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# Sun Health OK's Plan for Third Medical Complex in SCW

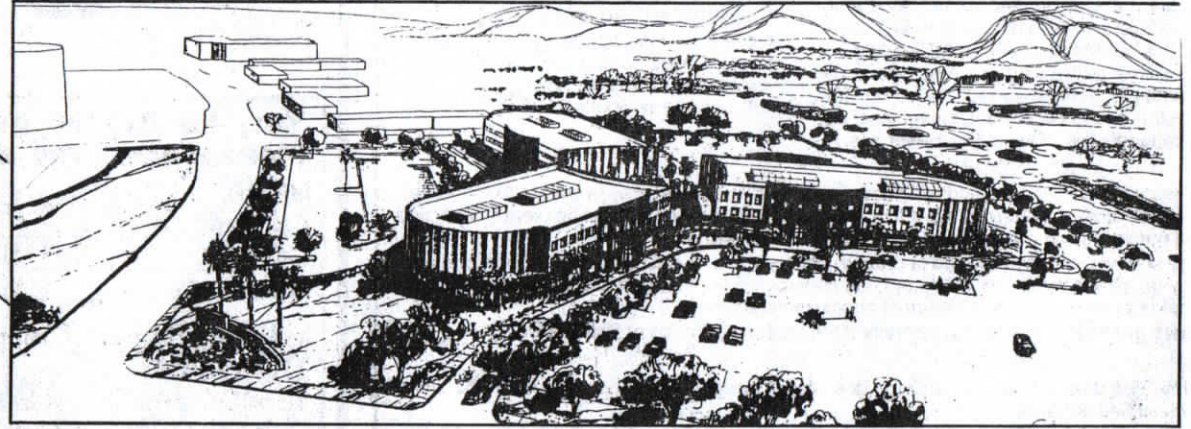
A plan to construct a third medical-office complex on the Sun Health Del E. Webb Memorial Hospital campus in Sun City West was approved recently by the Sun Health Properties Board of Directors, announced Paul Hofstad, board chairman.

The Board's approval follows review and acceptance by the Maricopa County Board of Supervisors, county Planning and Zoning Commission and the Property Owners and Residents Association (PORA) of the plans presented by Sun Health Prop-

erties, Inc.

Construction of the new 65,000 square foot medical office building begins in the fall and will take approximately 10 months to complete. The three-story structure is the first of three medical-office buildings that eventually will comprise the complex. Totalling 175,000 square feet, the complex will be located on the corner of Meeker Boulevard and Granite Valley Drive on the hos-

**Sun Health**  
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The new Del E. Webb Campus Medical Office Complex is shown as it will appear on the corner of Meeker and Granite Valley Dr. across from Del Webb Memorial Hospital.

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pital campus.

The first building is expected to include physician offices, outpatient diagnostic services, a pharmacy, and wellness and cardiac rehabilitation programs. From a design perspective, particular attention was given to ease of patient access and aesthetic appointments—all of which formulate a model for future medical office buildings.

The other two buildings, which are expected to be 55,000 square feet each, will be built as needed.

"Growth in the Sun City West and Surprise communities (including the Sun City Grand development) is projected to increase from 32,600 residents in 1994 to 54,000 residents by 1999—a 66 percent increase," says Leland W. Peterson, president/CEO of Sun Health.

"The medical-office complex is consistent with Sun Health's commitment to meet the healthcare needs of residents in the growing northwest Valley area,"

he adds. "Residents will benefit from more primary care and specialty physicians who soon will be available."

"The physicians, combined with a wide range of health services and the most current technology available, will provide a comprehensive array of healthcare needs in one complex," explains Tom Dickson, executive vice president of the Del E. Webb Memorial Hospital.

Services available in the three-building complex will complement the other two medical office buildings located on the hospital campus: Granite Valley and Sun City West medical office buildings.

Sun Health Properties is a non-profit organization that, on behalf of Sun Health, develops and manages property related to healthcare activities in the northwest Valley.





*In foreground, Dr. Haakon Bang, cutting Grand Opening ribbon. Background from L., Colleen Kelly, pres., NW Valley Chamber of Commerce; Lee Peterson, CEO Sun Health Corp.; Bob Emmons, pres. PORA and Win Culler, Board Member SHC.*

# Granite Valley Medical Building Celebrates Grand Opening

WESTER 5/9-15/91

by Stan Steciak

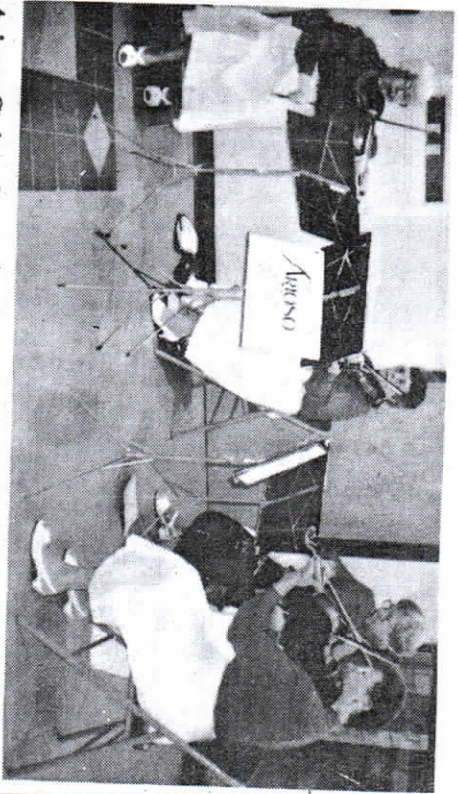
May 1, 1991, will be a memorable day for both the Sun Health Corporation and the residents of Sun City West. A new medical facility located on the Del E. Webb Memorial Hospital Campus, on Granite Valley Drive across from the hospital, was officially opened.

Ceremonies, previous to the ribbon cutting, included Tom Darmody, VP of Investment Properties, Sun Health Corp. welcoming the many in attendance who came to tour the new medical building. Tom Darmody introduced Mr. Lee Peter-

son, Chief Executive Officer, Sun Health Corp. Mr. Peterson told all that the medical building brought an advantage to all in that residents medical needs can be diagnosed at this one location. The next speaker, Robert Emmons, President of PORA, emphasized the need for the medical facility and the many doctors who occupy the modern complex. He said office space was already over 70 percent filled. Colleen Kelly, President of the Greater NW Valley Chamber of Commerce, brought congratulations from the Chamber

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*Arioso String Quartet entertaining visitors at Medical Building Opening. From L., Lois Brusman, Eleanor Gallatin, Mary Eilason and Mary Schwarz.*







**Bob Emmons, pres. of PORA receiving literature from Sun Health Aux. members Harriet Chesworth and Maxine Billingsly. In center is Alan Prewitt, who's Mime antics added laughter.**  
*(Photos by Stan Steciak)*

## Granite Valley

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 and its members.

The grand opening ribbon was cut by Colleen Kelly; Lee Peterson; Dr. Haakon Bang, Vice Chairman, Sun Health Corp.; Robert Emmons and Winifred Culler, Board Member of Sun Health Corp.

Inside the residents were treated to refreshments served by volunteers from the Sun Health Auxiliary. Comedic entertainment was provided by Emo, mime expert (Alan Prewitt). He brought laughter to those present. The quiet chamber music

of the Arioso String Quartet delighted visitors. Quartet members were Lois Brusman, Eleanor Gallatin and Mary Schwarz, all violinists. Mary Eliason played cello. They are members of the Sun Cities Symphony Orchestra. *WESTER 5/19/91*

Jerry Porter, Director of Public Affairs, informed me the Granite Valley Medical building cost about 2.3 million dollars and took more than a year to build. He said this outstanding medical help facility houses a wide range of medical specialists. Doctors, on premises, have expertise in Family Practice, Gastroenterology, Internal Medicine, Orthopedic Surgery, Ophthalmology, Joint Replacement, Pulmonary Problems, General and Vascular Surgery, Gynecology, Urology and Surgery of the Hand. A Clinical Lab is within the confines, as are a Pharmacy and Optical Company. The new impressive building and its doctors will certainly be an advantage to persons living in Sun City West and the entire area.



NEWS - SUN 1/28/81

# Boswell plans facility in SCW

By FRAN SMITH  
Staff Writer

Boswell Hospital plans tentatively to expand its services to Sun City West with the development of a medical office complex next year and construction of a hospital there by 1985, said Austin Turner, hospital administrator.

In a meeting kicking off the Tower Four Fund Campaign in Sun City West last week, Turner explained that hospital officials are exploring with the Del E. Webb Development Co. the feasibility of providing physicians' offices, a pre-hospital admittance office and other supporting medical services on a site across Johnson Road from the Johnson Center library. Home care

nursing, laboratories and physical therapy programs were examples of the kinds of services that could be provided, he said.

In addition, Turner explained that Boswell is in the process of updating growth studies in preparing for a new application to the Arizona Department of Health Services for a hospital that would be built on the Johnson Road site. Boswell applied in 1978 for state approval for both a 120-bed hospital in Sun City West at the same time it applied for state approval for the 84-bed addition of the fourth tower onto the main plant. The fourth tower was approved, but the proposed Sun City West hospital was rejected then.

The rate of population growth will determine how soon the hospital will be approved and built in Sun City West, Turner said, "but I would think we could expect to have a facility there by 1985," he added.

Turner said that the corporation that owns Boswell changed its name recently, from the Sun City Community Hospital to Inter-Community Health Care of Arizona, to reflect its intention to serve all of the surrounding communities.

The fourth tower and remodeling are expected to cost approximately \$13.5 million, \$1.5 to \$2 million is to be raised through contributions in the next few weeks.

# Announcing The Opening of the



## **DEL E. WEBB MEDICAL ARTS CENTER**

14300 W. GRANITE VALLEY DR., SUN CITY WEST

... located on the campus of the new Del E. Webb Memorial Hospital in Sun City West.

The beautiful, new DEL E. WEBB MEDICAL ARTS CENTER will house the following doctors who are opening their practices during this initial week of August:

John Brennan, M.D., Orthopedic Surgery  
 Paul Butzine, M.D., Psychiatry  
 Michael Cofield, PH.D., Psychology  
 Ronald Garlikov, M.D., Ophthalmology  
 Joe Hayashi, M.D., Internal Medicine  
 Robert Horstman, M.D., Orthopedic Surgery  
 Mary Loos, M.D., Internal Medicine  
 Austin Shinkoda, M.D., Psychiatry  
 Robert Weiss, D.O., Nephrology

*Other medical specialists will be locating in the DEL E. WEBB MEDICAL ARTS CENTER throughout the summer and fall.*

**AS OF AUGUST 5...**

## **THE MEDICAL URGENT CARE CLINIC**

13902 W. Meeker Blvd., Sun City West

## **WILL BE CLOSED**

*The doctors previously practicing in the Medical Urgent Care Clinic will relocate to the new DEL E. WEBB MEDICAL ARTS CENTER (across from the Del E. Webb Memorial Hospital, Sun City West).*



SCW

# Rural Metro, Boswell agree on paramedics <sup>8/2/83</sup>

By HUNTLEY WOMICK  
Staff Writer

Contract negotiations between Sun City West's Rural Metro Fire Department's subscription ambulance service and Boswell Memorial Hospital have come to an end.

"Full agreement (has been) reached by both sides," said Rural Metro's Vice President Jim Stenger.

The contract was negotiated for four months, with ambulance issues topping the agenda. One of them involved authorizing Boswell Hospital as a base station for Rural Metro's paramedics.

**STATE LAW** requires that paramedics have a base hospital out of which to operate so they can work under a doctor's orders in emergencies.

Monday's agreement laid to rest official complaints that the "stalemate" in negotiations forced Ru-

ral Metro paramedics to function only as intermediate medical technicians.

This had resulted in having to call in either the Boswell Hospital ambulance or Arizona Medical Transport for life-threatening situations.

**STENGER**, responding to this complaint, said: "This is a new level of service and therefore required a new agreement for medical direction and it had to be done within required medical protocol."

He added that negotiations "have not taken an undue amount of time—medical direction was given due regard to each of our responsibilities and duties. It was truly a clerical process."

Rural Metro began a subscription ambulance service in Sun City West in April, operating out of the fire station.

**THE AMBULANCE** service

costs subscribing households an estimated \$29 a year.

Stenger said the annual subscription fee would entitle family members requiring emergency service unlimited free transportation to nearby hospitals.

Non-emergency cases serious enough to warrant ambulance service would be billed only for mileage. The mileage fee also will apply in cases where residents want to go to a hospital beyond the Sun Cities' area.

"**RURAL METRO** will screen incoming calls as we want the ambulance service available for emergencies, not free transportation to see a doctor or pick up a prescription," Stenger stressed.

Stenger said in the event an emergency call comes in for ambulance service while the vehicle is tied up on another emergency call, another ambulance firm will be asked to respond.

In such an event, Rural Metro will pick up the bill charged subscribers. This will apply only if Rural Metro is called first, he said.

**NON-SUBSCRIBERS** calling Rural Metro for ambulance service will be charged regular fees, Stenger said. This could include a \$95 base price, \$5 per mile and an additional charge for any equipment used.

"Now our paramedics will be able to perform as such and will not have to turn over paramedic situations to other agencies," Stenger said.

The contract states that paramedics will continue furthering their education as required by law and that operation of the service will be under medical direction.

"There are now close to 1,000 subscribers from Sun City West in our ambulance service program," said Stenger.

# Swanson promises new cooperation

Robert Swanson admitted he had never spoken before such a large crowd as the estimated 1,800 in the Sundome Thursday.

"When we first planned this meeting a couple months ago, we had no idea we would attract a crowd like this," said Swanson.

But the crowd had to like what the Del E. Webb Corp. president, chairman and chief executive officer had to say. And in a 30-minute question-answer session after the presentation, Swanson and management of the subsidiary Del E. Webb Development Co. listened to what Sun Citizens and Sun City Westers had to say, too.

SWANSON WAS so impressed that he told his listeners Webb would make similar presentations in the Sundome every year a week or so following the company's annual meetings, wherever they may be.

The annual meeting which preceded Thursday afternoon's meeting was the first held by Webb in the Sun Cities.

Before the Q&A session, Swanson told shareholders the complete story of Webb's turnaround from a company in sad shape in 1981 to one which is projecting

—Swanson, A2

## Swanson . . .

—From A1

1983 earnings per share at between 65 cents and \$1. "We are now in a position to register significant earnings growth in 1983 and beyond.

SWANSON projected 1983 revenues between \$360 and \$390 million, compared to 1982's \$311 million, with net earnings between \$6.5 and \$10 million, compared to last year's \$4.6 million.

"Revenues and net earnings should be up significantly and more than half our earnings should

be from operations," Swanson said.

He also said last week's multi-step transaction with Western Savings and Loan is proceeding on schedule which was confirmed by Western chairman John Driggs.

WEBB last week signed an agreement in principal to acquire about 2.4 million shares of Webb common stock owned by Western Savings. The purchase will reduce Webb's shares of common stock outstanding from about 9.6 million to about 7.2 million.

Swanson said it was a

transaction which benefited both firms.

Most of the questions asked Swanson and Devco management centered on future development and improvements in Sun City West.

INCLUDED were questions on the building of an indoor pool, SCW's proposed new resort hotel, Briarwood Golf Course improvements and membership requirements, attracting a full-size department store to Sun City West, traffic congestion and access roads into SCW, Del Webb's identity on a few SCW community

sign, future promotion of home sizes, style and prices, and when Johnson Center will be turned over to residents (mid-1984).

Swanson and his staff answered they would try to meet most of the requests and indicated there would be a new spirit of cooperation between developer and resident.

Regarding a department store, Swanson said efforts are continuing to get one to come to the Sun Cities but no department store has indicated it wants to make such a move.

—MIKE GARRETT



# Webb in Sun Cities to stay, Swanson tells community

By MIKE GARRETT  
Financial Editor

Robert Swanson, Del E. Webb Corp. president, board chairman and chief executive officer, left no doubt Thursday that Webb will stay in the Sun Cities.

As proof of Webb's good intentions, Swanson told 1,800 Sun City and Sun City Westers in the Sundome that Del E. Webb Development Co. is donating 24 acres of land valued at more than \$500,000 to Boswell Memorial Hospital for a future health-care facility.

The 24 acres, along with 24 already owned by Boswell, is at Grand Avenue and Meeker Boulevard.

"THIS DONATION will contribute toward cutting rising health-care costs since it represents in today's dollars a contribution substantially in excess of a half-million dollars which we're giving to the Boswell Hospital and therefore the citizens of Sun City West," said Swanson.

Boswell board of directors will determine when and for what purpose it uses the land.

Dr. Haakon Bang, chairman of the board of the Sun Health Corp. (parent company of Boswell) accepted the donation from Webb.

SWANSON ALSO announced that Devco and another Webb subsidiary, Del E. Webb Realty & Management Co., are completing plans to construct a Devco administrative headquarters office building in Sun City West.

The single-story building will house all Devco functions except residential sales. Swanson said the building should be ready for occupancy in mid-1984.

Also announced at the presentation, which followed Webb Corp.'s first annual meeting in the Sun City area, was an agreement to sell to Ratliff, Miller & Muhr Inc., for \$3.2 million, a 55-acre commercial core site across from the Sundome for a proposed shopping center and a \$1 million, 15-acre shopping center site at 128th Avenue and Beardsley Road.

SWANSON ALSO announced that Devco has sold SCW's Sundome Plaza shopping center to the Naydon Corp. which last week took over operation of the Crestview and also owns the King's Inn in Sun City.

Swanson offered a number of reasons why Webb will remain in



Robert Swanson reports on progress in Sun Cities.

DEVCO - SUN CITIES

Improved Performance In 1983

- Eliminated Losing Operations
- Strengthened Management And Marketing

(News-Sun photos)



control of its Sun City-Sun City West interests.

"Since I've been at Del Webb, one outside company and J.G. Boswell tried to buy Webb's interest in Sun City. We wouldn't sell and I think a number of you knew this.

"ALSO, IN THE past two or three weeks after Del Webb management and Fred Kuentz (acting Devco president) became aware of Sun City West's feelings on time-sharing 48 apartments in Sun City West, we bought them back.

"Although I had to beat up a few people to get it done, we officially closed the deal at 4 yesterday (Wednesday) afternoon. Although we're very pleased to do it and it was our decision to do it, it did cost Del Webb over \$400,000. I think that's one way we can say we're going to be here.

"Last but not least, I plan to spend the rest of my life in the Valley of the Sun and I don't want to have 65,000 enemies out here," Swanson joked.

WESTERN SAVINGS board chairman John Driggs reviewed Western's purchase earlier this month of up to 2,763 acres of Sun City West land and its continued involvement in the Sun City financial community.

PORA President Bob Williams

noted that the lines of communication between SCW homeowners and Webb have been improved with this meeting.

"I'm sure you've found out that while you may have thought there are a lot of China and Russia watchers in Washington, D.C., there are just as many Webb watchers in Sun City West," Williams told Swanson.

"I NOTICE that four of your five enterprises are fairly cold-blooded money-making propositions. This one just doesn't fit that mold.

"This one is very personal. This one is selling a way of life, and that's the way I think the people in Sun City West feel about it. It's not selling a bunch of homes.

"When you move in here, you move into a way of life. And we hope your corporation will sell that and quit thinking simply in

terms of numbers of houses sold.

"THIS IS THE first time since I moved here in 1979 that I feel there could be a cautious union between the developer and the homeowners in promoting Sun City West. I think if they can get together and honestly see each other's points of view, be frank with each other and form a possible union, that could do this Sun City West project more good than all the advertising brochures, all the TV ads, all the publicity you could ever think of, Mr. Swanson."

Swanson replied that he, too, felt the lines of communications are improving. "I think all citizens of Sun City and Sun City West will find out I'm known for being frank with all people and will try to do what's right for Sun City, Sun City West and for Del Webb. I think all three can prosper together."