

## Healthcare & Assisted Living

### American Red Cross- Indianapolis Area Chapter

- Indianapolis, IN
- Approximately 13,000 sq. ft. addition and 23,000 sq. ft. remodel including executive offices, boardroom, work station/offices, conference rooms, classrooms, dining hall and auditorium.



American Red Cross  
Indianapolis, IN

### Asbury Towers

- Greencastle, IN
- Approximately 21,000 sq. ft. new construction of 25 assisted care beds and 5 residential apartments plus addition of 3 floors to existing one floor plan and completing the expansion of the facility to 79 apartments and 39 beds.



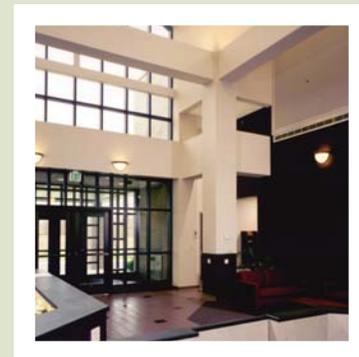
Ave Maria Independent Living  
Naples, FL

### Ave Maria Independent Living Facility

- Naples, FL
- Approximately 77,600 sq. ft. new construction and 115,600 sq. ft. renovation of two, 4-story dormitory structures, clubhouse and townhomes.

### Baxter Pharmaceutical

- Bloomington, IN
- Approximately 90,000 s.f. renovation of an adaptive reuse/ addition and renovation of the existing Columbia House Membership Service Center. The project included a 36,000 s.f. warehouse, recycling, label control and cold product storage facility. The project was considered fast-track, design build construction with early bid packages for foundations and structural steel in order to meet an aggressive five month construction schedule. The project team completed design in 60 days. Key features included coordination of manufacturing and product production lines. OMS designed low partition walls with glass tops in order to strategically control visibility throughout the facility. Several sections of wall were designed to be removable and can be lifted by forklifts to provide maximum flexibility.



Baxter Pharmaceutical  
Blomington, IN



## Healthcare & Assisted Living

### Bloomington Hospital

- Bloomington, IN  
Multiple projects include: Outpatient Services Remodel, Pedestrian Bridge, Psychiatric Care 5N/5E Renovations, Hunter School Daycare Offices Renovation, X-Ray Laboratory Renovations, Emergency Room Entrance, Chrome Renal Dialysis Facility, Drive-up Window Installation- First Floor, Day Room Expansion- Fifth Floor, Orthopedic Clinic- First Floor Renovations, Heart Catheterization Laboratory, Physical Therapy and Sports Medicine, Oncology Laboratory, Operating Room Remodel, CT Scanner, Linear Accelerator, Fifth Floor East Office Renovation Respiratory Therapy, Second Floor West Ward Renovation, Special Care Nursery, Parking Garage, Medical Office Building Rehab, Radiation Therapy/Oncology Study, SIRA Building- Physical Therapy, Rogers Street Building Storage Study, SPD Remodel, Pediatrics/Progressive Care Remodel, Public Restroom Renovations Study, Dialysis Facility, Handicapped Facility Arts Building, Registration Renovation, Emergency Room X-Ray Remodel.



Bonita Bay Medical Center  
Bonita Springs, FL

### Bonita Bay Medical Center

- Health Care Realty Trust / Bonita Springs, FL  
Approximately 58,000 sq. ft. was analyzed regarding the use of the facility and what needs it requires to be brought up to current building code and for future build-outs of new office space working in conjunction with local engineering. The 3-story facility currently provides a variety of medical services to the community. A complete analysis report was used to coordinate future tenant improvement construction, mechanical/electrical requirements and any necessary modifications to fire and life safety issues.

### Dunn Memorial Hospital

- Bedford, IN  
Design-build project in association with Guepel DeMars, Inc. including new construction of a penthouse, 3-story 68,500 sq. ft. addition (Phase I) and extension of services from the power plant to the new construction and programming for an 11-bed Critical Care Unit, 12-station Renal Dialysis Unit and new cafeteria for the second floor shell space (Phase II). Phase I included spaces for a laboratory expansion, Patient Services, Cardiology, Cardiac Rehabilitation, Physical Therapy, Occupational Therapy, Vascular Laboratory, Cardiopulmonary, Oncology, Medical Records, Physicians Lounge and Educational Services.



## Healthcare & Assisted Living

### Forest Manor Community Health Center

- Wishard Memorial Hospital, Indiana University Medical Center/ Indianapolis, IN
- Approximately 32,000 sq. ft. multi-level renovation-new ambulatory health center providing community health services such as internal Medicine, Pediatrics, Ob/Gyn, Family Planning and Dental and including diagnostic radiation facilities, a pharmacy and educational classrooms for nutritional, prenatal care and substance abuse education.



Forest Manor Community Health Center  
Indianapolis, IN

### Franklin Masonic Home: Ball Brothers Memorial Hall

- Franklin Masonic Home / Franklin, IN
- Projects included: 54-residential room units with bath/seat-type shower and deep closets; 9-bedroom living room, kitchenette, bath/seat-type shower and deep closet units; 3 large day rooms; Elevators; Nurse call systems; Linen and laundry rooms; Smoke detection system with monitoring in each room; Sprinkler system throughout.



The Glenview at Pelican Bay  
Naples, FL

### Gnaden Huetten Memorial Hospitals

- Lehighon, PA
- An evaluation for the 206-bed facility including 91 extended care beds (detached building) serving Carbon and Schuylkill counties was completed for the existing buildings for the general condition of the structure and of the major mechanical and electrical systems, assessment of space and functional deficiencies, development of a departmental space program and preparation of a long range master plan. A particular concern was to determine a means of connecting the hospital to the extended care facility and to an office building to facilitate transfer and movement of patients, food and materials.



The Glenview at Pelican Bay  
Naples, FL

### The Glenview at Pelican Bay

- Naples, FL
- Approximately 6,300 sq. ft. renovation for nursing and support spaces at the existing Skilled Nursing Center. The renovations also include Multi-Purpose/ Dining Room, Lounge, Whirlpool, and Offices. The project also includes modification of restrooms and other areas to comply with ADA accessibility.



## Healthcare & Assisted Living

### Indiana Masonic Home

- Indianapolis, IN
- Approximately



Indiana Masonic Home  
Indianapolis, IN

### Indiana Retirement Home

- Methodist Hospital/Indianapolis, IN
- This project was a joint site planning effort between Methodist Hospital and the Indianapolis Retirement Home (IRH) which is located east of Capital Avenue and across the street from the mid-point of the Hospital campus. The planning effort unified parking areas between the IRH, allowing for overflow parking, providing pleasant, lighted pedestrian walkway between the Hospital and parking areas east of the Medical Tower and IRH. Site Area: 3.3 acres



Medical Research Library Building  
Indianapolis, IN

### Indiana University Medical Research Library Building

- Indiana University School of Medicine / Indianapolis, IN
- Approximately 24,300 s.f. interior renovation. The Medical Research Library Building (MRLB) project was envisioned as a solution to the lack of quality study space for medical students and incorporates individual student study stations that allow for greater privacy while also being able to accommodate small group learning environments for break-out sessions. The renovation provided eight (8) small group study rooms, four (4) large group rooms with a capacity of 40 persons each for testing and instruction and a 4,200 square-foot team-based learning lab. The renovation also included offices for library staff and new furniture, fixtures and equipment. Improving air quality and energy efficiency in the library were achieved by modifications to the mechanical systems that serve the library.



Medical Research Library Building  
Indianapolis, IN

## Healthcare & Assisted Living

### Logansport Memorial Hospital

- Logansport, IN
- Projects included: Ob/Gyn, Pediatrics, Intensive Care and Coronary Care Units; Medical/Surgical; Pharmacy; Lobby; Laboratories; Therapy; Engineering; Outpatient Spaces

### LaGrange Hospital (now Parkview LaGrange Hospital)

- LaGrange, IN
- A facility study was conducted to assist the then 62-bed hospital in determining whether the buildings should be modernized and expanded for code compliance and functional deficiencies or whether to relocate to a new facility on the existing site or to a new site. This included departmental space evaluations and the preparation of a preliminary space programs.



Marion General Hospital  
Marion, IN

### Marion General Hospital

- Marion, IN
- Over three years, three significant projects were completed. The existing 6,780 sq. ft. acute patient care unit was renovated into an extended care unit of 21 beds with semiprivate and private rooms. A new 13,000 sq. ft. maternity suite included eight labor and delivery rooms, a combined normal and neonatal nursery with 16 bassinets, two antepartum rooms, 11 postpartum rooms and 27 normal support spaces. A 6,560 sq. ft. renovation of the intensive care unit completed the three project series and a 10-bed unit was the result. Other projects completed included: Renovation of oncology suite for outpatient chemotherapy examination and treatment; Remodel of 26-bed pediatric suite; Renovation of mammography suite for outpatient basis; Renovation of 2,500 sq. ft. computer training facility; 19,000 sq. ft. addition/renovation of medical office building



Marion General Hospital  
Marion, IN

### Marion County Hospital

- Marion, OH
- An analysis for this 151-bed facility was completed for five buildings dating from 1952 through 1982 consisting of condition surveys of architectural, mechanical, plumbing and electrical systems. Departmental space programs were prepared to determine additional space requirements. Four options were developed along with estimated project cost to determine the optional expansion and renovations program.



## Healthcare & Assisted Living

### Methodist Hospital

- Indianapolis, IN
- Tuberculosis Room Renovations: The purpose of this project was to create a treatment room, recovery room and patient room all suitable for patients infected with Tuberculosis and to renovate an existing recovery area.
- Campus Site Enhancement Plan: Design development was completed campus-wide to upgrade all site signage, landscaping and outdoor lighting. The emphasis of the project is to soften the urban image of facilities, to make entryway and finding the hospital easier on patients and to provide for the staff and visitor safety and security. Site area: 30 acres



Monroe Medical Pavilion  
Bloomington, IN

### Mississinewa Medical Center

- Gas City, IN
- Approximately 4,000 sq. ft. of renovations to convert a Village Pantry into family medical center located about 15 miles from the main hospital.

### Monroe Medical Pavilion

- Lauth Property Group / Bloomington, IN
- With an opening of a new hospital in Bloomington, OMS was hired by Lauth Property Group to design a free-standing, three-story 84,240 sq. ft. medical office building to provide physician office space and support services for Monroe Hospital. The challenge of the exterior design was to break down the mass of the building to make it more personal as a healing environment. This was accomplished with incorporating multi color, form and dimension. The interior design compliments the exterior with detail to a mixture of finishes combining a spirit of health and hospitality. Four roof-top air handling units serve the building for maximum patient comfort. This is the second building in a planned commercial park which will include other healthcare facilities in the future. A variable air volume HVAC system will allow new tenants to simply attach to the building air distribution system and adjust the controls to meet their comfort requirements. Plumbing and electrical distribution also allow for easy connection at any point in the building.



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## Healthcare & Assisted Living

### Public Health Nursing Association

- Bloomington, IN
- Approximately 15,000 sq. ft. of new construction of a new facility to expand and consolidate all departments, Community Health Services, Home Healthcare and Administration in one area. The Public Health Nursing Association is a private, not for profit organization providing nursing care for Bloomington and Monroe County.



Putnam County Hospital  
Greencastle, IN

### Putnam County Hospital

- Greencastle, IN
- Approximately 33,110 sq. ft. of renovation, 6,050 sq. ft and 28,900 sq. ft of upgraded finishes. Developed a space program for expansion and renovation; prepared conceptual plan showing direction of expansion, areas of renovation, departmental relations, traffic flow and site development, development of a project budget and schedule. Advised on the development of project team and criteria for the selection of that team. Departments included: Emergency, Respiratory/Cardiopulmonary Therapy, Surgery/Day Surgery, Physical, Occupational, Speech Therapy, Radiology, Executive Suite, Laboratory, Business/Admissions, Oncology, Medical Records, Cardiac Rehabilitation, In-Service Education, Outpatient Clinics, Chaplaincy, Social Services, Physicians Meeting Rooms/Classrooms and Home Healthcare Services.

### Roane General Hospital

- Spencer, WV
- A facilities evaluation and master plan for one, five and ten-year periods were developed for Roane General Hospital. An analysis of the existing facility was conducted to determine compliance with codes to assess the general condition of the structure and mechanical and electrical systems. Estimates for renovation and expansion programs were included.

### St. Francis Hospital

- Escanba, MI
- A comparative feasibility study was conducted to identify replacement of the existing facilities that were necessary to bring St. Francis Hospital's physical facilities up to all applicable codes and to determine the estimated cost to complete the identified replacements. Existing buildings dating back to 1915, 1925 and the 1959 expansion were included in the study.



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### St. Paul Hermitage

- Beech Grove, IN
- Converted a third floor, 40-bed assisted living facility to apartments and support facilities for retired priests of the Archdiocese of Indianapolis; Provided an HVAC retrofit with new chiller units, chilled and hot water circulating pumps, piping, 4-pipe fan coil units and controls; Schematic design for a 27,000 sq. ft., 48-bed replacement unit to be attached to the existing home



St. Vincent Carmel Hospital  
Carmel, IN

### St. Vincent Carmel Hospital

- St. Vincent Health / Carmel, IN
- Approximately 115,000 sq. ft. new satellite hospital of St. Vincent Indianapolis. The St. Vincent Carmel facility was designed with vertical and horizontal growth in mind. Administration services and central registration are located on the main floor. Primary care nursing units operate on the two upper floors. The 100-bed facility also includes patient rooms, outpatient areas, surgery, radiology and emergency rooms. Lobby areas, a gift shop and cafeteria solariums accommodate guests



### St. Vincent Indianapolis Hospital

- St. Vincent Health / Indianapolis, IN
- OMS served as associate architect for new 508-bed facility and supporting services. Distinctive features includes: OB department; Emergency Department and connecting Medical Office Building; Maintenance free exterior of natural metal; Mechanical plant and boiler plant were separated from the hospital building for expansion, safety, operational efficiency and lower cost; and Conducted facility planning for easy expansion to 800-bed plus supporting services



## Healthcare & Assisted Living

### St. John's Health System

- Anderson, IN
- Projects included: Modified existing mechanical systems to convert two rooms in the Emergency Room and four patient rooms to Tuberculosis Patient Rooms; HVAC/Indoor Air Quality Study of the existing HVAC system and a study of the existing chilled water plant for the hospital. The studies explored options for a remedy comparing construction costs to energy costs; Replacement of an existing 900-ton asbestos rooftop cooling tower with a 550-ton stainless steel and fiberglass cooling tower and were revised to provide a more efficient system requiring less maintenance; Modifications to Surgery Center HVAC as a result of failure of gas concentration testing in four existing operating rooms. The existing air handler serving the OR's was undersized, and therefore unable to provide adequate outside air to the OR's. The existing air handler serving the OR's will be replaced with a larger unit with more outside air. A new mechanical room addition will be attached to house a new steam boiler. The new boiler will generate humidification steam, and the existing electric duct humidifiers will be replaced with steam humidifiers. The existing hospital direct digital control system was extended to the surgery center, which is separate from the hospital, to replace the existing stand alone electric control system.

### Urological Care, Inc. (UCI)

- Urological Care, Inc. (UCI) / Richmond, IN  
Project Description: Urological Care, Inc. (UCI), is the premier urology medical group located in Richmond, Indiana. Over the past twenty years, UCI has grown and prospered as it served Richmond and many of the surrounding communities in the East Central Indiana and Western Ohio areas. In the Fall of 2000, UCI realized it would outgrow its current office facility and began the process of developing a program to move forward with their expansion. In 2001, UCI hired the design team to develop an architectural design that would propel the group towards the future, as well as provide interior design and graphic design services. An image was created utilizing an Architectural Concrete Block with a steel structural interior frame system in order to provide that image for the medical practice. A comprehensive value engineering process with the Contractor, the design team, and UCI allowed the Owner to take advantage of cost savings in order to gain some additional funding to increase other alternatives, and still allow the project to be completed under the original estimated budget.



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## Healthcare & Assisted Living

### South Central Community Mental Health Center

- Bloomington, IN
- New 3-story mental health center adjacent to Bloomington Hospital providing outpatient services

### Southern Indiana Radiological Association Clinic

- Bloomington, IN
- Projects included: Interior laboratory; Multiple office spaces; Radiology suite

### Southwestern Regional Medical Center

- Health Care Realty Trust / Fort Myers, FL
- Approximately 40,000 sq. ft. of the existing facility was analyzed in order to review the overall capabilities of providing new medical and health care related offices for the community. The 4-story facility is currently attached to an existing medical building site via a sky bridge. It contains various medical offices originally associated with the hospital. Provision of a code/fire consultant familiar with Florida building code was included in the analysis and local engineering services were also utilized to provide proper review and analysis of the existing facility to meet the new building code requirements.

### Union Hospital

- Terre Haute, IN
- Phase I, II, III and IV addition; Ambulatory Surgery Unit addition; Cardiac Catheterization Laboratory renovation; Sports Medicine and Outpatient Physical Therapy Center; Open Heart Surgery Center addition; Main Lobby and Cafeteria remodel; Multiple interior design projects

### Union and Regional Hospitals Magnetic Resonance Imaging Unit

- Terre Haute, IN
- Approximately 5,000 s.f. new building located between the two hospitals to house an MRI unit



## Healthcare & Assisted Living

### Whitewater Valley Care Pavilion

- Fayette Memorial Hospital / Connersville, IN
- Approximately 22,000 sq. ft. new construction combined a 32-bed inpatient adolescent substance abuse and full range outpatient mental health facility.



Whitewater Valley Care Pavilion  
Connersville, IN

### The Department of Veteran Affairs Medical Center: Master Plan & 940-Bed Geropsychiatric Facility & Dietetics Building

- Veteran Affairs: Office of Facilities, Washington D.C. / Marion, Indiana
- Conducted a facilities inventory and analysis for a historic (circa 1889) V.A. hospital on a 190 acre campus. Project included the evaluation of natural features, land use, circulation patterns and over 100 existing buildings. The master plan recommended use options for the existing structures and siting for anew 240 bed geropsychiatric hospital and associated facilities. Completed subsequent design, engineering and construction documents for the new facility. The new geropsychiatric housing facility for veterans and a new Dietetics Building totalling 256,000 s.f. of new construction and 50,000 s.f. of renovation is complete with food service and warehouse facilities serving the entire Medical Center campus.



Veteran Affairs Medical Center  
Marion, IN

