



# EL DORADO MEDICAL PLAZA

Former hospital gets major upgrades to remain operational for client.

## AT A GLANCE

### ADDRESS

1400 North Wilmot Road  
Tucson, AZ 85712

### DETAILS

187,690 SF  
Class-B MOB, Surgery Center  
and Hospital

## OBJECTIVES

El Dorado Medical Plaza is a Tucson Medical Center (TMC) hospital and inpatient behavioral clinic (Cornerstone Behavioral – Now LifePoint Health) serving the community of Tucson. The previous owner was not a medical office building operator or owner and neglected to deploy capital on major building systems. The back-of-house central utility plant (CUP), mechanical equipment, sanitary sewer system, roof and elevators all needed major upgrades to keep the building operational. In addition, the wayfinding and logistical issues surrounding an inpatient behavioral hospital with an operating surgery center needed to be rethought. TMC engaged Meridian as their partner to find a creative and synergistic solution to the dilapidated hospital building infrastructure from years of deferred maintenance, while keeping it operational.

## SOLUTIONS

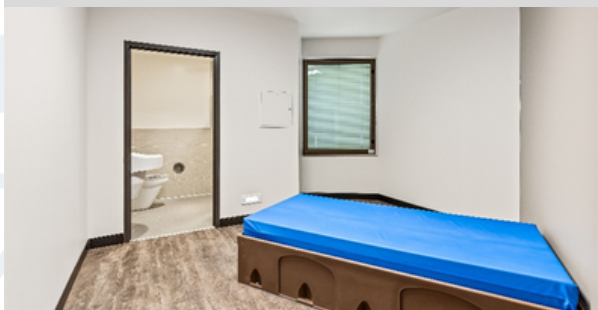
Meridian structured a solution to purchase the asset and collapse the underlying ground lease, becoming the new fee simple owner. Meridian made significant capital investments in the central plant and major building systems, including replacement of the cooling towers, mechanical equipment, switchgear, generators, elevators, sanitary sewer line, fire alarm, building controls and security system. TMC was dealing with constant sanitary sewer backup where contaminated waste from the behavioral clinic would back up and flow into their space, requiring shutdowns and creating hazardous health conditions. Meridian suggested a creative vacuum grinder pump macerator system solution, along with significant upgrades and re-routing of the sanitary system, to solve the issue, all while keeping the hospital and inpatient facility operational. The building wayfinding and entries were also reconfigured to best serve the tenants, patients and physicians.

## RESULTS

Meridian executed the plan to repair the deferred capital projects and separate tenant entrances on time and on budget, all while keeping the building operational. To mitigate potential delays during the global supply-chain crisis, we teamed with DPR and GLHN to procure progressive Guaranteed Maximum Price (GMP) contracts for design and construction. Meridian also engaged an energy consultant to measure existing facility system controls, evaluate options to reduce energy consumption, review central plant equipment, and set facility control optimization to reduce energy and maintenance costs. This resulted in major operating savings for our end users and achieved our sustainability goals. Both anchor tenants have since expanded and are extremely happy with how the building now operates.



Patient Room Before



Patient Room After