



Red Rocks Medical Center

400 INDIANA STREET, GOLDEN, COLORADO

Quick Glance

- 118,000 SF MOB
- Includes a 24,400 SF Ambulatory Surgery Center, several Cancer Care tenants and Imaging, to include Nuclear Medicine and Pet Scan

Benefits

- Professional and seamless transition from construction to occupancy for tenants
- Experienced Medical Office Building Management
- Warrant Control and Completion Process

Services

- Physician Relations
- Property Management
- Lease Administration
- Tenant Finish Coordination
- Warranty Completion Oversight

THE CHALLENGE

Red Rocks Medical Center is owned jointly by a group of physicians and an ambulatory surgery center (which is partly owned by a national hospital group). The building is three stories consisting of the ASC and Imaging on the first floor, with the remainder leased to physician tenants, some of whom are also owners of the building and the ASC. The challenge was to coordinate a seamless transition from construction turnover through tenant occupancy with as little disruption as possible. Then transition into normal operations and facility management, tenant relations and lease administration. Many of the tenants have complex and sensitive equipment that must be maintained properly and requires 24/7 cooling. HCP was tasked, among other things, with ensuring that all tenants maintained preventive maintenance contracts on specified equipment in order to preserve the life of the building's cooling equipment.

THE SOLUTION

Development Solutions Group (DSG), the Asset Manager for the Owner, awarded Health Connect Properties (HCP) the management contract for this new medical office building to provide on-going facility management, tenant relations and lease administration services to the property and owners. HCP was also charged with securing all the new contract services required for the operation of the facility upon its turnover from construction. HCP coordinated the tenant move-in process and acted as the liaison between the physician tenants, the asset manager and the general contractor to finalize punch list items, signage and lease issues. HCP prepared the initial first year operating budget and assists DSG with this on an annual basis. HCP managed and controlled the warranty process to a successful conclusion with the general contractor 12 months after completion. HCP handled all day-to-day tenant and building issues, developed good relationships with the physician tenants and surgery center, directed all contract service vendors, handled all building payables and worked directly with DSG to provide and maintain a clean, safe and attractive facility for tenants, owners and patients to enjoy.

REFERENCE

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