



Complex Challenges, Smart Solutions  
For Healthcare Real Estate



PEDIATRIC AMBULATORY CARE FACILITY



**Hamilton**  
Health Care System

## ANNA SHAW CHILDREN'S INSTITUTE DALTON, GA

CASE STUDY

### HIGHLIGHTS

**Project Budget**  
\$25 million

**Facility Size**  
54,000 square feet

**Architect**  
Earl Swensson  
Associates

**General Contractor**  
Brasfield & Gorrie

### Client Reference

**Sandy McKenzie**  
Executive VP, COO  
706.272.6289  
smckenzie@hhcs.org

**Danny Wright**  
Vice President  
706.272.6656  
dawright@hhcs.org

Realty Trust Group (RTG) represented Hamilton Medical Center (HMC) in developing the 54,000-square-foot Anna Shaw Children's Institute. Located on the main hospital campus, the facility is situated on a wooded lot to enhance the "treehouse" theme. Designed to diagnose and treat children with autism, attention deficit disorder, and other complex developmental disorders, the three-story institute is one of the first facilities of its kind in the nation.

The \$25 million project was completed in 2019 and provides various pediatric services. Clinical offerings include behavioral and developmental health, therapy, sensory integration gyms, and shell space for future growth or third-party sub-specialty clinics. RTG represented the owner and oversaw the project budget, schedule, and the design and construction of the facility. The institute is one of the multiple major projects managed concurrently by RTG for HMC.

### RTG Provides Smart Solutions to Complex Challenges

The prestigious and themed nature of the project presented significant budget challenges. RTG led a value-engineering effort, which produced nearly \$3 million in viable savings opportunities that allowed HMC to optimize its facility for the cost. The collaborative project team, assembled and coordinated by RTG, achieved a certificate of occupancy three weeks before the requested completion date. HMC relied on RTG to oversee major project decisions, vendor selections, agreement negotiations, and conflict resolution to ensure the project's success.