HILL DESIGN ASSOCIATES ARCHITECTS, INC.

473 BECK LANE DAWSONVILLE GA 30534 706.531.9998 888.221.9232 www.hda-architects.com

our Firm, our Services, our Projects

your personal 'Wish Book'

Building Design for Veterinarians



OUR FIRM

HDA Architects is a family of like-minded professionals who are passionate about the practice of Architecture, and also very excited about the efficient and cost effective delivery of animal health care.

Our president, Peter J. Hill, Sr., AIA, has been serving veterinarians across Georgia and across the Southeastern United States for over 21 years. We currently have active projects in Georgia, Maryland, Florida, North Carolina, South Carolina, Alabama, Virginia and Tennessee.

We hang our hats in Dawsonville Georgia, about 45 miles north of Atlanta. From this location we serve the South Atlantic region and beyond.

Our goal at HDA Architects is to provide complete



architectural services that exceed our clients expectations. We want to knock your socks off, actually. Of course we strive to meet the aesthetic, functional and financial requirements of our veterinary medical clients but those are the basics. We want to get to know you and your practice. What makes your hospital unique? What sets you apart from your peers?

Our firm lives and dies upon relationships. That is what we are all about.

Our firm has evolved over the years just like your industry has. We were involved in our first practice in 1984. Many things have changed in Veterinary care since then. We believe the best is yet to come. Every year we get to design the very best hospital we have every done. We continually push ourselves to make this design better than the last.

Our work is well known in your industry for simple but elegant solutions to the many challenges an animal hospital presents. Our staff is known for their commitment to client satisfaction and an extraordinary attention to detail.

Our firm's principal and staff of architects, project managers, construction administrators, and drafters are truly experts in the field of animal care. We offer a broad range of services not typical in general commercial projects. Things like medical gas systems,

boarding equipment, imagery equipment. We handle project planning issues like rezoning your property, variance requests and speaking on your behalf at public hearings.



The breadth and depth of our experience enables our practice to address a wide range of challenges including difficult sites, demanding budgets and time constraints.

One of the most valuable services we offer can be telling our clients no. That may be "no don't waste any more money on this old building" or it may be "no don't go 1 million dollars in debt when you don't need to".

We bring to each project a team of professionals experienced in design, graphics, programming, engineering, site analysis, feasibility studies, project administration, cost control and code compliance.

HDA Architects responds to the particular circumstances of each situation, addressing the subtleties of each client and end-user, through the character of space and the means of construction.

Often we are called far from Georgia to help our clients. In some cases we will work with your local architect on a limited services basis. We have no problem with this. We have reviewed plans for clients as well.



As you might imagine we have a high degree of technology in our industry. We use CAD modeling extensively for both interior and exterior study. This allow us to communicate the 3 dimensional aspects of your project easily for you and your staff.

When your ready, we'll be here. Give us a call!

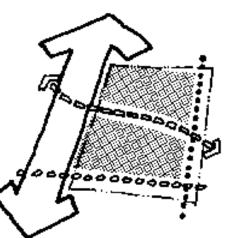


OUR SERVICES

Our industry has broken down commercial projects into distinct phases. These phases start with programming your building. By this we mean defining the goals of the project, large and small. Next is the design phase, followed by the document phase. Next phase is bidding and negotiations, and finally construction phase.

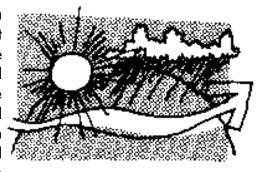
FACILITY PROGRAM PHASE

Our approach to designing Veterinary Hospitals and clinics is methodical and deliberate. Generally, the first item at hand is to determine exactly what the owner envisions for this project. We are convinced that no Architect or building designer is capable of understanding the project better than the Owner. Therefore our first job is to



4 weeks

listen and learn from you what you want the project to be. We begin work with a document we call a Veterinary Design Questionnaire. This is a small pamphlet that asks many questions regarding the proposed clinic. Once you have filled out the Questionnaire, we hold a kick-off meeting at the Owner's office. At this time we get to know everyone involved and establish channels of communication and "chain of command" in regards to the Owner's staff. At this meeting, a tentative project schedule will be established, goals and objectives will be discussed, and interviews with individual users will begin. These interviews



allow us an opportunity to collect the important information needed to study the current staff and space demands. It also allows us to make growth and need projections based over a period of time. During the programming phase, HDA performs evaluations of the available sites for the project. The sites are evaluated for circulation, utilities, visibility, grading requirements and overall suitability. We then make recommendations to the Owner regarding site selection.

SCHEMATIC DESIGN

6 weeks

During this same time period, the schematic design phase for the facility begins. Based on our initial interviews the architectural team generates schematic floor plans and building elevations. It is at this point in the design process that the Owners' involvement is absolutely critical. You see, the design process is evolutionary, rather than revolutionary. In fact, many schemes and ideas will be discussed and researched in order to find the best possible layout for this project. Although our experience in this field gives us a wealth of reference and familiarity with animal health care, each project is different. There are no 'one size fits all' solutions. A schematic site layout is also developed and a rough grading study is performed. Once the building plans and elevations are settled, we begin the task of generating the graphic and written instructions used by the Contractors to build the facility.

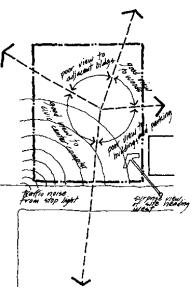
CONSTRUCTION DOCUMENTS

12 weeks

The construction document phase is the end of the <u>design</u> portion of the contract. Drawings and specifications are then created by the Architect and our team of Consultants. These typically include Mechanical Engineering, Plumbing Engineering, Electrical Engineering and sometimes Structural Engineering. As these documents are created, they are carefully checked against each other and reviewed by our quality control architect for clarity and continuity. After the completion of the construction document package, the design team conducts a formal quality control meeting with all team members and the Owner. This is simply a final opportunity to make certain the project design and documentation agrees with the Owners vision.

When the documents are deemed satisfactory by the

architectural team and the Owner, the team submits the drawings and specifications to the City/County code review Agencies and the local Fire Marshal for comments. Review agency comments are addressed promptly and the final construction documents are "walked through" then these agencies to show compliance with all comments.

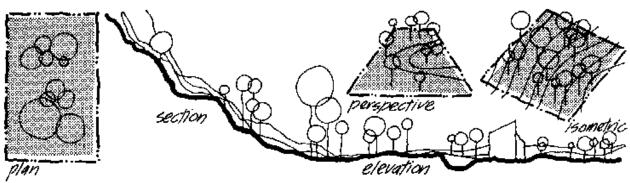


BIDDING AND CONSTRUCTION ADMINISTRATION

As with the design phases, HDA remains committed to a meticulous, deliberate approach to bidding our projects and administering the Construction Contract. Throughout the bid phase, we will be involved in assuring that the project gets the maximum exposure possible. We will send numerous invitations to General Contractors to stimulate interest in the

project. This effort usually facilitates very competitive biding.

If, during the bid process, an item requires clarification, HDA issues addendum expediently and concisely. The Project Architect in charge will continue to be our representative



throughout the bid process and through construction. By keeping the design architect involved during construction, we maintain a common thread of understanding and we are able to minimize mis-communications between the Owner, Architect and the Contractor.

When the project is awarded and the General Contractor is underway, we are acutely involved in the beginning, with a Preconstruction Conference, to the very end, with closeout documents, and a warranty inspection. Our purpose throughout the construction process is to protect the Owner's best interests, while also remaining fair and unbiased to all parties. We do not use, nor will we accept, an antagonistic or uncooperative approach to

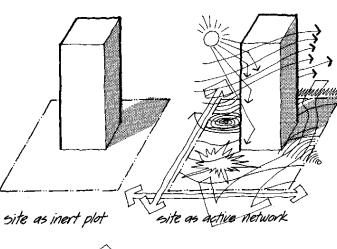
administering the Contract.

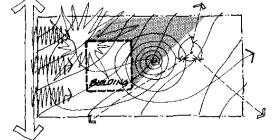
We always endeavor to promote a sense of cooperation and teamwork. When, and if, a problem arises, we address it quickly, concisely, and fairly to all parties. By the same token, we do not accept substandard work, no matter how minor. HDA expects and demands that the Contractor and subcontractors fulfill the terms of their Contract to the letter, with no exceptions.

When the contract approaches an end, we are involved in compiling the closeout documents expected of the Contractor. We also revise our CAD files to comply with the as-built conditions in the field. We then perform the punch list inspection when requested by the Contractor. This inspection has all design consultants present to perform a thorough observation of the current conditions

Typically when we begin a hospital, we assemble a team of designers consisting of a civil engineer, a mechanical/plumbing/fire protection/ engineer, an electrical engineer, and sometimes a structural engineer. All these people are in addition to our internal team of Architects and designers. Some of our clients utilize our interior design services as well.

> Most projects can easily be designed within 6 months from conception to bidding documents. The bid process normally takes about 30 days with another 30 days spent researching the low bidders. Shortly thereafter the contract is awarded and the General Contractor begins building the new practice. Once the construction is underway, the facility is normally finished within 8 months.





Mike Lowe Flint River Animal Hospital 6725 Odyseey Drive Huntsville, AL 35806 256.509.2183

David Bordelon, DVM Veterinary Emergency and Referral 4870 N. Davis Highway Pensacola, FL 32503 850.477.3914

Victor Katz, DVM Muddy Branch Veterinary Center 880 Muddy Branch Road Gaithersburg, MD 20878 301.963.0275

Dr. Ross McKinlay Animal Clinic of Madison-Mayodan 726 Ayersville Rd Madison, NC 27025 336.427.0271

Our References

Rosan Sprinkles Grace Animal Hospital 3609 Robinwood Rd Gastonia, NC 28054 704.853.8866

Sherri Fastenrath, DVM Animal Medical Clinic PC 4655 Research Park Blvd NW, Huntsville, AL 35806 256.837.9700

Diana Olsen, DVM Greater Atlanta Veterinary Medical Group 1093 Sandy Plains Road Marietta, GA 30062 770.424.6303

Todd White, DVM 2942 Country Meadows Lane Maryville, TN 37803 865.622.7511 Jessica Peek, DVM Waverly Animal Clinic 618 Clydeton Rd Waverly, TN 37185 931.296.4900

Rocky Deutsch, DVM Signal Hill Animal Clinic, Inc 9554 Liberia Ave Manassas, VA 20110 703.330.6767

Ben Neesmith, DVM Statesboro Bullock Veterinary Clinic 23608 US-80 Statesboro, GA 30458 912.764.1001

Linda Brooks, DVM Northeast Veterinary Hospital 120 Pet Care Court Cornelia, GA 30531 706.778.1900



FLINT RIVER ANIMAL HOSPITAL AND BED 'N BISCUIT BOARDING FACILITY Huntsville, Alabama

2015 HD Merit Award Winner



Designed with care in mind, this Alabama practice serves up high end work spaces in a creative atmosphere.



After several years of working for other doctors, Dr. Kevin Lowe decided it was tome to set up shop for himself. Knowing he would need help the first person he recruited was his father Mike Lowe. This project started at a dinner table in Baltimore MD with Dr. Lowe, his father Mike Lowe and the design team

at HDA Architects. This project fused on the details from the very beginning. Dr. Lowe and his father were very involved in the design certainly, but also the electrical systems, and the HVAC systems. The overall design goals were to construct a building campus that would support our tag line "Best Care for Pets and Their People", in other words a commitment to superior veterinary service. Our goal was for our clients to have a complete WOW experience when visiting our full service campus, where the WOW would come from the components of: a unique aesthetic inviting building externally, a warm at home feel from floor plan and color pallet internally, state-of-the-art high performance technology to support both facility operation and medical service, and client education.



PROJECT DATA:

SIZE: 11,150 SQ FT COST: **\$2,883.000**

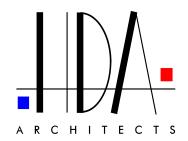
CONTACT:

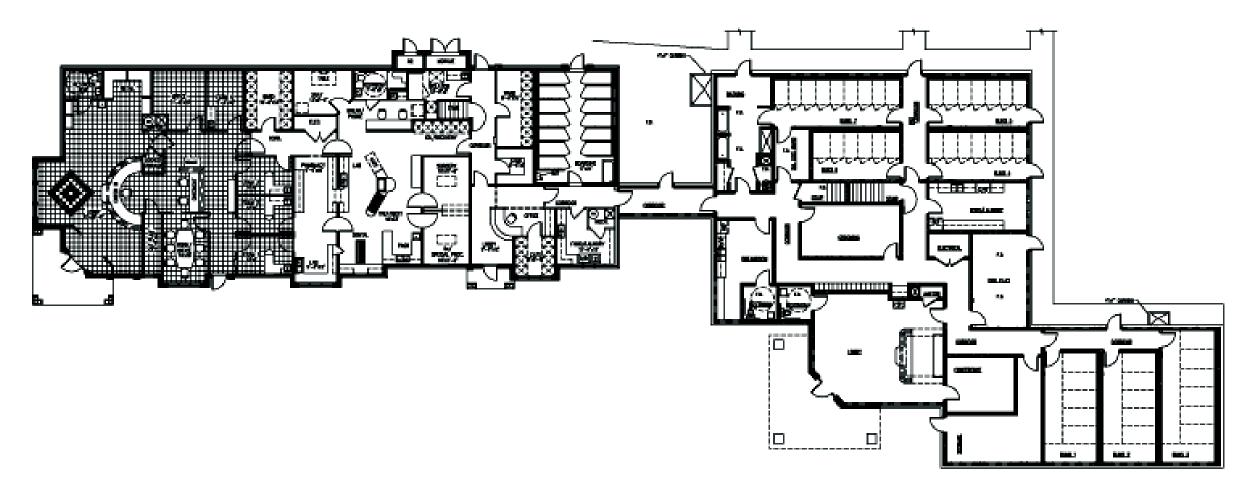
DR. KEVIN LOWE MIKE LOWE PH: (256) 852-3300 FLINT RIVER A. H. 1009 HOMER NANCE RD, HUNTSVILLE, AL 35811

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CONSTRUCTION Ph: 256.533.7116 407 St. Clair Avenue SW Huntsville, AL 35801 29071 ATTN: Leonard Backman FLINT RIVER ANIMAL HOSPITAL AND BED 'N BISCUIT BOARDING FACILITY Huntsville, Alabama

2015 HD Merit Award Winner





ROYSTON ANIMAL HOSPITAL Royston, Georgia

The current Royston Animal Hospital is sitting on a large tract of land that was perfect for development. The current building, serving 3 veterinarians, was becoming more and more difficult to operate effectively. HDA was brought in



to analyze the site and come up with a design that provided the owners with a great deal of room while keeping the exterior looking like a comfortable home to match the rural setting.

What you see is a culmination of these ideas. Inside you find a spacious lobby, a state of the art surgical suite, lab, pharmacy, and special procedures suite. Everything from the cement board & batten siding to the extensive treatment area makes this new facility stand out in the North east corner of Georgia.

A large boarding facility, combined with a covered outdoor play area makes the hospital an ideal place for patients and owners.





PROJECT DATA:

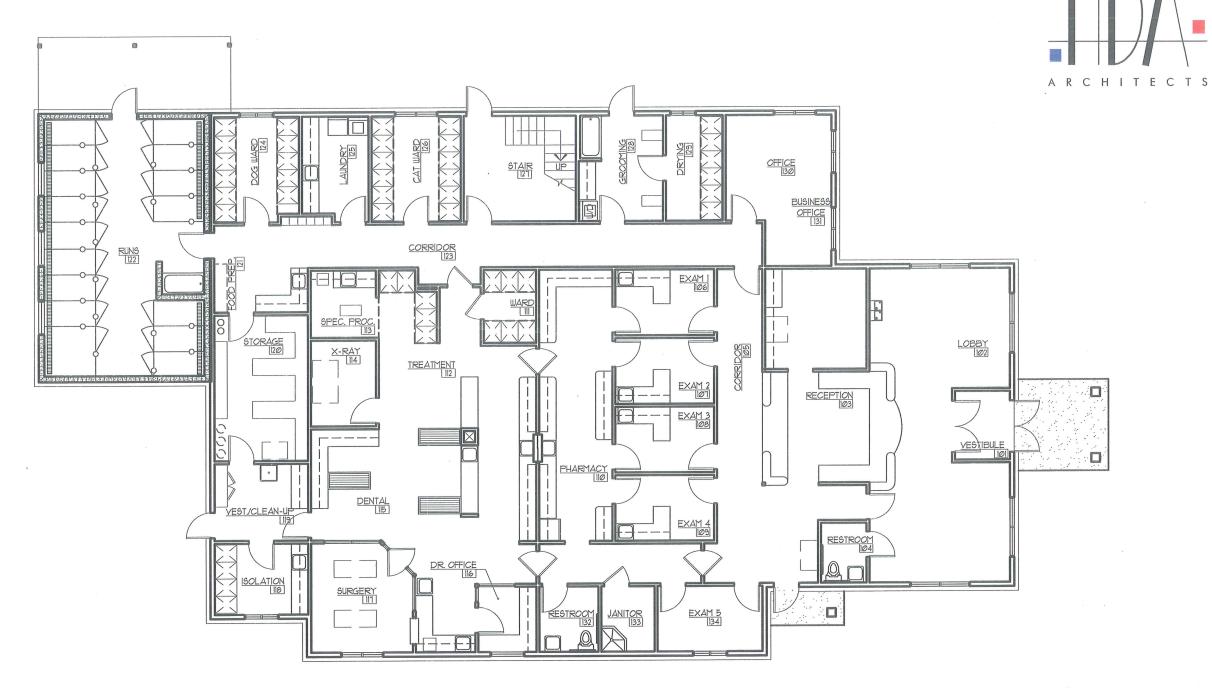
SIZE: 8,300 SQ FT COST: \$986,000 SERVICE TIME: FEB. 2005 -CURRENT

CONTACT:

DR. DORIS CATO DR. KENNETH CATO DR. BRUCE BOWEN PH: 706.245.6650 ROYSTON ANIMAL HOSPITAL 2888 WEST MAIN STREET ROYSTON, GA. 30663

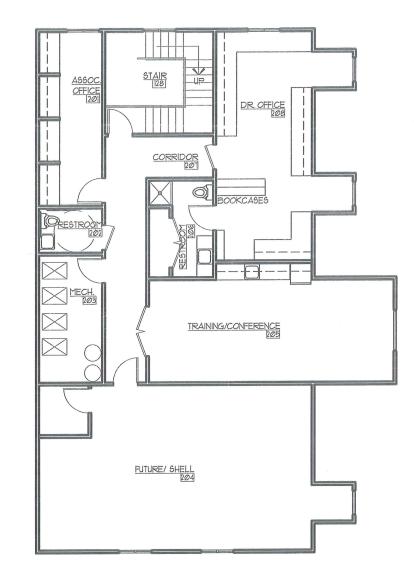
Joel Turner Construction Ph: 706.283.1631 1251 Crestview Road Elberton, Ga. 30635 ATTN: Laura Carrington

ROYSTON ANIMAL HOSPITAL Royston, Georgia Main Floor Plan



ROYSTON ANIMAL HOSPITAL Royston, Georgia Upper Floor Plan





GREATER ATLANTA VETERINARY MEDICAL GROUP Marietta, Georgia

Arguably, the biggest challenge an architect faces is a difficult site. Dr. Diana and Jory Olsen presented HDA Architects with just such a challenge in the summer of 2005.

After operating out of a small retail center space for several years, the Olsen's knew if they were to expand business, they needed to expand space. They were fortunate to find an excellent piece of property in a flourishing part of North Atlanta. The challenge lay in that the lot was extremely tight to accommodate the size building the Olsen's required. After careful site analysis and constant communication with local planning and development, HDA was able to meet the demands of both owners and government.

The new Greater Atlanta Veterinary Medical Group features

state of the art medical equipment. Items such as digital radiology, oxygen generation, centralized scavenging, and closed circuit video were incorporated into the building.



The Olsen's practice also provided the unique challenge in that they operate both a general practice as well as a specialist & referral

center. The combination of these two practices under one roof required redundant systems and an expanse lab and diagnostic center.





PROJECT DATA:

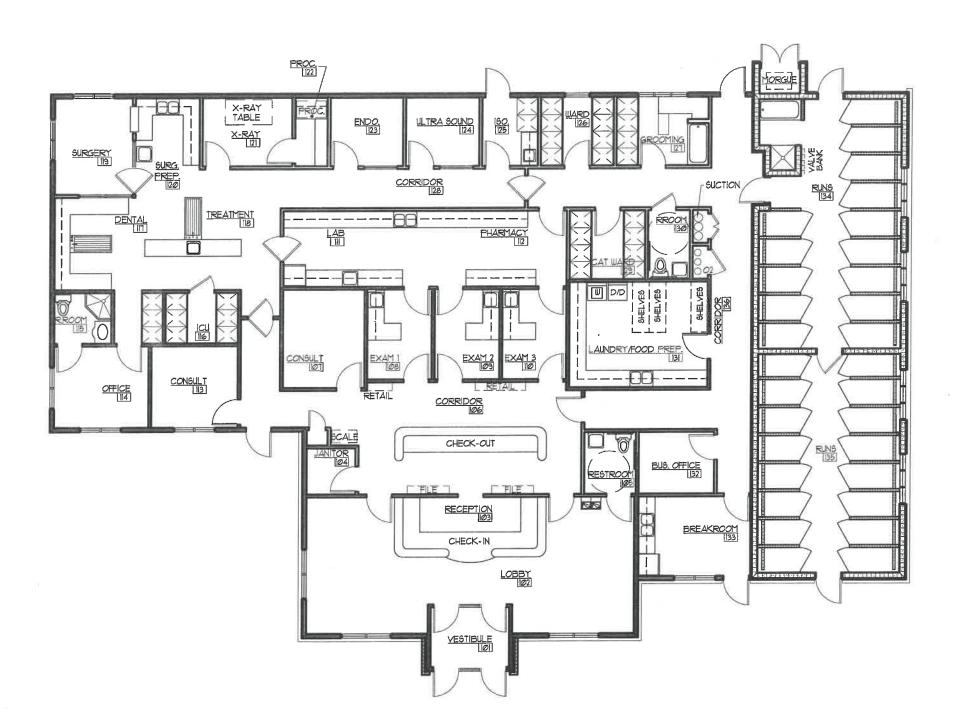
size: 5,670 sq ft cost: \$933,942 service time: Sept. '05 -Sept. '06

CONTACT:

DR. DIANA OLSEN DR. JORY OLSEN PH: 770.424.6303 GREATER ATLANTA VETERINARY MEDICAL GROUP 1093 SANDY PLAINS ROAD MARIETTA, GA. 30062

TRIVEST CONSTRUCTION PH: 404.477.0209 2779 Clairmont Rd. N.E. Suite A3 Atlanta, GA. 30329 ATTN: Sami Halteh

GREATER ATLANTA VETERINARY MEDICAL GROUP Marietta, Georgia



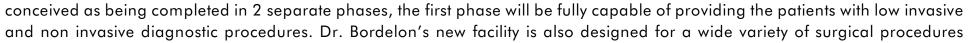
A R C H I T E C T S

VET EMERGENCY & REFERRAL CENTER Pensacola, Florida

When Dr. David Bordelon realized the complexity of designing a new hospital in the hurricane prone Florida panhandle, he quickly decided he needed the help of an expert. A man of meticulous research skills, he came across HDA Architects and a relationship was established.

Dr. Bordelon's vision was of an 8,000 square foot state of the art surgical &emergency facility. While





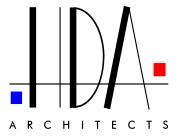


including soft tissue, vascular, orthopedics, opthamology, and dental.

To assist in the efficient transfer of critical information, the building is prewired for the use of digital imagery of all kinds in areas such as exam rooms, isolation, quarantine, and treatment rooms.



The project has also presented several unique challenges, such as the preservation of a 100 year old Live Oak and ensuring the new hospital is hurricane prepared. To this effect, the facility has been designed with roll away shutters and back-up generators to provide comfort and shelter for animals and humans alike during a powerful storm.



PROJECT DATA:

SIZE: 8,148 SQ FT COST: \$2,235,861 SERVICE TIME: MAY 2012 TO NOVEMBER 2014

CONTACT:

DR. DAVID BORDELON PH: 850.477.3914 VETERINARY EMERGENCY & REFERRAL CENTER 4870 NORTH DAVIS HWY PENSACOLA, FL 32503

MICKELSON CONSTRUCTION PH: 850.432.9954 3475 North "S" Street Pensacola, FL. 32505 ATTN: Myron Mickelson

VET EMERGENCY & REFERRAL CENTER Pensacola, Florida

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CHEROKEE TRAIL ANIMAL HOSPITAL Lexington, South Carolina

In the rapidly developing city of Lexington, a suburb of Columbia, owners Dr. Ginger Macaulay and Dr. Heyward Boyette knew they had outgrown their small concrete block hospital. They also knew Lexington was now large enough to sustain a 24 hour hospital to serve clients that suffer from those late night emergencies we all dread.



stunning effect.

Medically, the new facility has 8 exam rooms, 3 of which back up to the Emergency Lobby and are used during the nighttime hours. 2 surgery suites, a separate area for special procedures, endoscopy, ultra-sound and other low invasive procedures, a centralized scavenger system, and large boarding facility provide the best care possible for both patients and anxious owners.

Almost 2 years later both owners and HDA receive constant compliments on this beautiful building. More importantly, the city of Lexington now has the capability to better serve it's community.



and began a relationship that continues to this day.

Knowing that Dr. Macaulay and Dr. Boyette were tired of the small, dark hospital they were currently in, Peter Hill quickly developed a concept of allowing as much natural light into the

hospital as possible. His design incorporated a full length clerestory that opened up the entire Lobby and Reception areas. To further increase the dramatic impact of this space, wood "X"-bracing was placed in the clerestory to create a





PROJECT DATA:

SIZE: 12,000 SQ FT COST: \$1,436,864

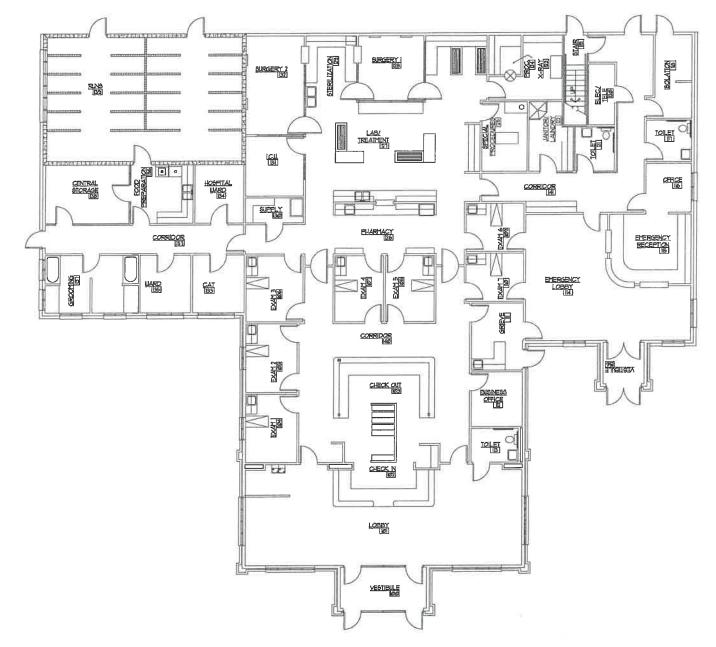
CONTACT:

DR. GINGER MACAULAY DR. HEYWARD BOYETTE PH: 803.359.6611 CHEROKEE TRAIL A. H. 109 PALMETTO PARK BLVD. LEXINGTON, SC. 29072

Murphy contracting Ph: 803.957.4541 111 Reed Avenue Lexington, SC. 29071 ATTN: Leonard Backman

CHEROKEE TRAIL ANIMAL HOSPITAL

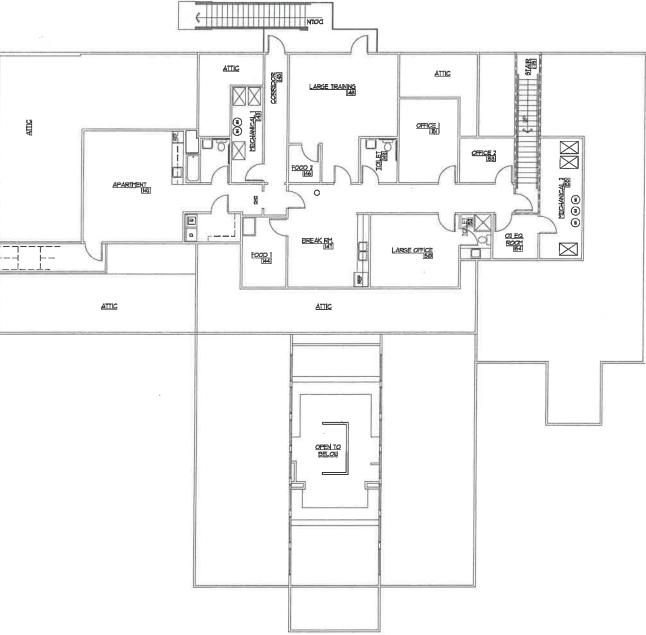
Lexington, South Carolina Main Floor Plan





CHEROKEE TRAIL ANIMAL HOSPITAL Lexington, South Carolina Upper Floor Plan

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STATESBORO BULLOCH REGIONAL VETERINARY CLINIC

Statesboro, Georgia



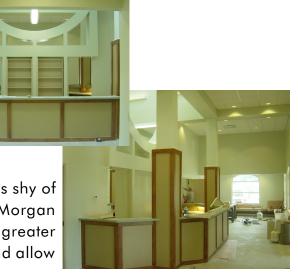
Like many other Georgia cities, Statesboro is a rapidly growing "small town". Situated just a short drive north of Savannah and the home to Georgia Southern University, Statesboro was in need of a state-of-the-art facility to better serve the burgeoning community. It was exactly these thoughts that brought together Dr's William and Ben Nessmith and Dr. William Morgan. HDA was invited into this team, and listened to the vision these gentleman sought. The result has brought wide praise from both owners, lenders, and engineers alike.

At 11,000 square feet, the revolutionary design incorporates a "tulip" shaped appearance, offering room for 10 spacious exam rooms. Beyond these exam rooms lay a unique double Lab, along with a large, easily accessible Pharmacy. At the heart is a large, bright Treatment room. With 22' ceilings and large clerestory windows, 3 wet tables, 5 dry tables, this Treatment will be more than

adequate to serve the patients. Branching off Treatment are 2 state-of-the-art Surgery suites, a Special Procedures room, and ICU. To generate increased revenue, the facility houses 31 large runs and room for over 100 cages.

To compliment the design, the building will incorporate a centralized Scavenging system, oxygen generator, and digital X-ray. To assist in the efficient transfer of critical information, the building will be wired for the use of digital imagery of all kinds in areas such as exam rooms, isolation, quarantine, and treatment rooms.

With construction set to begin in the Fall of 2007, Statesboro, Georgia is just a few months shy of being able to utilize this magnificent facility. HDA is confident that Dr's Nessmith and Dr. Morgan will not only be able to continue to compassionately serve their patients, but now with greater efficiency and at larger volumes. Combined, these factors will generate larger revenues and allow Statesboro Animal Hospital to continue to expand in the far future.





PROJECT DATA:

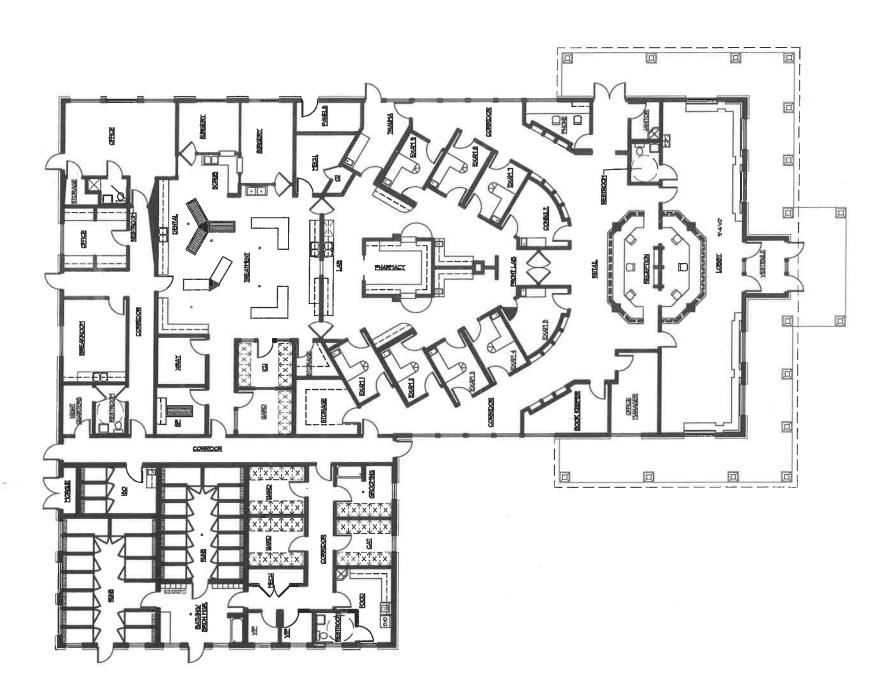
SIZE: 11,000 SQ. FT. COST: \$1,800,000 SERVICE TIME: 2009

CONTACT:

DR. BEN NESSMITH DR. WILLIAM NESSMITH PH: 912.764.1001 STATESBORO ANIMAL HOSPITAL 23608 US HIGHWAY 80 E STATESBORO, GA. 30461

DABBS-WILLIAMS GENERAL CONTRACTORS, LLC PH: 912.489.9844 319 S. WALNUT STREET STATESBORO, GA. 30459

STATESBORO ANIMAL HOSPITAL Statesboro, Georgia



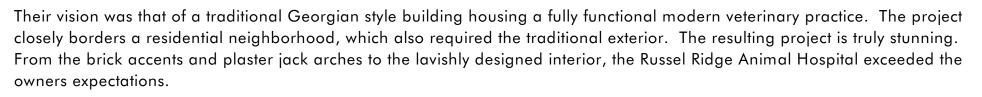


RUSSELL RIDGE ANIMAL HOSPITAL Lawrenceville, Georgia

In 2001 Dr. Wanchick and Dr. Miller approached Hill Design Associates with the dreams of having their own Veterinary practice.

Over the next few months Peter Hill, our President worked with Dr. Miller and Dr. Wanchick to transform their dreams and aspirations into a concrete design for the Russell Ridge Animal hospital.







The lobby was designed as an open atrium space with stamped concrete floors. At the top of the atrium sits a balcony overlooking the lobby which is accessible from the owners offices on the second floor. The hospital has 5 exam rooms, a consult/euthanasia room, as well as a fully functional lab, pharmacy, and

treatment area.

The groomer is up front off the lobby as well as a coffee bar. Multiple wards radiate off the



treatment room as well as the double surgery suite. Russell Ridge AH has been so successful, the owners have since opened two satellite clinics.

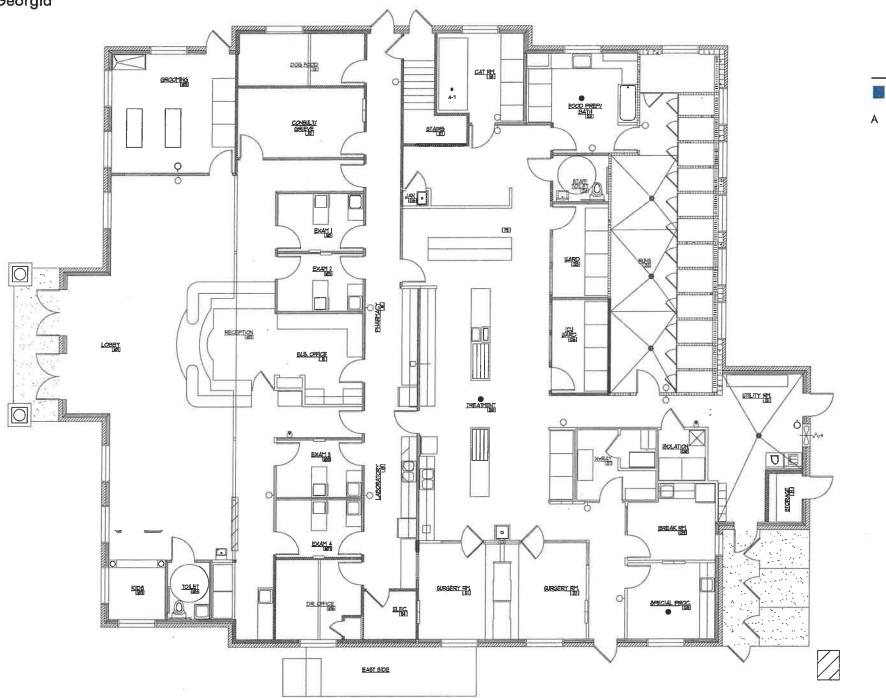


PROJECT DATA:

SIZE: 8,700 SQ FT COST: \$1,250,000

CONTACT:

DR. BRAD MILLER DR. MIKE WANCHICK PH: 803.359.6611 RUSSELL RIDGE ANIMAL HOSPITAL 738 RIDGE RD, LAWRENCEVILLE, GA 30043 RUSSELL RIDGE ANIMAL HOSPITAL Lawrenceville, Georgia





CEDARVILLE VETERINARY CLINIC & CEDARVILLE CORNERS

Front Royal, Virginia

Cedarville Veterinary Clinic is a good example of the fortunes of property ownership. When Dr. Moreman was presented with the offer to lease a corner of his property to a local bank, he saw this as an opportunity to expand his business. The new found revenue enabled Dr. Moreman to call HDA and design a new veterinary facility and retail space. This new facility now allows the owner the benefit of a cutting edge hospital combined with the title of "landlord.

At over 3,000 square feet, the new hospital contains 4 exam rooms and a large Pharmacy, Lab, and Treatment area. The hospital itself takes 2 of the 6 suites in what is called Cedarville Corners. Being on the corner also offers a bright, spacious Lobby with storefront windows on 2 sides. The

reception desk offers a separate check-in and check-out to minimize traffic congestion.



Digital X-ray has been utilized along with the appropriate wiring to maximize the use of this state-of-the-art technology. All images can be shared between

hospitalization areas and exam rooms.

With 4 retail suites available, along with expanded boarding and exam rooms, Dr. Moreman has all the valuable tools needed to grow his business and present his clients the extraordinary care he is known for.



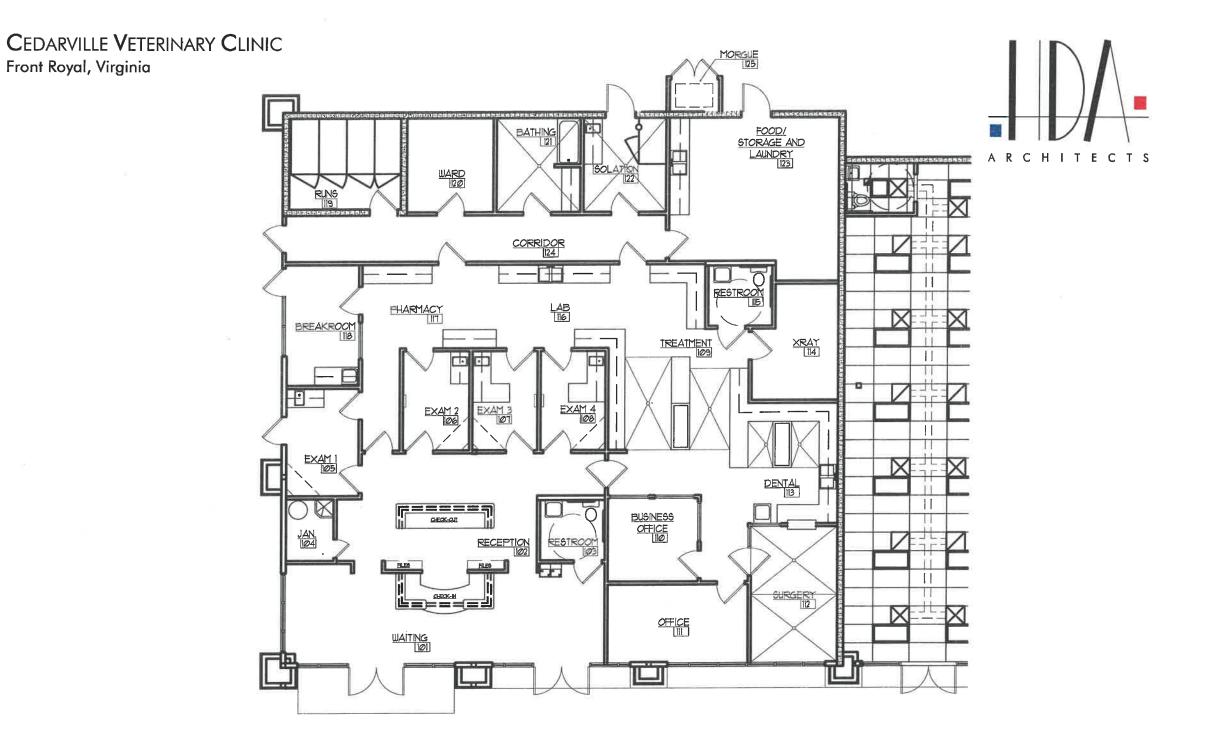


PROJECT DATA:

SIZE: 8,123 SQ FT SERVICE TIME: APRIL 2007 TO CURRENT

CONTACT:

DR. DAVID MOREMAN PH: 540.635.3299 CEDARVILLE VETERINARY CLINIC 8506 WINCHESTER ROAD FRONT ROYAL, VA. 22630



WAYNE VETERINARY HOSPITAL Goldsboro, North Carolina

With the city of Goldboro, North Carolina experiencing growth in the direction of the current Wayne Veterinary Hospital, the Owners felt it was time to modernize their practice and take advantage of this growth. The father/son team of Dr.s George Silver contacted HDA Architects at the Baltimore Veterinary Conference with their ideas and vision.



The Silver's existing building was an antiquated, small building. Their advantage though was the large piece of land on which it was sitting. HDA had to design a new building that would take advantage of this property, yet allow the existing building to continue to operate during construction.

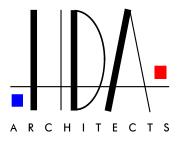
By designing the future parking in 2 separate phases, HDA was able to build and open the new building in phase 1, then demolish the old building and complete all parking in phase 2.

The new facility incorporates 2 floors, with all hospitalization on the main floor. The second floor contains all human resources and staff offices, as well as a conference room & overnight quarters. Also included upstairs is a large attic space that is designed to accommodate a large boarding kennel. An elevator shaft was also constructed as to easily be upgraded to a function system once the Owners decide to fit out the future boarding.

The main floor has a large, bright Surgery Suite, adjacent to a similar Special Procedures room. The large, open Treatment easily serves both these rooms, as well as allowing staff to monitor a Recovery Ward. All surgical areas, including Treatment, are serviced by an Oxygen Generator and separate Scavenger system. 4 large Exam Rooms serve clients, all with dedicated computer and audio visual stations. All parts of the building are conditioned by a complex and heavily filtered HVAC system to eliminate any bacteria and odors that come with such a facility.







PROJECT DATA:

SIZE: 10, 502 SQ FT COST: \$1,746,045 SERVICE TIME: 2009

CONTACT:

DR.S GEORGE SILVER JR PH: 919.734.0566 WAYNE VETERINARY HOSPITAL 2004 US 117 BYPASS NORTH GOLDSBORO, NC 27530

FARRIOR & SONS, INC. PH: 252.753.2005 P.O. Box 127, FARMVILLE, NC 27828 ATTN: STEVE HARLOW WAYNE VETERINARY HOSPITAL Goldsboro, North Carolina

