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Architecture • Interiors • Planning

ARCHITECTURE INTERIORS PLANNING

Fairhaven Christian Retirement Center Rockford, IL	Adams County Nursing Home West Union, OH
Dayspring Nursing and Rehabilitation Center Springfield, OH	North Bend Crossing Cincinnati, OH
The Oaks Residential and Rehabilitation Center Gainesville, FL	Autumn Village Menomonie, WI
Chestnut Square at the Glen Glenview, IL	Buckingham South Savannah, GA
Sacred Heart Village Louisville, KY	River Hills Keokuk, IA
Presbyterian Village of Redford Redford, MI	Fraser Meadows Manor Boulder, CO
The Arboretum of Winnie Winnie, TX	Renotta Healthcare Systems, Inc. Wray, CO
Misericordia of Chicago Chicago, IL	Jennings Place Assisted Living Cleveland, OH
Ivy Woods Health and Rehabilitation Center Cincinnati, OH	Newcrest Manor Boyington Beach, FL
Hillebrand Nursing and Rehabilitation Center Cincinnati, OH	Sunset House Toledo, OH
Covenant Retirement Communities Northbrook, IL Batavia, IL	Lutheran Homes of Michigan Monroe, MI
Fairlawn Haven Archbold, OH	Liberty Healthcare Centerville, OH Portsmouth, OH Englewood, OH
American Lutheran Nursing Home Menomonie, WI	Livonia Nursing Care Center
Boscobel Nursing Home Boscobel, WI	Beechwood Terrace Cincinnati, OH
The Broadmoor Ft. Pierce, FL	Henderson Healthcare Henderson, NE
Innovative Health Lake County, IL Lisle, IL Fox Valley, IL	Newcrest Manor Boyington Beach, FL
	Ryan Companies / LCS Clarendale Brand Algonquin, IL Schererville, IN Addison, IL

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1.0

QUALIFICATIONS



We have specialized in quality Senior Living, Assisted Living, and Healthcare markets for over 70 years.

We offer comprehensive planning services for both Strategic and Physical Planning.

Our design philosophy promotes engaging social spaces, community interaction, pathways and destinations, and a sense of home.

Fairhaven Christian
Retirement Center
Rockford, IL

Dayspring Nursing and
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The Oaks Residential and
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American Lutheran Nursing Home
Menomonie, WI

Boscobel Nursing Home
Boscobel, WI

The Broadmoor
Ft. Pierce, FL

Innovative Health
Lake County, IL
Lisle, IL
Fox Valley, IL

Adams County Nursing Home
West Union, OH

North Bend Crossing
Cincinnati, OH

Autumn Village
Menomonie, WI

Buckingham South
Savannah, GA

River Hills
Keokuk, IA

Frasier Meadows Manor
Boulder, CO

Renotta Healthcare Systems, Inc.
Wray, CO

Jennings Place Assisted Living
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Newcrest Manor
Boyington Beach, FL

Sunset House
Toledo, OH

Lutheran Homes of Michigan
Monroe, MI

Liberty Healthcare
Centerville, OH
Portsmouth, OH
Englewood, OH

Livonia Nursing Care Center

Beechwood Terrace
Cincinnati, OH

Henderson Healthcare
Henderson, NE

Newcrest Manor
Boyington Beach, FL

Ryan Companies / LCS
Clarendale Brand
Algonquin, IL
Schererville, IN
Addison, IL

preparing for the boomers



PERSONAL TOUCHES



ACTIVE LIFESTYLES



OUTDOOR ROOMS



INTERIOR DESTINATIONS



OVERVIEW

PFB Architects is a multi-disciplinary architectural firm which includes architecture, interior design, and master planning, with strong regional engineering partners.

We have grown into a firm of specialized professionals, offering the benefits of senior care architects with small-firm responsiveness.

We are known for our commitment to clients; 80% of our business is repeat customers, and we have a long history with several clients.

We are committed to the humanistic design of therapeutic environments.

PFB has designed over \$150 million in planned senior housing, assisted living, and skilled care over the past five years.

We have a proven track record of delivering healthcare and senior living projects within established budgets and schedules.

Our experience includes complex projects from Academic Medical Centers to Senior Living Campus Replacements.

We actively practice Evidence-Based Design through Pebble Projects.

We perform POE on every project.



ESSENTIAL ELEMENTS



Pre-Design Research and Programming

Our experience indicates that a comprehensive pre-design analysis and program have a direct and significant impact on the success of the project and on the effectiveness and efficiency of the development process. We review existing documentation / facilities and report any problematic deficiencies pertaining to code, structure, ADA, etc.

Design Talent and Creative Thinking

Every project has a unique set of constraints, requirements, and challenges. As creative problem solvers, it is our responsibility as architects to respond to project parameters and to develop design solutions that maximize the aesthetic, functional, and economic quality of our projects. We have a staff of talented designers that balance creative imagination with practical experience and technical expertise.

Technical Competency

Our clients benefit from the knowledge and expertise gained by over seventy years of experience. Our staff is informed of the latest technological advances and trends that develop in the design and construction industry. This knowledge is reflected in the accuracy and completeness of our bidding and construction documents.

Management

The design and development of a construction project involves various organizations and numerous individuals. At PFB Architects, we view the role of the architect as a team leader and project manager. The success of our work can be evaluated in terms of the efficient and effective management of each project. With our client's input and direction, we communicate and manage the process from pre-design programming to occupancy.

PFB Architects maintain a thorough understanding of building costs. We provide innovative solutions to building and design problems while maintaining responsible administration of the budget.

PFB Architects view the client as a team member involved with the total process, and believe that integrity and honesty are inherent to good client relationships.

An atmosphere of mutual trust and respect promotes a successful and rewarding business relationship and supports the management and minimization of issues inherent to each building project.

Service

PFB Architects is a service organization, and our primary goal is to serve and satisfy our clients. Each client and each project is unique. To successfully serve our clients, we strive to understand their goals and motivations.

Coordination of reliable schedules and cost control are two very important aspects of our service package. Schedules and budget figures are reviewed and revised at the beginning of each phase to keep everyone current on costs, and to avoid unnecessary surprises at the end of the project.



PFB has unique talents and relationships within the firm that enable a great number of working models and client relationships.

We are experienced in project types from standalone design and documentation, master and feasibility planning, and design-build relationships.

We have worked on projects ranging from existing facility improvement and renovation to building additions and full campus design.

We are well-versed in Bond Accessibility, Market Analysis, Demographics, and Financial Analysis.

We work with our clients to meet their individual project needs throughout the entirety of design, from Programming, Feasibility, and Phasing.

We offer Program Management, Construction Management, Costing, and Pre-Construction Services.



PFB considers Senior Design one of its specialties and a key market sector. We take pride in our familiarity with CCRC trends and community goals.

Today's CCRCs provide a broad range of resources, services, and programs to enhance individual and community wellness.

Communities are designed to foster independence and maintain a consistent level of activity.

Today's "New Senior":

- Is more youthful, active, educated
- wants more value for their dollar
- looks for more choices in their daily lifestyle
- Is more focused on health, wellness, and fitness
- wants entertainment, options, activities, and programs on- and off-site
- looks for educational and personal growth opportunities
- wants high-speed access to technology
- seeks opportunities to continue to serve in society





PFB identifies and anticipates the identifiable trends in Senior Housing.

Larger Resident Units – the units will accommodate family members in a comfortable setting, and this trend will continue towards multiple room accommodations.

Family-Oriented Facilities – areas will be developed within the communities to accommodate more friends, families, and group activities than ever before.

Market Competition Will Drive Facility Upgrades – clear entry and circulation, outreach and wellness programs, quality of environment, and movement of services to residents will all become program drivers of new communities.

Information Technology Systems – will allow registration, security, reception, care delivery, and resident monitoring to be more efficient, resident-friendly, and safe.

Aging-In-Place Options – will become more prevalent as independent living mimics more and more assisted living features, sometimes even hospice.

PFB prides itself on consistent execution of essential elements to successful projects.

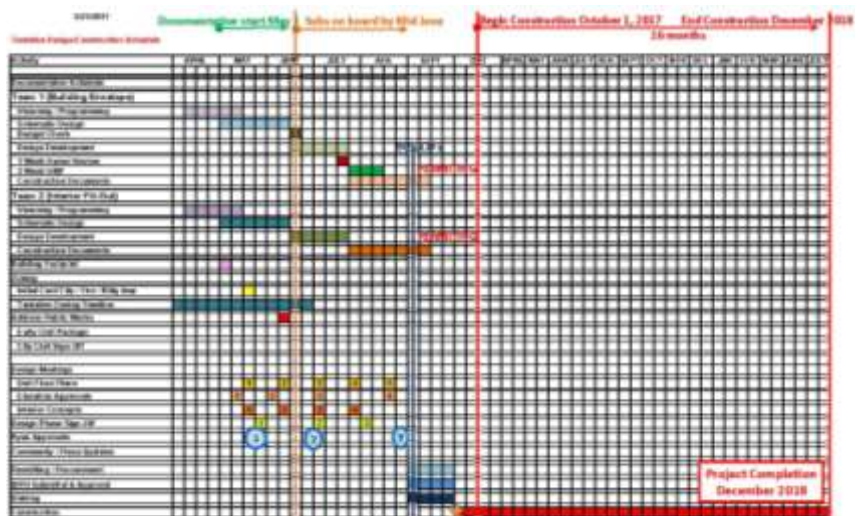
Scope Management – The more information associated with and definition given to a project in its earliest stages will ensure a successful, consistent outcome.

Schedule Management – Detailed project schedules are essential to communicate to the team and the owner the design sequence and ensure milestone decisions are made in a timely fashion.

Budget Management – Constant budget monitoring is necessary; the proper development of an early budget, the testing of design concepts, and making budget-minded decisions are key to keep things on track.

Engage in a Proactive Value Engineering Process – Envision solutions before there is a problem, and utilize a detailed system-by-system approach to achieve the best value.

Inform the Owner – Every step of the way! More communication is better, two-way communication is a necessity, and no decisions are made in a vacuum.



PFB has been commissioned by several clients to develop and implement brand standards.



This engagement might include development of a Standards Document, crafted as a joint effort between PFB and the Client. When we create Standards, they are developed not as a prescriptive formula to the design of a Project, but rather a general list of guidelines and best practices that have been honed through the development of past projects.

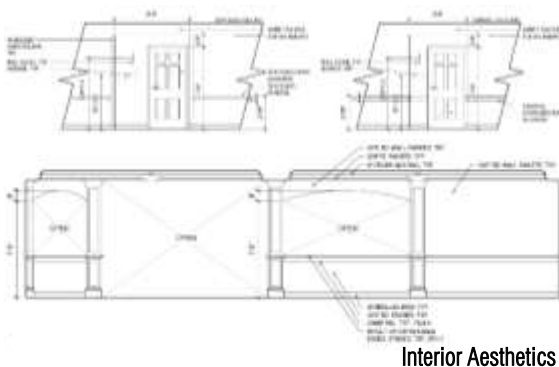
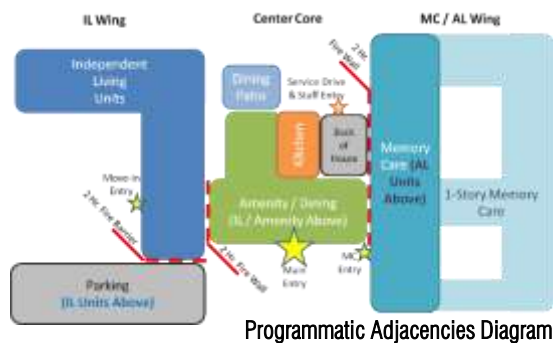
Our Standards Documents are typically organized into four sections:

- The Branding Narrative
- Performance Metrics
- Space Types and Standards
- Outline Specifications

These sections represent a progression in the level of project detail. Each of the four sections could be utilized as a stand-alone document, depending on the recipient and their needs.

Our intent is for a Standards Document to be flexible in how it is distributed, interpreted, and updated. The Standards are created to be a living document that is regularly maintained and updated by PFB Architects, the Client's development team, and the Project's construction team.

Standards we have developed with clients include everything from the macro-level design of programmatic adjacencies to detail-level design of signage and interior aesthetics.



PFB works with many clients to develop project prototypes, assisting in the discovery of the right site for their vision.

To assist Project Owners and Developers in site selection, PFB can produce test fits in order to validate potential property acquisitions. This service can be provided for additions, renovations and ground-up construction. The following generic study depicts a similar Independent Living, Assisted Living, and Memory Care program on three differently scaled sites. You will see the building stretch and elongate to an optimal size based upon the site constraints. Building height and number of stories are also greatly impacted based upon site selection. This ultimately informs construction classification which plays a significant part in defining construction budgets.

*Building Setbacks noted in BLUE

Independent Living



Assisted Living



Memory Care



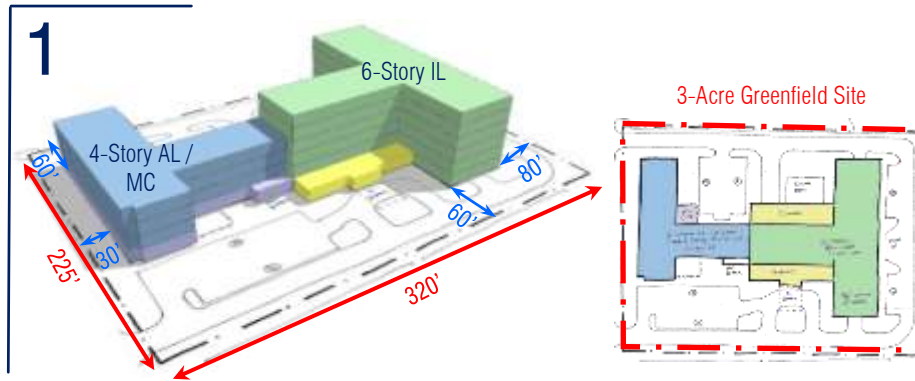
Amenity Space



Plan Legend

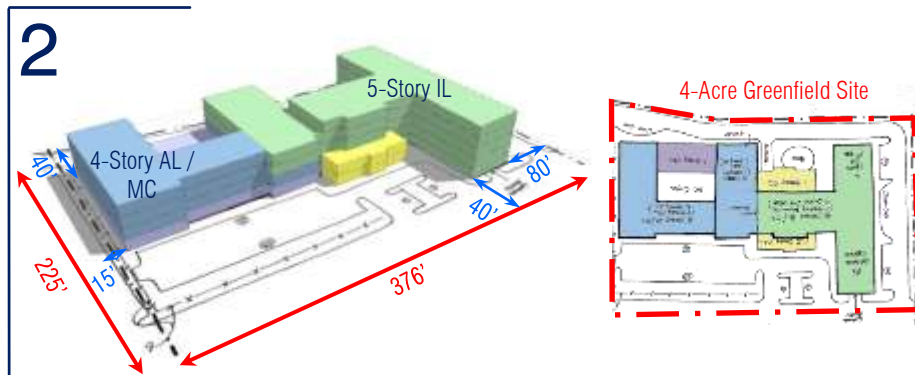
Site Size: 3-acres
Parking: 142 Stalls
 (36 in garage)
Unit Mix: 100 Independent
 54 Assisted
 18 Memory Care
Footprint: 225' x 320'
Stories: 6-Story IL,
 4-Story AL / MC
Construction:
 4-Story Wood
 6-Story Non-Combustible

Scenario 1



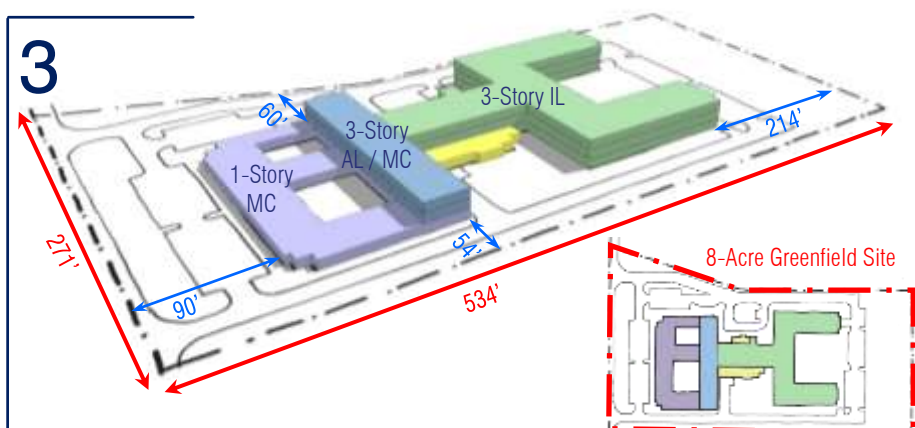
Site Size: 4-acres
Parking: 151 Stalls
 (15 in garage)
Unit Mix: 100 Independent
 54 Assisted
 38 Memory Care
Footprint: 225' x 375'
Stories: 5-Story IL,
 4-Story AL / MC
Construction:
 4-Story Protected Wood
 5-Story Concrete Podium w/
 4-Story Wood Above

Scenario 2



Site Size: 8-acres
Parking: 152 Stalls
 (29 in garage)
Unit Mix: 100 Independent
 54 Assisted
 54 Memory Care
Footprint: 271' x 534'
Stories: 3-Story IL,
 3-Story AL / MC
Construction:
 All Protected Wood

Scenario 3





As a full-service architectural firm, PFB has worked with our clients to design successful projects from initial master planning to final interiors installation.

Furniture, Fixture, and Equipment, or FF&E, includes all movable furniture, fixtures, and other equipment in the architectural industry that have no connection to the physical structure of a building or its utilities. These movable objects found in a facility's interior can include chairs, desks, computers, tables, and bookcases, to name a few. At PFB Architects, we have access to much of the manufacturing industry, which allows us to make the best choices possible for every one of our projects. Our professional services include the Management of Furniture Procurement and Design Services for Artwork, Accessories and Window Treatments.

Our FF&E design services are organized into three phases:

Phase One: Product Selection and Design

In our first phase, we work with the campus to document existing artwork and accessories that will be intended for relocation and identify their new locations on the floor plans. We also make necessary selections for new artwork and accessories. Lastly, we design custom window treatments for the common area.

Phase Two: Bid Package

The second phase is where we assemble bid packages. During the Bid Analysis Phase we review bids and individual bid tabs; we also provide product substitutions, if necessary, and review the substitutions with the owner. This second phase is dedicated to tracking orders; we formulate a weekly communication system with the awarded bidder(s) from tracking the ship dates for all products on the bid tab.

Phase Three: Management of Installation

The third phase is where our involvement of the installation begins. The third and final stage may be the most important: we manage the installation. We coordinate the installation timetable with awarded bidder(s). We provide daily site supervision during the full duration of delivery and installation; which can include but not limited to tagging furniture with proper location, organizing products as it is unloaded off the trucks, orchestrating the installation crews, and confirming receipt of products against tracking sheets. We follow-up with the awarded bidder for any damaged or missing product, and perform a punch list at substantial completion of installation. We also review pay requests and schedule a final walk through with owner.

Renovating your community: an investment – not an expense

Many of our clients seek to add value to their existing senior living facilities through renovation. PFB assists our clients in identifying where the greatest value adds would be through design. Value can manifest in increasing or retaining market share, as well as the re-sale value of the facility. Property ownership timeframe can also influence renovation scope and total investment.

Through our depth of Senior Living experience, PFB can work collaboratively to recommend renovation scope. This may range from a paint re-fresh to a full reconfiguration of the town center amenity space. Brand standards can also play a significant part in defining where dollars should be spent.

Below is a potential scope of services that could be used to generate value add scenarios for renovation projects:

Low Cost, High Value Upgrades

- Corridor and stairwell finishes (flooring, paint, and new ceiling tiles)
- Unit finishes
- Common area light fixtures to LED
- Furniture replacement
- Artwork replacement
- Exterior cleaning and re-fresh (decorative exterior trim)

Medium Cost Infrastructure Upgrades *(resident comfort and needs)*

- Common area HVAC for aged facilities
- Elevator modernization (from cab finishes to current code compliance)
- Exterior openings (windows and doors) in aged facilities
- Resident mobility (power-assist doors, autodoor operators, accessibility)

High Cost, High Impact, High Visibility Upgrades *(most marketable)*

- Common Living, Dining, and amenity spaces modernized with a high-end hospitality aesthetic
- Remove eyesores (re-imagining under-utilized outdoor spaces that have not been maintained)
- Monumental signage (improving facility presence at primary entry points)

What are we addressing?



What are we aiming to achieve?

Successful renovations create contemporary spaces with a high-end hospitality look and feel. Through proper selection and specification, this can be accomplished in a very cost-effective manner.

The result: a highly-marketable space that can increase the value of your existing facility.

PFB has experience around the country with numerous and various jurisdictions, and will successfully steer your project through the myriad of approvals and permitting that will be necessary for a project of this magnitude.



- Planned Unit Development (PUD) Approvals
- Zoning Approvals
- Exterior Signage Permits
- EPA Notice of Intent, Pollution Control Permit
- Wetlands Delineation
- Endangered Species Investigation
- Storm Water Management Permit
- DOT Road Permitting
- Sewer Connection Permit
- Soil Erosion & Sediment Control Plan Review
- Life Care Permit
- Certificate of Need
- City / County Civil Engineering Sign-Off
- Fire Safety Sign-Off
- Kitchen / Food Service Permit / Licensing
- Asbestos Abatement and Demolition Permits
- ADA Accessibility Sign-Off
- Footing and Foundation Release
- Building Permit
- Occupancy Permit



PFB has a long history of successful construction administration, and has identified key activities to a successful construction phase on every project.

- It is critical to budget maintenance to involve a reputable contractor familiar with the building type for pre-construction services.
- In order for a project to be on schedule and on budget, it is necessary to have a teaming approach to construction, rather than the traditional adversarial approach.
- Weekly owner, architect, and contractor meetings need to happen during the start and through key phases of the project. These can sometimes be virtual meetings or conference calls, but must take place on a weekly basis.
- Field Reports must be filed by the architect on a monthly basis and correlate with construction drawing applications.
- Continued communication with the marketing and sales team of the residential units is essential to make any resident upgrades that are requested.
- The development of community standards and guidelines will aid in marketing, sales, and the development of future phases of the project.
- Recognize that VE is an ongoing process, and materials, vendors, and subcontractors change throughout the construction process.



PFB has strategic relationships and partnerships with many Chicago-based engineers and contractors, and also has successful collaboration, nationally.

Engineers – T&M Associates, Affiliated Engineers, Graef Anhalt Schlomer, Gage Consulting Engineers, Eriksson, Alta, Metro Design, IMEG (formerly KJWW), Ring DuChateau, Primera, SSOE, Peter Basso Associates, Grumman Butkius, Gehwalt, JEK Associates.

Contractors – Bergland, Leopardo, Graycore, Barton Malow, Pepper, Walsh, Weis, Boldt, Gilbane, Ragnar Benson Skanska, Skender, CG Schmidt, Michuda, Centex, Ryan Companies, ARCO.

Why Select PFB?

We work collaboratively from start to finish, including the owner, all engineers, and the contractor in every step of the process.

We have a unique set of skills for and broad range of experience in cutting-edge senior communities, and have a focus on master planning and feasibility.

We have dedicated senior housing interiors staff who are leaders in the field.

We work to create the specific campus design image the owner envisions, not one off the shelf.

We have a track record of delivering senior living projects within established schedules and budgets, and have many success stories to prove it.

We are experienced in complex projects, from academic medical centers to senior living campus replacements.

We strive – with our collaborators – to create innovative, design-driven senior communities that can provide the best and most marketable senior living experience available.



2.0

RELEVANT PROJECTS





Project Size: 205,000 SF

Firm Role: Planning, SD, DD, CD, CA

Cost: \$29M

Unit Count: 177 Units

Unit Mix: 85 Independent
38 Assisted
54 Memory Care



2-Story Living Room



Independent Living Dining Room

RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Schererville
Schererville, IN

The Clarendale of Schererville project represents the third iteration of the Ryan Companies' Clarendale Brand in the Midwest. PFB Architects applied our extensive senior living experience to the refinement of the building program, architectural expression, and overall improvement of the resident's experience. PFB's involvement in all phases of design and construction allowed Ryan Companies vision and evolution of the Clarendale to be realized on-time and on-budget. Building Program for the 3-story, 205,000 square foot facility includes Independent Living, Assisted Living, and Memory Care.



RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Schererville
... continued

Exterior design for the Clarendale of Schererville is contextually tied to architecture commonly found in the surrounding community. A tower element at the main entry reinforces the Clarendale brand. The exterior material pallet is composed primarily of shake, fiber cement siding, and panelized cast stone, intermingled to create a rhythm along the façade. A cantilevered porte-cochere enhances a dramatic entry sequence that sets the tone for the interior amenity spaces.

Along the grounds, ample site amenities are provided for residents. Some Independent Living units include exterior patios or balconies that overlook eye-catching courtyards. Attractive landscaping and plants are located throughout the project. Water features and pergolas are included at areas of interest around the building. A generous exterior dining patio is provided adjacent to the Independent Living dining room.



Independent Living Dining Patio



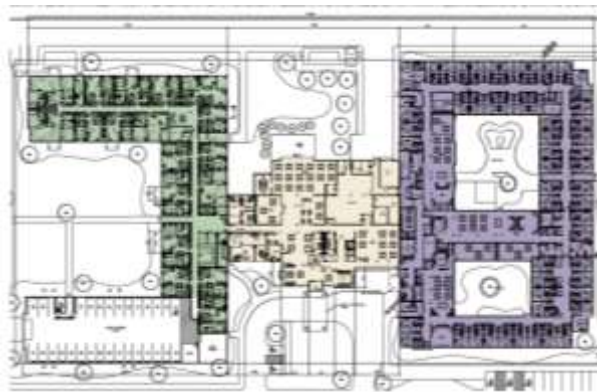
Concierge Desk



Third Floor Vaulted Multipurpose Room

**RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Schererville**
... continued

Upon entering the Clarendale of Schererville, residents and guests are greeted by high-end, hospitality-driven amenity spaces and concierge services. Two-story living rooms with a monumental fireplace flank the main entry and occupy the tower footprint visible from the exterior. Large, open areas connect the front entry to lounges and dining rooms available to Independent and Assisted Living residents.



1st Floor Plan

Plan Legend

- Independent Living
- Memory Care
- Assisted Living*
- Amenity Space

*on 2nd and 3rd floors



Second Floor Lounge



Seating Niche



Bistro



Club Room

RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Schererville

... continued

Second floor amenity spaces include a bar and lounge that are visually connected to the 2-story living room on the first floor. The visual and audible connection between these spaces promotes the active lifestyle that is encouraged at the Clarendale of Schererville. Voluminous spaces and expansive windows on the second floor lounge enhance the resident experience. Further promoting the hospitality atmosphere are the bistro and private dining room available to residents. Lighting design and selected finishes act to compliment the character of these amenity spaces.



Memory Care Living Room

RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Schererville
... continued

Memory Care at the Clarendale of Schererville is organized into three distinct neighborhoods, each with eighteen rooms. Every Memory Care neighborhood includes an open dining room / living room, access to an enclosed courtyard, dedicated activity space, and full laundry service. Outdoor courtyards are designed to enrich the lives of residents with planting beds, walking paths, pergolas, and outdoor seating. Food service is provided in a residential setting from individual country kitchens.



Memory Care Neighborhood Entry



Memory Care Dining



Project Size: 204,000 SF

Firm Role: Planning, SD, DD, CD, CA

Cost: \$26M

Unit Count: 186 Units

Unit Mix: 76 Independent
56 Assisted
54 Memory Care



RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Algonquin
Algonquin, IL

The Clarendale of Algonquin project represents the second iteration of the Ryan Companies' Clarendale Brand in Illinois. PFB Architects applied our extensive senior living experience to the refinement of the building program, architectural expression, and overall improvement of the resident's experience. PFB's involvement in all phases of design and construction allowed Ryan Companies vision and evolution of the Clarendale to be realized on-time and on-budget. Building Program for the 3-story, 204,000 square foot facility includes Independent Living, Assisted Living, and Memory Care.



Main Entry Porte Cochere



Independent Living Balcony

RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Algonquin
... continued

Exterior design for the Clarendale of Algonquin is contextually tied to architecture commonly found in the surrounding community. A tower element at the main entry pays homage to prominent architecture at many of the village's civic and government buildings. The exterior material pallet is composed primarily of brick, masonry, and fiber cement siding. The building exhibits a distinct prairie style that compliments adjacent developments. A porte-cochere with barrel vault enhances a dramatic entry sequence that sets the tone for the interior amenity spaces.

Along the grounds, ample site amenities are provided for residents. Some Independent Living units include exterior patios or balconies that overlook eye-catching courtyards. Attractive landscaping and plants are located throughout the project. Water features and pergolas are included at areas of interest around the building. A generous exterior dining patio is provided adjacent to the Independent Living dining room.



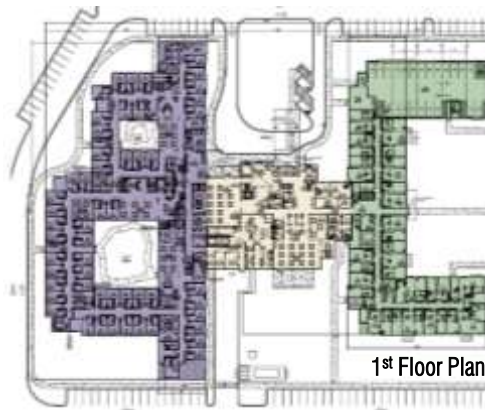
Entrance and Concierge Desk



Independent Living Lounge

RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Algonquin
... continued

Upon entering the Clarendale of Algonquin, residents and guests are greeted by high-end, hospitality-driven amenity spaces and concierge services. Two-story living rooms with a monumental stair and fireplace flank the main entry and occupy the tower footprint visible from the exterior. Large, open areas connect the front entry to lounges and dining rooms available to Independent and Assisted Living residents.



Plan Legend

- Independent Living
- Memory Care
- Assisted Living*
- Amenity Space

*on 2nd and 3rd floors



Second Floor Lounge



Resident Bar



Bistro



Private Dining Room

RYAN COMPANIES LIFE CARE SERVICES Clarendale of Algonquin

... continued

Second floor amenity spaces include a bar and lounge that are visually connected to the 2-story living room on the first floor. The visual and audible connection between these spaces promotes the active lifestyle that is encouraged at the Clarendale of Algonquin. Voluminous spaces and clerestory windows on the second floor lounge enhance the resident experience. Further promoting the hospitality atmosphere are the bistro and private dining room available to residents. Lighting design and selected finishes act to compliment the character of these amenity spaces.



Memory Care Living Room



Memory Care Dining



Country Kitchen



Memory Care Courtyard

RYAN COMPANIES
LIFE CARE SERVICES
Clarendale of Algonquin
... continued

Memory Care at the Clarendale of Algonquin is organized into three distinct neighborhoods, each with eighteen rooms. Every Memory Care neighborhood includes an open dining room / living room, access to an enclosed courtyard, dedicated activity space, and full laundry service. Outdoor courtyards are designed to enrich the lives of residents with planting beds, walking paths, pergolas, and outdoor seating. Food service is provided in a residential setting from individual country kitchens.



Main Entry Rendering



Second Floor Plan

Project Size: 207,700 SF
Firm Role: Planning, SD, DD, CD, CA
Cost: \$30M
Unit Count: 188 Units
Unit Mix: 95 Independent
 55 Assisted
 38 Memory Care

Plan Legend

Independent Living ■
 Assisted Living ■
 Amenity Space ■
 Support ■

RYAN COMPANIES LIFE CARE SERVICES Clarendale of Addison Addison, IL

The Clarendale of Addison is the fourth iteration of the Ryan Companies' Clarendale Brand in the Midwest. PFB Architects applied our extensive senior living experience to the refinement of the building program, architectural expression, and overall improvement of the resident's experience. PFB's involvement in all phases of design and construction allowed Ryan Companies vision and evolution of the Clarendale to be realized on-time and on-budget. Building Program for the 5-story, 207,700 square foot facility includes Independent Living, Assisted Living, and Memory Care.



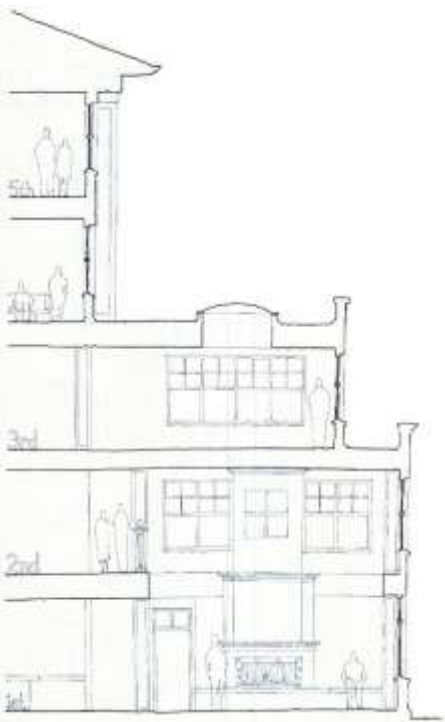
RYAN COMPANIES LIFE CARE SERVICES Clarendale of Addison

continued ...

Site constraints presented challenges in building design; rather than a sprawling 3-story footprint similar to others in the Clarendale brand, Clarendale of Addison grew vertically to become a 4- and 5-story structure. Code requirements dictated that a portion of the building must then be concrete. Working closely with our structural team, we designed a one-story concrete podium under the 5-story portion of the building, allowing the remainder of the building to be assembled in Ryan Companies preferred wood construction. Despite the site and material challenges, PFB Architects met the programmatic requirements and desired unit mixes, and this project is the most efficient, to-date.

To reinforce the Clarendale brand, a two-story living room with a monumental fireplace flank the main entry. Large, open areas connect the front entry to lounges and dining rooms available to Independent and Assisted Living residents. The exterior material pallet is composed primarily of brick, fiber cement siding, and Prairie stone, intermingled to create a rhythm along the façade. A lantern-adorned porte-cochere enhances a dramatic entry sequence that sets the tone for the interior amenity spaces.

Residents enjoy eye-catching courtyards and attractive landscaping on the grounds, as well as an expansive park directly to the south.



Sketch of the Central Amenities



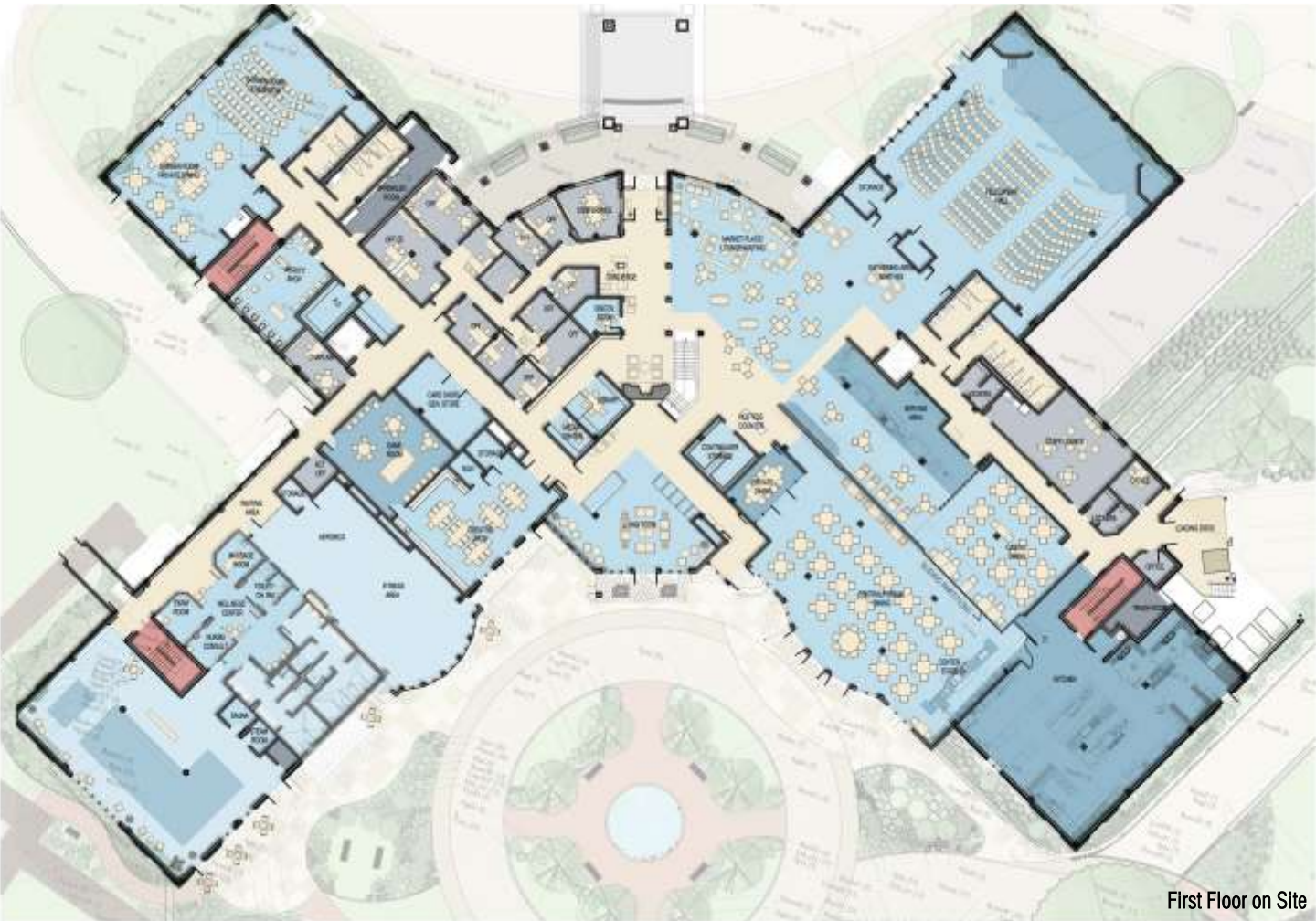
Project Size:	135,000 SF
Firm Role:	Planning, SD, DD, CD, CA
Cost:	\$28.5M
Unit Count:	44 Units
Unit Mix:	1 and 2 Bedroom
Parking:	48 Spaces Below-Grade

COVENANT VILLAGE OF NORTHBROOK

Town Center

Northbrook, IL

This \$28.5 million, 135,000 square foot Town Center is the backbone of the existing Covenant Retirement Community and provides all the facilities for an active retired lifestyle. The Coffee Shop, Marketplace / Bistro, and restaurant-quality Dining Room are available for resident and visitor use. The Spa, Wellness Center, and Fitness Center support the residents' healthy and active lifestyles. Multiple and adaptable gathering areas can support large and small events, ranging from intimate meetings to classrooms to banquets. The upper floors house large one and two bedroom ADA adaptable dwelling units as large as 1700 SF. The Town Center promotes engaging social spaces, community interaction, and a sense of home.



First Floor on Site

COVENANT VILLAGE OF NORTHBROOK Town Center ... continued



Monumental Stair and Fireplace Seating



Living Room



Evening on the Plaza

COVENANT VILLAGE OF NORTHBROOK **Town Center** *... continued*

Because of the restrictive site, creative design was necessary in the planning of the new structure. It was important to utilize the space in the most efficient manner. To discretely disguise the storm water detention, required fire lanes, and turn-around, the design team pushed the envelope to incorporate these obstacles into a dynamic landscaped garden. By placing the storm trap underground, the design team was able to utilize color-stamped asphalt, landscaping, and site features to not only disguise the fire lane turn-around, but also create an enjoyable garden vista for the entire campus.



Central Formal Dining Room with Sliding Partitions for Larger Gatherings



Fellowship Hall



Wellness Center Pool



Game Room



Bistro

COVENANT VILLAGE OF NORTHBROOK Town Center

... continued

Seniors today are more active and look to be more involved in daily activities. The Town Center was designed around a “coffee house” concept, with an innovative servery and dining options offering a broad menu and expanded hours of service. Also meeting residents’ social and psychological needs are the game room and library, in conjunction with meeting rooms for club functions and educational presentations. The building also boasts an integral wellness center with a lush pool and spa area and full-service workout facility to meet the residents’ physical needs.

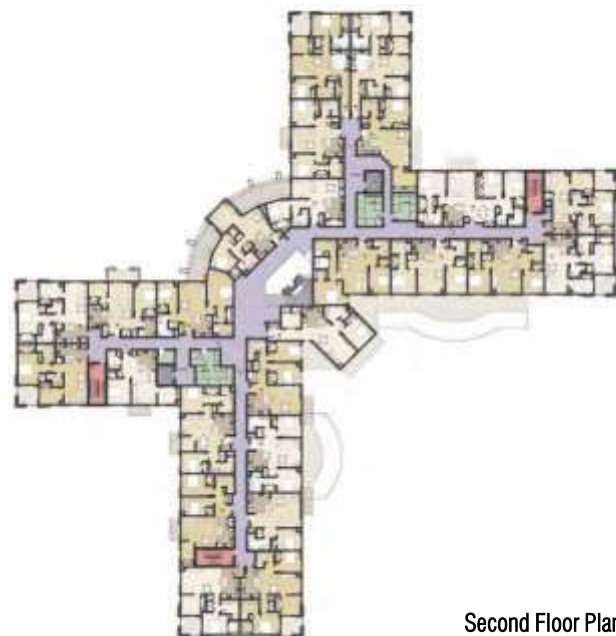


Independent Living Unit



Second Floor Corner Units Enjoy a Large Corner Balcony

COVENANT VILLAGE OF NORTHBROOK
Town Center
... continued



Second Floor Plan



Covenant Village of Northbrook: The Evergreen



Covenant Village of Northbrook: Town Center

COVENANT VILLAGE OF NORTHBROOK

The Evergreen

Northbrook, IL

Covenant Village of Northbrook is a CCRC located in the northern suburbs of Chicago. This new independent living residence is a 3-story building with parking garage at underground level, containing 56 high-end units in a variety of 1, 2, and 3-bedroom layouts. The building was designed for accessibility and flexibility for independent users of all types.

Comfort and hospitality are incorporated into the design of both the living units and the communal spaces. The multi-functional community room serves as a node for activity for the building – users can have coffee with friends, take the grandchildren down the accessible deck to feed the swans at the ornamental swan pond, or wait for a caravan to town.

The exterior façade relates to the newly constructed Town Center, which is a composite of brick and stucco with varying roof levels. Enclosed walkways connect the entire campus and the highly utilized Town Center, where residents get meals and recreation.

Project Size:	121,000 SF
Firm Role:	Planning, SD, DD, CD, CA
Cost:	\$22M
Unit Count:	56 Units
Unit Mix:	1, 2, & 3 Bedroom
Parking:	60 Spaces Below-Grade



Exterior Rendering



Brick Work and Roofing Progressing at The Evergreen



Building Entry Under Construction



Exterior Façade Mock-Up

COVENANT VILLAGE OF NORTHBROOK The Evergreen *... continued*

The Exterior Façade Mock-Up is a tool utilized for communication, quality assurance, and consistency.

PFB Architects, the general contractor, and all relevant subcontractors reviewed all material transitions and flashings prior to constructing the mock-up.

This process allowed the team to examine all of the exterior building details during mock-up construction, which ensured all parties fully understood the design intentions, thereby saving time and money as the team progressed to the real building envelope.

After the Exterior Façade Mock-Up is complete, all tradesmen have a living model of how the work is to be completed on site.



COVENANT VILLAGE OF NORTHBROOK
The Evergreen
... continued

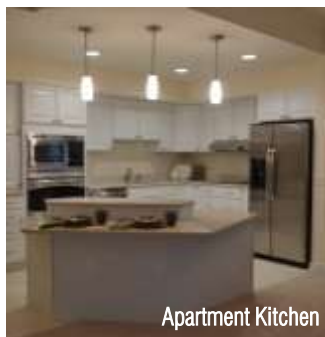




First Floor Seating Niche



Apartment Entry



Apartment Kitchen



Community Room

COVENANT VILLAGE OF NORTHBROOK

The Evergreen

... continued

As Phase Two of our client's masterplan, it was important for The Evergreen's interior components to have a similar contextual story with the new Town Center, and also blend with the interior renovations that had been recently completed in the Assisted Living buildings around the campus. PFB's Interior Design Team selected all finishes, furniture, materials, artwork, and accessories. The team also worked with the National Standards Program developed by the Client to use in apartment renovation projects across the country. Our team utilized this program to develop finish packages for the Residence selection.



Exterior Rendering



Interior Rendering



Construction Photo:
Exterior Envelope Near Completion

Project Size: 13,369 SF
Firm Role: Planning, SD, DD
 CD, CA
Cost: \$3M
Unit Count: 28 Memory Care

FOCUS HEALTHCARE PARTNERS

Town Village Facility Memory Care Addition

Sterling Heights, MI

This 1-story Memory Care addition to the existing 3-story Town Village Senior Living Facility includes 28 new memory resident rooms along with a spacious living / dining room and supportive spaces such as a spa room. Skylights above the dining room and spa bring natural light deeper into the building, while an enclosed exterior courtyard creates a safe space for outdoor activities. The architectural language of the addition complements the existing 3-story structure.





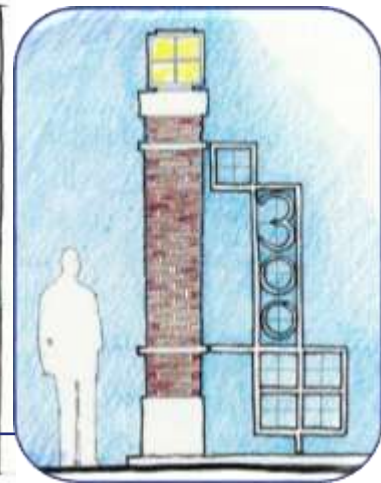
Existing Dining Room



Existing Bistro



Design opens Living and Dining spaces to the Front Entry and enlarges the Bistro



Monumental Pier



Existing Main Entry

Scope:	Interior Amenities Exterior Refresh Monumental Pier FF&E Signage Artwork
Firm Role:	Planning, SD, DD CD, CA
Cost:	\$1.7M

FOCUS HEALTHCARE PARTNERS

The Bartlett Reserve

Durham, NC

Inside, this project involved interior finish upgrades to the corridors, elevator lobby and lounge areas, as well as a redesign and finish upgrade to the 2-story entry, dining room, bistro, and multipurpose room. On the outside, the exterior façade was given a refresh with shutters and trim, the resident dining patio was redesigned to be more functional and aesthetically pleasing, and a monumental pier was added at the entry drive.



West Elevation



South Elevation



East Elevation



North Elevation

- Project Size:** 94,500 SF
- Firm Role:** Planning, SD, DD, CD, CA
- Cost:** \$25 – 30M (est)
- Unit Count:** 127 Units | 185 Beds
- Bed Mix:**
 - 79 Transitional Care
 - 56 Custodial Care
 - 50 Memory Care



Entry Rendering



ARCO CONSTRUCTION

TRANSITIONAL CARE MANAGEMENT

Skilled Nursing and Rehabilitation Facility

Lake County, IL

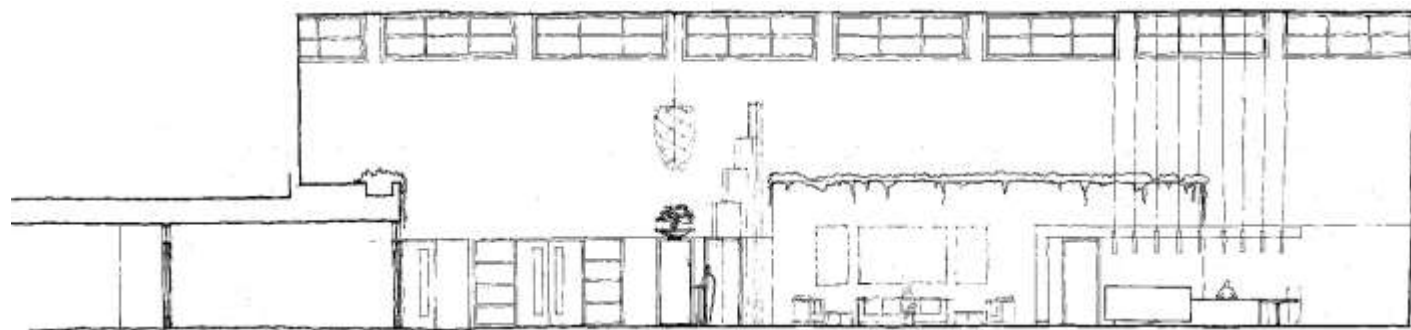
This Lake County facility is intended to provide beds for Memory Care, Custodial Care, and Transitional Care for patients in the area. These beds will replace existing beds in an aged facility now under a single management system. The plan is organized around a central common support core nestled between clusters of rooms, creating internal courtyards. This configuration supports efficient internal circulation for staff and terrific views for patients. The one-story building's exterior is residential in scale and reminiscent of the Prairie Style with layered and cascading roofs.



Site Plan



Entry Rendering

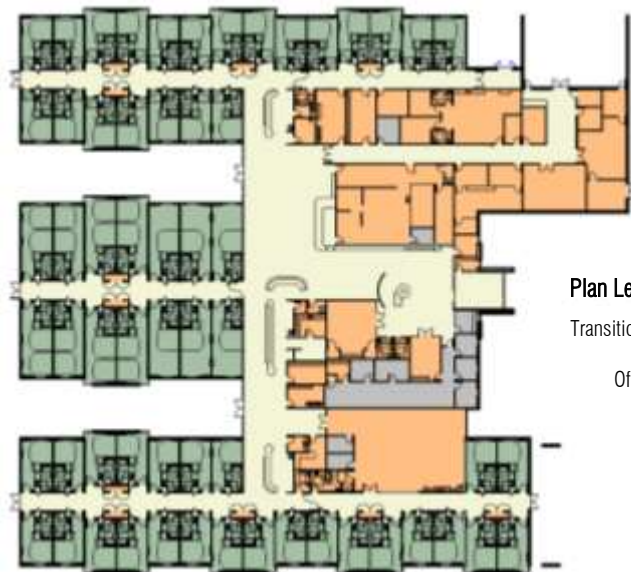


Reception Sketch

Project Size: 50,600 SF (est)
Firm Role: Planning, SD, DD, CD, CA
Cost: \$25 – 30M (est)
Bed Count: 70 Beds
Bed Mix: 22 Semi-Private, 48 Private

ARCO CONSTRUCTION
TRANSITIONAL CARE MANAGEMENT
Skilled Nursing and Rehabilitation Facility
 Lisle, IL

The proposed Lisle Facility is intended to provide beds for Transitional Care patients in the area. The plan is organized into a 'hub and spoke' design with support cores situated at the center of each corridor of rooms. This configuration supports both efficient internal circulation for staff and patients as well as a properly allocated number of beds per nurse station. This one-story building's exterior is designed to reflect the surrounding context of the Lisle community. This look is incorporated into the design through both the varying roof lines and materiality



Plan Legend

Transitional		Support	
Office		Circulation	



Preliminary Perspective Rendering

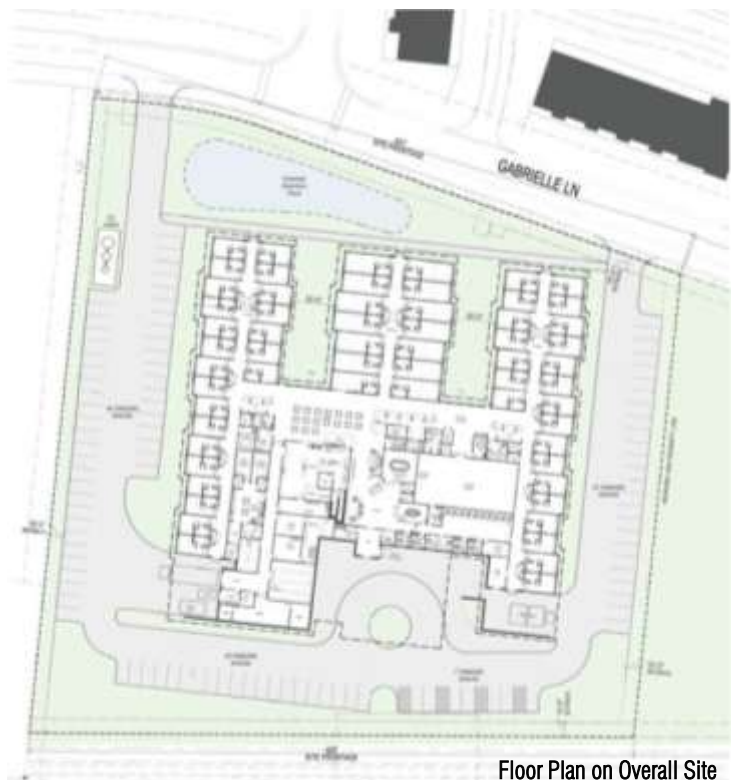


Preliminary Aerial

Project Size: 54,000 SF (est)
Firm Role: Planning, SD, DD, CD, CA
Cost: \$25 – 30M (est)
Bed Count: 72 Beds
Bed Mix: 28 Semi-Private, 44 Private

ARCO CONSTRUCTION
TRANSITIONAL CARE MANAGEMENT
Skilled Nursing and Rehabilitation Facility
 Fox Valley, IL

This proposed facility is intended to provide beds for Transitional Care patients in the Aurora area. Similar to the Lisle Facility, the plan is organized into a 'hub and spoke' design with support cores situated at the center of each corridor of rooms. This floor plan configuration and building square footage works efficiently on the overall site and provides Transitional Care Management with a familiar facility design. This one-story building's exterior is designed to reflect a more contemporary look. This is accomplished through the use of clean roof lines and a combination of glass, metal, and brick to compose the elevation.



Floor Plan on Overall Site



Preliminary North Elevation



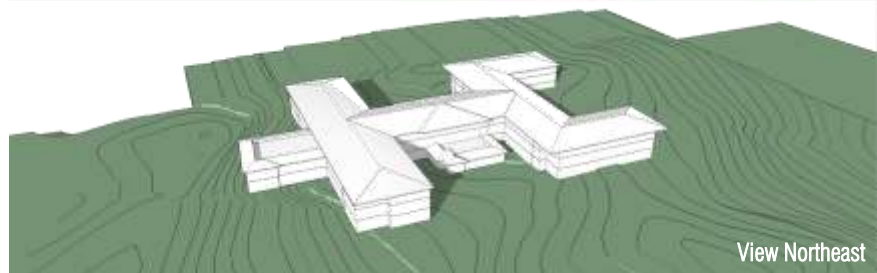
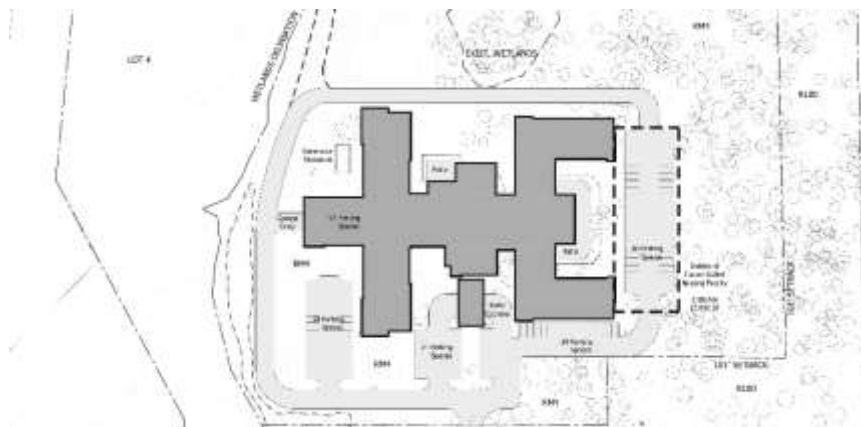
Preliminary South Elevation

Project Size: 180,000 SF (est)
Firm Role: Planning
Cost: \$25M (est)
Unit Count: 170 Units
Unit Mix: 80 Independent
 54 Assisted
 36 Memory Care



Plan Legend

Independent Living		Amenity Space	
Memory Care		Support Space	



View Northeast

PRIVATE DEVELOPER

Senior Living and Memory Care

Mt. Pleasant, WI

The goal of the proposed Senior Living and Memory Care Center is to develop a unique and compelling Senior Living environment in a natural setting that is distinctive in character, draws and engages the on-site and local community, and supports a continuum of care. Located on a heavily-wooded site in Southern Wisconsin, the building program includes 80 Independent Living, 54 Assisted Living, and 36 Memory Care Units. The three-story building utilizes the site's topography to step and reduce overall massing to a familiar, less intimidating scale for residents and family alike.

Project Size: 119,000 SF
Firm Role: Planning, SD, DD
Cost: \$21.9M (est)
Unit Count: 60 Units
Unit Mix: 1, 2, & 3 Bedroom
Parking: 66 Spaces Below-Grade



THE HOLMSTAD OF BATAVIA
Building III
Batavia, IL

This 38 acre CCRC, located 45 miles west of Chicago, offers a quiet, wooded setting and a warm spirit of fellowship. Building III, housing 60-unit Independent Living apartments, is the second component of the campus masterplan. Residents choose from 18 unit types, ranging from one bedroom to two bedroom plus den (800 to 1400 SF). A majority of the units have balconies or patios overlooking small gardens or large courtyards.

The overall design of Building III is a pivotal connective link in the campus masterplan. With modifications to the traditional t-shape, the design of Building III accommodates future buildings on campus. As seen in the site plan, with the addition of the future masterplan buildings, the campus forms an inner quad, which provides areas for active gatherings including barbeques, shuffleboard, bocce ball and a putting green. Prior to Building III, the campus green spaces were never defined and were disconnected. This new building successfully fill its role in creating a cohesive campus and further enhances the spirit of fellowship.



- Project Size:** 94,000 SF
- Firm Role:** Planning, SD, DD
- Unit Count:** 55 Units
- Unit Mix:** 1 and 2 Bedroom
- Parking:** 55 Spaces Below-Grade

FAIRHAVEN CHRISTIAN RETIREMENT CENTER

Independent Living Residences

Rockford, IL

The Fairhaven is a Continuing Care Retirement Community located on the northeast side of Rockford. The facility's first structure was built in 1967 and operates under a "sheltered care" license. This new building is one of the critical next steps of the master site development plan.

This new independent living resident building is a 3-story building with parking garage at underground level, containing 55 units in a variety of one and two bedroom configurations. The building is designed for accessibility and flexibility for independent users of all types.

The multi-purpose gathering room functions both as an activity and dining space. Meals are brought in from the campus' main kitchen and are served at the adjacent butler's pantry / kitchen. The gathering room must be divisible into two rooms for use by smaller groups when not in use for dining.



Project Size: 140,000 SF

Firm Role: Planning, SD, DD, CD, CA

Cost: \$15.5M

Unit Count: 173 Units

Unit Mix:
 56 Independent
 57 Assisted
 30 Memory Care
 30 Skilled



NORTH BEND CROSSING

Assisted Living Center Addition

Cincinnati, OH

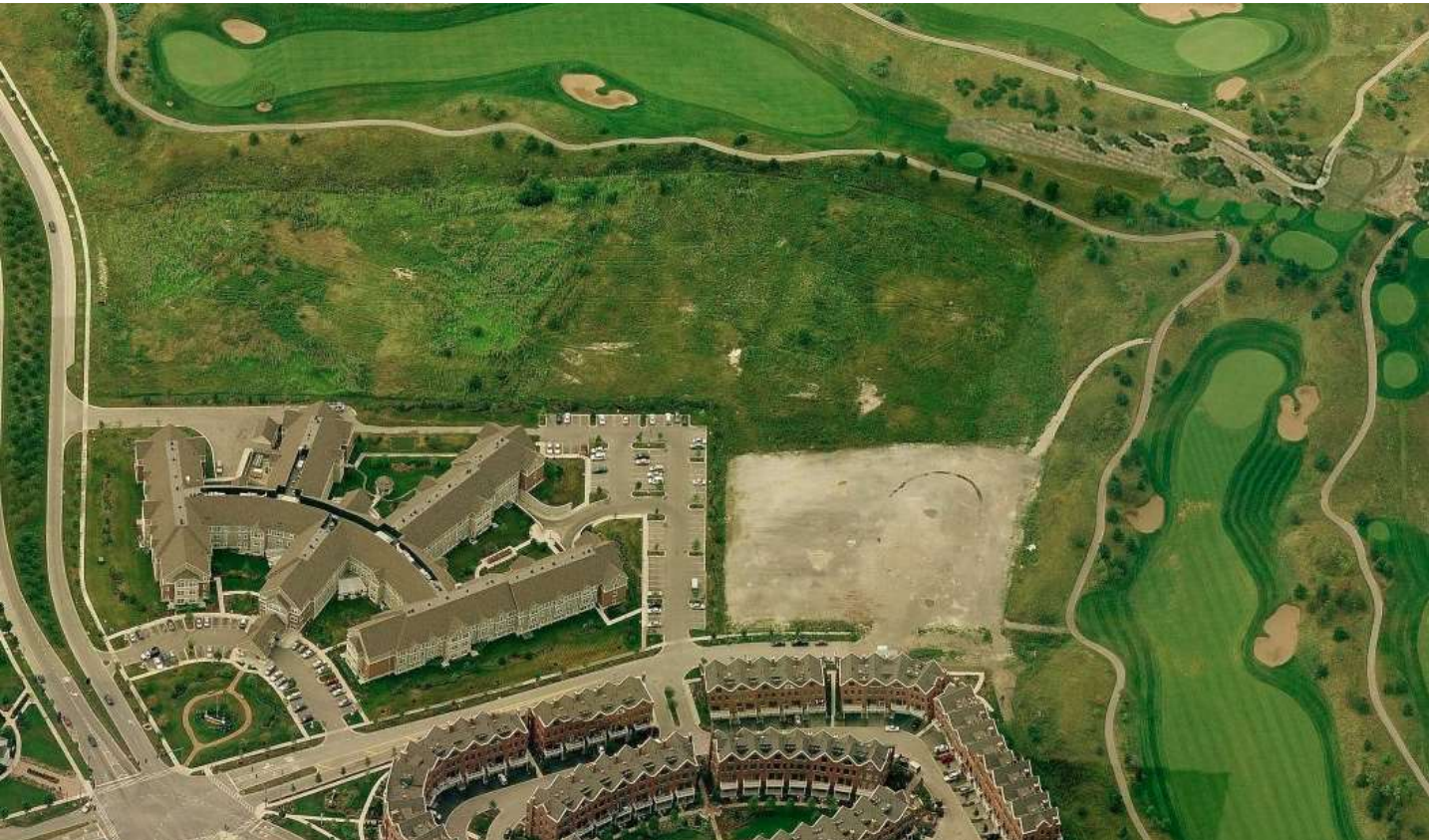


North Bend Crossing is a \$15 million, 140,000 square foot expansion to an existing 88-unit Independent Living Condominium, creating the addition of an assisted living center and nursing home. The assisted living center is a 132-unit, four-story brick and stucco building featuring balconies and bay windows. Approximately half of the units are designed for independent residents. The facility also offers an elderly outreach program and an adult day care. All have access to walking trails, beauty salon, gym, piano bar, various lounges and a restaurant-style dining room with a fireplace and a view of a beautifully landscaped pond, as close as 30' from their seats. On the South side of the pond is a 56 bed, 41,000 square foot, two story nursing home of similar character to the larger building. Half of the beds are for Alzheimer residents. The master plan shows a 60-bed addition to the home. Other than the dining rooms and activity room, the highlight of the facility is an ice cream parlor, adjacent to the main lobby that looks out at the entire complex.



NORTH BEND CROSSING
Assisted Living Center Addition
... continued





Project Size: 267,000 SF
Firm Role: Interior Design
Cost: \$26.9M
Unit Count: 164 Units
Unit Mix: 1 and 2 Bedroom



CHESTNUT SQUARE AT THE GLEN

Interior Design

Glenview, IL

In 1998, the Glenview Village Board and the citizens of Glenview invited project teams to submit proposals for the acquisition of development parcels at the former Glenview Naval Air Station (GNAS). Approximately 714 acres of the total 1,121 acres have been redeveloped as residential neighborhoods, a mixed-use retail and entertainment complex, an 18 hole championship golf course and golf learning center, senior housing facilities, a business park, and private-sector recreation facilities.



CHESTNUT SQUARE AT THE GLEN Interior Design *... continued*



Chestnut Square at the Glen won the competition for the original five-acre, mid- to high-density senior housing parcel, which is suited to meet the needs of seniors with a moderate income. The \$26.9 million, 164 unit building is located in the center of the former GNAS and acts as a transition between the Great Park and relocated Chapel across the street, adjacent residential neighborhoods, and the retail complex to the North. Chestnut Square is within easy walking distance of a variety of events and activities. During construction of Chestnut Square, the Glenview Village Board pulled the adjacent parcel to the South and West from development, allowing unobstructed views across that parcel to the Glen Club, an 18-hole championship golf course. Residents with apartments on the second and third floors on the South and West ends of the building have views of the golf course.

The architectural style of Chestnut Square reflects Glenview's character and community goals through massing and material selection in the Arts and Crafts style, "Earth, Life and Sky." The three common elements that influence the Arts and Crafts movement, were the basis of design, color, and texture selections for the first, second, and third floors, respectively.

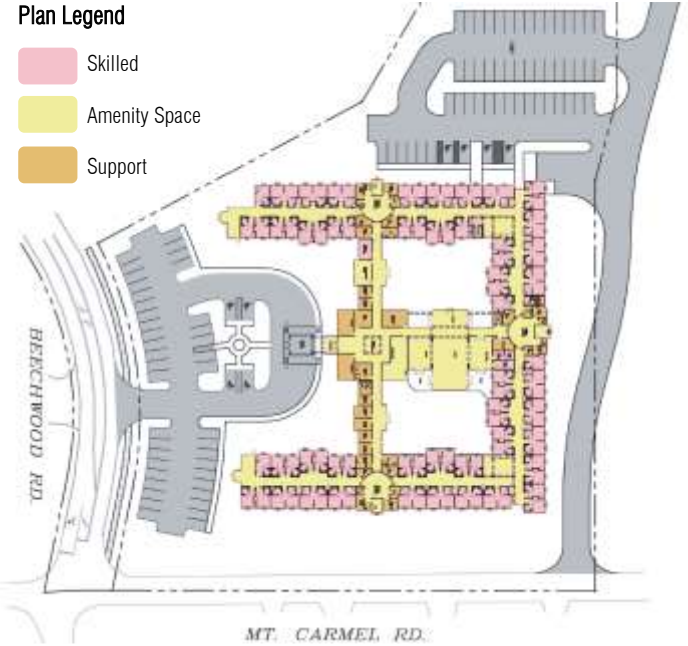
Note: Brenda Jentink designed this project while employed by another firm.

Project Size: 65,000 SF
Firm Role: Planning, SD, DD, CD, CA
Cost: \$9M
Unit Count: 87 Skilled Beds



Plan Legend

- Skilled
- Amenity Space
- Support



BEECHWOOD TERRACE
Forest Hills Care Center
Cincinnati, OH

This project is a new 87 bed skilled care nursing facility. The resident rooms, a mix of private and semi-private, are grouped around 3 nurse stations each supported by the required staff ancillary spaces. Each wing of rooms also contains a resident lounge space. A central support core contains the main lobby, ice cream shop, gift shop, beauty salon, dining and activity spaces and administrative spaces. A basement level contains kitchen, laundry, physical therapy and mechanical support spaces. Two landscaped, secure courtyards are provided for resident use.



Project Size: 19,500 SF

Firm Role: Planning, SD, DD, CD, CA

Cost: \$2M

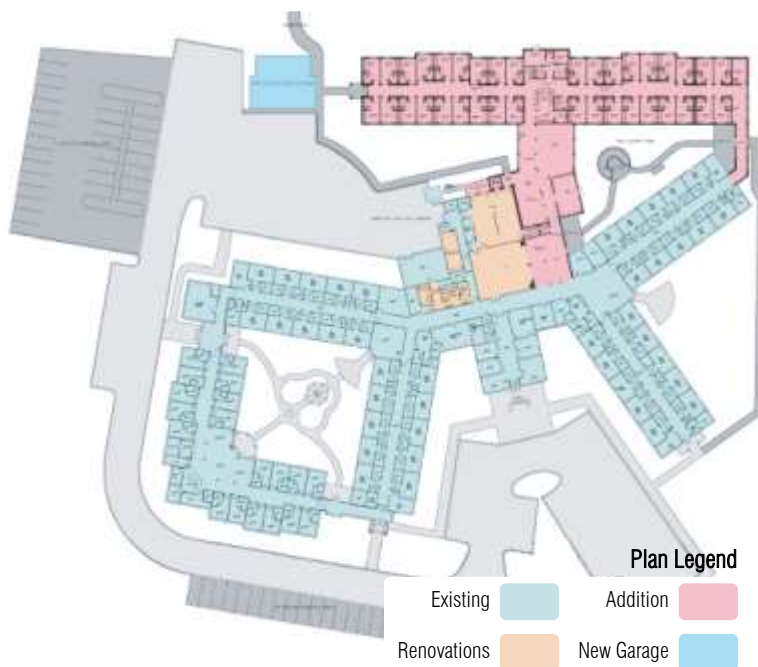
Unit Count: 36 Skilled Beds

ENGLEWOOD MANOR NURSING CENTER

36-Bed Addition

Englewood, OH

This project added 36 private beds to an existing 99 bed skilled nursing facility. Each private room contains a built-in wardrobe / desk unit and a private bath with shower. Also included in the addition are a nurse station, nurse support spaces, dining room, activity area, sunroom, and secured courtyard. The existing dining, kitchen and staff lounge spaces are being expanded as well. The bedrooms are grouped in two 18 bed wings with the nurse station and all support spaces centralized.






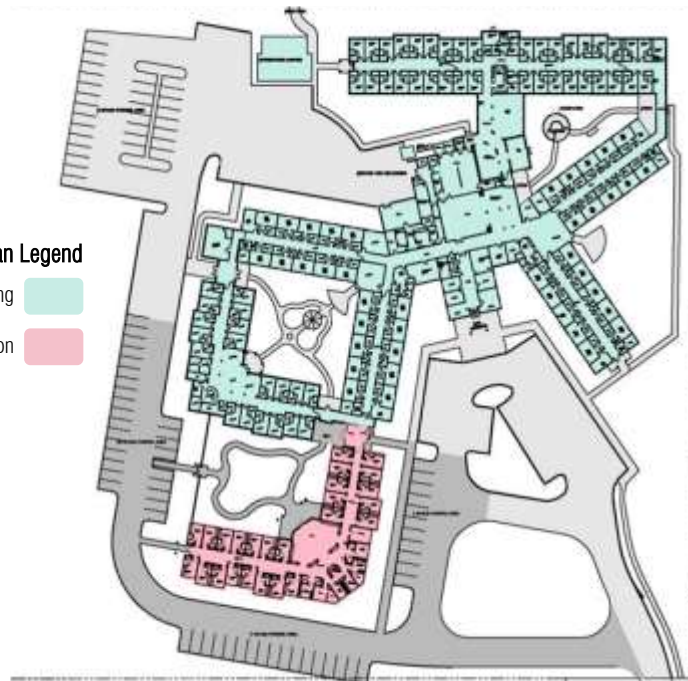
ENGLEWOOD MANOR NURSING CENTER
25-Bed Addition
 Englewood, OH

This project involves the addition of a 25 private room wing onto an existing nursing center. Each bedroom contains a built-in wardrobe / desk unit and a private bath with shower. The addition also contains a nurse station, resident dining, activity and lounge spaces, soiled utility, clean utility / nourishment room and various mechanical support spaces. The configuration for the new wing along with the existing building creates a new courtyard space which will contain landscaping, sidewalks and benches.

Project Size: 13,000 SF
Firm Role: Planning, SD, DD, CD, CA
Cost: \$1.4M
Unit Count: 25 Skilled Beds

Plan Legend

Existing 
 Addition 





HILLEBRAND NURSING CENTER **Nursing and Rehabilitation Center**

Cincinnati, OH

The Hillebrand Nursing and Rehabilitation Center project consists of 110 Skilled Nursing beds and 10 Assisted Living beds divided between the two upper floors. Each floor has its own dining room, nurse station, staff offices, and service areas.

The upper floor houses a chapel and crafts facility, while the ground level includes a library adjacent to a large, 2-story lobby. The lower level of the facility contains the service areas, such as laundry, a full kitchen, employee lounge, storage, and mechanical space. It also offers resident amenities such as a beauty salon and physical therapy space.

The 63,400 square foot facility – in a 24,000 square foot footprint – is situated on less than two acres, including all required parking and storm detention structures. All spaces were designed to be ADA accessible.

This project was financed with a Federal Housing Authority Guarantee Program.

Project Size:	63,400 SF
Firm Role:	Planning, SD, DD, CD, CA
Cost:	\$8.5M
Unit Counts:	110 Skilled 10 Assisted





Project Size: 57,500 SF

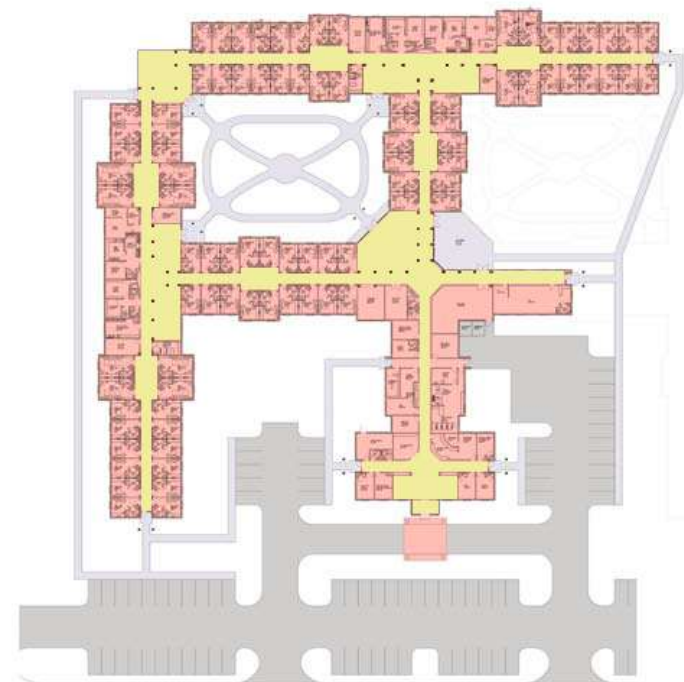
Firm Role: Planning, SD, DD, CD, CA

Cost: \$7M

Unit Count: 100 Skilled Care Units

LIBERTY NURSING CENTER OF COLERAIN
Skilled Nursing Center
 Colerain, OH

This project is a new 100 bed skilled care nursing facility. The 100 beds, a mix of private and semi-private, are grouped about 2 nurse stations each supported by the required staff ancillary spaces. Each wing of rooms also contain a resident lounge space and dining area. The resident wings are organized about a central support core which contain the main lobby, beauty salon, dining spaces, activity spaces, kitchen, laundry, physical therapy, administrative spaces and mechanical support spaces. One landscaped, secured courtyard is provided for resident use.

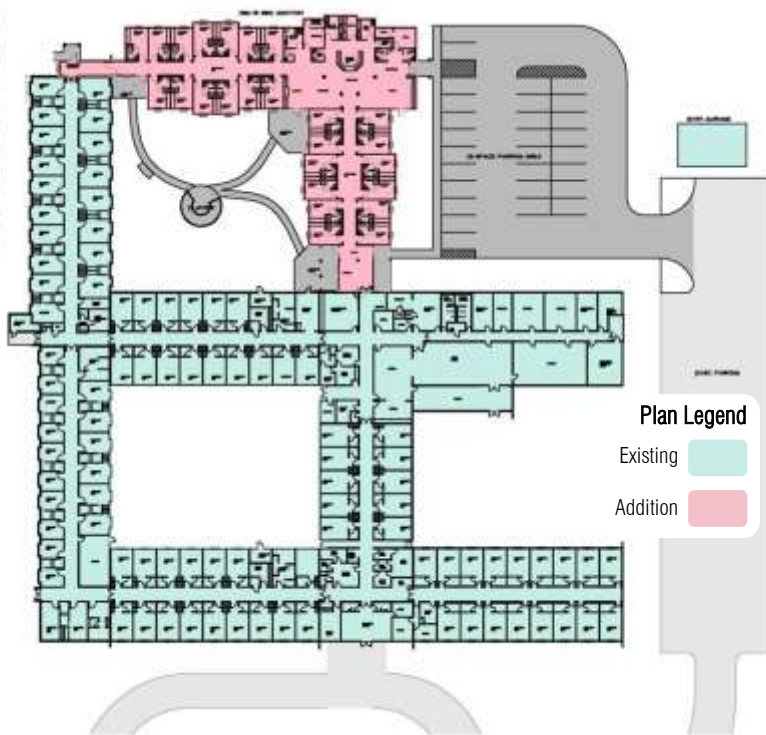




LIBERTY NURSING CENTER OF CENTERVILLE
25-Bed Addition
 Centerville, OH

This project involves the addition of a 25 private room wing onto an existing nursing center. Each bedroom contains a built-in wardrobe / desk unit and a private bath with shower. The addition also contains a nurse station, resident dining, activity and lounge spaces, soiled utility, clean utility / nourishment room and mechanical support spaces. The configuration for the new wing along with the existing building creates a new courtyard space which contains landscaping, sidewalks, and benches.

Project Size: 13,100 SF
Firm Role: Planning, SD, DD, CD, CA
Cost: \$1.45M
Unit Count: 25 Skilled Beds





Project Size: 57,500 SF

Firm Role: Planning, SD, DD, CD, CA

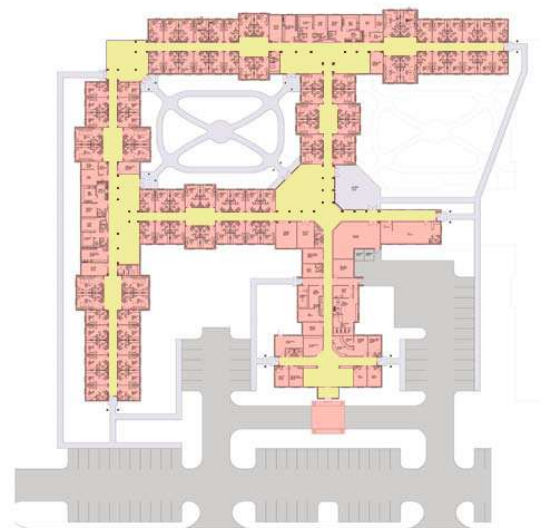
Cost: \$7M

Unit Count: 90 Skilled Care Units





LIBERTY NURSING CENTER OF BEAVERCREEK
Skilled Nursing Center
 Centerville, OH

This project is a new 90 bed skilled care nursing facility. The 90 beds, a mix of private and semi-private, are grouped about 2 nurse stations each supported by the required staff ancillary spaces. Each wing of rooms also contain a resident lounge space and dining area. The resident wings are organized about a central support core which contain the main lobby, beauty salon, dining spaces, activity spaces, kitchen, laundry, physical therapy, administrative spaces and mechanical support spaces. One landscaped, secured courtyard is provided for resident use.





Project Size: 7,000 SF
Firm Role: Planning, SD, DD, CD, CA
Cost: \$550,000
Unit Count: 15 Skilled Beds

Plan Legend
 Existing 
 Addition 

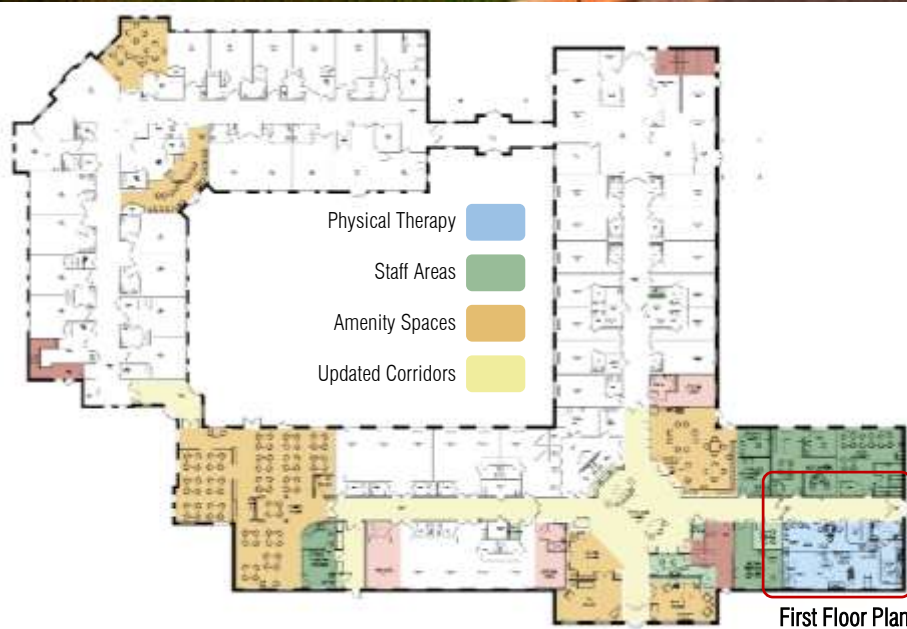


LIBERTY NURSING CENTER OF PORTSMOUTH

15-Bed Conversion

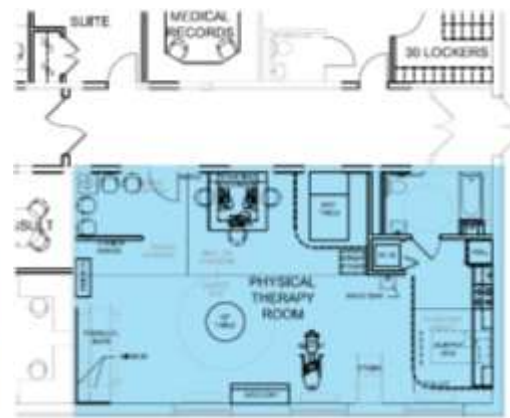
Portsmouth, OH

This project is a renovation of an office wing of an existing nursing center into 15 private resident rooms. Each bedroom contains a built-in wardrobe / desk unit and a private bath with shower. Also included in the renovation is a nurse station, med prep / charting room, soiled utility, clean utility / nourishment room, and resident dining/activity space.



Project Size: 4,080 SF

Firm Role: Planning, SD



Enlarged Physical Therapy Plan

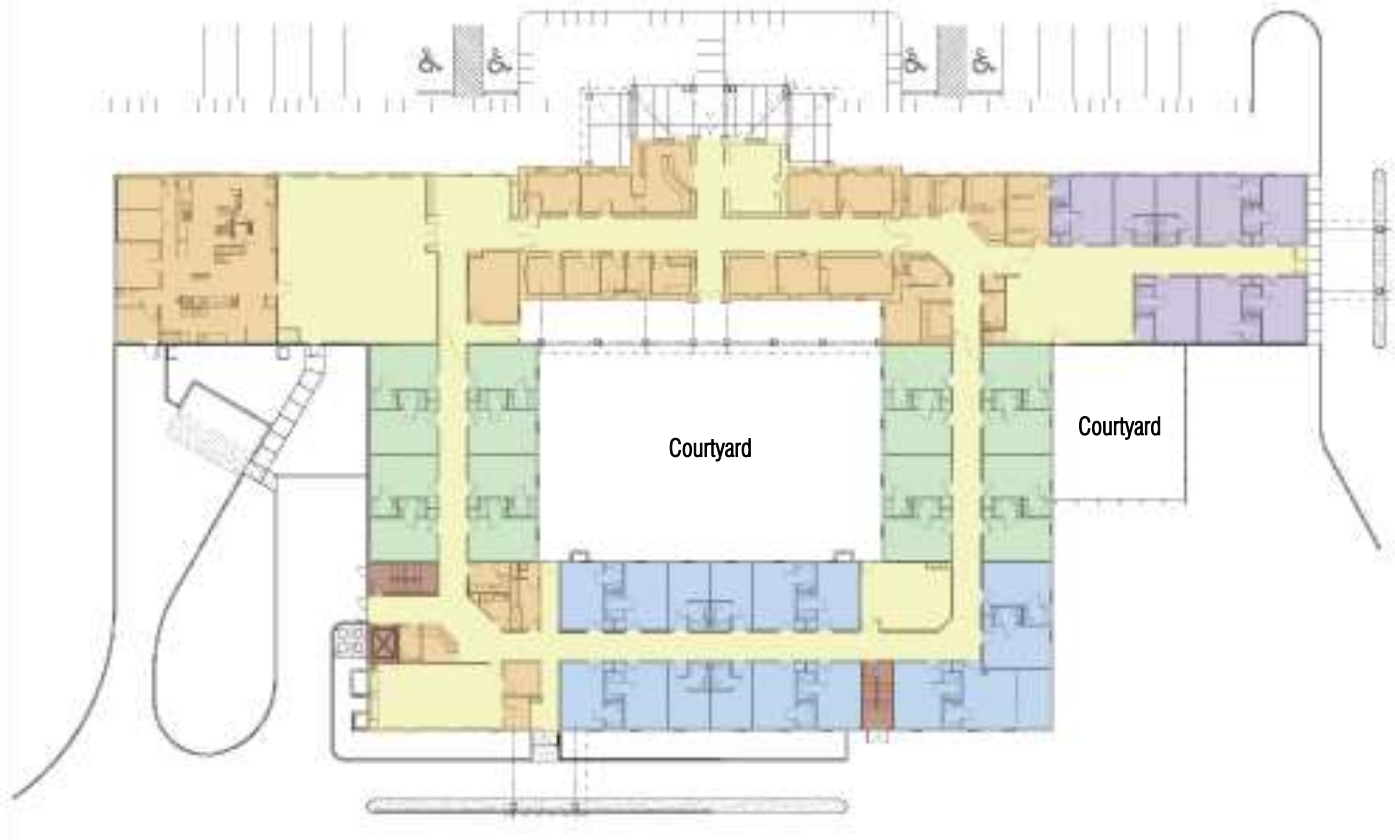
WINDSOR PARK MANOR

Physical Therapy and Amenities Renovation

Carol Stream, IL

The physical therapy wing of Windsor Park Manor was part of a larger design package to update the finishes and improve the user experience of the resident gathering spaces. The Activity, Family, TV, Living, Game, and Dining Rooms were all reconfigured to encourage increased exposure to the exterior and / or the corridor.

Wall protection in key areas accent destination points as well as warm the atmosphere. The goal was to provide a positive patient experience to counteract the stereotypical institutional feeling of skilled nursing facilities.



Project Size: 78,400 SF


Firm Role: Planning, SD, DD, CD, CA


Cost: \$9.8M


Unit Count: 74 Units


Unit Mix: 38 Intermediate Care
20 Skilled Care
16 Memory Care


Plan Legend

Intermediate 

Memory Care 

Skilled Care 

Amenity Space 

Support 



ADAMS COUNTY MANOR

Phased Addition

West Union, OH

This three-phased addition to the existing nursing home includes 38 Intermediate Care beds, 20 Skilled Care beds, and 16 Self-Contained beds in the Alzheimer Wing. The floorplan creates an inner courtyard for the residents' health and enjoyment.



Project Size: 80,000 SF

Cost: \$15M

Firm Role: Planning, SD, DD, CD, CA

Unit Count: 43 Units

HOWARD AND ASHLAND **Townhouse and Condominium Complex** Chicago, IL

This three-story brick Residential Townhouse / Condominium includes courtyards and private parking. The design configuration comprises 33 multiple-bedroom townhome units – four ADA adaptable – and 10 single-bedroom condominiums, all ADA adaptable. Each unit is equipped with its own laundry room and exterior balcony.



Project Size: 60 one-bedroom apartments

Firm Role: Planning, SD, DD, CD, CA

Cost: \$2.6M

GOLDEN TOWER Renovation Project

Covington, KY

Golden Tower is a 16-story high-rise residential building owned and operated by the Housing Authority of Covington Kentucky. The upper 15 floors house 165 studio apartments and 60 one bedroom apartments.

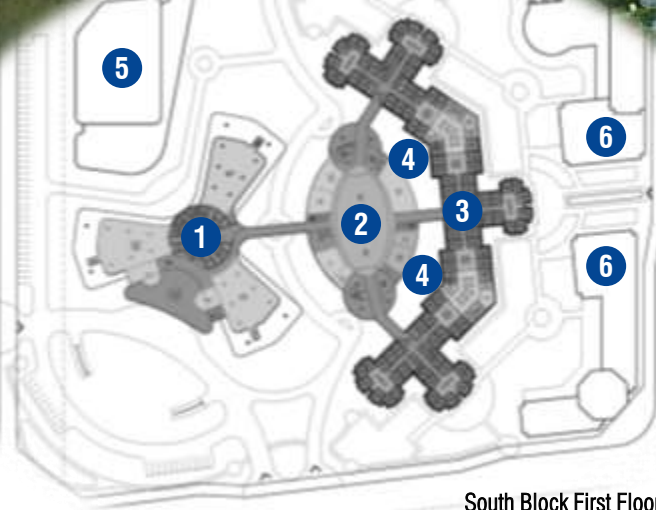
The renovation project converts 105 existing studio apartments to 60 one bedroom apartments. Each new apartment is 100% ADA accessible. Also included in the project is the upgrading of existing corridor lighting on the residential floors.

This project was a three phase interior renovation of an occupied 16-story building: consolidating and converting seven efficiency units and a lounge into four one bedroom units per floor. The project MEPs included installation of new nurse call, fire alarm, rooftop AHU, and complete waste stack replacements. Architectural renovation of public spaces included new finishes and lighting.



Plan Legend:

1. Rehabilitation, Dementia and Skilled Care Tower
2. Four-Season Garden and Community Amenities
3. Assisted Living Building
4. Enclosed Outdoor Garden
5. Gymnasium
6. Retail



South Block First Floor Plan

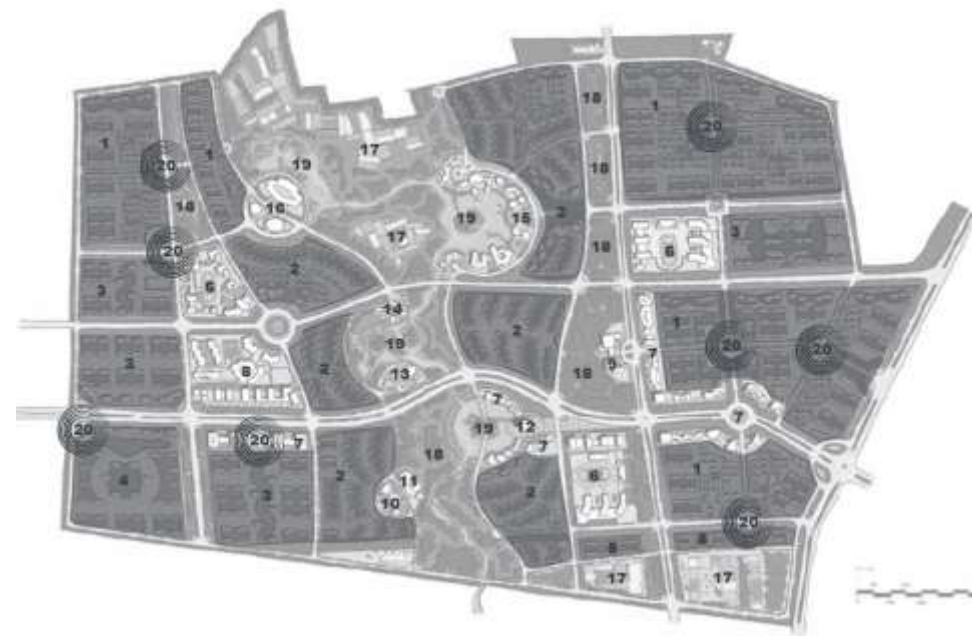


ANYANG SENIOR LIVING RETIREMENT COMMUNITY

Master Plan

Anyang, China

This new senior living retirement community is located in Anyang's high tech zone, sprawling across 170 acres, divided by a local road into North and South blocks. To the North, high-end independent living apartments ranging in size from 1,000 square feet to 2,300 square feet are available in 11 and 25-story towers, as well as 5-story low-rise buildings. The residential and supporting commercial buildings are Jacobean in style, creating a classical, luxurious environment for the residents. On the South site sits a 630-bed tower offering rehabilitation, dementia, and skilled care services, as well as a 510-bed assisted living facility. Connecting the rehabilitation and assisted living buildings is a four-season indoor garden with community amenities, including a post office, hair salon, library, wellness center, restaurants, and a convenience store. The site also offers 230,000 square feet of retail to the East and a gymnasium building for the community.



Master Plan Legend

- | | |
|-----------------|----------------------|
| 1. Residential | 11. Art Gallery |
| 2. Villas | 12. Headquarters |
| 3. Apartments | 13. Theater |
| 4. Resettlement | 14. Spa |
| 5. Office | 15. Bar Street |
| 6. School | 16. Indoor Sports |
| 7. Commercial | 17. Organic Farming |
| 8. Hospital | 18. Park |
| 9. Hotel | 19. Water |
| 10. Library | 20. Community Center |

Project Size: 386.45ha

ECO-HEALTH CITY

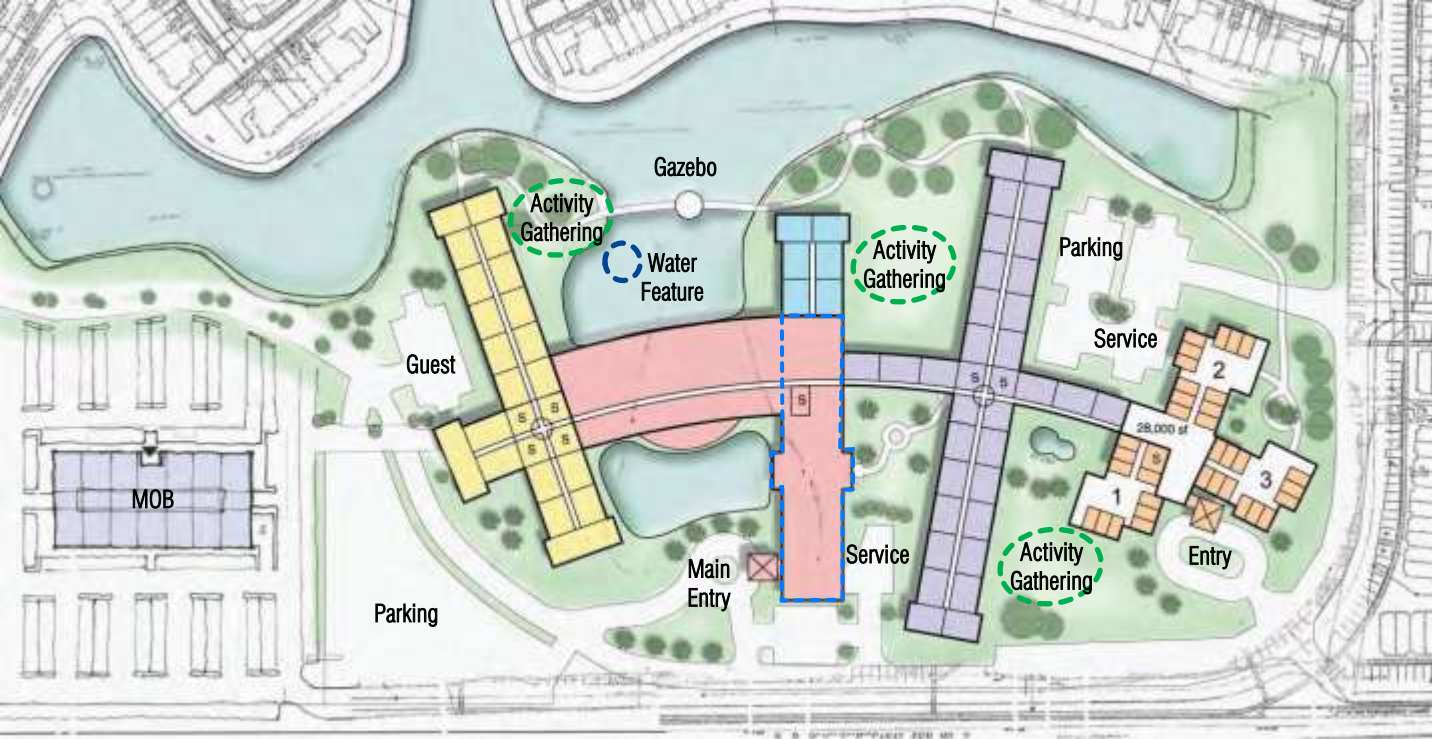
Master Plan

Langfang, China

Project Designer

Erika Berkey, *while at KaziaLi*

There is a significant demand for senior living facilities and services in China and the senior population continues to grow. This project is designed to meet that demand in a self-sustaining, modern community. Located in a prime location in the middle of Hebei Province along the developing belt between Beijing and Tianjin, it is positioned to serve the senior needs of many burgeoning cities in northeastern China. The site currently contains a central agricultural area, which has been tilled by local farmers for centuries. These villagers will move to modern housing in a community node within the project, and they will continue to work their land, providing local, organic produce for the neighboring communities. Highrise, midrise, and villa housing will be available to families and support staff, and each village area will have a community center with retail, office, and medical support infrastructure. This project is designed to be walkable, to promote active, healthy lifestyles and is the perfect living environment for a multi-generational family.



Independent Living

Tower 1, 5 Floors 33,400 SF 22 Units / Floor	Tower 2, 4 Floors 44,400 SF 31 Units / Floor
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Skilled Care

Neighborhood 1 10 Units 3 Floors	Neighborhood 2 12 Units 3 Floors	Neighborhood 3 12 Units 3 Floors
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Entry to Skilled Living



Town Center from Water Feature



Main Entry



Campus, Aerial View

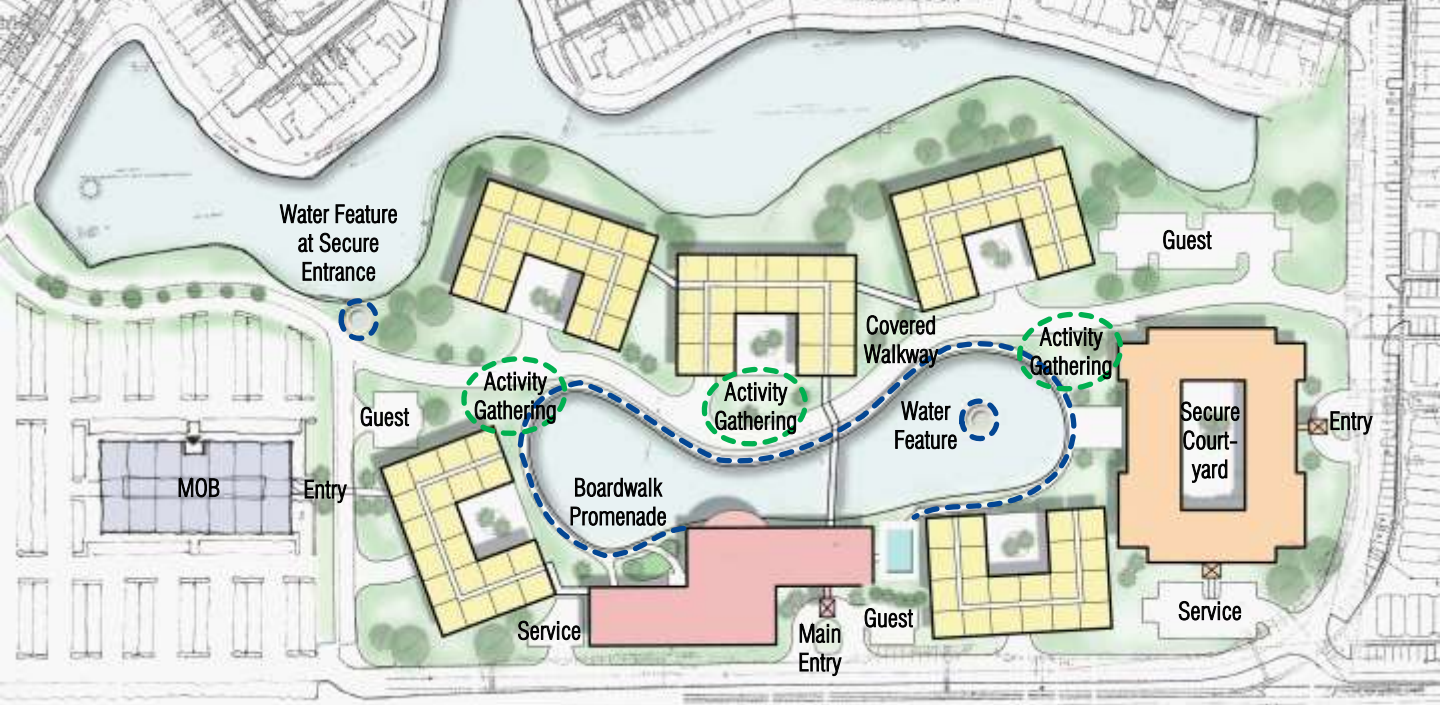
DEVELOPMENT PROPERTY CCRC Campus Master Plan Palm Beach Gardens, FL

Project Size: 700,000 SF

Firm Role: Planning

Unit Count: 350 Independent
100 Skilled

This design is a single, contiguous building with a curved main spine connecting a series of splayed wings in a pattern that will maximize the views to the water. The concept of a single large building will require a sensitive approach to the exterior architecture to avoid making this building appear as a large, institutional structure. The greatest advantage to this design is the short distance from the units to the centrally-located Town Center. The single building allows for the planning of fewer elevators and the potential for residents to visit friends on the same floor without an elevator trip. A large building does pose concerns for wayfinding and disorientation of the geriatric resident, with long corridors and multiple similar wings. It will be important to color-code the wings and create varied design images to avoid confusion. Regular access to windows in the corridor will also help residents to orient themselves. The parking on this scheme will be located on the perimeter of the site, which will require longer distances from the car to the resident's unit. Based upon the size of the site and the number of cars to be parked, at the conclusion of the second phase a parking deck may be the best option. This scheme allows for the creation of a variety of exterior amenities, including a promenade walk around the lake, courtyard gardens, and lawn areas for games and picnicking.



Independent Living

U-Group, 4 Floors
22,680 SF
15 Units / Floor, 60 Total Units

Town Center
37,500 SF
1st Floor

Skilled Care

106 Beds
42,000 SF
2 Floors

60 Skilled
30 Assisted
16 Memory Care

Project Size: 700,000 SF

Firm Role: Planning

Unit Count: 350 Independent
100 Skilled



DEVELOPMENT PROPERTY

CCRC Campus Master Plan

Palm Beach Gardens, FL

This design is based upon a series of 4-story buildings scaled to create a residential rather than institutional atmosphere, with the opportunity to develop a neighborhood concept for the residents. Each building will include a commons room or other amenity like a café to develop a destination for the complex, as pathways and destinations throughout the site are important features to get the residents out walking and interacting with their neighbors. This design also has the opportunity to develop an image of a resort community, which would be a sales feature. The wayfinding for the residents would be simplified with the development of individual buildings. The development of parking at grade below the buildings will create a higher initial cost but will improve resident satisfaction due to close proximity of the units to the parking spaces. The placement of parking below the building also leaves a larger percentage of the property available for site amenities such as a promenade walk around the lake, courtyard gardens, and lawn areas. This design allows for improved views of the pond and landscaping from each resident unit. The sprawling nature of this design does increase the travel distance from the most remote unit to the town center by approximately 10% but all buildings are connected by an enclosed walkway at grade.



[PRIVATE CLIENT]
Residential Health Center
 Illinois

The Residential Center, on seven acres of wooded landscape, will be comprised of the Main Lodge, Gallery, and three Residential Wings, with a future fourth residential wing expansion. The proposed two-story masonry and timber structure will incorporate natural building materials and features such as stone, wood, glass, and water to blend the building with the site and the natural elements. The structure will be immersed into the landscape to provide privacy and views to each space.

The Main Lodge will accommodate the receiving and social areas and will include a music room, dining room, entertaining and theater rooms, and a great room with fireplace, stone walls, access to the wooded deck, and views to the new pond. The Gallery will include a kitchen, health / fitness center, Indoor pool, and support and administration space. Each Residential Wing serves a different patient population: eating disorders, toxic substances disorders, and alcohol abuse.

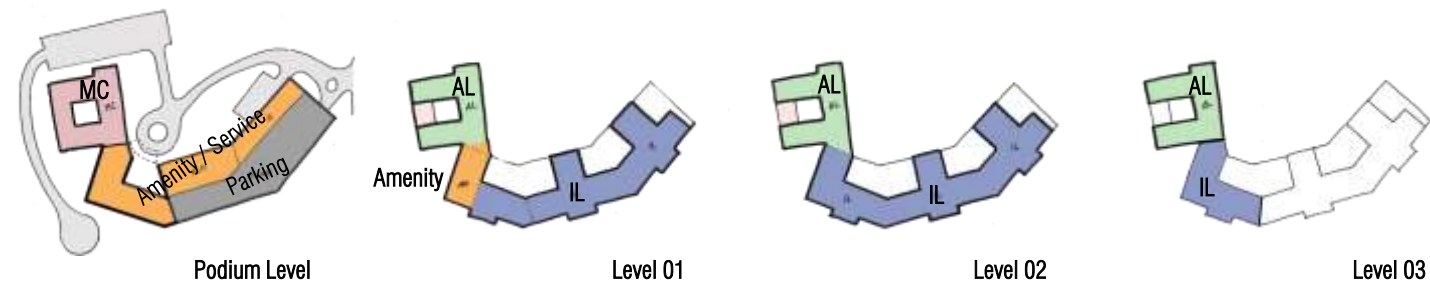
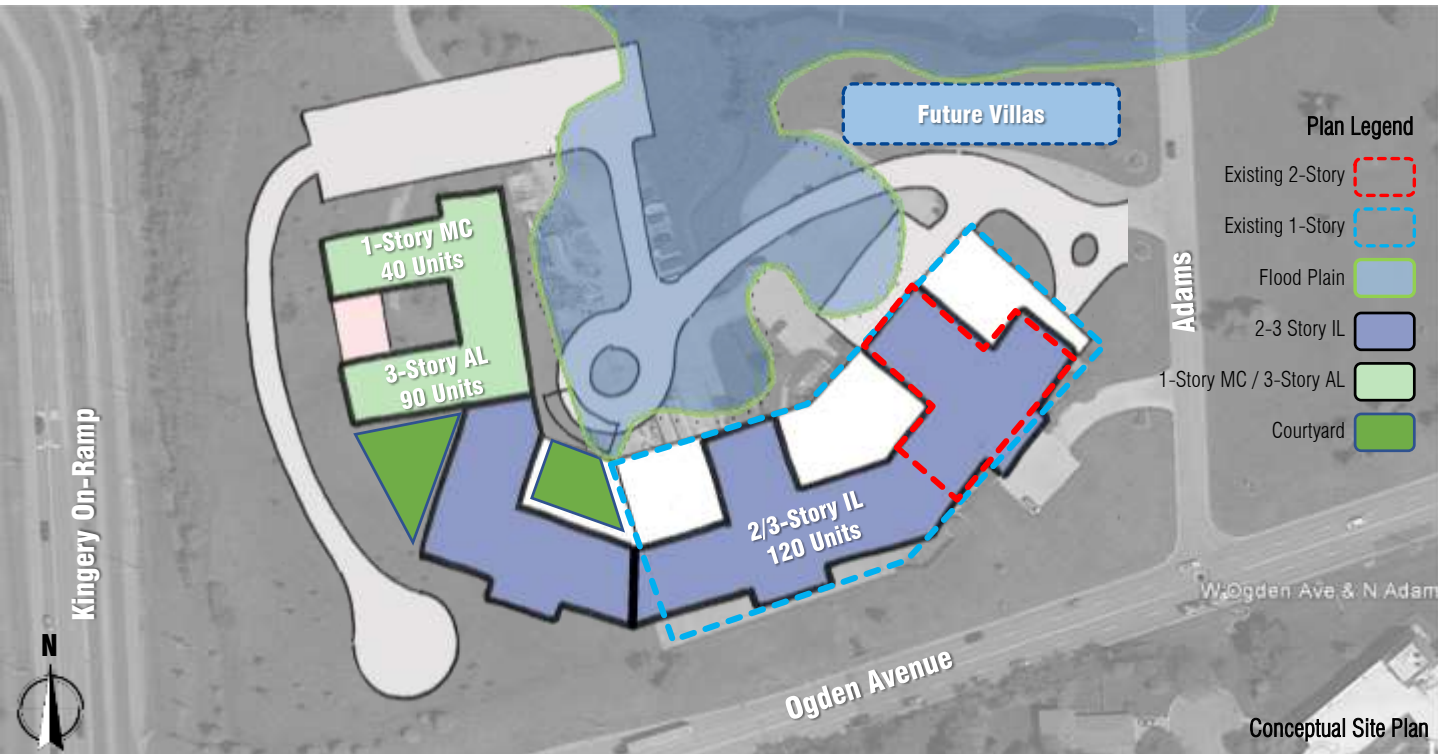




Proposed View from Ogden Avenue



Proposed View from Adams Street

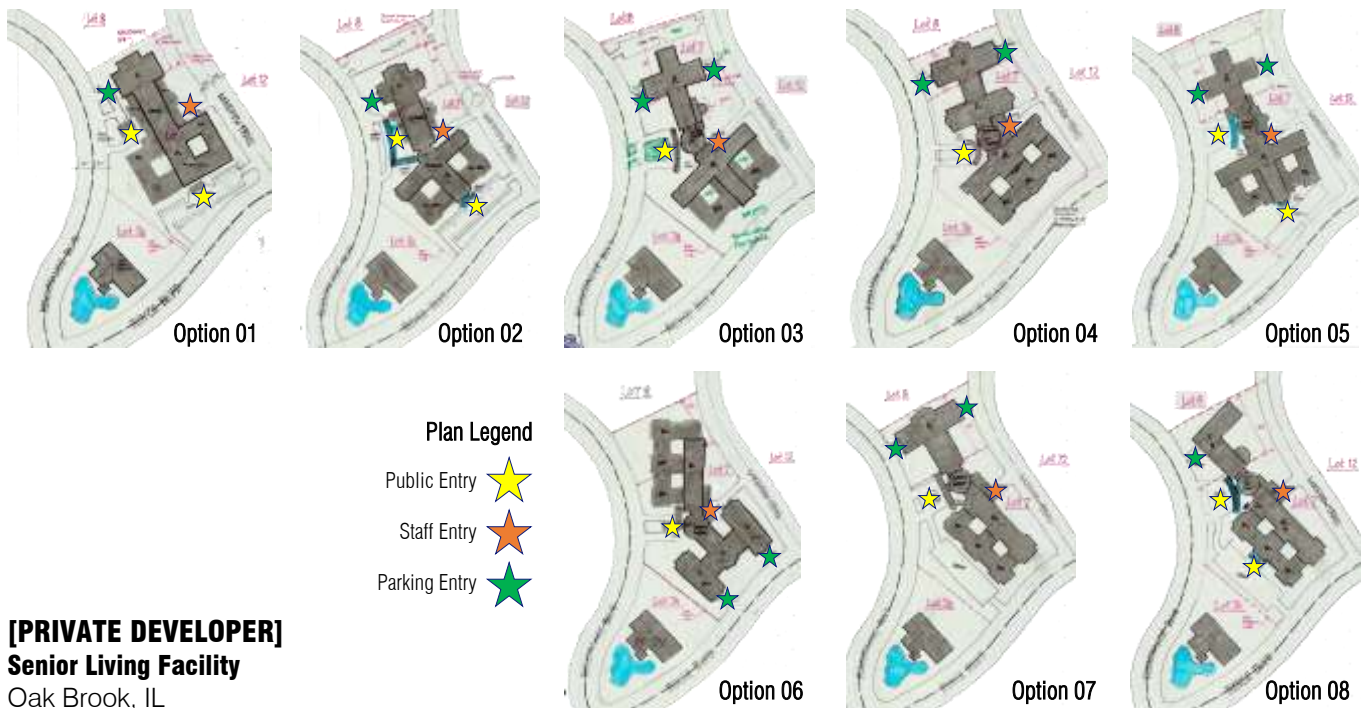


[PRIVATE DEVELOPER]

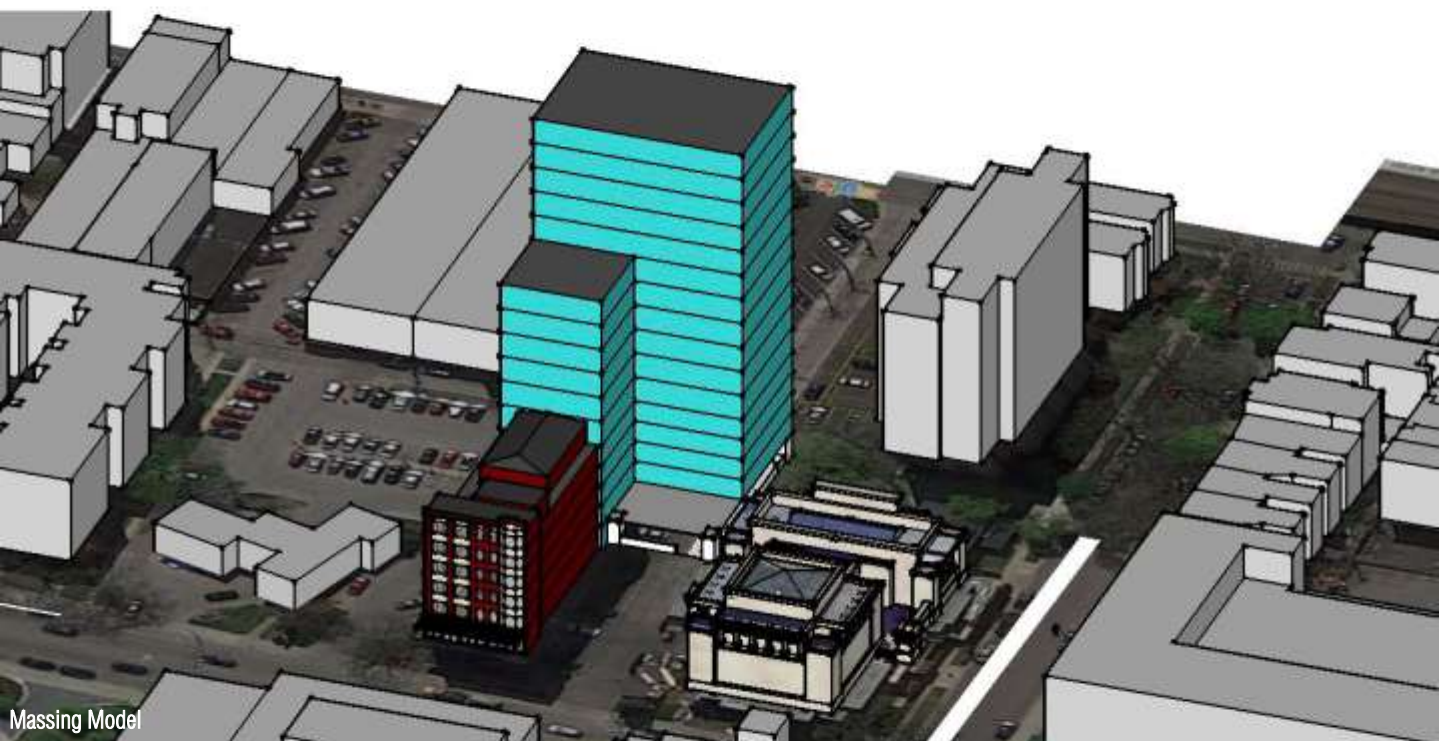
Senior Living Facility

Hinsdale, IL

The goal of this study was to update and expand an existing two-story building atop a one-story podium into a Senior Living Community. In addition to the challenge of incorporating existing structure, the site also includes a large flood plain which would need to be avoided by all new construction. Three site options were explored and conceptual elevations were created for the selected option.



The goal of this study was to create a Senior Living Facility that is approximately six stories tall for Lot 7 of Oak Brook Lakes. This required developing the building footprint in a manner that minimizes additional property acquisition and parceling off the front portion of the site to create Lot 7a for a one-story development. As a part of the study, PFB was to consider that additional area could be taken from Lot 8 if necessary, and that Lot 12 will contain an apartment complex. Eight options were explored, with preferences towards those options promoting the best views of the adjacent lake.

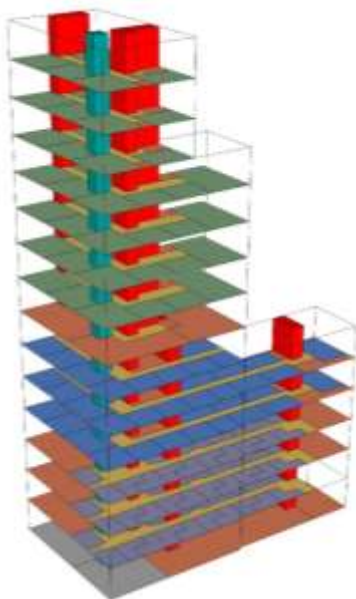
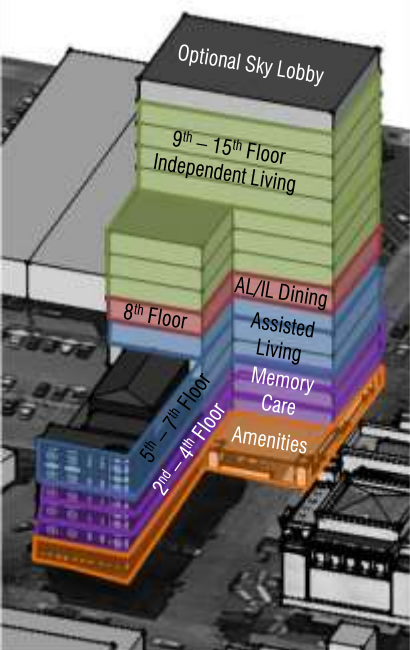


Massing Model

Project Size: 150,600 SF
Firm Role: Planning
Unit Count: 144 Units
Unit Mix: 50 Independent
 40 Assisted
 54 Memory Care

Plan Legend

Independent Living ■
 Assisted Living ■
 Memory Care ■
 Amenity Space ■



[PRIVATE DEVELOPER]

Senior Living Facility

Oak Park, IL

The building program calls for 76 Independent Living Units, 56 Assisted Living Units, and 54 Memory Care Units. Also included in the project are 22 enclosed parking stalls at grade. Common areas consist of separate living and dining areas for Assisted Living, Independent Living and Memory Care. Other common areas include a club room, entry, private dining rooms, bistro, 2-story Living Room, Bar, Billiards, Craft Room, Movie Room and a vaulted multipurpose room on the 3rd floor.

3.0

PROJECT TEAM





THOMAS C. JEZIORSKI
PRINCIPAL IN CHARGE

Thomas Jeziorski is the managing principal in the PFB Architects Chicago office. Mr. Jeziorski has been involved in senior housing for two decades. One recently completed project is Covenant Village of Northbrook, The Evergreen and on the same campus the Covenant Village of Northbrook Town Center. The Evergreen is a new \$22 million, 55 Independent Resident Facility and the Town Center was \$28.5 million and is the backbone of the Covenant Retirement Community. He also brings a wealth of healthcare experience including such clients as Cadence Health Central DuPage Hospital, Presence Mercy Medical Center, Ascension Health, and William Beaumont Hospital.

Education

The University of Toledo
Associates Degree, Architectural Technology

University of Cincinnati
Bachelors of Science, Architectural Engineering

Awards

2005 Buildings Magazine - Best Addition to an Existing Facility Award, William Beaumont Hospital

2005 Engineering Society of Detroit - Construction & Design Award, William Beaumont Hospital

2007 Sage Design for Senior Environments, Covenant Village of Northbrook Town Center

References

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630.328.1160
dan.walsh@ryancompanies.com

David Erickson, PE
Director of Real Estate Development
Ryan Companies US, Inc.
630.328.1104
david.erickson@ryancompanies.com

RYAN COMPANIES + LIFE CARE SERVICES

Clarendale of Algonquin	Algonquin, IL
Senior Living & Memory Care Community	\$26M, 204,000 SF
Clarendale of Schererville	Schererville, IN
Senior Living & Memory Care Community	\$29M, 205,000 SF
Clarendale of Addison	Addison, IL
Senior Living & Memory Care Community	\$30M, 207,700 SF

ARCO + TRANSITIONAL CARE MANAGEMENT

Skilled Nursing & Rehabilitation Facility	Lake County, IL
Transitional, Custodial, & Memory Care	94,500 SF
Skilled Nursing & Rehabilitation Facility	Lisle, IL
Transitional Care	50,600 SF
Skilled Nursing & Rehabilitation Facility	Fox Valley, IL
Transitional Care	54,000 SF

Focus Healthcare Partners	Sterling Heights, MI
Town Village Facility Memory Care Addition	\$3M, 13,369 SF

Private Developer	Mt. Pleasant, WI
Senior Living & Memory Care Community	\$25M, 180,000 SF

Covenant Village of Northbrook	Northbrook, IL
Town Center	\$28.5M, 135,000 SF
The Evergreen: Independent Living	\$22M, 121,000 SF

The Holmstad of Batavia	Batavia, IL
Building III: Independent Living	191,180 SF

Fairhaven Christian Retirement Center	Rockford, IL
Independent Living Residences	94,000 SF

Private Developer	Palm Beach Gardens, FL
CCRC Campus Master Plan	700,000 SF

Sunset House	Toledo, OH*
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Monroe Lutheran Home	Monroe, MI*
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** Experience with other firms*

THOMAS C. JEZIORSKI

PRINCIPAL IN CHARGE

Tom's experience continues with:

Mt. Clemens General Hospital	Mt. Clemens, MI*
Facilities Master Plan	
ED Renovation and Expansion	23,000 SF
New North Hospital	139,000 SF
Cancer Center Planning	50,000 SF
Oakwood Hospital	Dearborn, MI*
Facilities Master Plan	
Surgical Pavilion	190,000 SF
William Beaumont Hospital	Southfield, MI*
Facilities Master Plan	
Replacement Hospital	560,000 SF
Northwestern Medicine Central DuPage Hospital	Winfield, IL
Center Building Build-Out	\$15M, 35,000 SF
1 st , 3 rd & 5 th Floors Behavioral Health	
4 th Floor Neurology	
University of Chicago Medical Center	Chicago, IL
LDR and C-Section Renovation	
Brain Surgery Lab	
Acute Dialysis Unit	
HLA Laboratory Relocation	
Little Company of Mary Hospital	Evergreen Park, IL
Facilities Master Plan	
Little Company of Mary Hospital Outpatient Care Station West	Oaklawn, IL
Medical Office Building	45,000 SF
St. Bernard Hospital & Health Care Center	Chicago, IL
Master Plan Study for Ambulatory Center	
Facilities Master Plan	
Edward Hines Jr. V.A. Hospital	Joliet, IL
Community-Based BH Outpatient Clinic	\$9M, 65,000 SF
St. Vincent Mercy Medical Center	Toledo, OH*
Medical Office Building & Parking Structure	\$14M, 60,000 SF
New Surgery Clinic	5,000 SF
New Cardiac Cath Labs	20,000 SF
ED Renovation and Remodel	45,000 SF
Columbus St. Mary's Ozaukee Campus	Mequon, WI*
Ozaukee Campus Medical Office Building	\$12M

** Experience with other firms*



JEFFERY REINKE, NCARB

CAMPUS PLANNER

Mr. Reinke brings a depth of over 30 years of healthcare planning and design experience. His projects have won numerous awards, including the Waterbury Award, and have been featured in many publications, including Modern Healthcare. He has focused most of his career on healthcare design and implementation. In particular, he loves tackling large, complicated projects and presenting them in smaller, more manageable scales. His creativity and careful attention to function and aesthetics have led to successful and innovative spaces. His relevant experience includes:

Education

University of Wisconsin
Bachelors of Science, Architectural Studies
Master of Architecture

Registrations

Registered Architect: WI, MI, IN, NCARB Certified

Previous Affiliations

AIA: American Institute of Architects
Greater North Michigan Ave Association Member
ACE Careers in Architecture
Society for College and University Planning

Current Affiliations

Education Chair and Illinois Council
Representative, Trout Unlimited
Program Lead – Project Healing Waters Fly Fishing
at James A Lovell Federal Health Center

References

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Joe Ruiz
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Jay Wattenberg
Program Manager, Planning & Construction
Loyola University Health System
708.216.9045 | Jay.Wattenberg001@luhs.org

RYAN COMPANIES + LIFE CARE SERVICES

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Senior Living & Memory Care Community	\$26M, 204,000 SF
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Senior Living & Memory Care Community	\$29M, 205,000 SF
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Senior Living & Memory Care Community	\$30M, 207,700 SF

ARCO + TRANSITIONAL CARE MANAGEMENT

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Focus Healthcare Partners	Sterling Heights, MI
Town Village Facility Memory Care Addition	\$3M, 13,369 SF

Private Developer	Mt. Pleasant, WI
Senior Living & Memory Care Community	\$25M, 180,000 SF

Amita Health	
Adventist Bolingbrook Hospital	Bolingbrook IL
Geriatric Psychiatry Unit Renovation	\$1.6M, 15,000 SF

St. Bernard Hospital & Health Care Center	Chicago IL*
Replacement Hospital / Patient Tower	300,000 SF
Renovation of Existing Facilities	150,000 SF

Northwestern Memorial Hospital	Chicago IL*
Waterbury Award-winning Streetscape	

William Beaumont Hospital	Royal Oak MI*
Campus Master Plan, Universal Bed Floors, Birthing Center	

St. Francis Hospital	Evanston IL*
Campus Master Plan, Medical Office Studies	

Silver Cross Hospital	Joliet IL*
Focused Campus Plans; ICU; LDR Recovery Suite	

* Experience with other firms



BRENDA K. JENTINK, IIDA, EDAC

DIRECTOR OF INTERIORS, SENIOR LIVING SPECIALIST

Ms. Jentink has over 20 years of interior design experience, and a range of expertise in commercial, institutional, hospitality, assisted living / long term care, and healthcare design. As a certified evidence-based design professional (EDAC), she applies the philosophies of patient-centered care and the transformation of healthcare settings into a healing environment that benefits both patient and staff. Her strengths include planning, programming, finishes and furniture specifications, procurement, and project management. In addition to her many years of design experience, she is also an Adjunct Faculty member at William Rainey Harper College and IADT Schaumburg, where she received the 2008 Distinguished Educator of the Year Award. Her relevant experience includes:

Education

University of Wisconsin Stout
Bachelors of Science, Art

Registrations

Registered Interior Designer, WI
NCIDQ Certified, IIDA, EDAC

Affiliations

AIA Design for Aging
POE Team Member
LeadingAge
LSN
ASHE
HESNI

Speaking Engagements

AOPHA 2008
LSN 2002, 2007, 2008

Publications

Healthcare Facilities Management
May 2005, Co-Author

Awards

Distinguished Educator of the Year, 2008

References

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Denise Norman | President
Transitional Care Management
847.720.8711
dnorman@tc-mgmt.com

Herbert L. Wilson III | Assistant Director
University of Chicago Medicine
& Biological Sciences
773.834.4771

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Addison, IL

Senior Living & Memory Care Community \$30M, 207,700 SF

ARCO + TRANSITIONAL CARE MANAGEMENT

Skilled Nursing & Rehabilitation Facility

Lake County, IL

Transitional, Custodial, & Memory Care 94,500 SF

Skilled Nursing & Rehabilitation Facility

Lisle, IL

Transitional Care 50,600 SF

Skilled Nursing & Rehabilitation Facility

Fox Valley, IL

Transitional Care 54,000 SF

Focus Healthcare Partners

Sterling Heights, MI

Town Village Facility Memory Care Addition \$3M, 13,369 SF

Covenant Village of Northbrook

Northbrook, IL

Town Center \$28.5M, 135,000 SF

The Evergreen: Independent Living

\$22M, 121,000 SF

Windsor Park Manor

Carol Stream, IL

Physical Therapy Renovation

Chestnut Square at the Glen

Glenview, IL*

Independent Living Residence

\$26M, 289,000 SF

Frasier Meadows Manor

Boulder, CO*

River Hills

Keokuk, IA*

Renotta Healthcare Systems

Wray, CO*

Autumn Village

Menomonie, WI*

Arboretum of Winnie

Winnie, TX*

* Experience with other firms



BRIAN PUGH, RA
SENIOR PROJECT ARCHITECT

Mr. Pugh is proficient with the computer applications used in virtual building modeling. He uses programs like SketchUp as a tool to inform project stakeholders. He utilizes BIM (Building Information Modeling) to engage the design and construction team. In addition to his modeling expertise, as project architect, he is integral to all phases of the design and construction process. His relevant experience includes:

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Senior Living & Memory Care Community	\$25M, 180,000 SF

Northwestern Medicine	Winfield IL
Central DuPage Hospital	
Center Building Build-Out	\$13M, 44,000 SF
1 st , 3 rd , & 5 th Floors Behavioral Health, 4 th Floor Neurology	
Outpatient Behavioral Health Building	\$11M / 36,510 SF
New 2-Story Replacement Building	
GI Lab Renovation and Expansion	13,000 SF
Multi-Phase GI Lab Facility, Occupied Throughout Construction	

Jabil Circuits	St. Petersburg FL
R&D Lab Renovation + New 6-Story Facility	310,000 SF

Little Company of Mary Hospital	Evergreen Park IL
Outpatient CareStation West	45,000 SF
ICU Renovation	

Jesse Brown V.A. Medical Center	Chicago IL
Dental Clinic Expansion	
5 th Floor Cardiology, Vascular, Pain Clinic	

Edward Hines Jr. V.A. Hospital	Joliet IL
Community-Based BH Outpatient Clinic	\$9M, 65,000SF

Education

University of Illinois at Urbana Champaign
Bachelors of Science, Architectural Studies
Master of Architecture

Registrations

Registered Architect: Illinois

References

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ERIKA BERKEY, LEED-AP PROGRAM / PLANNER

Ms. Berkey has 15 years of experience, which includes seven years practicing architectural, planning, and interior design in China for a diverse range of projects – including healthcare, senior living, mixed-use, corporate, retail, and residential. She returned to Chicago and to PFB Architects to lend her international experience in the focus of project and team management, site evaluation, master planning, programming, sustainable analysis, and interior design. She approaches each project with a focus on plan efficiencies and environmentally-sound design. Her strengths include idea generation, conceptualization, organization, documentation, and project standardization. Her relevant experience includes:

Education

International Academy of Design and Technology
Bachelors of Science, Interior Architecture

Registrations

IIDA: International Interior Design Association
Green Building Certification Institute: LEED-AP

Awards

GreenBuild Legacy Project
LEED-Platinum Certification

References

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RYAN COMPANIES + LIFE CARE SERVICES

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The Holmstad of Batavia	Batavia, IL
Building III: Independent Living	191,180 SF

Fairhaven Christian Retirement Center	Rockford, IL
Independent Living Residences	94,000 SF

Shengjing Hospital	Dalian CN*
Multi-Phased Replacement Hospital	180,950m ² / 1,947,730 SF

Little Company of Mary Hospital	Evergreen Park IL
Outpatient CareStation Southwest	9,000 SF

Northwestern Memorial HealthCare	Chicago IL
Behavioral Health Risk Assessment and Implementation Plan	

** Experience with other firms*



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