

MIDWEST		

About MOR:

37 Physicians

32 Surgeons

19 Orthopaedic Residents

16 Orthopaedic Fellows

14 Nurses

19 Physician Assistants

285 Total Employees

RUSH UNIVERSITY MEDICAL CENTER

About Rush:

899 Medical Staff

618 Hospital Beds

650 Residents and Fellows

1,038 Nurses

8,119 Total Employees

AREAS OF OVERLAP	
Rush Department of Orthopaedics:	
Research Activities	
Education & Teaching	
AREAS OF OVERLAP	
Rush Health (Rush System PHO):	
Contracting with Commercial Payors	
Clinical Integration	
Quality Improvement Program	
EMR? - Future	
JOINT VENTURE PROJECTS	
Nurses	
Rush Surgicenter Facilities	
Leased Spaces (past)	
Orthopedic Building (present) Part of Rush Transformation Project	

RUSH TRANSFORMATION PROJECT

Planning

Design

Key Components
Central Power Plan &

Parking

East Tower

Orthopedic Building



RUSH TRANSFORMATION PROJECT

Design:

LEED Silver (Leadership in Energy & Environmental Design)
Orthopaedic Building earned LEED Gold

U.S. Green Building Council

Site

Public Transportation / Bicycling / Carpooling Water Use

Smoke Free Campus

Green Roof

Noise Reduction

OR Quality Air

Energy Efficiency

Materials



RUSH TRANSFORMATION PROJECT

Key Components:

Surface Parking (completed 2009)

Central Power Plan & Parking (completed 2009)

Orthopedic Building (completed 2009)

East Tower (to be completed 2012)

Atrium Renovation (to be completed 2013-2015)

Kellogg Renovation (to be completed 2013-2015)

Demolition (to be completed 2016)

RUSH TRANSFORMATION PROJECT

Central Power Plant/Parking/Service Agreement:

666 Parking Spaces for Employees Allows for more visitor & patient spaces closer to hospital

7 Levels

Cooling Capacity - 12,600 tons

Heating Capacity - 4,900 BHP

Emergency Power - 20 MW

2 Days Emergency Fuel Storage

RUSH TRANSFORMATION PROJECT

East Tower:

Lower Level - Materials Management (71,900 GSF)

1st Floor - Emergency/Bio-Terrorism Ground Floor (55,000 GSF)

2nd Floor – Non-Invasive Imaging (52,960 GSF)

3rd-5th Floors – Interventional Platform (206,020 GSF)

42 Procedure Suites 102 Prep/Recovery Rooms

24 Extended Stay Beds



ORTHOPEDIC BUILDING PROJECT

Orthopedic Building: 198,680 Total SF

MOR owned - 109,191 SF - 55%

Rush owned - 89,489 SF - 45%



ORTHOPEDIC BUILDING PROJECT

Shared Spaces - Tenants

Lower Level 1 & 2- Rush

1st Floor - MOR/Rush/Others

2nd Floor - MOR/Rush

3rd Floor - MOR/Rush (Shared Space)

4th Floor - MOR

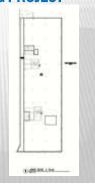
5th Floor - Rush

ORTHOPEDIC BUILDING PROJECT

Lower Level 2 - Rush
Loading Docks

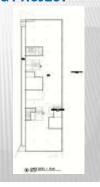
Materials Management

Logistics



ORTHOPEDIC BUILDING PROJECT

Lower Level 1 - Rush
Rush Medical Records



ORTHOPEDIC BUILDING PROJECT 1st Floor - MOR/Rush/Other Physical & Occupational Therapy (MOR) Advanced Imaging (MOR) Gait Lab (Rush Dept of Orthopaedics) Orthotics & Prosthesis (other third party) Orthotics & Prosthesis (other third party) Convenience Store (other third party)

ORTHOPEDIC BUILDING PROJECT 2nd Floor – MOR/Rush Department of Orthopaedics Office (Rush) Orthopaedic Research (Rush) Training Room and Clinic (MOR)

ORTHOPEDIC BUILDING PROJECT 3rd Floor - MOR/Rush Clinical Administration (MOR) Clinical Research (Rush) Contained within MOR suite Residents & Fellows Library (Rush) Contained within MOR suite

ORTHOPEDIC BUILDING PROJECT 4th Floor - MOR Clinical Facility 60 Exam Rooms 6 DR X-Ray Suites 1 Procedure Room 4 Waiting Areas (Color-Coded) Separate Children's Pediatric Waiting Area 2 Cast Rooms 1 Pharma Room 1 OT Treatment Room

ORTHOPEDIC BUILDING PROJECT 5th Floor – Rush Rheumatology Clinic ENT Clinic Otolaryngology, Head & Neck Surgery

ORTHOPEDIC BUILDING PROJECT Challenges/Difficulties Planning and Structure Design and Build Project Completion and Closeout

ORTHOPEDIC BUILDING PROJECT	
Challenges/Difficulties: Planning and Structure Know Your Partners' Decision-Making Time Frames and Process Legal Review Timing	
ORTHOPEDIC BUILDING PROJECT Challenges/Difficulties: Design and Build Communication Mechanisms Project Management Process & Change Process	
ORTHOPEDIC BUILDING PROJECT	
Challenges/Difficulties: Project Completion and Closeout Team Continuity	
Dispute Resolution Process	

SUMMARY

When joint venturing with a Hospital/Medical Center:

Consider the Scale of the Entity and Time Needed for the Decision-making Processes

Consider the Approval Processes of the Entity

Consider the Order in which Steps are taken to minimize backtracking and unanticipated changes

SUMMARY

When joint venturing with a Hospital/Medical Center (cont'd):

Implement and Agree to Communication Mechanisms and Dispute Resolutions Processes in advance

Stress Team Continuity on both sides of the deal

