

Rush Commercial Develops Franciscan's Bonney Lake Medical Pavilion

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There's a new "go to" center for health coming to Pierce County. Franciscan Health System has partnered with Rush Commercial to develop a 3.2-acre lot at SR

410 and 184th Street. The 45,000 sf medical office building, dubbed Franciscan Medical Pavilion-Bonney Lake, is one of the most recent Franciscan Health System projects in the area. Rush Commercial of Gig Harbor is the project developer as well as a building owner.

"Franciscan is excited to be partnering once again with Rush Commercial," states Jeff Harrison, DO, Division Chief of Primary Care for Franciscan Medical Group, about the Bonney Lake project.

Matt Smith, President of Rush



Artist's Rendering of Bonnie Lake Medical Pavilion

Commercial, says that this is a business model that has worked well in the past. “Cash flow in the industry has been tight. We help navigate financial options for healthcare project funding with the ability to leverage great long-term interest rates, as well as seek equity investors. It’s all about relationships, and we’ve built many over the years through our real estate development, construction and management companies.”

Smith went on to share that their role in this project is as a developer only, rather than the combination of general contractor and developer roles they’ve often held. “The developer position of oversight for the other key roles means that every time we come to the table, it’s as the owner’s representative,” he said. “Our development manager has to ask the tough questions and be highly knowledgeable about the process.”

That means helping navigate not only financial paths, but also any code or design issues that may arise during the permitting process. For instance, Rush has worked closely with the City of Bonney Lake, ironing out any concerns that arise around off-site improvements, such as traffic impact to nearby intersections. As Smith says, “We work toward melding our vision and their vision.”

Franciscan’s vision is smart and strategic, as the Bonney Lake location positions the facility between St. Elizabeth Hospital in nearby Enumclaw and St. Joseph’s Regional Medical Center in Tacoma.

Franciscan’s patients can be easily referred to either facility, depending on their needs. The facility is slated to offer primary care, a prompt care (urgent care) for minor illnesses and injuries, as well as including a laboratory, diagnostic imaging and other ancillary outpatient services.

Service delivery being the primary focus, Franciscan turned to the 3P Lean design process to come up with a highly efficient workflow and patient flow. The organization is excited about the process, believing it will take them to a new level in high quality, patient-centric design. Jeff Harrison, DO, Division Chief of Primary Care for Franciscan Medical Group, describes the effort. “A group of more than 60 Franciscan employees, along with some of our patients and strategic partners, spent a week focusing their efforts on the design of the new Franciscan Medical Pavilion. Our goal is to create a Lean and Collaborative design that will function efficiently and create a unified Franciscan presence for our future patients.”

The project team has also integrated sustainable practices in their approach, and is incorporating a Pacific Northwest look and feel in the elements used. On the technology side, they are using the popular building information modeling (BIM) tool. It provides a digital representation of the building process, facilitating the conceptual estimating phase and general project presentation and planning.

Chris DeWald, Rush Commer-

cial’s Vice President of Construction and Development, shares, “The BIM model becomes more critical as we get into mechanical drawings, and designing critical systems. We intend to use it for coordination throughout construction of the facility.” Development manager for the project, DeWald went on to explain that the 3D model allows the various trades’ plans to be viewed in overlay. BIM helps the team identify potential problems before building or fabricating, minimizing conflicts and rework in the field. “BIM allows for early design coordination and assists accuracy,” he said. “It helps us build it once the right way, and expedite on the front end.”

Doing things the right way requires tight teaming and well-matched capabilities, which the Rush and Franciscan partnership continues to demonstrate. Franciscan Health System brings a commitment to community, quality and efficiency in care delivery. Rush brings vertically integrated strength to the project with their experience as a developer, contractor, property management and investment company. With over a million square feet of professional office space under their management, Rush clearly knows the business and is committed to being the “go to” partner for their clients. As Smith states, “Clients like Franciscan can come to one entity for help with all the different facets. We’re the only arrow they need in their quiver.”

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