

MEDICAL CENTER OF NEWARK

“Creating Capability from Complexity”

BACKGROUND

Over the years, Central Ohio physicians and their patients became increasingly frustrated with the traditional bureaucratic approach to healthcare. Opened in 1998, Newark Surgery Center was developed with the goal of addressing this issue, as well as providing Licking County residents with a choice close to home for their outpatient surgery needs.

OPPORTUNITY

Recent Newark Surgery Center research found that roughly half of the county’s residents seek medical care at hospitals and surgery centers in Franklin and adjoining counties. Population growth in Licking County rose from 146,078 in 2000 to an estimated 154,806 in 2005. Emphasis on personalized care is becoming especially important, given the high expectations and rising number of 45- to 60-year-old baby-boomer-aged patients. Research also indicated that these residents, and their physicians, were interested in new choices for meeting their health care needs.

SOLUTION

Because of the increases in population, as well as the realization that the heightened level of personalization that a smaller, focused facility like the Newark Surgery Center can provide will be even more in demand in the future, the Center began work in 2006 on expanding into a physician-owned hospital, Medical Center of Newark.

Havens Limited and its affiliated businesses, through a strategic partnership with central Ohio physicians, helped form Scout Development, which participates as an owner, negotiated and monitors the construction process, negotiated the financing, and recruited and directs the management team for Medical Center of Newark.

Jim Havens of Havens Limited says that dedication to patient care is at the heart of the \$15-million expansion, which will be completed by mid-fall 2007 and include a two-story, 45,000-square-foot addition, with four operating rooms, three treatment rooms, expanded imaging facilities, a pharmacy, laboratory and cafeteria. Center specialties include: orthopedics; ophthalmology; gastroenterology; podiatry; ear, nose and throat surgery; pain management; gynecology; urology; and vascular general surgery. When it opens, the hospital will have 22 private in-patient beds, and eventually expand to 33.

“Because Havens Limited creates value in difficult and unique circumstances, we have a special relationship to the real estate process,” says Havens. “We believe this relationship creates value for our clients as we help navigate the ever-changing business landscape of real estate litigation, transaction, and land use opportunity.”

Adds Havens, “And, since Havens Limited has extensive experience on complex projects, this experience can quickly and capably be applied—regardless of the project’s size, simplicity or complexity—to achieve cost-efficient results.”

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