

Capella Health Teams with Rush Companies on Capital Medical Center Expansion Facility

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Through a collaborative effort, the Rush Companies and Capella Health have created an expansion to the Capital Medical Center (CMC) in Olympia, WA. The 110-

bed full-service hospital needed more room. “They were looking for space to house their Diagnostic Imaging Center and Outpatient Clinic, as well as a Wound Care Center,” explained Gordon Rush, partner and CEO of Rush Companies. “Plus, the right size lot would

give them enough area for future expansion.” The perfect 5.3-acre site was right across the street from CMC on Capital Mall Drive, but there was a catch – Educational Service District 113 occupied and owned the property. “We were able to bridge the gap – approach-



EAST ELEVATION - BUILDING ONE FACING McPHEE ROAD



SOUTH ELEVATION - BUILDING TWO AND COURTYARD

Artist's Rendering of Capital Medical Center Expansion

ing the ESD about possibly selling the property.” Timing was excellent. While the ESD, which used the buildings as an administrative facility, was willing to sell, it needed a facility that was still optimally located for their constituency.

The ESD wanted an improved and upgraded structure, so as part of the process, Rush found a former manufacturing facility in Tumwater that met the space and location needs of the school district. Once the ESD approved their potential new home, Rush purchased and renovated the site, then sold it to the ESD. Part of the purchase price was trading the property next to the hospital. “It was very complicated, very multi-layered,” said Rush. “There were a lot of legs in the transaction, but the success all stemmed from need. Each participant had specific needs, and we were able to bridge the gaps, bringing expertise and capital to the table.”

To renovate the former ESD location, Rush and North Pacific Design worked together as the project team. “We needed to maximize the space while also updating systems – mechanical, electrical and plumbing,” said Rush. “To further the ‘campus’ feel, we used CMC’s colors and finishes where possible.” The one-story building was well-suited to its future function, mostly needing cosmetic touches, such as an updated exterior facade. All interior and exterior modifications will offer better aesthetics to the medical community. It also

will mean better flow for both patient and staff. The facility setting, a lush, mature Pacific Northwest landscape complete with flowering cherry trees and rhododendrons, further enhance the location.

Capital Medical Center’s expanded campus will feature ample parking (146 spaces), immediate access to the full service Capital Medical Center, and a thoroughly updated facility complete with the latest technology. The clinic’s two buildings, connected by a glass breezeway, together total 31,000 square feet. CMC will use the front building’s 15,552 sf to provide physician office space for current and future CMC physicians.

CMC’s Chief Operating Officer, Dana Rice, described the layout, “CMC will develop 8,477 sf of the rear 15,552 sf building into a diagnostic imaging center that will include a 64 slice CT, 1.5 large bore MRI, x-ray, and ultrasound.” The imaging center will allow CMC to separate outpatient studies from inpatient and emergency department studies. “It’s a model for increased efficiency,” she added.

In the remaining 2,006 sf of the new Outpatient Clinic, Thurston County will gain another Wound Care Center. “Typically, WCC patients have chronic, non-healing wounds,” explained Rice. “And right now, the only other WCC is in Aberdeen, 45 miles west of us.” A highly trained multi-disciplinary team of physicians and healthcare professionals will provide ad-

vanced wound care, which uses debridement, bioengineered tissue, therapy and hyperbaric oxygen therapy.

The new center will be operated as a department of the hospital. Slated to open in October 2011, it will be a great asset to the medical community and the surrounding area’s residents, as well as to CMC. Through their collaboration with Rush, as Rice said, “In a single transaction, CMC will be able to significantly grow outpatient imaging services and expand service lines, while also improving both patient and physician satisfaction with the Diagnostic Imaging center and Outpatient clinic, and providing increased Medical Office Building space.”

The significant part of the deal was bringing all the parties together within the timeline needed, making it work efficiently for the various needs, and accomplishing the objectives of all concerned. Not many companies have the breadth, depth of knowledge and resources to complete such a complex process successfully, but Rush had the expertise and the client-oriented service to create a winning result for all involved.

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