

# Medical building closer to reality

## District OK's two-story facility at PVH

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The erection of a new two-story, 40,000-square-foot medical office building on the Petaluma Valley Hospital campus came one step closer to becoming a reality on Thursday, when the Petaluma Health Care District board unanimously approved a plan to sell a section of land to a limited-liability company so that the facility can be built.

G&W Ventures, closely align-ed with Basin Street Properties, will own the 20,000 square feet where the building will be erected, but PHCD will be able to buy it back if it chooses, providing that certain requirements are met. City officials now will decide whether to approve construction of the facility.

"If we receive the city's approval, construction of the building could begin after the rains, in the early spring," said Daymon Doss, CEO of the Petaluma Health Care District.

The building would provide 20,000 square feet of space on each of two levels, and offer common areas, such as labs and waiting rooms, as well as individual offices.

"The facilities would be available to all physicians at the hospital. They would be able to invest in the building and have offices there, if they choose," Doss said.

Physicians and other community groups and individuals also will be able to invest in the structure, which will cost an estimated \$8 million to \$10 million to build. The PHCD will invest \$500,000 to \$600,000, and possibly as much as \$1 million, Doss said.

"This would be a unique public-private (sector) partnership," he said.

He hopes that the building will house six to eight family-practice physicians, six to eight internal medicine physicians, three or four cardiologists and possibly two OBGYNs.

St. Joseph Health System, which received assurance that the building would not compete for services offered at PVH, might lease space for such things as labs

and radiology services, he said.

“St. Joseph administrators have expressed strong support for the new building,” Doss said.

SJHS has been leasing the property, but reached an agreement with the PHCD to allow the new building to be erected. In exchange for St. Joseph’s willingness to do so, the health care district agreed to build two new parking lots and to re-stripe and re-surface the existing parking area.

Doss is enthused about plans to build the new structure, and feels that it would enhance local health care, in general.

“It would make Petaluma Valley Hospital more of a complete campus by rounding out services and providing needed office space that could be used as a tool to recruit physicians,” he said.

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