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THURSDAY, MARCH 26, 2009

Baylor Hospital: Internal Organ Failure



HERE'S A CONSTRUCTION-cam view from this morning showing progress on **Baylor College of Medicine's** fancy new Clinic and **Hospital** on Old Spanish Trail, a **stretch south** of the main **Medical Center campus** — and, apparently, **too big of a stretch** for the **financially strained** institution. The *Chronicle* is reporting that BCM has decided to finish building the **hospital exterior**, but that it's **not gonna** build out the building's **innards** at all. For **a while**. Until it gets the **money**.

Or **something changes**. The medical school decided to build its **own** facility after **breaking off** an association with **Methodist Hospital** in 2004. A later **bad hook-up**, with **St. Luke's**, ended in **2007**. When BCM began serious conversations with **Rice University** about a **merger** last year, the new **hospital** was considered a **major obstacle** to a deal: Rice **didn't want it**. If BCM becomes a part of Rice (which at this point appears **quite likely**), the hospital will have to be **jettisoned** somehow.

In an e-mail to faculty, [Baylor interim president William T.] Butler said the **temporary suspension** buys time to **acquire additional capital** through philanthropy, federal funds and other sources, gives the **markets** a chance to **settle** and provides an opportunity to consider **project partners**.

Sources said that by **not building out** the interior, it's also possible the **hospital shell** would be **more attractive to a buyer** wanting to **tailor** the facility to its own desired specifications.

But in his e-mail to faculty, Butler **dismissed** such **speculation**: "Taking this **pause** will allow us to **ultimately fulfill** the plan to **build the hospital**," he wrote. "The board has made it clear it is **committed** to this project."

* * *



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The **11-story** hospital building is going up on a **35-acre** site just west of the **VA Hospital**, at the intersection of **OST** and **Cambridge**. Baylor expects the **exterior** will be complete in about **a year**.

Butler said the **suspension** of construction likely will last at least **several months**. He also said if the **economic situation** improves, the college can **reverse the decision** and continue with the project **as scheduled**.

A new Baylor 6-story **medical building**, shown at the top of this site plan just **north** of the hospital, opened recently:

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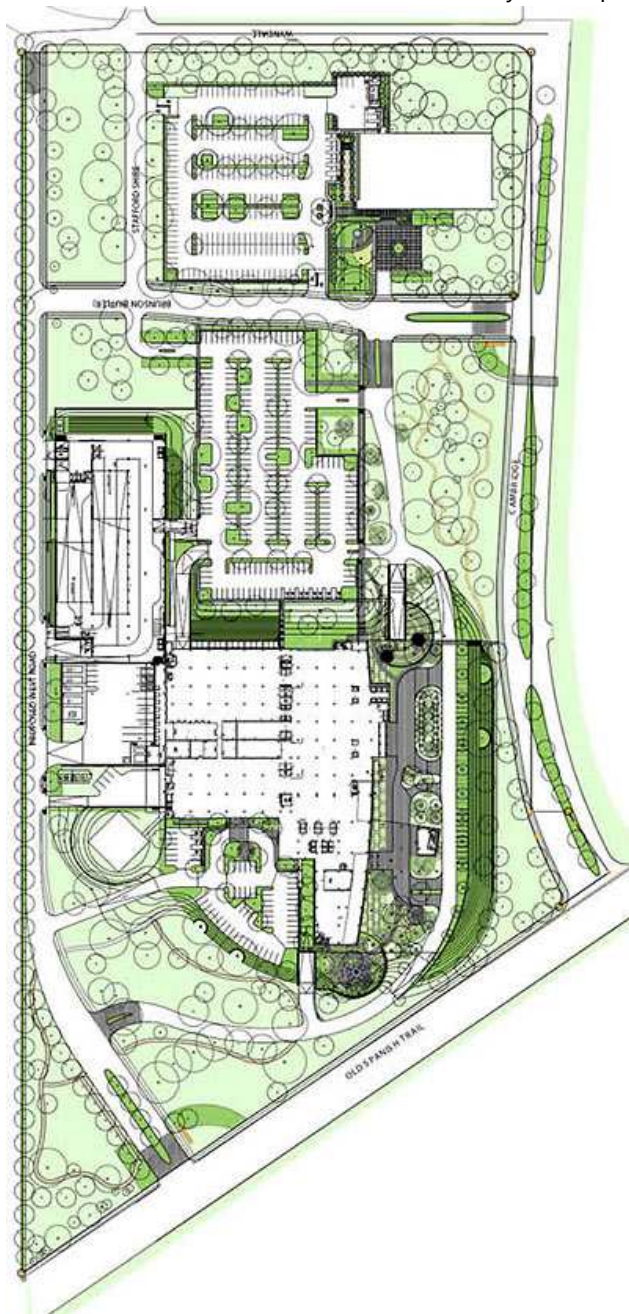
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From **kjb434**:

Sad news, but all of these hospitals in the TMC run on minimal funds to keep operations going. It's not like they build reserves. Expansions are performed through donations and financing based on the ability to maintain the donation cash flow.

A little know fact is the major money maker for the TMC institutions is their parking garages.

[March 26, 2009 at 10:28 am](#)

From **Brad**:

KJB, do you have a link to that parking data? It gives me an idea.

[March 26, 2009 at 10:50 am](#)

From **RWB**:

Are we returning to the days of "see through" buildings?

[March 26, 2009 at 11:00 am](#)

From **kjb434**:

Brad,

The link below is to a TMC document (PDF) of the economic impact of the TMC.

<http://tinyurl.com/cl5kza>

Check page 2, second column, first full paragraph for the sentence below.

"The center finances its activities primarily through gifts, grants and campus parking fees."

With 42k parking spaces and they charge \$16 for a day (and make more on spaces with turnover from partial day charges), the parking easily will beat the amount raised in gifts and grants.

[March 26, 2009 at 11:20 am](#)

From **Jeromy Murphy**:

Don't confuse the Texas Medical Center with the TMC Institutions. The TMC Corporation is really just a support service for the institutions that reside there. One of their biggest services is parking.

<http://www.texmedctr.tmc.edu/r.....rvices.htm>

[March 26, 2009 at 12:37 pm](#)

From **JPSivco**:

WOW!! this is huge news. this is a full stop on a \$500

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From *pedrob86 (Pedro Blandon)*: @swamplot Best Teardown of 2009.... Compass Bank Building, 2200 Post Oak, Galleria ONE MORE TWITT!!! #8 swampies!!!



From *kae71463 (Katie White)*: @kae71463 @swamplot #swampies Best Vacancy - Mosaic and Montage



From *swamplot (swamplot)*: And we already have our first Twitter vote! Thx! RT @kae71463 @swamplot #swampies Favorite Houston Design Cliché - "Lakes of" subdivisions



From *swamplot (swamplot)*: Votes go something like this: @Swamplot CategoryName I vote for SoAndSo #swampies (Not too hard, huh? Oh, yeah: follow us first.)



From *kae71463 (Katie White)*: @swamplot #swampies Favorite Houston Design Cliché - "Lakes of" subdivisions



From *heightslife (The Heights Life)*: RT @swamplot : Comment of the Day: Trust the Website
<http://twurl.nl/u07fx>



From *melindamerola (Melinda Merola)*: Went to high school next door to this thing! RT @swamplot Video Preview of New and Better Tangle at 290 & Beltway 8
<http://twurl.nl/4jqskg>



From *HAAonline (Houston Apt Assn HAA)*: You can nominate Houston Real Estate projects for the Swampies
<http://bit.ly/6JuyIP> (@swamplot)

million (looking at the picture) project in Houston!!

[March 26, 2009 at 1:22 pm](#)

From mt:

7

Neighbors of mine that are research scientists in the medical center say that the sources of grant funding that they have traditionally relied on are drying up. They are moving to another country. They told me several months ago, that we would start seeing 'see-through' buildings in TMC as while the funding to build the shell buildings was still there, the funding to fill the buildings was not. This will send a chill through A&E firms like WHR, FKP, Perkins & Will, Wylie, CHP etc.

[March 26, 2009 at 5:03 pm](#)

From Bernard:

8

Sad news, but all of these hospitals in the TMC run on minimal funds to keep operations going. It's not like they build reserves. Expansions are performed through donations and financing based on the ability to maintain the donation cash flow.

A little know fact is the major money maker for the TMC institutions is their parking garages.

=====

Yea. Right. Whatever. MD Anderson made something like a \$300 million profit last year alone. Not bad for a "non-profit".

[March 26, 2009 at 9:16 pm](#)

From DocBH:

9

Not sure what sort of research your friends are doing, but the stimulus package and recent budget including large influxes of cash into the NIH's budget... so NIH funded researchers are working like mad to grab up the new grant money...

[April 3, 2009 at 10:37 am](#)

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