



Complex Challenges, Smart Solutions
For Healthcare Real Estate



Hamilton
Health Care System

CASE STUDY

BANDY ENDOSCOPY CENTER

DALTON, GA

HIGHLIGHTS

Project Budget
\$11.2 million

Facility Size
24,000 square feet

Architect
Earl Swensson
Associates

General Contractor
Brasfield & Gorrie

Realty Trust Group (RTG) represented Hamilton Medical Center (HMC), a 282-bed regional hospital in Dalton, Georgia, on the development of the 24,000 square foot Bandy Endoscopy Center. The Bandy Endoscopy Center was constructed in an existing parking garage located underneath the hospital's occupied surgical and related-support departments. The new expansion doubled the capacity of HMC's endoscopy services, and provided a dedicated public entrance to better serve the outpatient population and improve overall patient experience.

The \$11.2-Million Bandy Endoscopy Center project was completed in the summer of 2019. It featured eight state-of-the-art procedure rooms, 16 prep and recovery rooms, a sterilization area, dedicated registration and waiting areas, as well as staff and administrative spaces. Additionally, the project included new shell construction for future growth of the existing surgery platform.

RTG served Hamilton Medical Center as the program manager and owner's representative, guiding the project from conception to completion. Responsibilities included project budgeting, scheduling and CON reporting, as well as managing design and construction of the new center. Additionally, RTG directed various other consultants and team members to ensure the new facility was fully operational by first patient day. The Bandy Endoscopy Center project was one of numerous capital projects RTG managed concurrently for HMC.

RTG Provides Smart Solutions to Complex Challenges

The Bandy Endoscopy Center location presented significant and complex challenges for the project team and HMC. The site was an existing parking area located directly beneath the current surgery pre/post-op and SICU areas, and new MEP systems had to connect with the rest of the existing hospital without interrupting ongoing operations in the surrounding areas. RTG led and managed a collaborative effort to ensure all infection control requirements and interim life safety measures were carefully planned and met, to ensure the safety of HMC's patients and staff throughout the project.

RTG also managed design overlap with adjacent construction. Sitework for the patient drop-off area, landscaping and the main corridor connection to the hospital were all permitted as part of a different project. This required collaboration with the other project team and governing authorities to ensure these areas would be ready and accessible in time for Bandy Endoscopy's grand opening, prior to the other project's completion. Logistical arrangements also had to be made to accommodate yet another project, in which a buck hoist was needed on the Bandy Endoscopy site for access to an inpatient construction area. While all three projects were managed by RTG, coordination was necessary where different project managers and general contractors were involved.

Client Reference

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