



Healthcare Case Study



 **ST. FRANCIS**
leading the way

ST. FRANCIS SOUTH
MEDICAL CENTER
Indianapolis, IN
130,000 SF

The Challenge

St. Francis Hospital had many requirements for its 130,000 SF medical office building and two ambulatory surgery centers on its Indianapolis campus. St. Francis needed a four-story mixed-use facility, which would include several large clinic spaces. It also needed to house two licensed surgery centers, containing seven operating room suites. This would result in unique design requirements such as separate entries, separate covered patient pick-up points, and dedicated mechanical systems. Their main challenge was finding space on the existing campus for their specific requirements. Bremner Healthcare Real Estate and Duke Realty Corporation was selected from an RFP process, which included five qualified healthcare developers, to take on the challenge.

The Solution

Bremner Healthcare Real Estate and Duke Realty Corporation offered a solution providing a complete design, financing, construction, and asset management model in which Bremner and Duke partnership would own and manage. The Bremner and Duke partnership expanded existing hospital parking areas, relocated existing soccer fields and public and private utilities. They also established multiple points of connectivity for telecommunications and data to the existing hospital, future campus expansions and outside providers. In addition, the facility was designed and constructed with weather protected and conditioned connectivity to an existing medical facility not owned or managed by Bremner and Duke partnership. Through careful planning, the connection was constructed with no structural dependence on the existing facility, and without disruption of its day-to-day operations. This project was completed on time and on budget in 2003.