

# Lee Memorial Health System

## Village of Estero Council Workshop

September 23, 2015

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**LEE MEMORIAL  
HEALTH SYSTEM**

# Background

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HEALTH SYSTEM**

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- » In 2005/2006 LMHS acquired 32-acres of land just south of the Coconut Point Mall with the intent the property would be used for hospital and outpatient services.
- » In 2013, population growth and development in South Lee County combined with significant growth in the senior population prompted LMHS to pursue plans to shift 80 beds in need of replacement at Lee Memorial Hospital and develop an 80 bed hospital on that campus.
- » Permission to build the hospital was denied by the State and the denial was upheld on appeal.
- » LMHS was challenged to rethink how best to meet the community's healthcare needs and address service gaps without an ability to build a hospital at Coconut Point.
- » **The Challenge:** How to develop the land into an innovative healthcare campus that will not only bring many of the services found in a hospital to an ambulatory campus but also to support health and wellness while also addressing the need for disease and chronic care management, education and holistic health.
- » **The Goal:** Make LMHS at Coconut Point a destination site for health care and health help services for South Lee County residents and visitors.

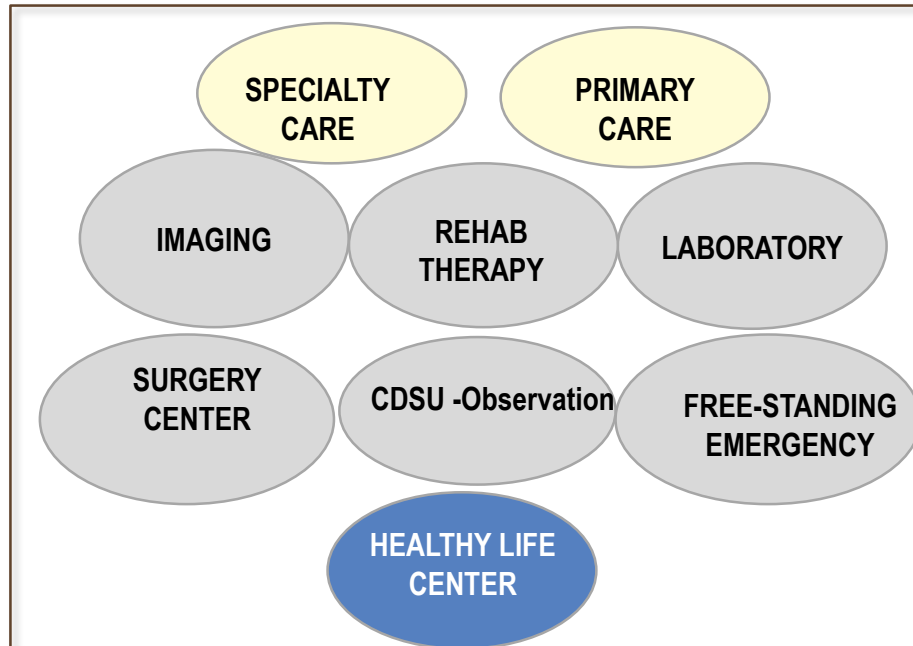
# Lee Memorial Health System at Coconut Point

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# Vision and services

Lee Memorial Health System at Coconut Point (LMHSCP) will be a **health** and **wellness destination** for residents of Southwest Florida, offering a broad array of medical services across the continuum of care in a pleasing campus environment/retail setting that combine to create an excellent experience and healing environment.



**INTEGRATED WITH RETAIL AND COMPLEMENTARY SERVICES**

LMHSCP will focus on health, healing, and treatment with teams working together to help reduce needs for acute care hospitalization. Wellness will be the focus of the campus, offering **health assessments** for designing individual healthy life plans, **early detection** of healthcare issues, **education**, and **chronic disease management**, among other offerings.

LMHSCP will have **medical office space for a mix of employed and independent primary care physicians and specialists**.

Core services include: **free-standing emergency** department and **outpatient surgery center**, supported by **short stay observation** beds, **imaging, lab, rehab, & cardiac testing**. LMHSCP will also have available space for a retail district and health-related complementary services.

# Our Team/Our Commitment

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# Design & Construction Management Team

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- » Flad Architects - Madison, Wisconsin & Tampa, Florida
- » Deangelis Diamond Healthcare Group – Construction Manager

# Flad Architects

275 Flad  
700 Team



88 Years  
Founded in  
1927



30+  
Years in  
Florida

## Resources & Commitment

13

2014 Ranking by  
Building Design  
& Construction



60

AHCA Project  
Experience

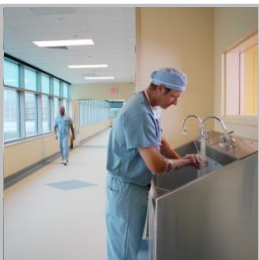


EBD-IRB  
Certified  
Results

## Special Expertise

12

Lean Projects  
Since 2010



1<sup>st</sup>

LEED Gold  
certified Hospital  
in Florida

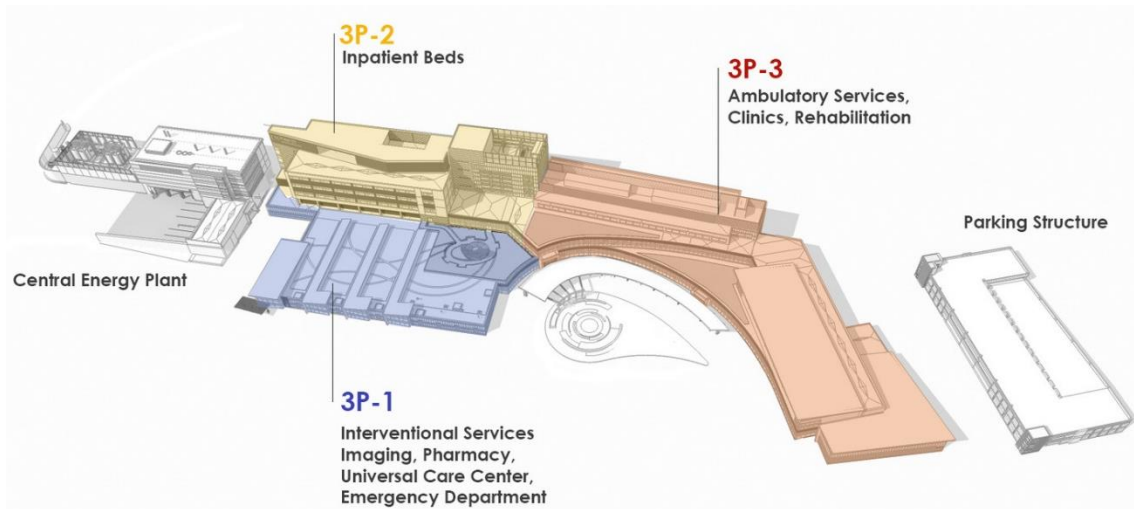


2 LEED Platinum  
22 LEED Gold

## Lean Experience & Sustainability



# UW Health & Wellness



- Community wellness campus
- Managing patients across life span and care continuum
- Special emphasis on mature adults



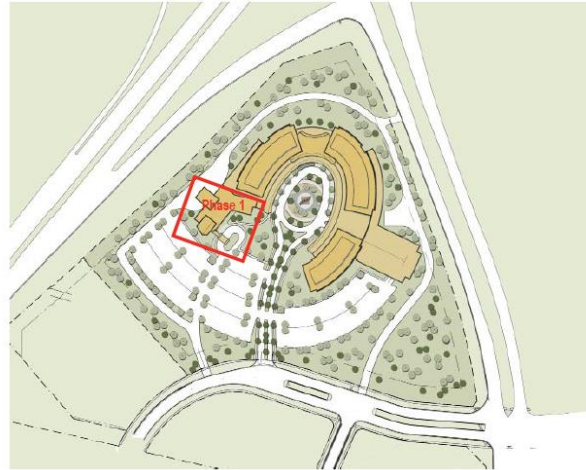
# UF Health Springhill



- Destination outpatient site
- Enabling technology solutions
- Customer friendly healing environment
- Compact, walkable, and transit supportive design



# St. Mary's Hospital Master Plan



- New campus in a growth area
- Phased development
- Freestanding ED/CDU
- Image and identity
- Compact, walkable, and public transit supportive



# Maintain Communication and Local Community Engagement

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- » **We are committed to being a key contributor towards making South Lee County an even more attractive place to live and work.**
  - » LMHS and our team will meet with local leaders/planners to share information and ideas
  - » As plans are developed we will schedule discussions with Village staff and planning representatives to invite input
  - » We will coordinate workshops with local residents and communities with open forums as desired
  - » Our communication plan will include:
    - » Scheduled updates
    - » Informational website with FAQs, schedules and plans that link to other community websites
    - » FAQs, schedules and plans linked to community websites
  - » Develop a Disruption Coordination plan that will maintain cleanliness of the job site, coordinate deliveries during low traffic hours and provide a process for property owners to communicate concerns.

# Preliminary Project Schedule





There is More to Come

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# Bonita Bay Lifestyle Center

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- » Recently opened an integrative medicine practice, internal medicine practice and rehabilitation center at the Bonita Bay Lifestyle Center. (Promenade)
  - Heather Auld M.D., Fellowship trained in integrative medicine
  - Therese Spano, Naturopath
- › Physical, speech and occupational therapy



# Bonita Bay Lifestyle Center



# Healthy Life Center at Coconut Point Mall

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- › Located just north of Dillard's on Fashion Drive (former Coldwater Creek)
- › Offer services and education that support the design of healthy life plans
  - › Activities will be planned on a monthly basis
    - › Health screenings
    - › Technology and your health
    - › Fitness offerings
    - › Nutrition
    - › Physician talks
    - › Family wellness
    - › Holistic health
- › Destination for individuals who need health guidance and assistance with connections to physicians, services and health information.
- › Target opening – December 2015

# Q&A

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