

Case Study

Methodist Surgery Center Project

Introduction

The Methodist Surgery Center Project represents a strategic expansion in healthcare infrastructure to meet the growing demand for outpatient surgical services in North Texas. Located at 309 W. Campbell Road in Richardson, Texas, this 18,000 square foot facility is part of Methodist Health System's broader initiative to enhance surgical capacity and patient care. Developed in partnership with Surgery Partners and constructed by Ryan Companies, the project aims to provide convenient, cost-effective ambulatory surgery options while supporting the hospital's goal of achieving a higher trauma designation. This Case Study examines the project's background, challenges, solutions, and anticipated outcomes.

Background

Methodist Health System, a leading nonprofit healthcare provider in Dallas, has been expanding its network of Ambulatory Surgery Centers (ASCs) to offer high-quality, patient-centered care closer to communities. In 2023, Methodist announced a collaboration with Surgery Partners, a Tennessee-based company specializing in outpatient surgical facilities, to manage existing centers and develop new ones across North Texas. This Partnership began with the management of the Methodist Mansfield Ambulatory Surgery Center and extended to new developments in key areas.

The Richardson Project aligns with this strategy, focusing on the Methodist Richardson Medical Center Campus for Continuing Care, situated on Campbell Road. The Campus already offers services such as older adult behavioral health, inpatient rehabilitation, long-term acute care, and outpatient therapy. Adding an ASC addresses the need for minor surgeries like laparoscopies, allowing patients to return home the same day and freeing up resources at the main hospital for complex procedures.

Ryan Companies, a national developer, designer, and builder with expertise in healthcare facilities, was selected as the general contractor. Known for Projects like the Advanced Surgery Center at Brownwood and other medical offices, Ryan brings experience in creating efficient, future-ready healthcare spaces.

Project Description

The Methodist Surgery Center is an 18,000 square foot standalone facility designed for ambulatory procedures. Key features include:

- ✓ Multiple operating rooms equipped for minimally invasive surgeries.
- ✓ Recovery areas, pre-op preparation spaces, and administrative offices.
- ✓ Integration with advanced technology for efficient patient flow and safety.
- ✓ Compliance with standards for outpatient care, emphasizing convenience and cost-effectiveness.

The Project is tied to a larger \$22 million expansion at Methodist Richardson Medical Center, which includes adding two full-size operating rooms (with space for two more) to the main hospital, increasing the total to 13 ORs plus three cardiac catheterization labs. The ASC component supports this by handling outpatient cases, projecting an increase of about 1,000 surgeries annually across the system.

Construction emphasizes sustainable design and scalability to accommodate future growth in the region, which serves over 1.1 million residents in Dallas, Collin, and Rockwall counties.

Challenges

The Project faced several hurdles typical of healthcare expansions in a densely populated area:

- ✓ Capacity Constraints: Methodist Richardson performs around 7,500 surgeries yearly and operates at full capacity, necessitating additional space without disrupting ongoing operations.
- ✓ Trauma Designation Upgrade: The hospital aims to elevate from Level III to Level II trauma status, requiring enhanced surgical capabilities.
- ✓ Site-Specific Issues: Building at the Campbell Road campus involved coordinating with existing facilities, ensuring minimal impact on rehabilitation and behavioral health services.
- ✓ Timeline and Budget Pressures: With construction starting in mid-2025, the team had to navigate supply chain delays and rising material costs while adhering to a tight schedule for early 2026 completion.

- ✓ Regulatory and Partnership Coordination: Integrating with Surgery Partners required aligning on management, physician involvement, and investment models, as the ASC operates as an independent entity.

Solutions

Ryan Companies employed a collaborative design-build approach to address these challenges:

- ✓ Phased Construction: Work was divided into phases to avoid service interruptions, starting with site preparation and foundation work at 309 W. Campbell.
- ✓ Partnership Synergies: Leveraging Surgery Partners' expertise in ASC operations, the design incorporated efficient layouts for same-day procedures. **Physicians were involved early for input on OR configurations and equipment.**
- ✓ Innovative Design: The 18,000 square foot layout optimizes space with modular elements for future expansions. Sustainable features, such as energy-efficient lighting and HVAC systems, reduce operational costs.
- ✓ Technology Integration: Advanced systems for patient monitoring and electronic health records ensure seamless integration with Methodist's network.
- ✓ Cost Management: Ryan's experience in healthcare projects helped control expenses, drawing from similar endeavors like multi-tenant medical offices and surgery centers.

Outcomes and Results

As of this Case Study, October 2025, the Project is on track for completion in early 2026. Early indicators show promising results:

- ✓ Increased Capacity: The ASC will handle minor surgeries, potentially adding 1,000 procedures annually and supporting the trauma upgrade.
- ✓ Patient Benefits: Shorter wait times, lower costs, and convenient location improve access for Richardson residents.
- ✓ Economic Impact: The facility creates jobs in construction and operations, contributing to local economic growth.

- ✓ **Performance Metrics:** Post-completion, the center expects high patient satisfaction scores and efficient utilization rates, based on Surgery Partners' track record.
- ✓ **Sustainability:** Ryan's design ensures long-term viability, positioning the center as a model for future ASCs in North Texas.

Conclusion

The Methodist Surgery Center Project exemplifies how Strategic Partnerships and expert construction can transform healthcare delivery. By addressing capacity needs through the 18,000 square foot facility at 309 W. Campbell, Methodist Health System, Surgery Partners and Ryan Companies have created a forward-thinking solution that enhances community health outcomes. This initiative not only supports immediate surgical demands but also sets the stage for elevated care standards in Richardson and beyond. As the project nears completion, it stands as a testament to innovation in ambulatory care.