



Platte Valley Medical Center—Clinic at Reunion Marketplace

10569 CHAMBERS ROAD, COMMERCE CITY, COLORADO

Quick Glance

- 11,800 SF Medical Clinic
- Expands PVMC marketshare to Commerce City
- Clinic to be relocated to higher visible and easier access than former clinic location

Benefits

- Consistency of project team from preconstruction through building occupancy and beyond
- Early lease commitments
- Evaluate and implement Time Share License Agreements with physicians
- Improved patient volume by 100%

Services

- Site Selection
- Negotiate Land Purchase Price
- Physician Relations
- Preconstruction
- Project Management
- Leasing
- Core/Shell and Tenant Finish Coordination
- Property Management

THE CHALLENGE

Platte Valley Medical Center (Owner) desired to find a site to construct and own a clinic in Commerce City. This clinic is to house several primary care physicians and other medical uses. The Owner also needed a project manager to coordinate the design, entitlement process, core and shell construction and tenant improvements in addition to leasing and property management.

THE SOLUTION

Health Connect Properties represented the Owner and located a suitable site within the Reunion Marketplace development. HCP established the building size with the required parking ratios, prepared a proforma for the Owner and successfully closed the transaction. HCP was awarded the Project Management, Leasing and Property Management assignment for this clinic and HCP's responsibilities included: preparing the development budget and the operating budget; bidding out the architectural design; interfacing with Owner for necessary approvals; coordinating the architect, engineers, utility providers and applicable jurisdictions to complete entitlement work, pre-application approval, and construction documents; interviewing, qualifying and bidding out the project for core/shell and tenant improvements; awarding and negotiating construction contract; managing the construction process, preparing all draw requests, reviewing and processing all change orders, pay applications, coordinating all walkthroughs, punch list completion and tenant sign off; leasing vacant space; transitioning property from construction to occupancy and property management.

REFERENCE

Harold Dupper, VP Finance, Platte Valley Medical Center, (303) 498-1601, hdupper@pvmc.com

John Hicks, CEO of Platte Valley Medical Center, (303) 498-1601, jhicks@pvmc.com