



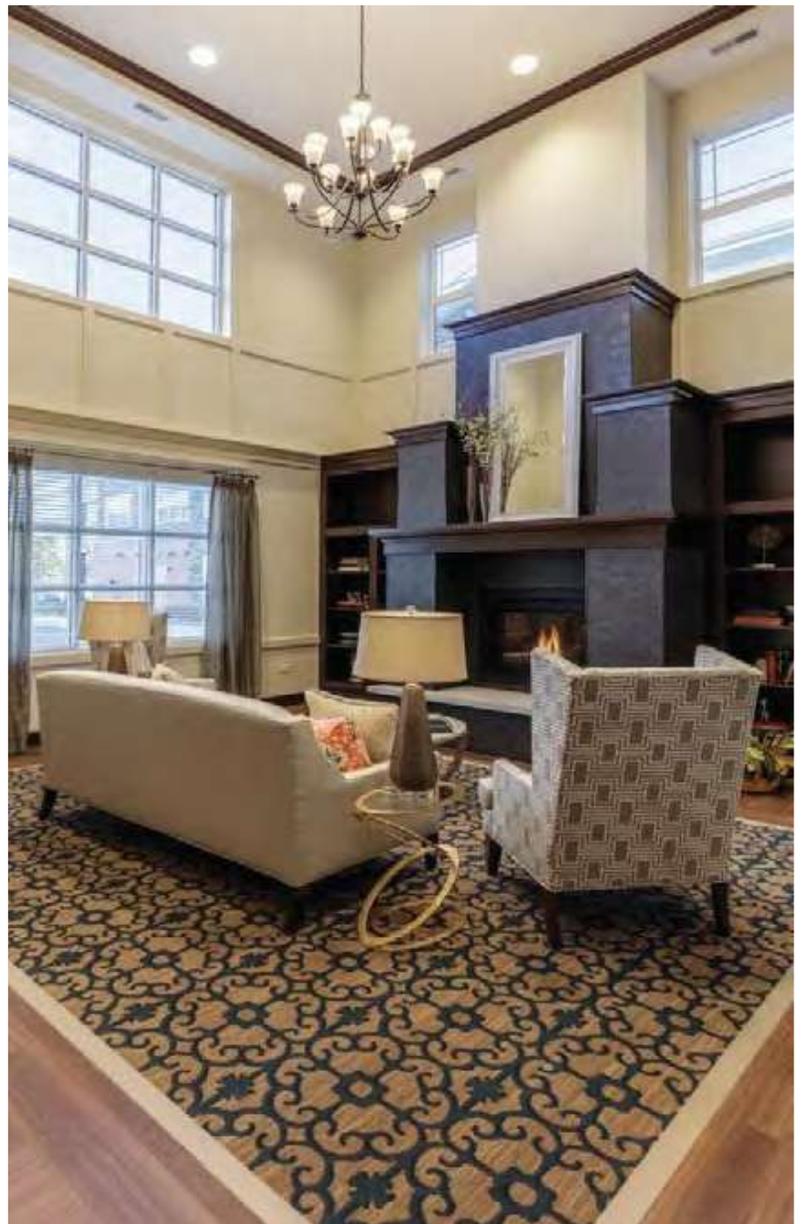
**pfb** architects  
Architecture • Interiors • Planning

ARCHITECTURE INTERIORS PLANNING

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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.



## 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 31 professionals, offering the benefits of specialized senior care architects with small-firm responsiveness.

Our office in Chicago allow us to best serve both our regional and national clients.

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.

We 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 senior trends and community goals.**

Today's senior living campuses 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.

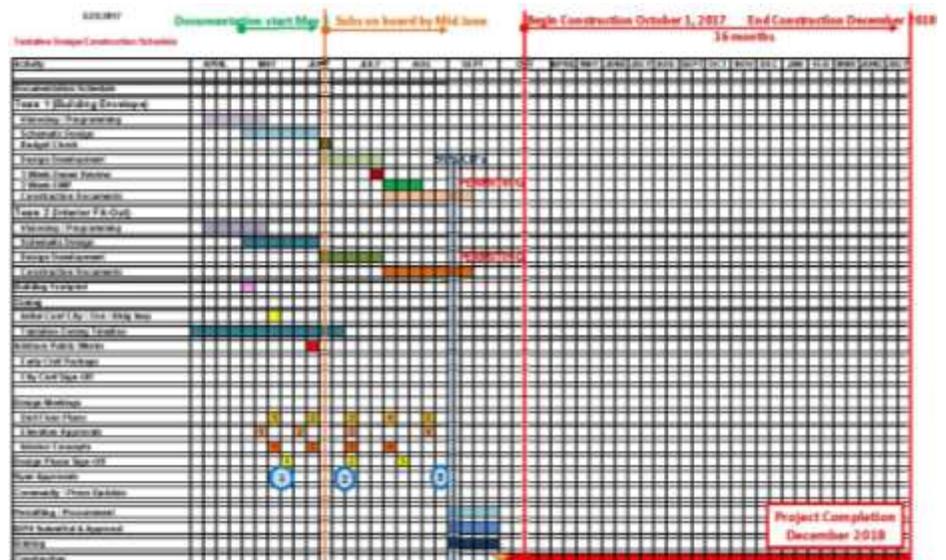
**Scope Management** – The more information associated with and definition given to a project in its earliest stages will ensure a successful, consistent outcome.

**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 considers the flexibility and adaptability of a senior care community over time to create projects designed for change. Your new construction can be poised for eventual evolution.



When designing for aging populations, sensory loss, limited mobility, and memory care should be taken into consideration at the outset, to allow residents to age in place as long as possible, and then move within the facility's offerings as needed. Independent living units are designed to maximize adaptability, accessibility, maneuverability, and flexibility, while providing the functionality and comfort residents prefer. Plans are open, with minimal obstructions. Doors are sized generously, as are room clearances. Large windows provide natural light and expansive views.

To optimize a facility's growth and potential shift in population, we design for change: in this example, a two-bed, two-bath unit can be easily converted into two separate one-bedroom Assisted Living Units.

PFB utilizes our extensive knowledge in designing for sensory loss and memory care to provide safe environments for aging.

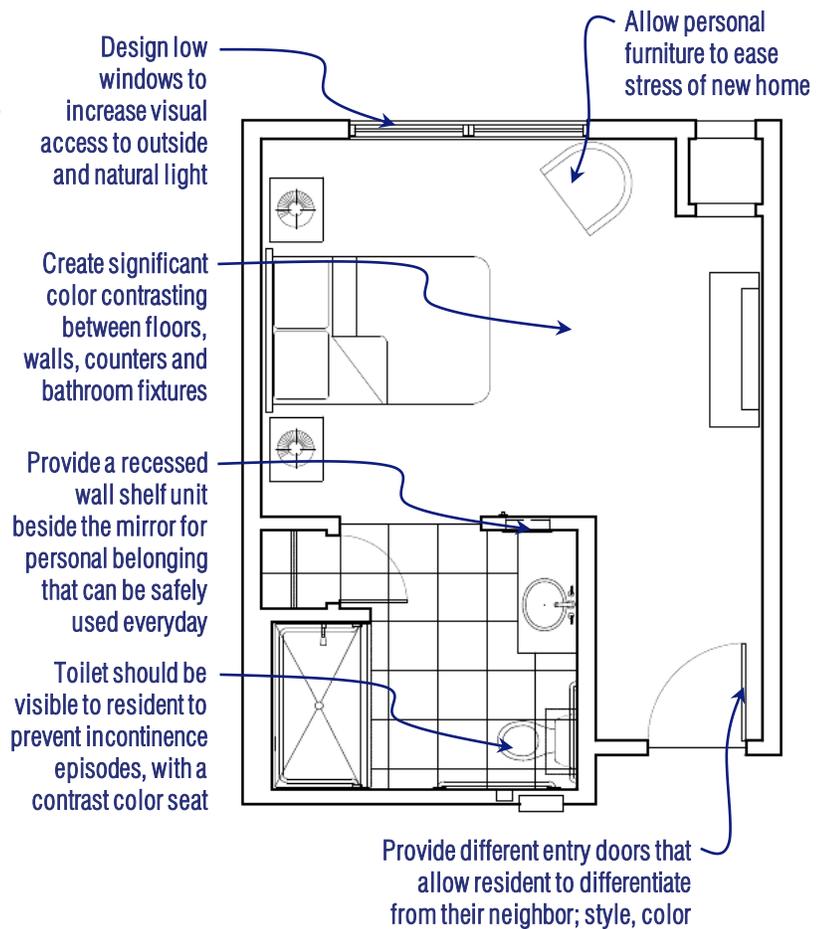
In addition to the resident unit strategies outlined in the adjacent diagram, below are additional design principles to consider for memory care residents:

### Design for Healthy and Enjoyable Eating

- Design eating areas with views to gardens or other outdoor spaces.
- Provide acoustic treatment in dining areas to minimize noise.
- Plan for commercial quality appliances with a residential look in the activity kitchen.
- Plan for flexibility in dining so friends or family members can cook and eat a meal with others or in privacy.
- Provide carpet, or non-glare, low sheen floor covering in dining.
- Create raised-bed vegetable and herb gardens with close access to the activity kitchen or dining room.

### Design for Personal Enjoyment

- Create a foyer at the facility entrance with a place for coats and hats to provide a transitional entry space for the visitors and residents.
- Use “clustering” to reduce building scale and avoid institutional style buildings.
- Cluster Resident Apartments around a central living space to minimize long corridors.
- Provide a purpose-built relaxation room with colored lights, soft music, and attractive textures as a quiet comfortable space.
- Design gardens and outdoor spaces for leisure activities, including barbeque and outdoor eating areas, walking routes with different sensory experiences i.e. fish pond (without fall hazards), shed, etc.



### Design for Staff Needs

- Use new technology to improve safety and independence, supporting person-centered care by staff.
- Provide space for easy storage and movement of equipment.
- Provide secure areas for storage and dispensing medication.
- Ensure ensuite bedrooms are visible and accessible to staff.
- Provide physical activity and relaxation areas staff can use, such as a fitness center, showers, a beauty salon, and spiritual space.
- Include a quiet, comfortable area for staff rest and relaxation with secure storage for personal belongings.

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.

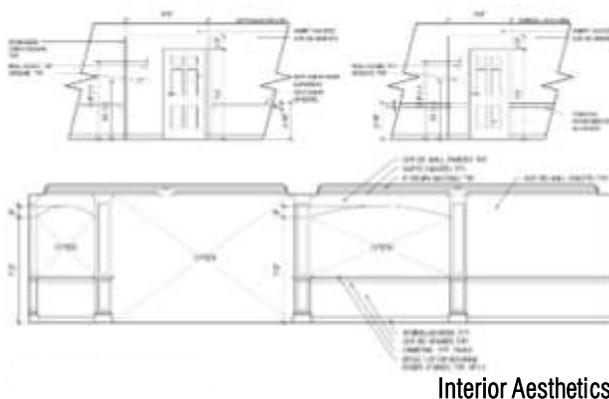
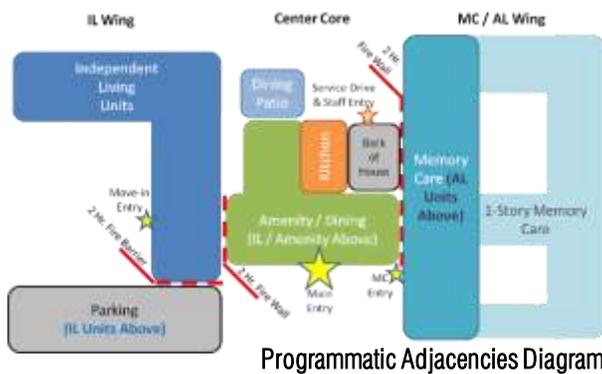
Our Standards Documents are typically organized into four sections:

- 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

<h3>1</h3>	<p><b>3-Acre Greenfield Site</b></p> <ul style="list-style-type: none"> <li><b>Site Size:</b> 3-acres</li> <li><b>Parking:</b> 142 Stalls (36 in garage)</li> <li><b>Unit Mix:</b> 100 Independent, 54 Assisted, 18 Memory Care</li> <li><b>Footprint:</b> 225' x 320'</li> <li><b>Stories:</b> 6-Story IL, 4-Story AL / MC</li> <li><b>Construction:</b> 4-Story Wood, 6-Story Non-Combustible</li> </ul>
<b>Scenario 1</b>	
<h3>2</h3>	<p><b>4-Acre Greenfield Site</b></p> <ul style="list-style-type: none"> <li><b>Site Size:</b> 4-acres</li> <li><b>Parking:</b> 151 Stalls (15 in garage)</li> <li><b>Unit Mix:</b> 100 Independent, 54 Assisted, 38 Memory Care</li> <li><b>Footprint:</b> 225' x 375'</li> <li><b>Stories:</b> 5-Story IL, 4-Story AL / MC</li> <li><b>Construction:</b> 4-Story Protected Wood, 5-Story Concrete Podium w/ 4-Story Wood Above</li> </ul>
<b>Scenario 2</b>	
<h3>3</h3>	<p><b>8-Acre Greenfield Site</b></p> <ul style="list-style-type: none"> <li><b>Site Size:</b> 8-acres</li> <li><b>Parking:</b> 152 Stalls (29 in garage)</li> <li><b>Unit Mix:</b> 100 Independent, 54 Assisted, 54 Memory Care</li> <li><b>Footprint:</b> 271' x 534'</li> <li><b>Stories:</b> 3-Story IL, 3-Story AL / MC</li> <li><b>Construction:</b> All Protected Wood</li> </ul>
<b>Scenario 3</b>	

## 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)

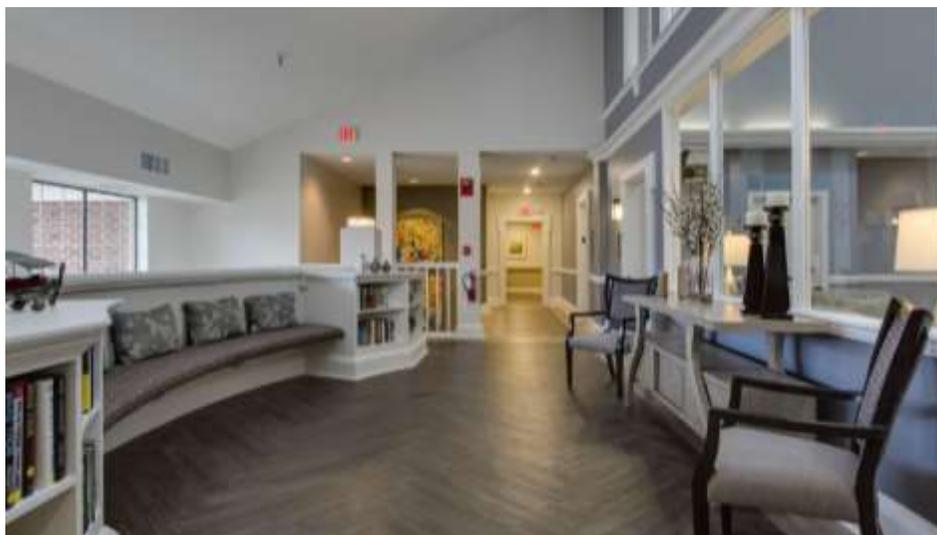
### Medium Cost Infrastructure Upgrades *(resident comfort and needs)*

- 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.



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.

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

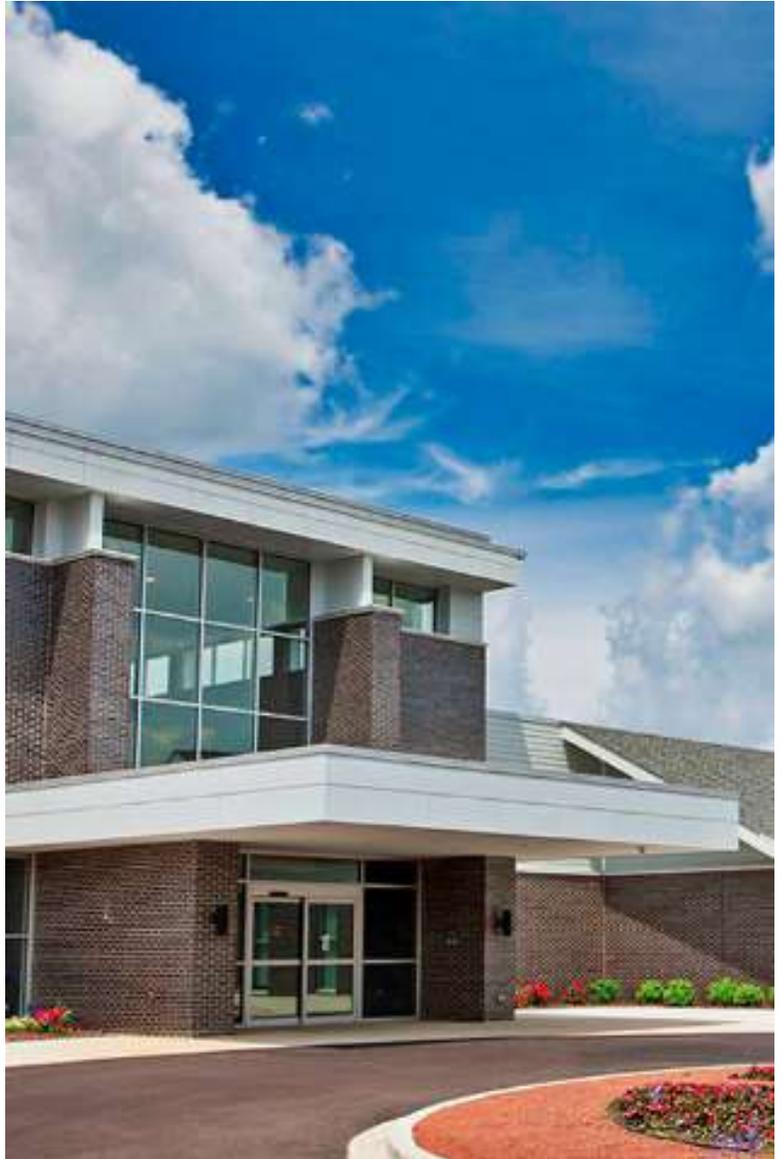


PFB has a long history of successful construction administration, and has identified key activities to a successful construction phase on every project.

- 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 been involved in many HUD / FHA / government-subsidized affordable housing projects.**

Thrive Lake County	Mundelein, IL
Thrive Lisle	Lisle, IL
Thrive Fox Valley	Aurora, IL
Golden Tower	Covington, KY
North Bend Crossing	Cincinnati, OH
St. Joseph's Senior Residence	Fort Wayne, IN
St. Catherine's Senior Residence	Chicago, IL
St. Mary's Senior Residence	Gary, IN
Rudd Housing Phase I & II	Anchorage, AK
Self Reliance	Temple Terrace, FL
Seward Square	Minneapolis, MN
Sucson Jewish Senior Housing	Tucson, AZ
Twin Bridges Senior Housing	Twin Bridges, MT
Olds Hall	St. Augustine, FL
Rosa Coplon Alzheimer Unit	Buffalo, NY
Ataxia Foundation Housing	Minneapolis MN
Ataxia Foundation Housing	St. Paul, MN
Eighth Street Lofts	Cincinnati, OH
Park Eden	Cincinnati, OH
General Health, Inc. Retirement Center	Baton Rouge, LO
Parmly Retirement Village	Chisago, MN
Riverarch Retirement Village	St. Augustine, FL
St. John's Welfare Federation	St. Augustine, FL
White Mountain Apache Nursing Home	White River, AZ





**PFB has strategic relationships and partnerships with many Chicago area engineers and contractors, as well as 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, Charles Hall Construction, Elements Hospitality.

## 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.

The image is a vertical split. The left side shows a faded, daytime view of a large, multi-story senior living building with a prominent portico supported by white columns. An American flag is visible on a tall pole to the left. The right side shows a similar view of the same building at dusk or night, with interior and exterior lights glowing, highlighting the brick and white siding. The text is overlaid on the left side.

**2.0**

**SENIOR  
LIVING  
EXPERIENCE**



Independent Living Lobby Reception

- Scope:** Exterior Refresh  
Interior Amenities, FF&E,  
Signage, Artwork
- Firm Role:** Planning, SD, DD, CD, CA, FFE
- Cost:** \$13M

## FOCUS HEALTHCARE PARTNERS

### Atrium Village

Owing Mills, MD

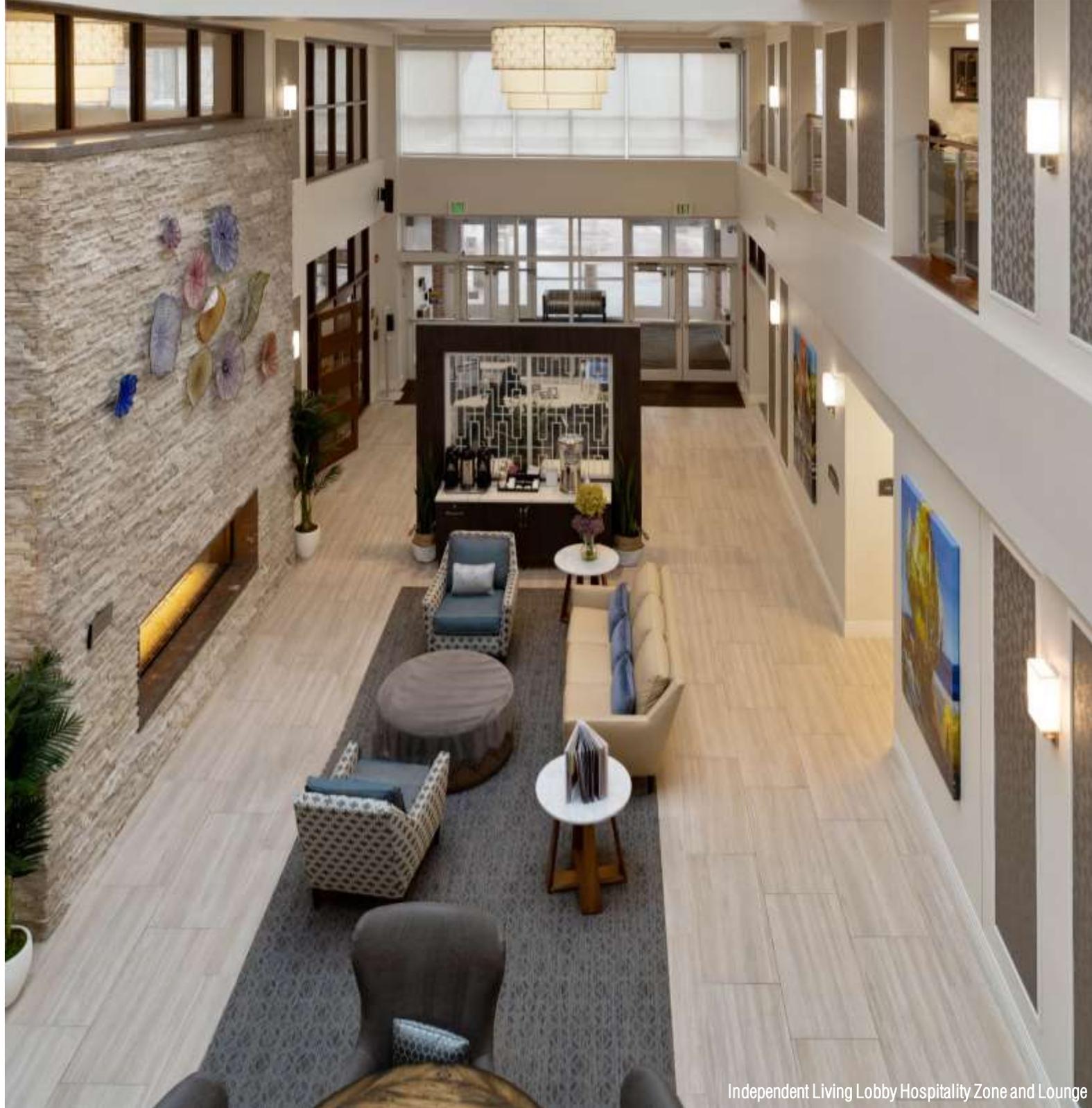
Atrium Village offers unique senior living in the Baltimore, MD area. This 20th anniversary transformation creates a next-generation experience, incorporating modern architecture and elegant design with welcoming hospitality, accentuating new amenities, activities, and services for 187 Independent, 58 Assisted, and 20 Memory Care residences.

Renovations began with units and corridors, upgrading finishes and fixtures throughout, with artwork, signage, accent paint and flooring to differentiate both floor and acuity.



Existing Lobby

In the commons, the underutilized lobby was subdivided into a hospitality area and adjacent lounge. A new promenade draws residents and guests to central amenities, including multipurpose, bistro, dining room, and connection to Assisted and Memory Care.



Independent Living Lobby Hospitality Zone and Lounge

## **FOCUS HEALTHCARE PARTNERS**

### **Atrium Village**

*Continued ...*

Viewed from above the Promenade, with a peek of the Fireside Lounge overlooking to the right, the Independent Living Lobby reception area at the main entry shares a custom-etched glass screen wall with a hospitality and beverage station, creating a tranquil guest area. A double-sided, two-story fireplace divides the Lobby and Lounge, with glass and wood doors swinging 180° to maximize functionality. A Multipurpose Room – which serves as a Theater and Activity space – is accessed through the Lounge or Promenade. The Bistro is adjacent to Multipurpose, allowing it to serve movie events, in addition to its functionality as a grab-and-go. The Bistro and Dining Room are designed with sliding doors to resize rooms depending on time of day and offered service.



Multipurpose Room: Set for Theater Event



Bistro: View from Promenade



Bistro: View to Promenade

## FOCUS HEALTHCARE PARTNERS

### Atrium Village

*Continued ...*

Wood and glass sliding doors from both the Promenade and the Lounge allow the Multipurpose Room (top photo) to flow and adjust throughout the day. With a grand piano and a full AV system – including a projector and drop-down screen – the room can be set up for musical guests and movie nights, or the nesting occasional tables can be stored and replaced with hinged four-top round tables for activities and casino nights. The Bistro, in view across the Promenade, allows events of all types to be served easily.

The Bistro (bottom photos) is a bright, airy space for grab-and-go all-day casual dining and events. Wood and glass sliding doors offer additional functionality, allowing the Bistro to expand and contract based on time of day and serving needs, with the southern end opening into the Independent Living Dining for overflow seating at busy meal services. On the exterior, storefront doors were added to open the Bistro to a new outdoor patio with lounge and tabletop seating.



Independent Living Dining



Independent Living Dining



Existing Independent Living Dining

## FOCUS HEALTHCARE PARTNERS

### Atrium Village

*Continued ...*

Adjacent to the Bistro, the Independent Living Dining room features a variety of seating options, from pillow-lined high-backed banquettes to high- and barrel-backed chairs. The materiality and scale of the Lobby is reflected in Dining, as seating groups are separated by a central double-sided stacked stone fireplace with televisions and limestone niche features, as well as a wood and custom-etched glass wall. An outdoor patio, beyond, offers additional seating on temperate days. Far from the dark and heavy space of the past, the renovated dining room is bright and lively, greatly improving satisfaction for both the residents and staff.



Fireside Lounge



Library



Art Studio

## FOCUS HEALTHCARE PARTNERS

### Atrium Village

*Continued ...*

Overlooking the two-story Lobby, the Fireside Lounge offers an active and engaging space for residents. A soft-seating group provides a touch-point in front of the fireplace, or a seat for residents to wait their turn at the shuffleboard table behind. Bistro tables surround a billiards table, which has a wood top to allow for seated large-group programming, as well. New millwork provides ample storage for games and supplies, as well as countertop for snack and beverage service during events. Upper floors offer additional amenities, including an Art Studio, Library, and Fitness Room.



Fitness



Assisted Living and Memory Care Lobby



Assisted Living and Memory Care Lobby



Existing Assisted Living and Memory Care Lobby

## FOCUS HEALTHCARE PARTNERS

### Atrium Village

*Continued ...*

The existing Assisted Living and Memory Care lobby was a lounge of mis-matched seating and dated finishes, with an unused fireplace. The grandeur of the 2-story Independent Living Lobby is captured in the smaller-scale Assisted and Memory Care Lobby, with a stacked stone three-sided fireplace separating the reception desk from a comfortable seating group. The cooler hues of the Independent Lobby give way to warm tones in Assisted, turning a once-forgotten space into an inviting, purposeful welcome for residents and guests. The new lobby opens into the Assisted Living Bistro and Dining Room, to encourage residents and guests to congregate in the activated spaces.



Assisted Living Activities, Dining and Bistro Beyond



Colonnade and Assisted Living Activities



Existing Assisted Living Dining

## FOCUS HEALTHCARE PARTNERS

### Atrium Village

*Continued ...*

Once dark and enclosed, the former Assisted Living Dining becomes an Activities center. A stacked stone double-sided fireplace with televisions and limestone niches separates the table-seated area from a quiet soft-seated lounge. A colonnade marches to the Assisted Living Lobby, with Assisted Living Dining and Bistro – an expansive space created by relocating cramped staff functions – beyond. More than doubling the AL common areas allows for greater flexibility in programming and service for residents of this acuity.

Also included in scope were infrastructure improvements, including new HVAC split systems, DOAS units, phone system backbone, whole-building wifi, and refrigerant line upgrades, exterior cleaning and sealing, and the modernization of 3 traction elevators.



Corridor Accent Paint and Flooring Differentiate Floors



Third Floor Lounge



Fifth Floor Lounge



Card Room



Men's Lounge



Ogden Avenue Rendering



Ogden Avenue Rendering

**[PRIVATE DEVELOPER]**  
**Senior Living Facility**  
 Hinsdale, IL

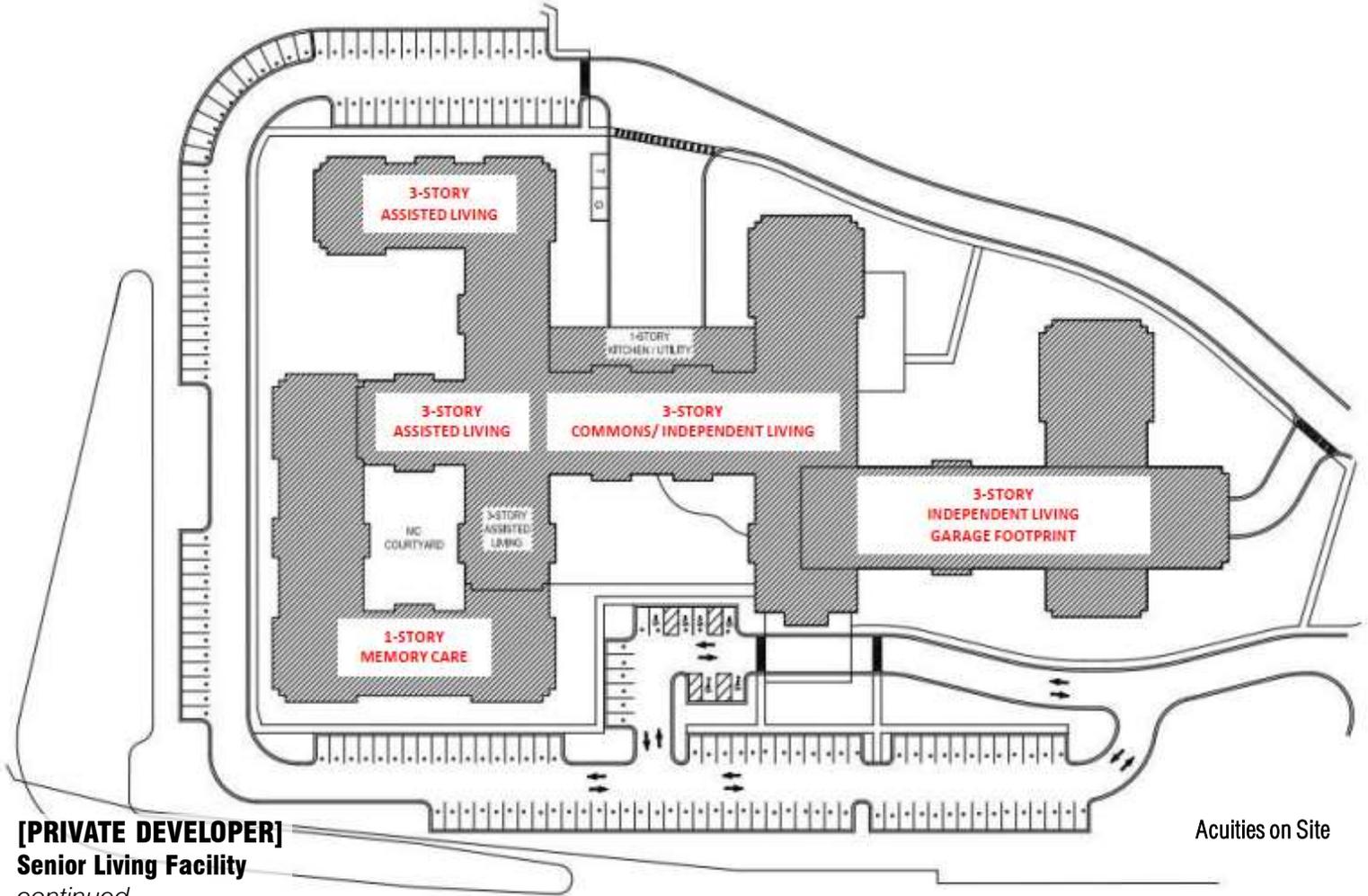
**Project Size:** 212,257 SF  
**Firm Role:** Planning, SD, DD, CD, CA  
**Cost:** \$30M Est.

**Unit Count:** 234 Units  
**Unit Mix:** 130 Independent  
 64 Assisted  
 40 Memory Care

After an initial series of studies to update and expand an existing two-story building atop a one-story podium into a Senior Living Community, the decision was made to raze the existing structure in favor of all new construction. The site is prominent but tricky, with a large flood plain which would need to be avoided by all construction. Because local authorities required a minimal façade on the main road, the building turns its back to the traffic, presenting small, two-story projections on the approach, with a three-story expanse on the sloping north side of the property.



Main Entry Aerial Rendering



Despite the site challenges, PFB Architects met the programmatic requirements and desired unit mixes, and this project is the most efficient, to-date. To reinforce the facility's presence within an established 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. Residents enjoy eye-catching courtyards and attractive landscaping on the grounds.



Commons Building Bistro and Lobby Rendering

- Scope:** Exterior Refresh  
Interior Amenities, FF&E,  
Signage, Artwork
- Firm Role:** Planning, SD, DD, CD, CA, FFE
- Cost:** \$6.2M

**FOCUS HEALTHCARE PARTNERS**  
**Fountain View Village**  
 Fountain Hills, AZ

Fountain View Village offers unique senior living in the Phoenix, AZ area. This renovation offers a next-generation experience, with updated architecture and design creating welcoming hospitality, amenities, activities, and services.

Renovations began with units and corridors, upgrading finishes and fixtures throughout, with artwork, signage, accent paint and flooring to differentiate both floor and acuity.

In the Commons Building, a tired Bistro off the main lobby is transformed with refined finishes and furniture, and the lobby is reworked to Improve functionality. The furniture desk is replaced with stone and wood millwork. A custom-built hospitality station tucks into a newly-created niche, and package storage is out of view but within easy access of the front door, hidden on the reverse side of a new feature wall with concealed LED strip lights behind the reception desk.



Commons Building Existing Bistro with Lobby Beyond



Commons Building Central Rotunda Rendering

## FOCUS HEALTHCARE PARTNERS

### Fountain View Village

*Continued ...*

The two-story Commons Building central Rotunda had great bones, with a glass-enclosed elevator, large-format pendant fixtures, and clerestory windows letting in ample Arizona sun, but the finishes were worn and dated. The renovation replaces a millwork display cabinet in front of the elevator with a double-sided stacked-stone fireplace – allowing views into and out of the elevator while creating a feature element in the large space. Columns are treated with trimmed-out geometric wallcovering in a dark brown to coordinate with the existing railing system. Shell-shaped sconces are replaced with modern curved fixtures, and the room height is highlighted, visually, with a subtle change in paint color, lightening at each section of existing trim. Existing beams on the ceiling are accentuated with a wood-look treatment. Overall, the space becomes a modern but comfortable study in contrast.

In the dark, enclosed Pub, beyond, walls are removed to open it to the adjacent Rotunda, allowing these two entertainment zones to connect and offer additional functionality for planned events and chance encounters. Updated finishes within the Pub create visual continuity throughout the first floor of the Commons, as well.



Commons Building Existing Rotunda



Commons Building Independent Living Dining Rendering

**FOCUS HEALTHCARE PARTNERS**  
**Fountain View Village**

*Continued ...*

On the second floor of the Commons, the adjacent Independent and Assisted Living Dining rooms are treated to updated finishes, fixtures, and furniture, creating bright, inviting spaces for meals and connection. Full-length mirrors along the corridor side of the rooms are replaced with impact-resistant quartz-wrapped walker storage niches and abstract arrow-head motif glass-enclosed wine racks above, offering a visibility to and from surrounding spaces while maintaining separation of functions.

Rounding out the amenities on the second floor, Private Dining, Multipurpose, and Library also receive new finishes, fixtures, and furnishings.



Commons Building Existing Independent Living Dining



Building C Assisted Living Fountain View Lounge Rendering

**FOCUS HEALTHCARE PARTNERS**

**Fountain View Village**

*Continued ...*

Connecting the Assisted Living Building to the Central Commons is a two-story lounge, currently underutilized with an assortment of tables and chairs and a small piano. The space receives a major upgrade, bringing into the space elements of the Commons Rotunda. A low-slung stacked-stone fireplace with flanking pilasters accentuates the two-story volume while maintaining an intimate, human scale. A purpose-driven soft seating group faces the fireplace, featuring four swivel chairs to allow residents to turn and take in the hourly show of the Fountain Hills fountain in the distance. Additional functionality is address within the space with a mini library tucked under within the one-story area – full-height shelves flank two computer stations. The piano joins the library zone for planned or impromptu sing-alongs.



Building C Existing Assisted Living Lounge



Main Entry

**Project Size:** 50,600 SF  
**Firm Role:** Planning, SD, DD, CD, CA  
**Cost:** \$12.3M  
**Bed Count:** 68 Beds  
**Bed Mix:** 8 Semi-Private  
 52 Private

Plan Legend	
Transitional	<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90;"></span>
Office	<span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9;"></span>
Support	<span style="display:inline-block; width:15px; height:15px; background-color:#FFA500;"></span>
Circulation	<span style="display:inline-block; width:15px; height:15px; background-color:#D2B48C;"></span>



Aerial Construction Progress



**THRIVE LISLE**  
**Skilled Nursing and Rehabilitation Facility**  
 Lisle, IL

The Thrive Lisle facility provides beds for Transitional Care patients in the surrounding 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.



Lobby



Guest Suite



Physical Therapy Gym

**THRIVE LISLE**  
**Skilled Nursing and Rehabilitation Facility**

*continued ...*

PFB assisted the Developer and Facility Operator in generating a brand standard for the Thrive Product. Lisle is the first of three new buildings that are constructed under the Thrive flagship. Interior architecture, material, and furniture selection create the high-end hospitality aesthetic that reinforces their brand statement. PFB crafted a cohesive expression from the point of guest entry at the main lobby, through expansive dining and activity spaces, into connecting corridors and ultimately in each guest suite.



Main Entry

**Project Size:** 94,500 SF  
**Firm Role:** Planning, SD, DD, CD, CA  
**Cost:** \$21.5M  
**Unit Count:** 127 Units | 185 Beds  
**Unit Mix:** 79 Transitional Care  
 56 Custodial Care  
 50 Memory Care



Aerial Construction Progress



Plan Legend			
Transitional Care		Support	
Custodial Care		Office	
Memory Care		Circulation	

**THRIVE LAKE COUNTY**  
**Skilled Nursing and Rehabilitation Facility**  
 Mundelein, IL

The Thrive Lake County Project was developed as a replacement facility for the aging Winchester House Lake County Home, with a hospitality-based Transitional Care program added to the relocated Winchester House Memory Care and Custodial Care beds. 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. Interior design continues the brand standards developed for the Thrive Lisle Project to deliver a hospitality-centered experience for guests.



Entry Drive

**Project Size:** 50,600 SF  
**Firm Role:** Planning, SD, DD, CD, CA  
**Cost:** \$14M  
**Bed Count:** 68 Beds  
**Bed Mix:** 8 Semi-Private  
52 Private



Aerial Construction Progress

**THRIVE FOX VALLEY**  
**Skilled Nursing and Rehabilitation Facility**  
Aurora, IL

Thrive Fox Valley represents the third project under the Thrive Skilled Nursing Brand. The property built upon the standards and design of the Thrive Lisle “sister” facility to provide hospitality-driven services to short-term rehabilitation guests. The design and construction team utilized the framework from Lisle to deliver the Fox Valley Project 4-months sooner than originally expected.



Patient Wing Façade



Main Entry

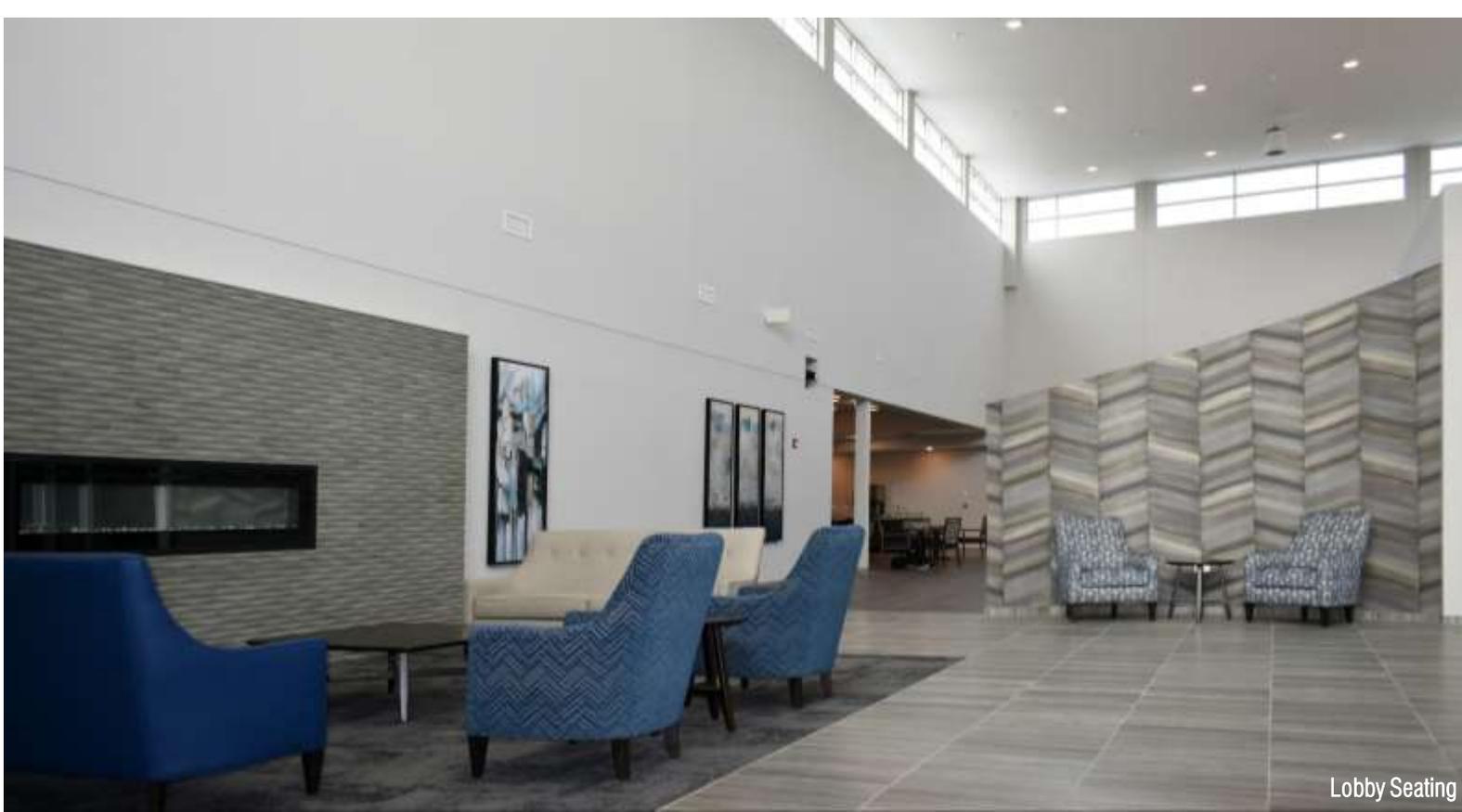


Patient Courtyard

**THRIVE FOX VALLEY**  
**Skilled Nursing and Rehabilitation Facility**

*Continued ...*

The one-story building's exterior is designed to reflect the surrounding context of the community while maintaining the Thrive brand. This look is incorporated into the design through both the varying roof lines and materiality.



Lobby Seating



Dining and Activity



Reception

## **THRIVE FOX VALLEY Skilled Nursing and Rehabilitation Facility**

*Continued ...*

Interior architecture, material, and furniture selection create the high-end hospitality aesthetic that reinforces the Thrive brand. PFB crafted a cohesive expression from the point of guest entry at the main lobby, through expansive dining and activity spaces, into connecting corridors and ultimately in each guest suite.



Existing Arbors Entry (Assisted Living & Memory Care)



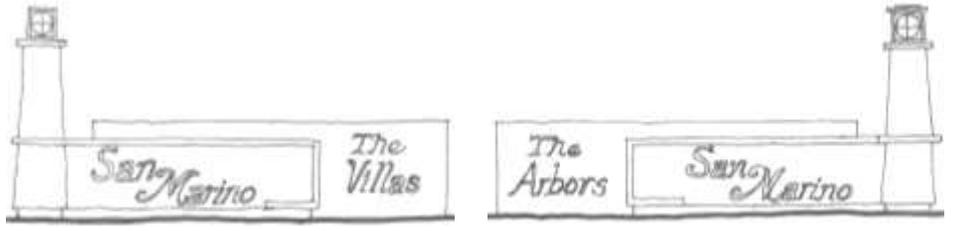
Existing Villas Entry (Independent Living)



Updated Arbors Entry (Assisted Living & Memory Care)



Updated Villas Entry (Independent Living)



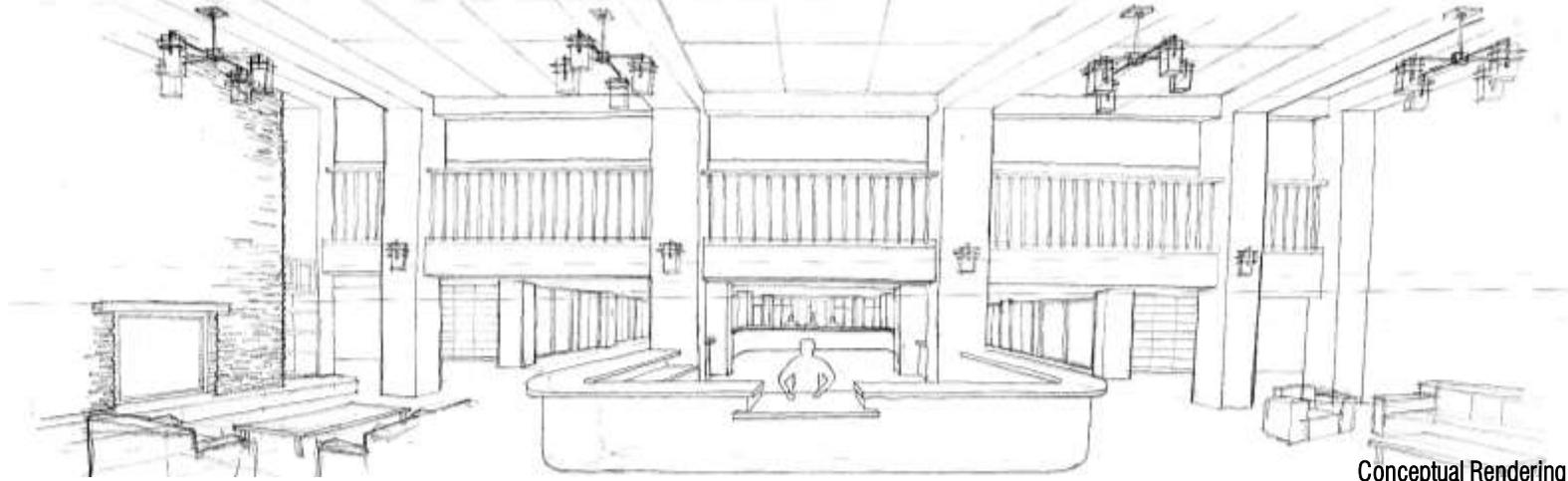
Conceptual Monument Signage

**FOCUS HEALTHCARE PARTNERS**  
**San Marino Retirement Community**  
 Westminster, CO

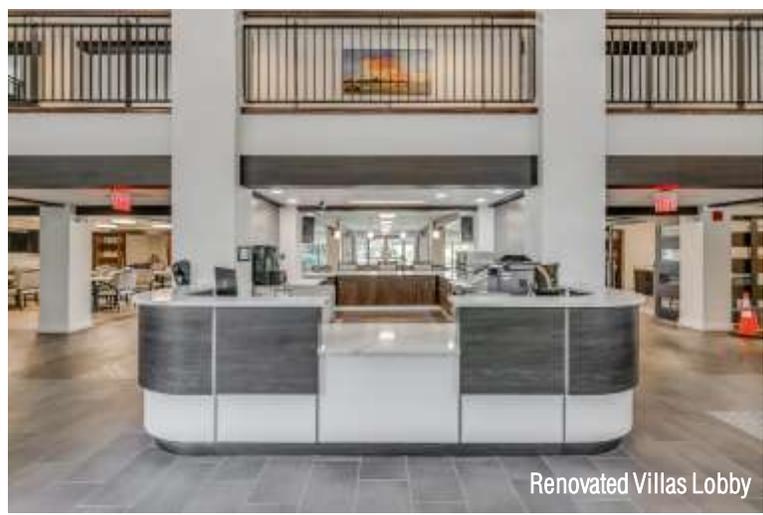
**Scope:** Exterior Refresh  
 Interior Amenities: FF&E, Signage, Artwork  
**Firm Role:** Planning, SD, DD, CD, CA  
**Cost:** \$5.2M

The San Marino Retirement Community consists of (3) separate buildings: Villas and Villa Estates are for Independent Living Residents and the Arbors building is for Assisted Living and Memory Care Residents. Entry identification for the three separate buildings was improved with the addition of monumental signage.

Improvements to the front entries for the Villas and Arbors buildings included the addition of new column accent trim, light fixtures, transom windows and decorative faux beams. Once complete, residents and their families will be welcomed with a more aesthetically pleasing front entry.



Conceptual Rendering



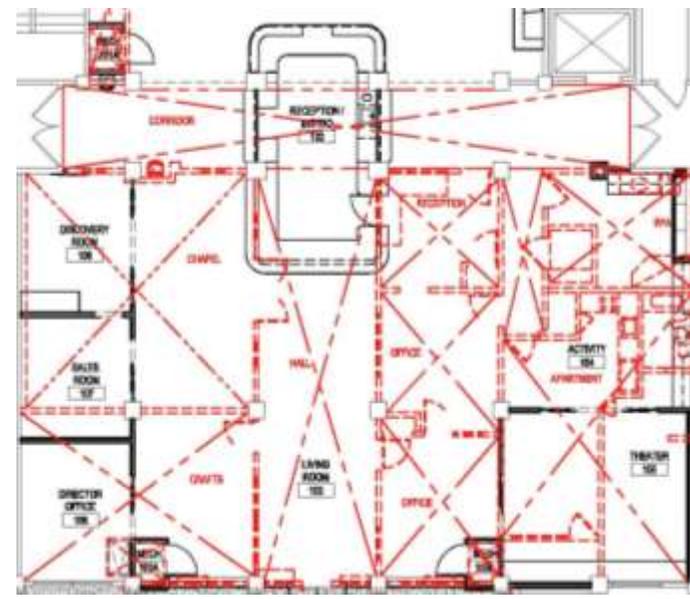
Renovated Villas Lobby



Existing Villas Lobby



New Villas Lobby Fireplace



Demolition Plan Overlay in Red on New Construction Plan

**FOCUS HEALTHCARE PARTNERS**  
**San Marino Retirement Community**  
*Continued ...*

The interior of the lobby in the Villas building was enhanced with upgraded furniture and finishes, railings, window treatments, and lighting fixtures. By eliminating the pony wall and adding a 2-story fireplace and faux beams, the lobby provides residents with a multi-functional retreat to visit with family members or order their favorite beverage from the bistro.



Bistro and Reception



Bistro and Living Room



Living Room



View of Theater from Living Room



Activities



**FOCUS HEALTHCARE PARTNERS**  
**San Marino Retirement Community**

*Continued ...*

The Independent Living Dining Room located on the second floor of the Villas building was refreshed and brightened with new finishes and furniture. The fireplace was treated with stacked stone to match the new fireplace in the first floor lobby. New metal railings and stained molding throughout enhance the overall design aesthetic while reinforcing the connection between the three floors of common areas.



Arbors Lobby Rendering



Existing Arbors Lobby



Existing Arbors Lobby Seating Niche



Existing Arbors Lobby Stair

**FOCUS HEALTHCARE PARTNERS**  
**San Marino Retirement Community**

*Continued ...*

To maintain consistency throughout the campus, the lobby of the Arbors Building – housing Assisted Living and Memory Care residents – was updated with new furniture and finishes, railings, window treatments, and light fixtures. The existing dining room was opened to the corridor and received a new bistro and server station, taking an enclosed space and creating an inviting, active area. Across the hall, a dark fireside lounge was refreshed to create a relaxing, cheerful space.



**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



Independent Living Dining Room



2-Story Living Room

**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.



Concierge Desk



Bistro



Bistro Seating

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

Upon entering the Clarendale of Addison, residents and guests are greeted by concierge services and high-end, hospitality-driven amenity spaces. A two-story living room with monumental fireplace flanks the main entry. Large open areas connect the front entry to lounges and dining rooms available to Independent and Assisted Living residents.





Second Floor Lounge



Private Dining



Second Floor Lounge



Seating Lounge

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

Memory Care at the Clarendale of Addison is organized into two 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 Dining and Country Kitchen



Memory Care Courtyard



Activity Lounge New Millwork Media Wall with Hidden Doors to Storage, Beyond

**Scope:** Conversion of IL to AL Units, Amenities Redesign, FF&E, Signage, Artwork, Model Units

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

**Cost:** \$1.4M



Existing Activity Lounge and Storage Room Doors

**FOCUS HEALTHCARE PARTNERS**  
**Summit of Uptown**  
 Park Ridge, IL

The Summit of Uptown consists of four buildings. Originally constructed as a hotel in 1961, two additional wings were constructed in 1986 as part of a conversion to a senior living facility. Most recently renovated in 2017, the facility’s amenities required very little updating; minor changes were made to increase functionality and adapt for changing acuties.

New millwork was designed for the existing Activity Lounge adjacent to the main entry to maintain functionality and access to storage closets while minimizing the wall of doors.

Also on the main level, an existing unit was replaced by an Office and Wellness Center, which were relocated to accommodate a new Assisted Living Dining and Activity space for higher-acuity residents living in that wing of the building. The new Dining room opens onto an existing courtyard, which provides an abundance of natural light into room and corridor, beyond.



## FOCUS HEALTHCARE PARTNERS

### Summit of Uptown

*Continued ...*

The main scope of renovation occurred in the common corridors of all buildings, as well as the conversion of the Summit Avenue Wing 2<sup>nd</sup> floor from Independent to Assisted Living. Four one-bedroom and two two-bedroom Independent Living units were converted to twelve studios and one one-bedroom Assisted Living units. Five of the new studios are designed as adaptable, complying with local accessibility code.

All new Assisted Living studios include kitchenettes and roll-in showers. Granite countertops throughout pop atop dark wood millwork and warm-toned wood-look luxury vinyl tile. Units are spacious and offer generous closets, as well.



Accessible Studio Unit Bed Wall



Accessible Studio Unit Entertainment Wall

**FOCUS HEALTHCARE PARTNERS  
Summit of Uptown**

*Continued ...*

PFB Architects provided model unit design and specifications for a one-bed and an accessible studio, as well, and oversaw the procurement and installation for a turnkey solution. Upscale furniture, accessories, and artwork highlight the functional zones in each unit, and complement the architectural details.



Accessible Studio Unit Kitchenette



One-Bedroom Unit Entry and Kitchenette



One-Bedroom Unit Bedroom

## FOCUS HEALTHCARE PARTNERS

### Summit of Uptown

*Continued ...*

As a cost-savings measure, existing millwork and countertops remained in units whenever possible. All units received new flooring, paint, and fixtures. PFB ensured the new finishes and fixtures coordinated with existing for a seamless final product.

In the one-bedroom model unit, the kitchenette and bathroom were left untouched other than new paint and accessories.





One-Bedroom Unit Living Room



One-Bedroom Unit Dining Niche

**FOCUS HEALTHCARE  
PARTNERS**  
**Summit of Uptown**  
*Continued ...*



Model Unit Textural Details



Aerial Concept Rendering



Existing Entry



Concept Sketch



Existing Island

- Project Size:** 212,257 SF
- Firm Role:** Planning, SD
- Cost:** \$30M Est.
- Unit Count:** 234 Units
- Unit Mix:** 130 Independent  
64 Assisted  
40 Memory Care

**[PRIVATE DEVELOPER]**  
**The Virginian: Retirement Community**  
 Fairfax, VA

PFB Architects was engaged by a private developer to analyze and create a master plan for the full renovation of a property they were considering purchasing. After a series of site visits and meetings with stakeholders, PFB presented the framework for the total overhaul of the exterior and large portions of the interior, transforming this aging facility into a standard-setting home for retirees of all acuities. Site grading presented unique challenges, which were developed into fantastic opportunities, as we utilized site drops for new engaging outdoor patios and walk-out enclosed swimming pool.



Main Entry Concept Rendering



Entry Concept Sketch



Concept Sketch

**[PRIVATE DEVELOPER]**  
**The Virginian: Retirement Community**  
*Continued..*

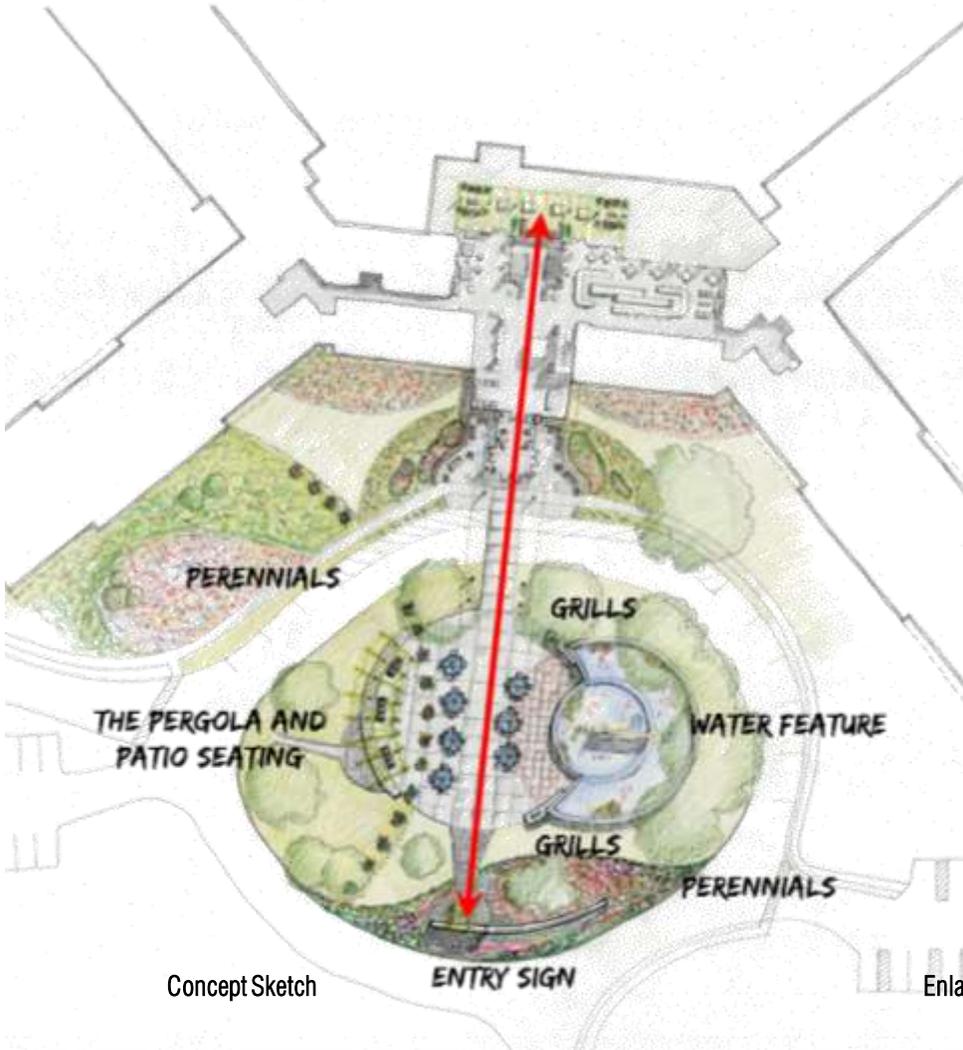
After an initial series of studies to update and expand the entry area, the decision was made to modernize the existing façade in favor of all new construction. PFB worked closely with the client to create an astounding aesthetic, delivering a vibrant welcome to its prospects. While remaining true to the client’s brand and values, PFB introduced an enhancement concept that undoubtedly sets The Virginian brand in a category of its own compared to surrounding competitor campuses.



Entry Entertainment Island Concept Rendering

**[PRIVATE DEVELOPER]**  
**The Virginian: Retirement Community**  
*Continued..*

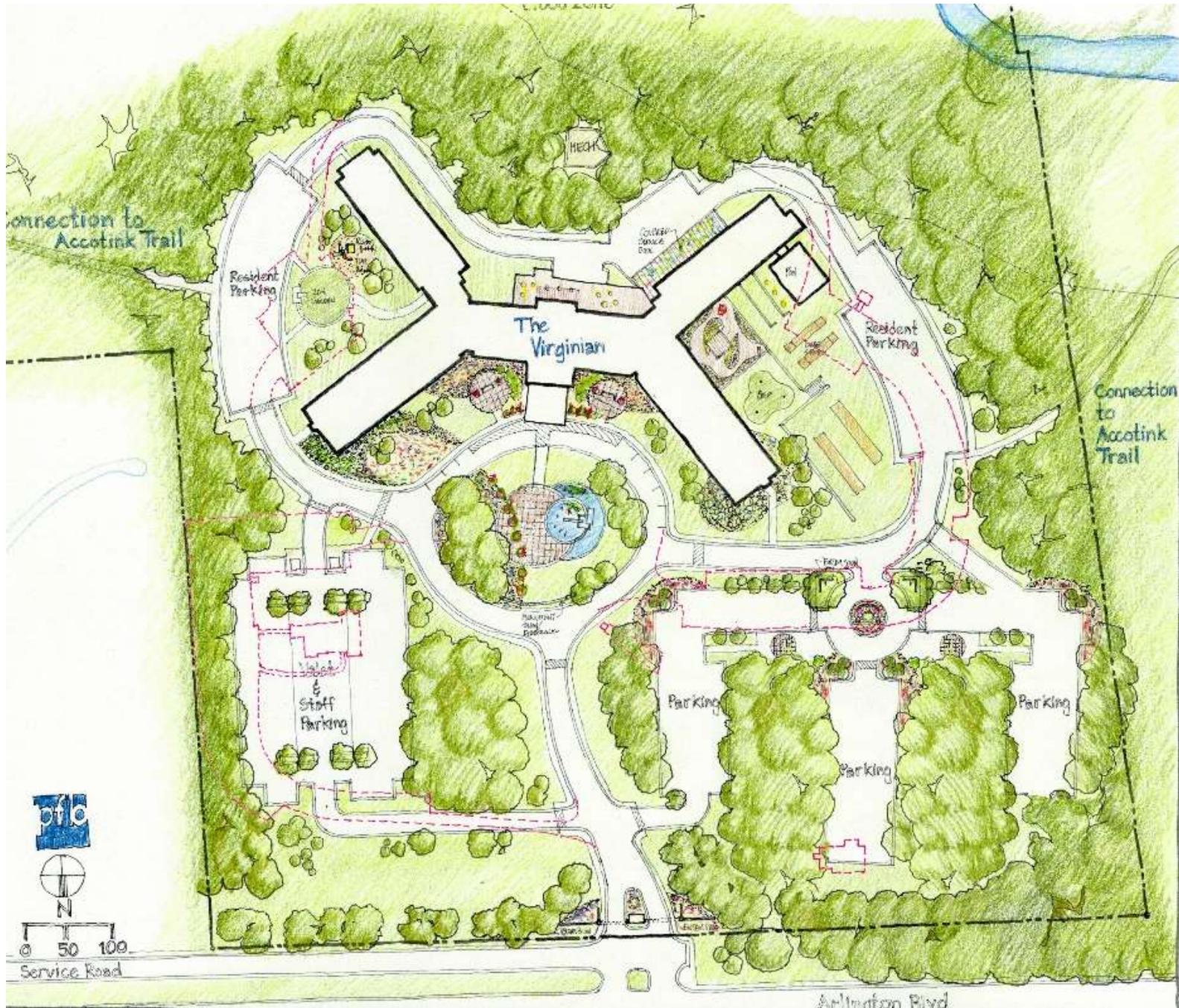
As part of the design process, it was critical that the entry-way garden was optimized for resident use. In these sketches and renderings, PFB responded to the challenge with a marvelous open-space promenade, located at the heart of the campus, allowing campus residents to enjoy community events, savor an outdoor meal with visitors, and bask in the natural beauty that surrounds the campus, in the comfort of their front lawn.



Concept Sketch



Enlarged Concept Sketch



Conceptual Site Plan

**[PRIVATE DEVELOPER]**  
**The Virginian: Retirement Community**

*Continued..*

The community redevelopment included the purchase of adjacent properties, and the client requested that PFB explore a complete, holistic rework of the expanded campus, to include valet parking, dedicated lots for residents and staff, redesigned and discrete ambulance access, and amenities throughout the property – including bocce ball, golf, an enclosed pool attached to the new Wellness Center, distinct patios, a children’s play area for family visits, and linked access to the nearby wilderness trails. The site was also to include opportunities for future expansion of the Skilled Nursing component into its own stand-alone building, as well as additional amenities.



**[PRIVATE DEVELOPER]**  
**The Virginian: Retirement Community**  
*Continued..*

On the interior, the client requested major renovations to the common areas of the space, including the addition of two monumental stairs: one connecting the Main Lobby to the ground level Independent Living Dining Room, Art Studio, Wine Bar, Game Room, Library, Multipurpose Room, and Wellness Center – offering a Fitness Center, Juice Bar, Salon, Spa, Massage, Exam and Consult Rooms; the other connecting the Main Lobby to the second floor Assisted Living amenities, which include Dining, Bistro, Theater, Gym, and Salon.



**Project Size:** 205,000 SF  
**Firm Role:** Planning, SD, DD, CD, CA, FFE  
**Cost:** \$29M  
**Unit Count:** 177 Units  
**Unit Mix:** 85 Independent  
38 Assisted  
54 Memory Care



Independent Living Dining Room



2-Story Living 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



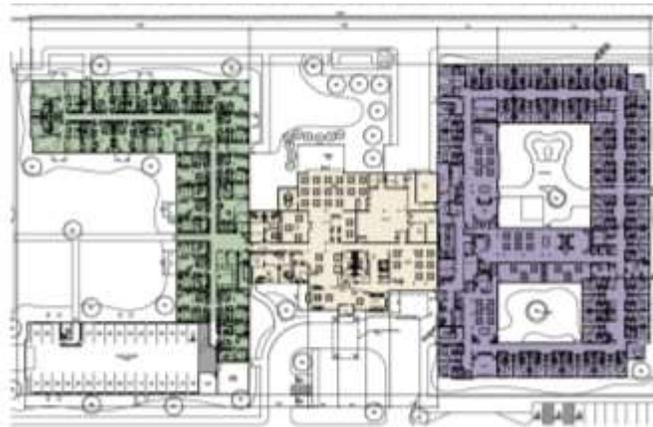
Concierge Desk

**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.



Third Floor Vaulted Multipurpose Room



1<sup>st</sup> Floor Plan

- Plan Legend**
- Independent Living
  - Memory Care
  - Assisted Living\*
  - Amenity Space
- \*on 2<sup>nd</sup> and 3<sup>rd</sup> 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



Memory Care Neighborhood Entry

**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 Dining



Photo of Completed Exterior  
 1-Story Memory Care Addition in foreground  
 Existing 3-Story Independent Living in Background

**CHICAGO PACIFIC FOUNDERS**  
**Town Village Sterling Heights 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.

- Project Size:** 13,369 SF
- Firm Role:** Planning, SD, DD  
CD, CA
- Cost:** \$3.1M
- Unit Count:** 28 Memory Care  
33-beds



- Plan Legend**
- Amenity / Activity ■
  - Memory Care Unit ■
  - Circulation ■
  - Support ■



Outdoor Memory Care Courtyard

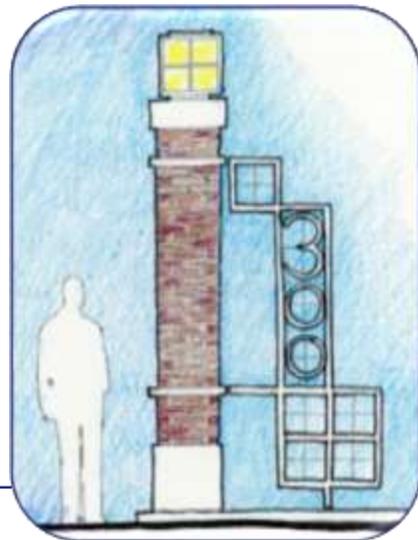


Dining / Living Room



Campus Monument Sign Upgrade

Dining, Living and Outdoor space form the central activity hub for the Gem Memory Care neighborhood. Skylights, ample windows and selected finishes create an inviting, familiar setting for residents. Additionally, signage and wayfinding were improved on campus with monument and directional signage upgrades



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

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.



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



Existing Dining Room



Existing Bistro



Dining / Bistro Rendering

## FOCUS HEALTHCARE PARTNERS

### The Bartlett Reserve

*Continued ...*

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.



Renovated Fireside Lounge



Renovated Dining at Fireplace



Existing Dining



Existing Dining

## FOCUS HEALTHCARE PARTNERS

### The Bartlett Reserve

*Continued ...*

The existing small, enclosed rooms were opened to create generous, flowing spaces from the front door through the lobby and lounge space, past a three-sided fireplace into the bistro and dining room, then out to the outdoor patio.



Renovated Second Floor Pre-Function Hall



Renovated Second Floor Pre-Function Hall



Existing

## FOCUS HEALTHCARE PARTNERS

### The Bartlett Reserve

*Continued ...*

An under-utilized area on the second floor overlooking the two-story lobby space was reimagined to be a pre-function space for the adjacent multipurpose room. Built-in bookcases and a graceful floating bench activate the existing curved wall, with a computer nook at the far end.



Renovated Multipurpose Room



Renovated Multipurpose Room



Existing Multipurpose Room

## FOCUS HEALTHCARE PARTNERS

### The Bartlett Reserve

*Continued ...*

The existing Multipurpose Room had a leaking fireplace and patio doors to an exterior deck in a state of disrepair. The deck was removed, patio doors replaced with windows, and the fireplace replaced with built-in bookshelves flanking A/V cabinets and a projection screen.



**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.



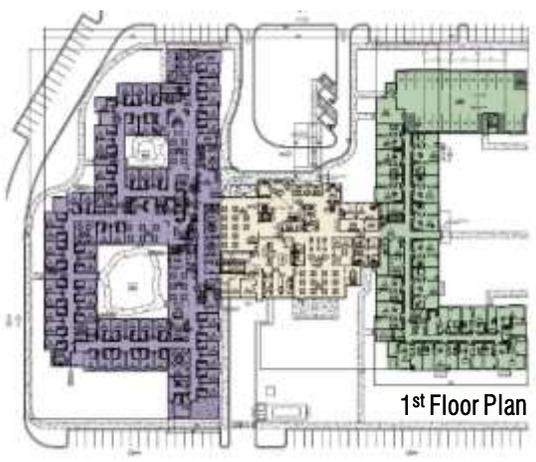
Entrance and Concierge Desk

**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.



Independent Living Lounge



**Plan Legend**

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

\*on 2<sup>nd</sup> and 3<sup>rd</sup> 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.



<b>Project Size:</b>	135,000 SF
<b>Firm Role:</b>	Planning, SD, DD, CD, CA
<b>Cost:</b>	\$28.5M
<b>Unit Count:</b>	44 Units
<b>Unit Mix:</b>	1 and 2 Bedroom
<b>Parking:</b>	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.





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

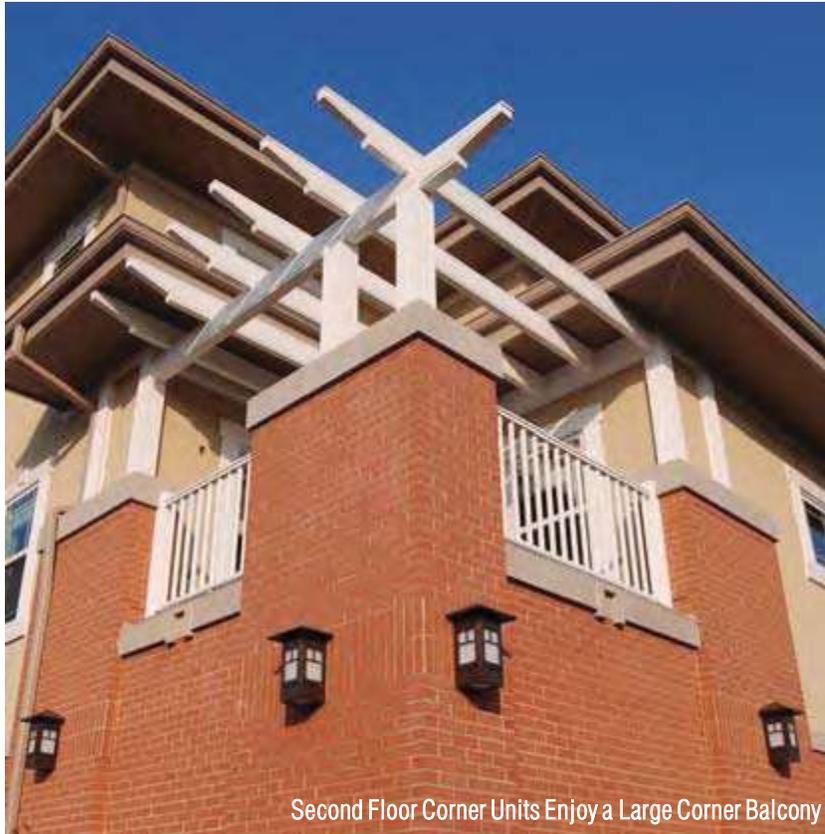
### Town Center

... 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

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

## **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.



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.



**Project Size:** 4,080 SF  
**Firm Role:** Planning, SD



**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.



New Development Site Plan

Landscape Plan



East Elevation: Existing Provincial Home Roofline



East Elevation: Existing Provincial Home with Mansard Roof



**Project Size:** 229,397 SF  
**Firm Role:** Planning  
**Unit Count:** 191 Units  
**Unit Mix:** 98 Independent  
 55 Assisted  
 38 Memory Care

**[PRIVATE DEVELOPER]**  
**Senior Living Facility**  
 Chicago, IL

The goal of this study was to convert, update, and expand an existing four-story convent building into a Senior Living Community. The existing convent was designed to become Assisted Living with a new one-story Memory Care addition to the south and a new two-story amenities connector joining a six-story Independent Living addition to the north. In addition to the challenges of incorporating existing structure and preserving the existing façade and chapel, the site grading presented opportunities for unique solutions to maintaining level floor planes between old and new, as well as back-of-house access throughout the buildings.

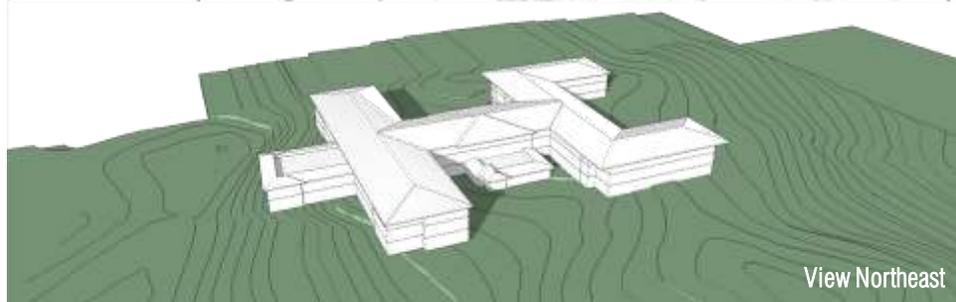
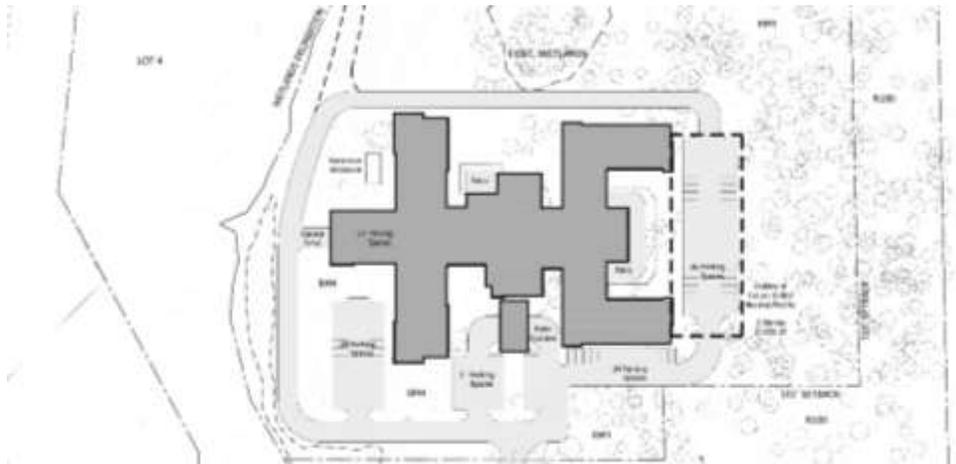


Preliminary North Elevation



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



View Northeast



1st Floor Plan

**Plan Legend**

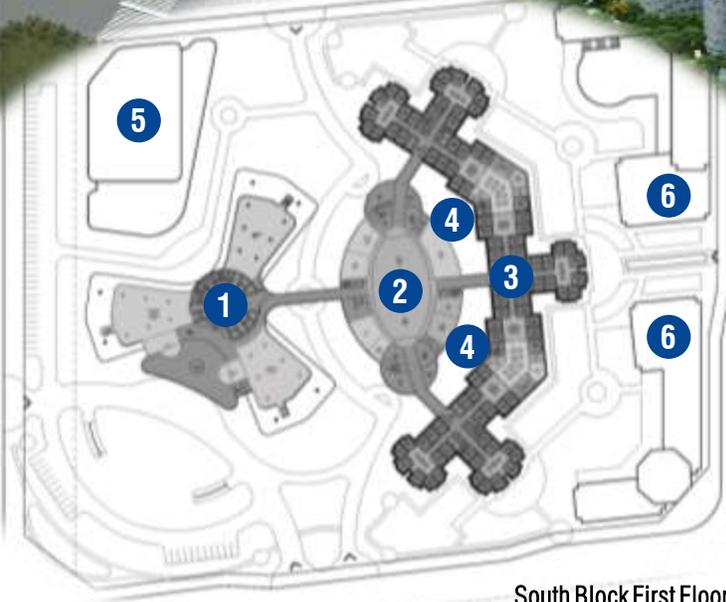
- Independent Living
- Amenity Space
- Memory Care
- Support Space

**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.

**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.



PARKSIDE RESIDENTIAL UNITS



RESIDENTIAL UNITS OVERLOOKING POCKET PARKS

LEGEND

1 RESIDENTIAL ROWHOMES	11 SENIOR LIVING
2 POCKET PARK	12 RESIDENTIAL APARTMENTS
3 PARKSIDE RESIDENTIAL UNITS	13 GROCERY STORE
4 NEIGHBORHOOD PARK	14 HOTELS
5 EXISTING TOWNHOMES	15 ITALIAN RESTAURANT
6 EXISTING OFFICE	16 BICYCLE TRAIL
7 PROPOSED OFFICE	17 LAWN CARE ACCESS

Conceptual Site Plan



Option 01



Option 02



Option 03



Option 04



Option 05

Plan Legend

Public Entry	★
Staff Entry	★
Parking Entry	★



Option 06



Option 07



Option 08

**[PRIVATE DEVELOPER]**  
**Senior Living Facility**  
 Oak Brook, IL

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**

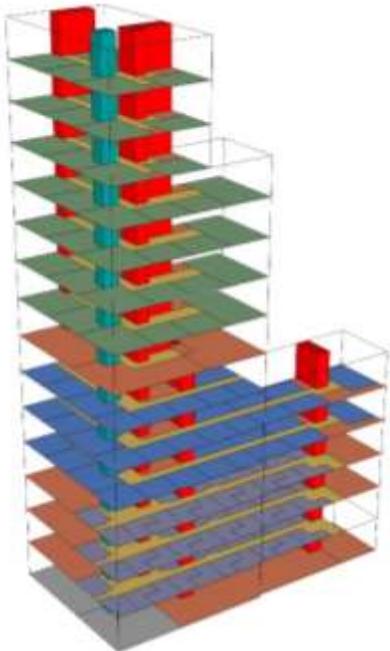
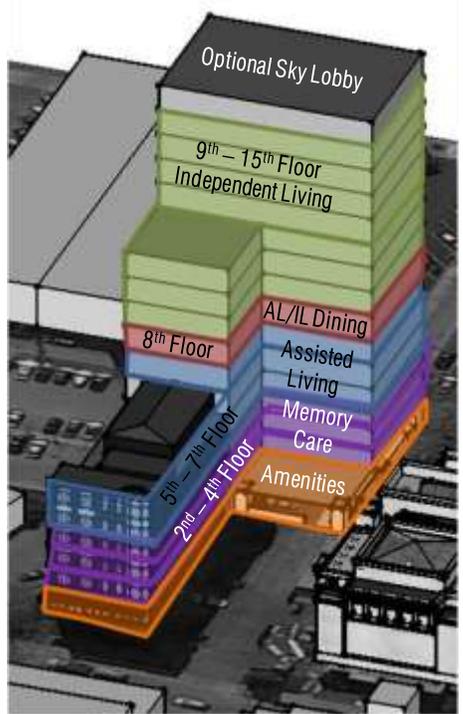
- Independent Living
- Assisted Living
- Memory Care
- Amenity Space

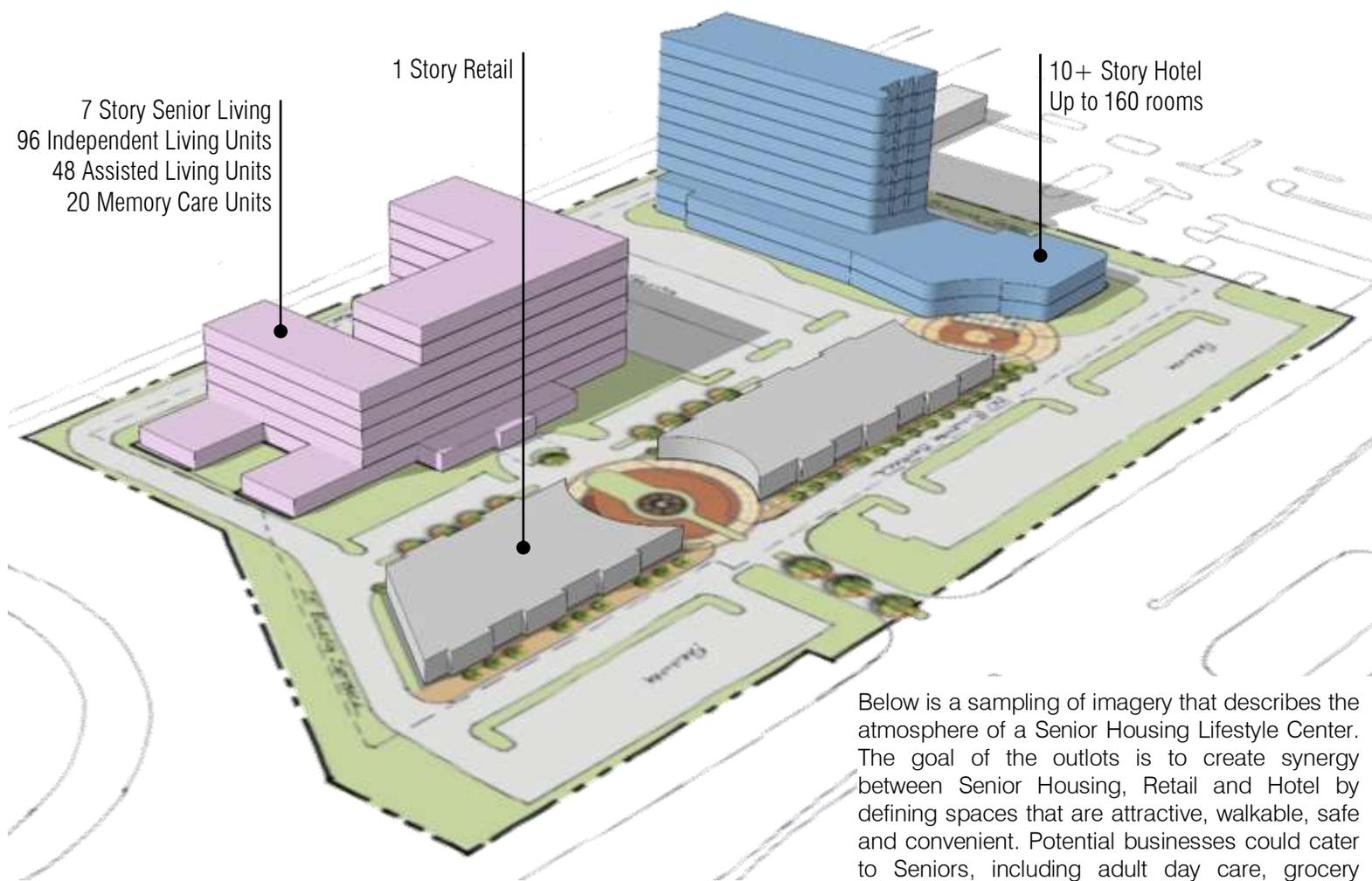


Site Location

**[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 3<sup>rd</sup> floor.





Below is a sampling of imagery that describes the atmosphere of a Senior Housing Lifestyle Center. The goal of the outlots is to create synergy between Senior Housing, Retail and Hotel by defining spaces that are attractive, walkable, safe and convenient. Potential businesses could cater to Seniors, including adult day care, grocery stores, or additional retail opportunities that may appeal to the surrounding community at large.

**PRIVATE CLIENT**  
**Adaptive Re-use and Creation of a Senior Housing Lifestyle Center**

PFB was approached by a private client and tasked with developing prototype conceptual plans for a Senior Living Lifestyle Center. The genesis of this exploration centers around the adaptive re-use of underperforming retail sites around the country. Many of these 6 – 8 Acre sites housed large department stores that are no longer supported in current economic models. In reaction, property owners are looking to re-position their property in today’s booming Senior Housing Market.

Many of the sites in question are suburban, or, semi-urban and could support a multitude of potential uses. In the depicted study, a new 7-Story Senior Housing Development, which includes Independent Living, Assisted Living and Memory Care becomes the anchor to the site. Retail outlots are positioned as a buffer between the main arterial drive and the primary residential area. The articulation of these retail sites, with walkable pedestrian avenues and attractive park-like settings set the stage for the creation of a Senior Lifestyle Center. These outlots can cater to the needs of Seniors, as well as their families and the community at large. Retail can benefit from off-hour business and could even employ seniors living in the Independent Apartments. This is also seen as a valuable component to Staff Satisfaction and eventual Staff Retention.

Positioned adjacent to the Senior Living Facility is a 10+ story hotel. This component has the flexibility to function as a traditional hotel in semi-urban environments, or, could become an extension of the Independent Apartments at the Senior Living Facility. Future conversion of the hotel to Independent or Assisted Living is also facilitated by proper planning and floor plate sizing.



**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

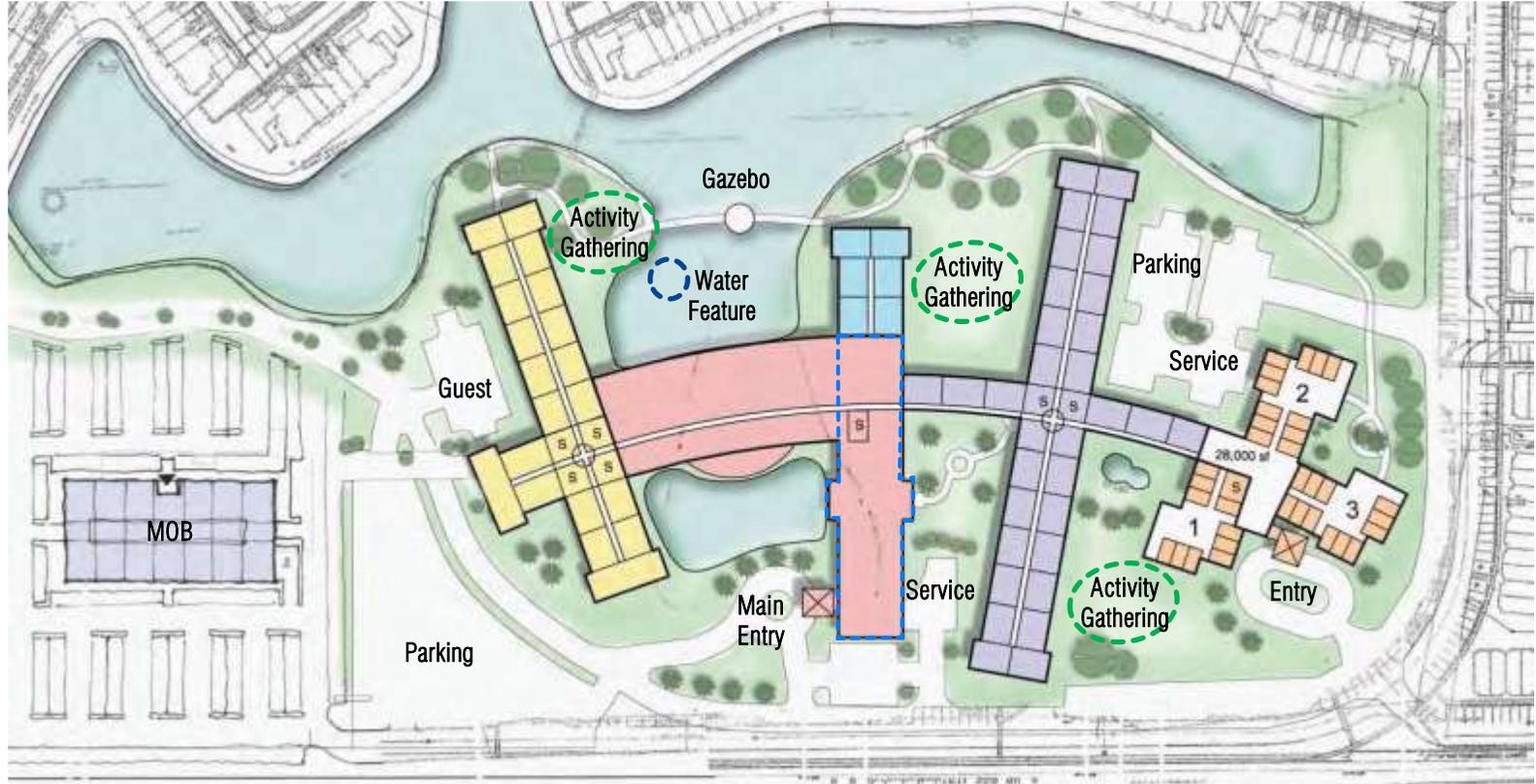
**FAIRHAVEN CHRISTIAN RETIREMENT CENTER**  
**Independent Living Residences**

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.



**Independent Living**

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

- Tower 3, 5 Floors  
44,500 SF  
32 Units / Floor

- Town Center  
37,500 SF  
1st Floor

**Skilled Care**

- Neighborhood 1  
10 Units  
3 Floors
- Neighborhood 2  
12 Units  
3 Floors
- Neighborhood 3  
12 Units  
3 Floors



Entry to Skilled Living



Town Center from Water Feature



Main Entry

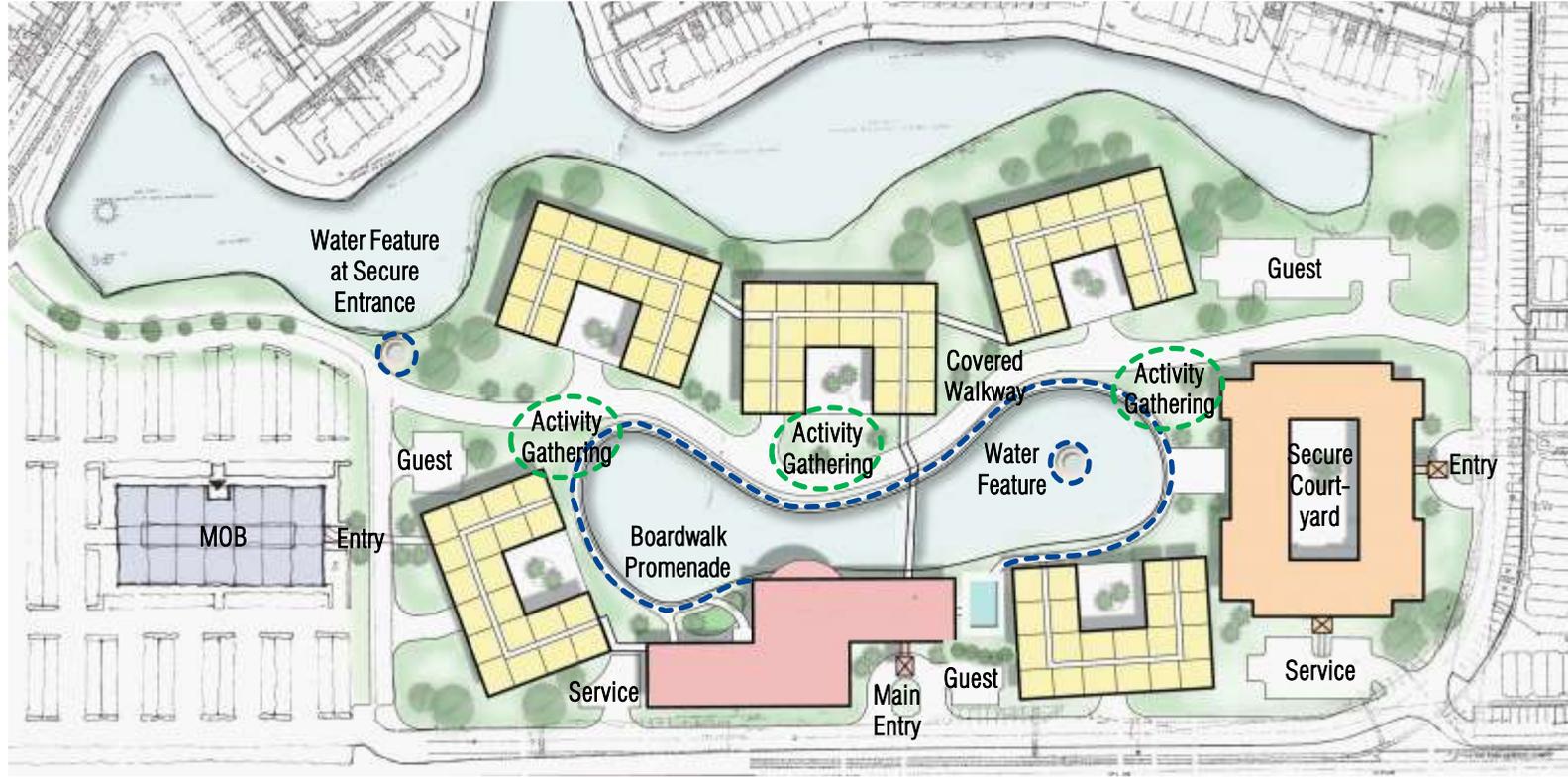


Campus, Aerial View

**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  
1<sup>st</sup> Floor

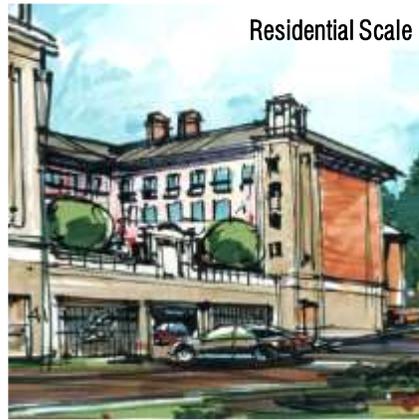
**Skilled Care**

106 Beds      60 Skilled  
42,000 SF      30 Assisted  
2 Floors      16 Memory Care

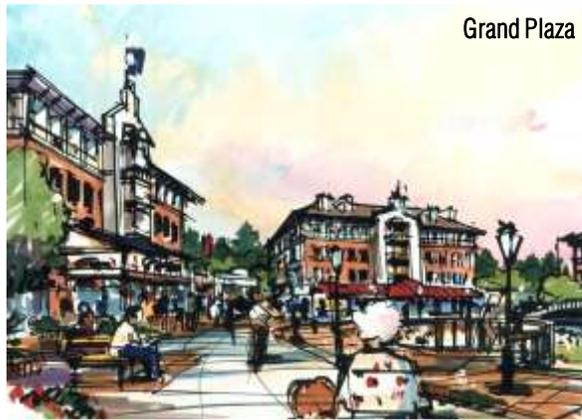
**Project Size:** 700,000 SF

**Firm Role:** Planning

**Unit Count:** 350 Independent  
100 Skilled



Residential Scale



Grand Plaza



Main Entry

**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.

# 3.0

## TEAM RESUMES





## 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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## RYAN COMPANIES + LIFE CARE SERVICES

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

## ARCO + THRIVE

<b>Skilled Nursing &amp; Rehabilitation Facility</b> Transitional, Custodial, & Memory Care	<b>Lake County, IL</b> 94,500 SF
<b>Skilled Nursing &amp; Rehabilitation Facility</b> Transitional Care	<b>Lisle, IL</b> 50,600 SF
<b>Skilled Nursing &amp; Rehabilitation Facility</b> Transitional Care	<b>Fox Valley, IL</b> 54,000 SF

## FOCUS HEALTHCARE PARTNERS

<b>Town Village</b> Memory Care Addition	<b>Sterling Heights, MI</b> \$3M, 13,369 SF
<b>The Bartlett Reserve</b> Façade and Amenities Renovations	<b>Durham, NC</b> \$1.7M
<b>San Marino Retirement Community</b> Campus-Wide Façade and Amenities Renovations	<b>Westminster, CO</b> \$5.2M
<b>Atrium Village</b> Campus-Wide Façade and Amenities Renovations	<b>Owing Mills, MD</b> \$13M

<b>Private Developer</b> Senior Living & Memory Care Community	<b>Mt. Pleasant, WI</b> \$25M, 180,000 SF
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<b>Covenant Village of Northbrook</b> Town Center	<b>Northbrook, IL</b> \$28.5M, 135,000 SF
The Evergreen: Independent Living	\$22M, 121,000 SF

<b>The Holmstad of Batavia</b> Building III: Independent Living	<b>Batavia, IL</b> 191,180 SF
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<b>Fairhaven Christian Retirement Center</b> Independent Living Residences	<b>Rockford, IL</b> 94,000 SF
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<b>Private Developer</b> CCRC Campus Master Plan	<b>Palm Beach Gardens, FL</b> 700,000 SF
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**THOMAS C. JEZIORSKI**

PRINCIPAL IN CHARGE

Tom's experience continues with:

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

Charles Cloutier  
Director, Planning & Construction  
Northwestern Memorial Healthcare  
630.933.5609 | Charles.Cloutier2@nm.org

Joe Ruiz  
Director of Design & Construction  
Oakwood Hospital – Dearborn  
313.593.7000 | ruizj@oakwood.org

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

**RYAN COMPANIES + LIFE CARE SERVICES**

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

**ARCO + THRIVE**

<b>Skilled Nursing &amp; Rehabilitation Facility</b>	<b>Lake County, IL</b>
Transitional, Custodial, & Memory Care	94,500 SF
<b>Skilled Nursing &amp; Rehabilitation Facility</b>	<b>Lisle, IL</b>
Transitional Care	50,600 SF
<b>Skilled Nursing &amp; Rehabilitation Facility</b>	<b>Fox Valley, IL</b>
Transitional Care	54,000 SF

**FOCUS HEALTHCARE PARTNERS**

<b>Town Village</b>	<b>Sterling Heights, MI</b>
Memory Care Addition	\$3M, 13,369 SF
<b>The Bartlett Reserve</b>	<b>Durham, NC</b>
Façade and Amenities Renovations	\$1.7M
<b>San Marino Retirement Community</b>	<b>Westminster, CO</b>
Campus-Wide Façade and Amenities Renovations	\$5.2M
<b>Atrium Village</b>	<b>Owing Mills, MD</b>
Campus-Wide Façade and Amenities Renovations	\$13M

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

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

<b>Northwestern Memorial Hospital</b>	<b>Chicago IL*</b>
Waterbury Award-winning Streetscape	

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

<b>St. Francis Hospital</b>	<b>Evanston IL*</b>
Campus Master Plan, Medical Office Studies	

\* Experience with other firms



**BRIAN PUGH, RA**

PRINCIPAL, 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:

**RYAN COMPANIES + LIFE CARE SERVICES**

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

**ARCO + THRIVE**

<b>Skilled Nursing &amp; Rehabilitation Facility</b>	<b>Lake County, IL</b>
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<b>Skilled Nursing &amp; Rehabilitation Facility</b>	<b>Lisle, IL</b>
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<b>Skilled Nursing &amp; Rehabilitation Facility</b>	<b>Fox Valley, IL</b>
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**FOCUS HEALTHCARE PARTNERS**

<b>Town Village</b>	<b>Sterling Heights, MI</b>
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<b>The Bartlett Reserve</b>	<b>Durham, NC</b>
Façade and Amenities Renovations	\$1.7M
<b>San Marino Retirement Community</b>	<b>Westminster, CO</b>
Campus-Wide Façade and Amenities Renovations	\$5.2M
<b>Atrium Village</b>	<b>Owing Mills, MD</b>
Campus-Wide Renovations	\$13M, 240,000 SF
<b>Fountain View Village</b>	<b>Fountain Hills, AZ</b>
Campus-Wide Renovations	\$6.2M

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

**Northwestern Medicine**

<b>Central DuPage Hospital</b>	<b>Winfield IL</b>
Center Building Build-Out	\$13M, 44,000 SF
1 <sup>st</sup> , 3 <sup>rd</sup> , & 5 <sup>th</sup> Floors Behavioral Health, 4 <sup>th</sup> 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	

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

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

**Education**

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

**Registrations**

Registered Architect: Illinois

**References**

David Erickson, PE  
 Director of Real Estate Development  
 Ryan Companies US, Inc.  
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John W. Burke  
 Vice President of Construction – Senior Housing  
 Banner Real Estate Group  
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## **ERIKA BERKEY, LEED-AP**

DESIGN DIRECTOR, INTERIORS

Ms. Berkey has nearly 20 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**

David Erickson, PE  
Director of Real Estate Development  
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Michael Feinstein  
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mfeinstein@focushp.com

Richard Click, AIA  
Project Manager, Planning and Construction  
Northwestern Memorial HealthCare  
312.695.3279  
rclick@nm.org

## **RYAN COMPANIES + LIFE CARE SERVICES**

<b>Clarendale of Schererville</b>	<b>Schererville, IN</b>
Senior Living & Memory Care Community	\$29M, 205,000 SF
<b>Clarendale of Addison</b>	<b>Addison, IL</b>
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Transitional Care	54,000 SF

## **FOCUS HEALTHCARE PARTNERS**

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<b>Covenant Village of Northbrook</b>	<b>Northbrook, IL</b>
Town Center	\$28.5M, 135,000 SF
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<b>The Holmstad of Batavia</b>	<b>Batavia, IL</b>
Building III: Independent Living	191,180 SF

<b>Fairhaven Christian Retirement Center</b>	<b>Rockford, IL</b>
Independent Living Residences	94,000 SF

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

\* Experience with other firms



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