



Medical Office Building Development Consulting

Situation:

A successful second-generation medical practice required an expanded state-of-the-art facility, accommodating not only patient exam rooms, but essentially an outpatient hospital center equipped with surgical suites, nuclear medicine and other major diagnostic facilities. The physician group looked to the principals of Forum Group to coordinate the entire development, legal and financing process including land acquisition, medical/architectural design consulting, construction and move management — as well as creation of the investment entities, leasing and project financing.

Challenge:

The relocation needed to be in close proximity to the existing location, the heart of a thriving commercial, professional service and retail area with physical move occurring overnight to avoid practice disruption. Given the intensity of the use of the resulting development cost, close attention was required to ensure the highest quality construction processes were in place for the development of essentially a small outpatient hospital.

Solution:

Forum Group successfully coordinated all of the above processes – from assembling a team consisting of a medical architect, developer, surgical center consultant, as well as an investment advisor, accountant, attorney and lender to ensure the cost-effective, timely delivery of a state-of-the-art outpatient hospital facility..

Benefits:

The result has been a successful continuation of this second-generation practice which seamlessly opened its doors for business on time and on budget. The project continues to serve the needs of the community, with its patient base having grown since opening, and new synergies developing between major area hospitals which look to the center as a top outpatient surgical alternative to more expensive and complicated inpatient hospital treatment.