



Complex Challenges, Smart Solutions  
For Healthcare Real Estate



**Hamilton**  
Health Care System

CASE STUDY

# PEEPLS CANCER INSTITUTE DALTON, GA

## HIGHLIGHTS

**Project Budget**  
\$46 million

**Facility Size**  
64,000 square feet

**Architect**  
Earl Swensson  
Associates

**General Contractor**  
Brasfield & Gorrie

## RTG Provides Smart Solutions to Complex Challenges

Constructed on a narrow, sloped site, the project encountered an unusually high number of unexpected obstacles. Much of the soil onsite was unsuitable, to the extent that the shoring plans and foundations had to be modified mid-construction. Additionally, subsurface water rose inexplicably to problematic levels in comparison to early geotechnical reports, requiring RTG to facilitate the procurement of additional expertise for the project team and enact invasive measures for remediation. Significant donor involvement, hospital leadership changes and growth, and mid-construction patient-centric design modifications are just a few of the additional complexities associated with the project that RTG was able to harmonize in order to achieve the client's objectives and successfully deliver the project within the original budget.

## Broader Campus Strategy Context

The Peeples Cancer Institute and attached parking garage are just one component of a much wider strategic master plan developed and implemented under RTG leadership for Hamilton Medical Center. Effective and sufficient parking on campus has been a challenge for the hospital, especially amidst their ambitious plans for new facilities and care offerings. Cohesion and future flexibility were critical as RTG worked thoughtfully with hospital leadership to devise an elaborate phased approach to achieve the client's objectives with minimal disruption or inconvenience to patient experience and care. The plan included the construction of an additional stand-alone parking deck, a permanent road closure, a reconfiguration of a city intersection, campus wayfinding retrofit, temporary off-site staff parking with shuttle accommodations, and major utility relocations in addition to the various concurrent facility upgrades and new construction all managed by RTG.

## Client Reference

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