

# CENTER: Possible cost about \$175 million

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floors of each building will be emergency rooms, while the rest of the buildings will be offices where family practitioners, internists, radiologists and other doctors will set up their practices.

"The doctors will work and have their primary practices in the hospital," Rutherford said. "Then we'll have 60,000 square feet for an open-door emergency room."

## Positive feedback

Rutherford said when he first began floating the idea of opening a physician-owned facility within the Houston medical community, the feedback was positive.

"Every doctor I spoke to showed interest," Rutherford said.

Once he was sure the idea would work, he began searching for places to build.

"There wasn't much property available in Midtown," he said. "It took us months to negotiate the Gray location, because it was the only viable piece of property where we could do this."

Developer Tim Delgado said the buildings will mesh with the overall concept that Rutherford and the doctors involved in the project are trying to create.

"It's a fairly contemporary design," Delgado said of the two buildings, which were designed by Mort Mehdi of ArchiTECH Design and Development. "It's a medical office building sitting on top of a hospital facility. We'll have 15 levels, with the first two floors being for the hospital.

"There are some challenges at the Midtown location because the space has to be absolutely maximized," he said. "The first levels will be 40,000 square feet, including parking. We're making every effort to incorporate a park-like setting in the design.

"We want to create as much of a comfortable setting for people as possible. It was a big concern for the doctors to make

this environment a positive one."

What that means to Galvan is that, along with state-of-the-art buildings, the Midtown Medical Center eliminates a lot of the things that traditionally hold doctors back in their practices.

"We're talking about a community emergency department," said Galvan, who will run the emergency room facilities for the medical center. "Physicians are the ones that drive a hospital financially. A lot of the political turmoil in a hospital centers around control . . . control of the nursing staff, size of the nursing staff. But when you put all of those things under the control of physicians, you make sure that everyone has what they need.

"Every patient that I treat is my responsibility, but in the past I've had very little control over the resources available to me to treat them," she added. "That's what we're changing."

## Healthy environment

One doctor from Chicago and two from Dallas have signed on as partners in the project, but Rutherford said that most of the physicians come from Houston and its suburbs.

As for the facilities available at Midtown Medical Center, Rutherford said, "We will not be a trauma center, but we'll do everything else.

"We'll have contracts with local hospitals so that when people come in with heart attacks or other traumas we can stabilize them and transport them to another hospital."

Ground is expected to be broken at each site within the next three months, Rutherford said. The consortium has purchased two city blocks at each location, which means that more development could occur at each site.

"In the Midtown building, we've got 175,000 square feet already leased," Delgado said. "We're looking at six or seven months of engineering, which is already under way, then the building can go up in 12-14 months," he added.