

**PHYSICIAN PARTNERING WITH MEDICAL CENTERS
THE GOOD, THE BAD, THE UGLY,
AND THE BEAUTIFUL...**



MIDWEST ORTHOPAEDICS AT RUSH

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

ORTHOPEDIC BUILDING





**Thank You and Questions - Dennis Vielleu, CEO
Midwest Orthopaedics at Rush**


