BROWN & BILLS GROUP

With over 60 years of service to clients throughout the Midwest, Brown & Bills Group has grown and evolved to operate as a fully integrated architectural and construction firm. We provide our clients with a single source of responsibility from project conception through occupancy.

This integrated model provides the framework necessary to efficiently carry out custom design and construction projects in scope, on time, and within budget.

The quality of our work is reflected by a substantial number of clients who, over time, continue to repeatedly utilize our companies.

_We are proud to provide thoughtful, creative, and responsive services to the communities we serve, improving the built environment and quality of life for our clients and neighbors._

THE TEAM

We bring together a talented group of designers and consultants with planning and design experience of health care facility architecture. We regularly team with engineering and interior design groups to provide our clients with a comprehensive approach to project development and implementation. This team’s background and creativity are complimented by the strength of our professional staff members.

- Brown & Bills Architects, Inc.
- Building Energy Solutions, LLC
LONG-TERM CARE CLIENTS

The following is a selection of long-term care projects and clients:

- Riverview Healthcare Campus – Oak Harbor, OH
- Hospice of Dayton – Dayton, Ohio
  - Master Plan
  - Hospice of Dayton Renovation and Additions
  - Solarium
  - Security and Fire Alarm Replacement
  - Satellite Office Development
- Hospice of Butler & Warren Counties – Middletown, Ohio
- Meadows of Cedarville, OH
- Pristine Senior Living (Various Projects)- Dayton and Cincinnati locations
- Kettering Health Network (Various Projects) Xenia, OH
- 10 Wilmington Place (various projects) – Dayton, Ohio
- Stillwater Center Replacement Facility Master Plan and Design - Clayton, Ohio
- Mercy McAuley Center Master Plan and Physical Therapy Addition – Urbana, Ohio
- Riverview Community Master Plan and Rehab Center – Cincinnati, Ohio
- Maria-Joseph Lourdes Hall Renovation – Trotwood, Ohio
- Maria-Joseph Brunner Hall Feasibility Study – Trotwood, Ohio
- Friends Health Care Association - Yellow Springs, Ohio
  - Master Plan
  - Short Term Rehab Center
  - Physical and Occupational Therapy
  - Fitness Center
  - Assisted Living Facility
  - Assisted Living Addition
  - Independent Living Facilities
- The Widows Home Master Plan – Dayton, Ohio
- Ohio Masonic Home (various projects) - Springfield, Ohio
- Bethany Lutheran Village (various projects) - Centerville, Ohio

Included in this statement of qualifications are project description sheets of a selection of long-term care projects our firm has completed.
HEALTHCARE MASTER PLANNING

Brown & Bills Group has developed campus master plans to identify and accommodate the facility and infrastructure needs of healthcare facilities. Planning efforts often include focus groups of local residents, patient families, healthcare providers, and facility staff.

SERVICES: Master Plans
Feasibility Studies
Infrastructure Plans
Garden & Landscape Plans
Indian Ridge Senior Villa Condominiums feature 40 2-bedroom units with single car garages. The architecture promotes a feeling of older historical neighborhood with thoughtful landscape design, walking trails, and benches. The project includes a 2,400 square foot activities club with creative meeting spaces.
SENIOR LIVING COMMUNITY, CEDARVILLE, OHIO

This is a master-planned senior living community located in Cedarville, Ohio. The developers and builders of the project, placed a high priority on the land-planning as well as the type of residential homes that will be built. Brown & Bills Architects designed 6 models that accommodate a wide range of living patterns, model sizes, and architectural styles. The homes are designed for empty-nesters and seniors, focusing on their life-styles and requiring minimal maintenance. A clubhouse and indoor pool facility allow the residents to enjoy exercise, swimming, community activities, and family events.
POINTE OAKWOOD AT SUGAR CAMP

The Residences of Sugar Camp is a master planned community designed specifically for seniors. The project encompasses 25 acres of scenic woodland and features 125 residences.

The Towne Villas are knit carefully within a structured streetscape with hidden carriage house garages and hedge bounded courtyards. The villas vary in size and plan design offering master suites on the main level, minimum two car garage and optional residential elevator. Although exterior customization is not permitted, buyers will be able to make interior selections and be permitted minor interior modifications.

The Manor House Residences are located at the base of Sugar Camp Parkway boulevard centered behind the focal Community Building. These four story buildings feature single level residences with enclosed parking below and private elevator entries. Each four story building will contain eight residences (two per floor).
RIVERVIEW MASTER PLAN

The site is 14 acres consisting of significant changes in grade descending from the high side on the southern property line to the low side on the northern property line. The skilled nursing facility (SNF) is 150-beds with a mix of private and semi-private beds based on a ratio of 80% to 20%. Incorporated in the lower level of the SNF is a 24-bed dementia unit. The unit has views into the wooded site and provides access to the outside. Privacy and a connection to natural landscape is provided to this population.

The Health and Wellness Center is between the SNF and the assisted living unit (ALU) for convenient access to the center. The facility is a two-story structure with the lockers, pool, and exercise areas on the lower level. The entrance lounge, offices, reception, café, and meeting rooms are located on the upper level.

The ALU is a 36-unit facility with the entrance, office, and public spaces located on the entrance level. Residential units are located on the floors above. The independent living apartments are set-up for 2 bedroom units with the flexibility to have some 1 and 3 bedroom units. The 36,000 to 37,500 SF of common space includes meeting rooms, computer rooms, card rooms, activities, a full service restaurant, and a “great hall”.

The RIVERVIEW MASTER PLAN is designed to accommodate the needs of its residents while providing a serene and inviting environment.
The Friends Health Care Association retained Brown & Bills Group to develop a master plan and feasibility study for a 20 bed assisted living center and 32 units of independent living. The site was comprised of 17 acres with an existing skilled nursing facility. A single comprehensive project was developed for the campus totaling over $5,000,000, including planning and zoning approval (non-conforming use) and a campus master plan. The Assisted Living Center and the Independent Living Units were the first elements of the master plan to be developed.
BRINGING A HOSPITALITY EXPERIENCE TO REHAB

The Friends Care Community campus serves the long-term care needs of the Yellow Springs Community and Greene County, Ohio. The services provided to patients have been supplemented by the addition of the new Skilled Rehabilitation Center. The center was developed by a three-prong approach. First, a portion of an existing patient wing was renovated. Next, an addition consisting of new private rooms, nurse station, living/dining room, and a library was completed. Finally, a new fitness center, physical therapy, and occupational therapy was added to the campus adjacent to the rehab enter.
FRIENDS CARE CENTER ASSISTED LIVING ADDITION FEASIBILITY STUDY

Friends Care Community hired Brown and Bills Architects to develop a feasibility study for a proposed expansion of the existing 20 unit assisted living facility. The proposed addition will include 16 studio living units, a covered porch, and expanded dining, living room, and kitchen facilities.

The study began with an assessment of the structure, building envelope, interiors, mechanical, plumbing, fire protection, electrical, and the exterior infrastructure, which was summarized in a report for review and approval by the staff and the Board of Directors.
10 WILMINGTON PLACE

The facility was originally renovated in the early 1980’s to accommodate assisted living and independent living units for seniors. After years of faithfully serving its residents, the owners retained the design and construction services of Brown & Bills Group to renovate resident rooms, construct two cinemas, recreate the mini-mall, remodel the memory care unit, and design an open dining area on the second floor with access to the upper porch overlooking downtown.

Scope: 10 Studio Apartments
Renovation of Mini Mall
Belmont Terrace Development
2-Cinema 10 Theaters
Main Entrance Remodel
Accessible Ramp Design
10 WILMINGTON PLACE MINI MALL

The Mini Mall was designed and constructed to provide residents with a sense of community and independence. It includes a fitness room, general store, post office, dining area, chapel, solon, conference center, tavern, billiards room, and a common area. The mini mall or “main street” theme has become a popular design concept among modern senior living facilities because it offers a blend of hospitality and autonomy, with appropriate levels of care.
HOSPICE OF DAYTON

This 88,000 s.f. facility is nestled among 17 tree-studded acres and numerous water features. The renovation project incorporates this stunning natural scenery into the building’s interior. Designs that bring nature into healthcare and long-term care facilities have shown to have a therapeutic effect on residents and families. Natural warm colors and textures were included in building materials, interior decorations, and furnishings. Tree bark wall-coverings and river rocks line the paths of travel. Ceilings are painted a soft sky blue and spotted with illuminated resin “clouds”. Tree branches in niches and transition spaces complete the naturalistic theme.

SCOPE:  
- 50,000 s.f. of Patient areas
- 64 Palliative Care Suites
- New Patient Porte Cochere
- Spa Rooms & New Solarium
- Site Master Plan
- 26,500 s.f. of Office Refresh
HOSPICE OF DAYTON SOLARIUM

The Solarium and surrounding garden landscape was designed to provide hospice patients and families with an easy access to nature, and an alternative serene, healing environment. The solarium is filled with exotic, colorful plants that serve as memorials for past Hospice donors. The plants are nurtured by a greenhouse effect through sunlight and a climate that is maintained at a consistent growing temperature throughout the year. The solarium is large enough to accommodate a full hospital bed, a sitting area and provides an indoor setting for patients with immune system complications that might not allow them to enjoy the outdoor gardens year round.
HOSPICE OF BUTLER & WARREN COUNTY

After the renovation of the Hospice of Dayton main campus, Brown & Bills Group was asked to turn its attention to the Butler & Warren Counties campus. The facility was constructed inside a converted two-story wood frame office building that initially did not meet the standards established by the National Fire Protection Association Life Safety Code, as required by the Center for Medicare and Medicaid Services and the Ohio Department of Health (ODH). As a result, the facility sat empty and unable to function without patients for several months. Brown & Bills Group conducted Fire Safety Evaluation System Analysis and met with ODH to gain the overall approval for the facility to accept patients.

A new porte-cochere protects patients and visitors as they enter the building. Design of the buildings interiors followed that of the Dayton campus with natural materials and finishes emulating nature. High-design light fixtures were created for the entry and common areas. A spa and massage room completes the therapeutic patient and family experience.
HOSPICE OF BUTLER & WARREN COUNTY
CARING FOR THE DEVELOPMENTALLY DISABLED

The Stillwater Center is the home for the most profoundly developmentally disabled residents of Montgomery County. Approximately 90% of the 106 residents are care-dependent and utilize wheelchairs throughout their day. The existing structure was replaced with 100,000 square feet of new residential units and support facilities. All residential areas and support facilities are on one level to facilitate the use of the residents’ wheelchairs and the transportation of food services.
STILLWATER CENTER
STILLWATER CENTER
MERCY SIENA HEALTH & WELLNESS CENTER

The 8,300 s.f. wellness center was designed to serve all residents in the community, which includes senior apartments, independent living, assisted living, and skilled nursing facility. The site is adjacent to the assisted living center located at the center of the Mercy Siena Retirement Community campus.

The fitness and rehab centers are afforded views overlooking the campus. Access to the garden courtyard is immediately available on the north side of the facility. Natural light floods the interior on all sides.

SCOPE: Community Lounge  Multi-purpose/Classroom  Fitness Center  Physical Therapy  Occupational Therapy  Therapy Pool  Offices

RECEPTION  MULTI-PURPOSE SPACE
THE OHIO MASONIC HOME

SCOPE:
- Historic Restoration
- Masonry Restoration
- Roof Replacement
- Interior Renovation
- Sub-grade Connectors
- Ambulatory Care Center

A HEALTHCARE COMMUNITY IN HISTORIC BUILDINGS

Over a period of eight years and fourteen projects, we have developed and renewed the Ohio Masonic Home into an inviting retirement facility. The Administration Building, now known as Bushnell Hall, has been completely renovated. This historic structure was originally constructed in the late 1860’s. An ambulatory care wing, now known as Bancroft Manor, was constructed as an extension of Bushnell Hall. The five story Rickly Memorial Hospital has been completely renovated.
The Maria-Joseph Living Care Center was founded in 1919 as a home for the aged. Over the years it has grown to be a 440-bed facility, which includes independent living and assisted living apartments, nursing home and skilled nursing beds, and geriatric rehabilitation and Alzheimer units.

The Design/Build project was initiated with a renovation study to determine the facility needs of the skilled nursing unit. The unit was developed in 1960’s and the space has remained as originally constructed until this project was initiated. Encompassing 44,000 square feet over two floors of the four-story building, the scope of work included renovation of the resident rooms, toilet rooms, lounges, dining rooms, corridors, and support spaces. The building systems were evaluated and recommendations for replacement were made.

Work also included new wall finishes, light fixtures replacement, casework, door and wall protection, furniture, and accessories. Phasing will be an important element in development of the project because the floor will remain open for staff and residents during the three-year project.