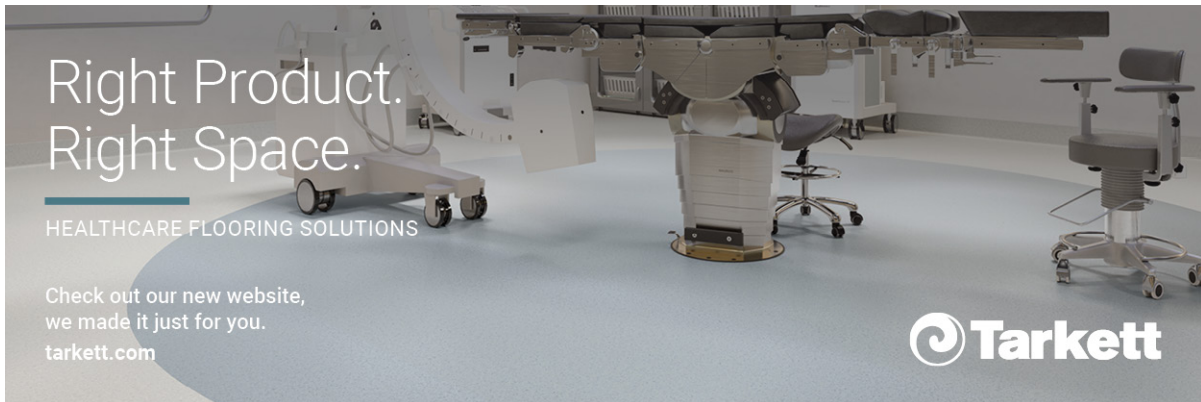


# HEALTH FACILITIES MONITOR

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## TOP STORIES

### Worsening Healthcare Workforce Shortage May Deepen

One factor contributing to today's workforce shortage has gotten virtually no attention: the certifications, qualifications and education needed for healthcare careers are not available for many due to a lack of instructors.

Source: *Levin Associates*

### Dozens Arrested in Labor Day Protest Outside Kaiser Facility

Healthcare workers held the rally and march to call for improved working conditions and draw attention to their concerns over issues such as pay and staffing.

Source: *Los Angeles Times, Becker's Hospital Review*

### Hospital Financial Performance Worsens in July

Healthcare expenses declined in July, but not by enough to offset revenue losses, reports Kaufman Hall. As a result, median operating margins declined for the first time since March but remained in positive territory at 1.3 percent.

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

## Pandemic Ushered "Unprecedented" Declines in Hospital Patient Experience Scores

Though hospitals' patient experience scores broadly suffered during the COVID-19 pandemic, the "unprecedented" declines were greatest among facilities that were already facing staffing issues prior to 2020.

Source: *Fierce Healthcare*

## The Hospital-Community Relationship is Changing

Rob Bloom, CFO of Carthage Area Hospital, is seeing outpatient growth as a key component of the hospital's strategy.

Source: *Becker's Hospital Review*

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## MERGERS & ACQUISITIONS

### National Quality Forum Joining Joint Commission as Affiliate Member

National Quality Forum is joining the Joint Commission in a merger deal that the groups say will allow both to refine quality and outcome measures they develop for the industry.

Source: *Fierce Healthcare, Becker's Clinical Leadership*

### As PCPs Integrate with Health Systems, Steering Increases Costs

A new study of vertical integration in healthcare shows PCPs in health systems steer patients toward systems and specialists, resulting in higher utilization and costs.

Source: *RevCycle Intelligence*

### Why Physicians are Selling to Hospitals

The percentage of physicians who work in private practice has decreased from 60.1 percent in 2012 to 46.7 percent in 2022. Here are three major reasons physicians are selling their practices.

Source: *American Medical Association, Becker's ASC Review*

## Froedtert, ThedaCare Ink to Form 18-Hospital System

Milwaukee-based Froedtert and Neenah, Wis.-based ThedaCare have signed a definitive agreement to merge into an 18-hospital system. The organizations aim to launch the combined health system at the start of 2024.

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

## OHSU, Legacy Health Plan Merger

Oregon Health & Science University and Legacy Health have announced that they intend to combine and form a 10-hospital system with more than 32,000 employees.

Source: *The Lund Report*, *Healthcare Innovation*, *The Columbian*, *OPB*, *Fierce Healthcare*, *The Oregonian*, *RevCycle Intelligence*, *Healthcare Dive*

## AU Health System Merges with Wellstar, Changes Name to Wellstar MCG Health

Augusta University Health System has officially merged with Wellstar Health System in a partnership that is the foundation for a plan to increase the number of physicians practicing in Georgia.

Source: *DOTmed*, *Healthcare Facilities Today*

## Logan Health, Billings Clinic Complete Merger

Billings Clinic and Kalispell, Mont.-based Logan Health officially merged Sept. 1. Both organizations will now map out integration blueprints.

Source: *Becker's Hospital Review*, *Daily Inter Lake*



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## SAFETY & SECURITY

### Orlando Health Launches Virtual Sitting at 4 Hospitals

Remote sitters will monitor high-risk patients at Orlando Health 24/7, observing them for the potential of falling, leaving the room, confusion or delirium.

Source: *Becker's Health IT*

### After Rise in Violence, Virginia Hospitals Rewrite Security Plans

VCU Medical Center in Richmond, Va., is installing metal detectors at every entrance, and

doctors are asking for more armed guards. After four days of use, VCU Health staff recovered more than 50 knives and box cutters on the bodies of patients and visitors.

Source: *Richmond Times-Dispatch*

## Salem Health Begins Weapons Screenings at Hospital Entrances

Salem Hospital in Salem, Ore., has begun screening visitors and patients for weapons at all hospital entrances as part of an expanded security program.

Source: *Salem Reporter*

## NYC Patient Found in Stairwell Days After Death

A longtime patient who fought against a consolidation plan involving Montefiore's Family Health Center in the Bronx died in a stairwell to the facility last week but wasn't discovered until five days later.

Source: *Politico, Bollyinside*

## Mississippi Hospital Shooting Victim Dies

On Sept. 5, Cecil Ivey, 95, reportedly entered the room of his 92-year-old wife around 2 a.m. at Jackson-based Baptist Memorial Hospital and allegedly shot her, then went into another room and shot himself.

Source: *Becker's Hospital Review, WLBT*

## The Role of Facilities Management in Healthcare Cybersecurity

Collaboration and a zero-trust approach from facilities management are key.

Source: *Healthcare Facilities Today*

## Hospitals Enter Uncharted Territory on Masking

This fall will mark the first virus season since COVID-19 emerged in which hospitals and health systems must independently determine when and how to implement universal masking, if at all.

Source: *Becker's Hospital Review*

**2023 - 2024**

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## ENERGY & SUSTAINABILITY

### GREEN Hospitals Act Announced

The Granting Resources for Eliminating Emissions Now (GREEN) in Hospitals Act would provide \$105 billion to revive a New Deal-era program to modernize and weatherize health facilities to reduce emissions, protect public health and ensure that Americans have access to healthcare before, during, and after climate disasters and extreme weather events.

Source: *Healthcare Facilities Today*, *Senator Markey*

### World's Largest Low-Carbon Steel Plant Moves Closer to Completion

H2 Green Steel's new \$1.6 billion investment puts its hydrogen-fueled plant on track to open in 2025 in what would be a first for the hard-to-decarbonize industry.

Source: *Canary Media*

### Kaiser's New \$400M Hospital Produces Its Own Electricity

Oakland, Calif.-based Kaiser Permanente's new San Marcos (Calif.) Hospital is the first in Kaiser's system to include a microgrid.

Source: *Becker's Hospital Review*

### Psychiatric Hospital Aims for Net-Zero Energy

A 521,000-square-foot, 350-bed behavioral health hospital in Lakewood, Wash., will promote a holistic approach to rehabilitation as part of the state's vision for transforming behavioral health.

Source: *Building Design + Construction*, *Healthcare Design Magazine*

## INNOVATION

### Flexibility is Central to The Valley Hospital's New Smart Hospital

Valley Health System is replacing its hospital with a new facility as the center of a 40-acre health and wellness campus in nearby Paramus, N.J. The design emphasizes flexibility, resiliency and sustainability while leveraging the latest technology available.

Source: *Health Facilities Management*

### Houston Methodist Looks to Create Stadium-Like Network

As healthcare increasingly digitizes, Houston Methodist Chief Technology Officer Jim Francis sees the combination of 5G with Internet of Things devices as a way to move healthcare into the future.

Source: *Becker's Health IT*

### Jefferson Health Rolls Out Virtual Nursing Program



Philadelphia-based Jefferson Health has rolled out a virtual nursing program that assigns patients a bedside and a virtual nurse.

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

## AMFP NEWS

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# AMFP is Growing



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March 1, 2023

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## BUILDING, BUYING, SELLING

- **NATIONAL**

### America's Biggest Hospital Landlord May Be Seeing Deals Souring

Medical Properties Trust, the nation's largest hospital landlord, said its deal to secure \$375 million in new financing from third-party lenders for Prospect Medical Holdings was completed, but the company did not mention that a California state regulator put the transaction on hold.

Source: *The Wall Street Journal*, *Becker's Hospital Review*, *Medical Properties Trust*

## **IRA Capital Launches \$500 Million Healthcare Real Estate Fund**

Private equity firm IRA Capital has formed a \$500 million closed-end fund meant to target medical properties and senior housing assets across the country.

Source: *Senior Housing News*

## **The Most Expensive Cities to Build a Hospital**

Los Angeles held its spot as the most expensive U.S. city to construct a general hospital in the second quarter of 2023, with other cities not far behind.

Source: *Becker's Hospital Review*

## **Healthcare Construction Spending Remains Near Record Levels**

Despite a recent monthly decline, ABC reports that spending in the healthcare segment remains near the highest level on record as facilities invest in improved HVAC and automated systems in the wake of the pandemic.

Source: *Healthcare Design Magazine, Associated Builders and Contractors*

## **Navigating The Unpredictable Construction Contract Landmines**

Chris Dunn with Epstein Becker Green's Healthcare Construction Group in Nashville, Tenn., shares how executives can manage projects during a time of staffing shortages, budget changes, cost increases and "unpredictable construction contract landmines."

Source: *Healthcare Finance*

## **Life Science Development Slows, But Leads Overall Office Market**

Life science buildings comprise nearly one-third of the office development pipeline today, according to Yardi's Commercial Edge, despite a reduction in venture capital funding in 2023.

Source: *GlobeSt.com*

- **NORTHEAST**

## **Freeman Plans 50-Bed Hospital for Pittsburg, KS**

Freeman Health System is spending about \$168 million to build a 170,000-square-foot, 50-bed, full-service hospital in Pittsburg, Kan.

Source: *Joplin Globe*

## **Buffalo Surgery Center Transferring Ownership to 6 Orthopedic Surgeons**

Amherst, N.Y.-based Buffalo Surgery Center plans to transfer 24 percent of its ownership interest to six orthopedic surgeons. If approved by the state, each surgeon will purchase 4 percent ownership interest for \$205,000.

Source: *Buffalo News, Becker's Orthopedic Review*

## **Work to Start on New Hampshire's Long-Awaited State Forensic Hospital**

PC Construction, a Vermont-based construction firm, will begin preliminary work on a new 24-bed forensic hospital in Concord, N.H.

Source: *NH Business Review*

- **SOUTHEAST**

### **Behind-the-Scenes Progress at Riverside Smithfield Hospital**

The 200,000-square-foot, 50-bed inpatient facility will include a 14-room emergency department, four operating rooms, two procedure rooms, 10 intensive care unit beds and diagnostic imaging and lab services.

Source: *Riverside Smithfield Hospital*

### **Sentara Opens New NC Medical Office Building**

The Elizabeth City, N.C., Chamber of Commerce held a ribbon-cutting for Sentara's Medical Office Building on its new Sentara Albemarle Regional Health Campus – and the view out of the second-floor windows was the steel frame for the 235,000-square-foot hospital expected to open in early 2025.

Source: *Daily Advance, WAVY News 10*

### **UAB Purchases Two Birmingham Properties For \$17M**

The University of Alabama at Birmingham has acquired two buildings in Birmingham, Ala. The 19-story Daniel Building includes approximately 316,000 square feet of office space. The medical office building is 6,100 square feet.

Source: *Yellowhammer News, ABC News, Bham Now*

### **Bliss Healthcare Plans New Clinic in Orlando**

The request includes plans for a three-story, 78,000-square-foot medical office building with a semi-passive park.

Source: *Bungalower*

### **Norton Healthcare's West Louisville Hospital on Track to Open in 2024**

Next year, the west end of Louisville, Ky., will welcome its first hospital in more than 150 years. The hospital will include an emergency room, operating rooms and a community space.

Source: *WDRB.com*

### **Northern Regional Opening Medical Practice Building**

After three years of planning and construction, Northern Regional Hospital's new medical office building in Mount Airy, N.C., will house four of Northern's physician practices.

Source: *Elkin Tribune, Becker's ASC Review, Pilot Mountain News*

### **Laramar Group Buys Multi-Tenant Tampa Medical Building**

The 28,000-square-foot, multi-tenant Linebaugh Avenue Medical Office Building was purchased for the closed-end Laramar Medical Properties Fund I. The full-lased building is near three hospitals.

Source: *ConnectCRE*

### **Winston-Salem Medical Office Property Sold for \$4.25 Million**

The 6.1-acre North Carolina property contains a 2,865-square-foot building. Salem Health



Services is the tenant.

Source: *Winston-Salem Journal*

## **Crackdown on Multifamily Projects Delays N.C. Senior Living Development**

Liberty Senior Living plans to add 109 residential units to its existing 279-unit continuing care operation at its South Bay community, but a crackdown on new multifamily projects in Mount Pleasant, N.C., is causing a setback.

Source: *Off Plan Property Exchange, Bollyinside*

- **MIDWEST**

## **MN City Holds Public Hearing on \$30 Million Hospital Project**

The city of Windom, Minn., has held a public hearing for an upcoming funding decision on a \$30 million hospital project. The proposed medical office building would contain 57,000 square feet and be four stories high.

Source: *Windom News*

## **Indiana Joint Replacement Institute Breaks Ground**

The Indiana Joint Replacement Institute has broken ground on a \$28 million, 40,000 square-foot surgery center facility and medical office building in Noblesville, Ind., dedicated to hip and knee replacements. The institute will be the first new building within "Innovation Mile."

Source: *The Hamilton County Reporter*

## **St. Louis Healthcare System to Build \$21M Medical Office Building**

A BJC HealthCare hospital in St. Francois County, Mo., plans to add a new \$21.3 million medical office building. The 30,000-square-foot office building will house primary care services, allowing the expansion of its existing facilities when it opens in November 2024.

Source: *KSDK*

## **53K-Square-Foot Medical Office Building Completed in Ohio**

Anchor Health Properties has completed a 53,000-square-foot medical office building in Hudson, Ohio, in partnership with Cuyahoga Falls, Ohio-based Western Reserve Hospital. The three-story building is valued at \$20.2 million.

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

## **Tennessee Investors Buy Buffalo Medical Building for \$6.55 Million**

Tennessee investment group MMPF III Lockport NY LLC, an affiliate of Montecito Medical, has paid \$6.55 million for a medical office building in Buffalo, N.Y. The building is the headquarters of WNY MRI.

Source: *Buffalo Business First, WGRZ*

## **Froedtert to Build Community Hospital in Wisconsin**

Milwaukee-based Froedtert Health and the Medical College of Wisconsin are planning to build a community hospital and medical office building in Sheboygan, Wis.

Source: *Becker's Hospital Review, WisBusiness*

## **Norton Healthcare Acquires Indiana Hospitals, End Lifepoint Partnership**

Louisville, Ky.-based Norton Healthcare plans to fully acquire two Indiana hospitals, Clark Memorial Health in Jeffersonville and Memorial Health in Scottsburg, ending a joint partnership with LifePoint Health. Brentwood,

Source: *Becker's Hospital Review*, *Clark Memorial Health*

## **PHC Constructing Medical Office Building**

Parkland Health Center (PHC) in Farmington, Mo., plans to construct a more than 30,000-square-foot Medical Office Building to house the hospital's primary care services.

Source: *Daily Journal*

- **SOUTHWEST**

## **Harris County to Vote on \$2.5B Bond for Hospital, Clinic Expansions**

In November, Harris County, Texas, voters will have to decide whether or not to fund a \$2.5 billion expansion of the Harris Health System over the next 10 years in a move that could expand health care access for more than 1 million uninsured residents.

Source: *Community Impact*

## **Methodist Health Forms Joint Venture to Acquire, Develop ASCs**

Dallas-based Methodist Health System, a 12-hospital system, has partnered with Surgery Partners to acquire and open ambulatory surgery centers in North Texas.

Source: *Becker's Hospital Review*

## **Phoenix Children's Hospital to Add Multispecialty Clinic, Hospital in Arizona**

Phoenix Children's Hospital in Phoenix is slated to open a new multispecialty clinic in Glendale, Ariz., by the end of the year and a new hospital in Glendale in 2024.

Source: *yourvalley.net*, *Healthcare Design Magazine*, *Becker's Hospital Review*, *Daily Independent*

- **CALIFORNIA**

## **Rady Children's Hospital Breaks Ground on Billion-Dollar Emergency and ICU Tower**

Rady Children's Hospital in San Diego broke ground for a billion-dollar, seven-story intensive care unit and emergency services pavilion. The pavilion, scheduled to open in 2027, will be a 500,000-square-foot structure with a new emergency department, advanced pediatric, neonatal and cardiac intensive care units and operating rooms.

Source: *Times of San Diego*

## **Signs of Progress on New Folsom Medical Office Building**

Crews are preparing the site for the first of three projects on UC Davis Health's planned medical

campus in Folsom, Calif.: a 112,000 square foot outpatient clinic.

Source: *UC Davis Health, Mirage News, Gold Country Media, Becker's ASC Review*

### **West LA Medical Center Campus Expansion Takes Shape**

Kaiser Permanente plans to expand its West Los Angeles Medical Center campus with a state-of-the-art 63,000-square-foot surgery center and medical office building.

Source: *Westside Today*

### **Southwest Healthcare Inland Valley Hospital Expansion Topped Out**

The new seven-story, 290,000-square-foot patient tower will accommodate 102 beds to support the growing population of Riverside County, Calif.

Source: *Healthcare Facilities Today*

### **San Jose Medical Office Building Sells for \$9M**

A two-story, 17,200-square-foot medical office building in San Jose, Calif., has sold for \$9 million. The building will be occupied by LGTC Group, an outpatient mental health center.

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

### **Plans To Build Elk Grove Hospital, Announced Nearly 4 Years Ago, are On Hold**

Dignity Health's plans for a first-ever hospital in Elk Grove, Calif., are on hold, with no set timeline to start back up again.

Source: *The Sacramento Bee*

- **WEST**

### **Cost Reduced for New Samaritan Hospital Construction**

The construction of a new Samaritan Hospital in Moses Lake, Wash., will cost about \$2.1 million less than first projected. Construction will also begin sooner than planned, with site preparation scheduled to begin in mid-September.

Source: *Columbia Basin Herald*

### **UCHealth Longs Peak Hospital Plans Expansion**

UCHealth will be expanding Longs Peak Hospital to meet the growing needs of the Longmont, Colo., community. The \$82 million expansion is expected to be completed in Summer 2025.

Source: *Longmont Leader*

### **Medical Center in Washington Sells for \$21 Million**

A medical center in Monroe, Washington, has been sold for \$21 million, indicating continued investor interest in the area. The buyer of the three-story building is an entity associated with Remedy Healthcare Properties, a healthcare real estate company based in Chicago.

Source: *Express Healthcare Management*

### **Prosser Memorial Health Hospital Complex Construction Progress**

Construction crews are working on the new \$78 million Prosser Memorial Health hospital

complex on 33 acres in Prosser, Wash. The new 88,000 square-foot facility is replacing an aging hospital nearby.

Source: *Tri-City Herald*

## CommonSpirit Health to Directly Manage Hospitals Across Three States

CommonSpirit Health is now directly managing 20 hospitals and more than 240 care sites in Colorado, Kansas and Utah that had previously been managed by Centura Health.

Source: *Healthcare Facilities Today*

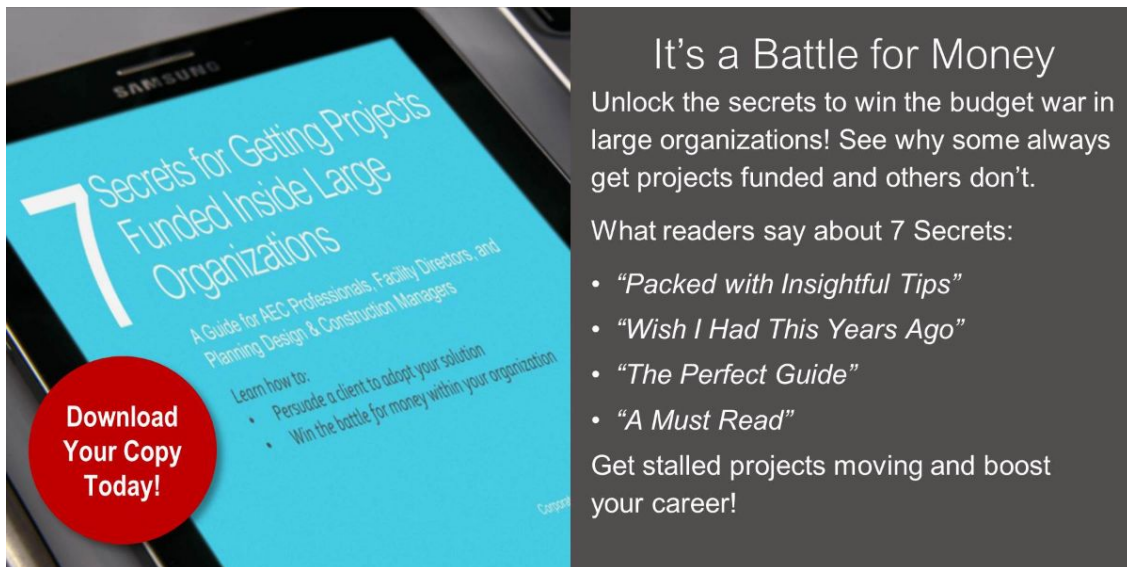
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