



Complex Challenges, Smart Solutions  
For Healthcare Real Estate



MEDICAL OFFICE BUILDING & ASC



GASTROINTESTINAL  
ASSOCIATES, P.C.

CASE STUDY

# GASTROINTESTINAL ASSOCIATES KNOXVILLE, TN

## HIGHLIGHTS

**Project Budget**  
\$15 million

**Facility Size**  
52,000 square feet

**Architect**  
BarberMcMurry  
Architects

**General Contractor**  
Merit Construction

Realty Trust Group (RTG) partnered with Gastrointestinal Associates ("GIA"), the leading gastroenterology practice in East Tennessee, to develop a 52,000 square foot medical office building and ambulatory surgery center. The new facility is located in the Dowell Springs Business Park, a medical hub in the Knoxville community, which is also home to the Provision Center for Proton Therapy, Knoxville Comprehensive Breast Center and Knoxville Orthopedic Clinic, among other medical users.

The \$15 million facility opened in early 2017 and replaces GIA's previous main office location, which opened in 1986 as the country's first Medicare-certified endoscopic ambulatory surgery center. The center is one of three currently operated in partnership between GIA and AMSURG, one of the nation's largest surgery center management companies.

RTG served as the **owner / developer** and facilitated the overall development process, including site acquisition, project feasibility and planning, partnership formation and physician syndication, leasing, financing, team procurement, and project management services. RTG also provides on-going **property management** and building maintenance for the facility.

## Client Reference

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## RTG Provides Smart Solutions to Complex Challenges

The project site was bisected by a seventy year old 12" national petroleum pipeline. RTG was able to work with the pipeline owner to come up with a solution to replace the pipe in place so that future repairs and leakage would be avoided for the new owner. RTG also worked with the design team to locate the building and maximize the site so that conflicts with the pipeline were avoided. During construction the project was immediately impacted due to adverse weather which set the project behind schedule. RTG worked with the contractor and project team to develop a recovery schedule that made up most of the schedule and kept the project on track. RTG also worked with the city code officials to get the project rezoned so that GIA could install their desired signage after construction was completed. Under RTG's leadership, all of these challenges were overcome and resulted in the successful completion of the project without exceeding the original project budget.