



Complex Challenges, Smart Solutions  
For Healthcare Real Estate



HOSPITAL TOWER ADDITION



CASE STUDY

# SCRIPPS NETWORKS TOWER KNOXVILLE, TN

## HIGHLIGHTS

**Project Budget**  
\$75.3 million

**Facility Size**  
247,000 square feet

**Architect**  
BarberMcMurry  
Architects

**General Contractor**  
Johnson & Galyon

Realty Trust Group (RTG) was the **program manager** for the new hospital addition at East Tennessee Children's Hospital (ETCH). The addition was a 247,000-square-foot, seven-level structure, including parking, surgery, a neonatal intensive care unit, sterile processing, and a specialty clinic. The project schedule was approximately 18 months with a budget of \$75.3 million.

RTG served as the hospital's **owner representative** in all phases of the construction project, including contractor and consultant selection, project budget and schedule management, and project team coordination.

In addition to program management, RTG provided **transitional and operational planning** services for the ETCH expansion project, encompassing the relocation of hospital processes and services, staff, material goods, and patients. The transitional and operational planning team interacts with all aspects of hospital operations to ensure that processes meet patient care needs and service delivery.

### RTG Provides Smart Solutions to Complex Challenges

ETCH turned over senior management personnel in the middle of the project. Both the chief nursing officer and the chief administrative officer retired shortly after construction began. RTG provided a bridge of continuity between the old and new leadership to ensure information was available to make timely decisions to keep the project moving. When the hospital decided not to hire key consultants to manage equipment and IT needs but to use in-house resources for that planning, RTG was able to fill the gaps by managing the planning and procurement processes to ensure nothing was missed and the project budget was maintained. Through creative planning, equipment originally not budgeted for the project was procured and installed for the first patient day without exceeding the certificate of need budget. Under RTG's leadership, we returned over \$1,000,000 to the owner at the end of the project for other capital needs related to the backfill renovations for the hospital.

## Client Reference

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