

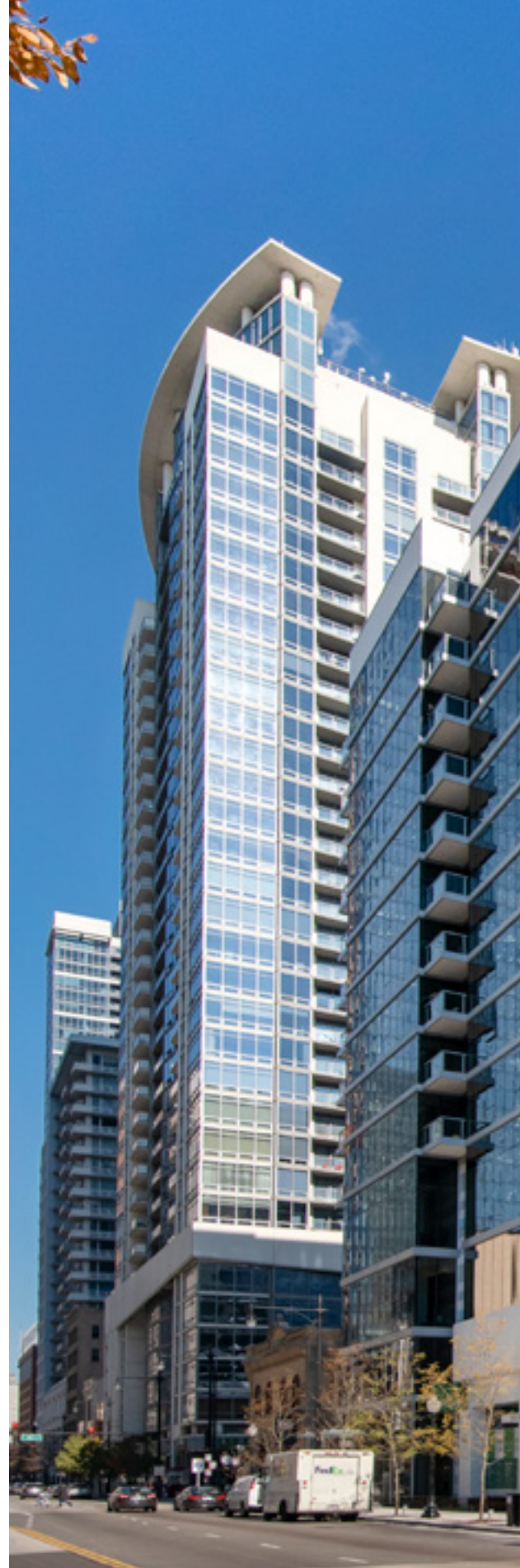
CHICAGO, IL

FIRM & OFFICE OVERVIEW



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1407 ON MICHIGAN Chicago, IL



FIRM INTRO

YEAR ESTABLISHED

1978

FIRM EMPLOYEES

209

PRACTICE AREAS

Housing
Government
Education and Library
Commercial
Hospitality

CHICAGO OFFICE

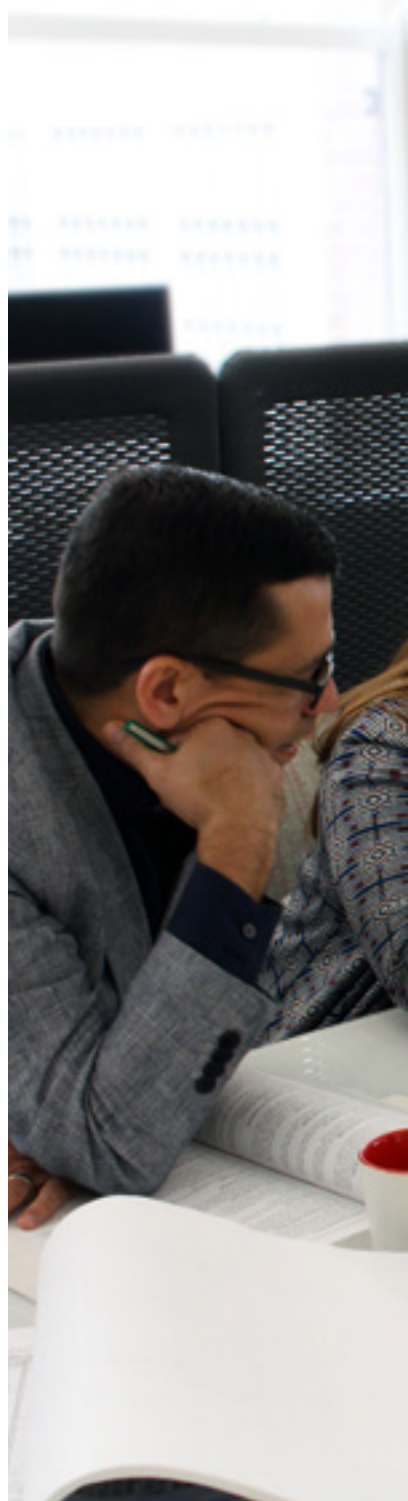
209 South LaSalle Street
The Rookery, Suite 920
Chicago, IL 60604
P 312.279.0470

FIRM CULTURE & PROCESS

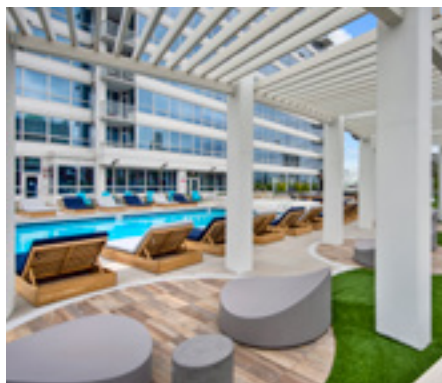
Our firm's culture is based on a highly collaborative design model. We strive to cultivate client relationships where creativity can flourish, leading to architectural solutions that enhance and inspire our client's program. We engage our clients, value their objectives and develop innovative design solutions that make meaningful contributions to the built environment.

BKV Group is unique in our full-service approach to projects. We provide needs assessment and feasibility studies, facility and site evaluations, master planning, additions, engineering, interior design, renovations and adaptive reuse, accessibility services and new building design. Our experienced team has expertise in assessing current and future building needs and assisting in the development of a wide range of solutions for space and maintenance.

Our work, and the work of individual staff members, has achieved local and national recognition. Given the wide range of expertise in our firm, every project team is customized to the project at hand, matching each client with the best expertise for their project.







PROJECT MANAGEMENT

- Goals and Objectives
- Communication Protocols
- Project Budget Management
- Project Schedule Management
- Quality Assurance

PLANNING AND FEASIBILITY

- Existing Condition Assessment
- Functional Workflow Assessment
- Health and Safety Assessment
- Capital Improvement Planning
- Phased Property Planning
- Space Needs Analysis
- Space Standard Diagrams
- GIS Drive-time Analysis
- Land Use and Zoning Analysis
- Site Selection Study
- Site Feasibility and Planning
- Building Planning and Stacking
- Project Master Planning
- Total Project Cost Estimating
- Total Cost of Ownership Analysis

ARCHITECTURE

- Visioning and Conceptual Design
- Construction Documentation
- CSI-format Specifications
- Building Science/ Forensics
- Cost Estimating and Value Engineering
- Critical Path Scheduling
- Building Information Modeling
- Computer Rendering
- Immersive 3D Visioning

INTERIOR DESIGN

- Space Planning
- Interior Concept Renderings

- Material Finish Selection
- Durability Analysis
- Infection Control Analysis
- Furniture and Equipment Selection
- Art & Accessories Staging
- FF&E Budgeting and Procurement
- Installation Monitoring

MECHANICAL ENGINEERING

- Energy Use/Conservation Analysis
- HVAC System Lifecycle Analysis
- Building Commissioning
- System Operations and Training
- Building Automation Controls Sequencing
- Fire Protection Systems
- Plumbing & Piping System Design

ELECTRICAL ENGINEERING

- Photometric Lighting Design
- Power Distribution Design
- Generator Load Analysis
- Photovoltaic Integration
- Data and A/V System Design
- Security Hardware and Cameras
- Fire Alarm System Specification
- Alert Notification Design
- Power and Systems Commissioning

STRUCTURAL ENGINEERING

- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

LANDSCAPE ARCHITECTURE

- Land-Use and Zoning Analysis
- Planting and Hardscape Design
- Boundary/Screening Yard Design

- Rainwater Collection and Irrigation
- Tree Inventory and Analysis
- Streetscape Design

SUSTAINABLE DESIGN

- Owners Project Requirements
- Simple Box Analysis
- Comprehensive Energy Modeling
- Basic Commissioning
- Daylight Modeling and Calculations
- Custom Systems Analysis
- Typical Meteorological Year Analysis
- ASHRAE Calculations
- LEED Project Tracking and Submissions
- LEED Construction Phase Oversight
- Green Communities Submissions
- National Green Building Standard

CONSTRUCTION ADMINISTRATION

- Contractor Selection Assistance
- Cost Control and Evaluation
- Scheduling Oversight
- Construction Observation
- Quality Control Management
- Move-in Coordination
- Photography Coordination
- Grand Opening Coordination
- Eleven-Month Warranty Walk-Through

HISTORIC PRESERVATION

- Historic Structures Report
- Adaptive Reuse Options
- Measuring and Documentation



ROBERT MULLER
AIA, LEED AP BD+C
*Senior Project Designer,
Partner*



HEATHER GLEASON
DIRECTOR OF BUSINESS
DEVELOPMENT,
Associate Partner



MARK HARRIS
AIA
*Senior Project Manager,
Partner*



HENRY PITTNER
AIA
*Senior Project Manager,
Partner*



CHRIS SACHSE
RAIA, ASSOCIATE AIA, LEED
AP
*Director of Architecture,
Associate Partner*



MARY ABELMANN
AIA, LEED AP BD+C
*Project Manager,
Senior Associate*



CRAIG CARTER
AIA, LEED AP BD+C
*Project Manager,
Associate Partner*



RENATO GILBERTI
AIA, LEED AP BD+C
*Senior Architectural Designer,
Associate Partner*



ELAINE FITZGERALD
AIA, CSI, CCS
*Senior Project Specifier,
Senior Associate*



MARK JONES
AIA, CCS, LEED GREEN
ASSOCIATE
*Director of Construction
Administration,
Senior Associate*



CENTER CITY DISTRICT *East Lansing, Michigan*



PROJECTS

RECENT & NOTEWORTHY



INTERFORUM

CHICAGO, ILLINOIS

Interforum is located in Chicago's South Loop neighborhood. It contains 771 residential units with spectacular views of Grant Park and downtown, a 368 guest room hotel, restaurants, and a grocery store to serve the needs of the neighborhood.

The complex is divided into two separate towers atop the retail base and amenity terrace. One tower contains a hotel, and smaller efficiency units catering to the student population of the neighborhood, and a rooftop lounge that overlooks Grant Park on the 23rd floor. The second tower consists of market rate apartments with a roof top amenity on the 37th floor.



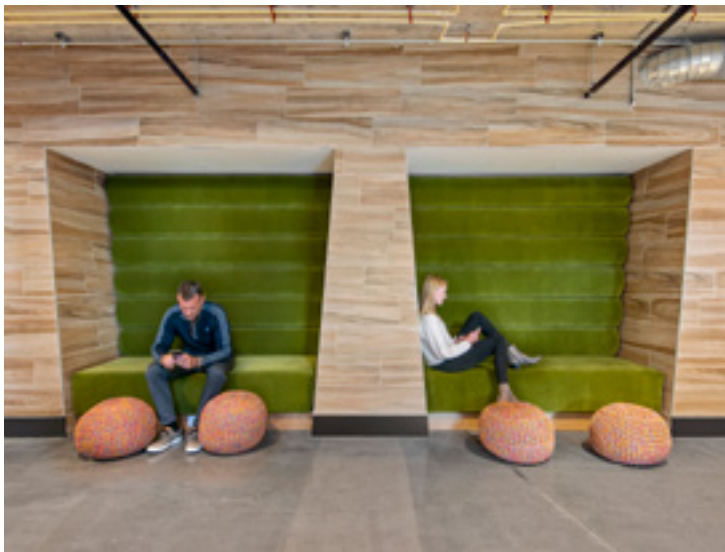


1407 ON MICHIGAN

CHICAGO, ILLINOIS

1407 on Michigan is a 270,000 SF, 15-story high-rise rental property that was built to Type 1A construction. The project is located next to the newly restored Chicago Firehouse Restaurant and replaced a vacant office building once owned by the National Association of Letter Carriers. The tower includes 141 parking spaces on three levels, and 40,000 SF of medical office. The dog-friendly building has a mix of studios, one, two and three bedroom apartments totaling 199 units. These units range from 450 SF studios to 1,700 SF, three-bedroom units. It is designed as a contemporary upscale rental property featuring top tier unit finishes, floor-to-ceiling glass and high-end amenities.





THE DEACON

CINCINNATI, OHIO

The Deacon is a 11-story, 357-unit student housing development that will serve the students of the University of Cincinnati. This new development is located on the former Deasoness Hospital site.

This project's first phase will deliver a mid-rise 1029-bed housing development and the renovation of the former parking garage on the property. The Deacon includes one- to four-bedroom apartments, each bedroom with its own bathroom.





THE FLYNN

ELMHURST, ILLINOIS

The Flynn is an 8-story, 197-unit market-rate housing development. The courtyard building is set back from Addison Street, thus minimizing its presence along the street while enhancing afternoon sun exposure creating a unique pedestrian experience. The first floor consists of a fitness center, lobby / lounge, leasing offices, and bike spaces along Addison Avenue that conceals the first-floor parking and service spaces from view. The second floor is composed of residential units, a clubroom amenity space, a landscaped terrace with an outdoor pool, individual unit terrace, and other outdoor amenities. Residential units make up floors 3-7. A rooftop lounge and terrace amenity space are located on the southeast corner providing great views of the surrounding area.





ELEVEN40

CHICAGO, ILLINOIS

Eleven40's design concept is about contrast and layers. The angular lobby has a sense of drama with its dark, faux leather walls, tall volume, and a giant two-story green wall. The simple black and white color palette is layered with the warmth of wood tones and textiles. The built and natural worlds collide with the insertion of greenery throughout this high-rise, concrete structure. The goal was to create spaces that are full of life in all forms.



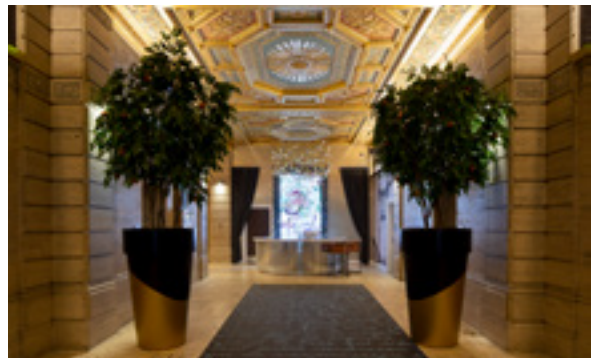


CITY CLUB APARTMENTS CINCINNATI

CINCINNATI, OHIO

City Club Apartments Cincinnati is the restoration and adaptive reuse of a historic Cincinnati landmark. Constructed in 1928, this 450,000 SF Beaux Arts building is in the heart of Cincinnati's downtown business district. The site is located along the Ohio River and was once home to the 340-room Burnet Hotel, which opened in the 1850s. The hotel had a rich history and hosted multiple memorable figures, including Abraham Lincoln. It closed in 1926 and was demolished the same year.

City Club Apartments Cincinnati was designed to maximize the value of the original character of the building by restoring high ceilings and the building's historic finishes. In an effort to creatively use the building's utilitarian mechanical plant that was added in the 1980s, BKV Group created a rooftop amenity space that houses the indoor pool, the skyclub, and two outdoor terraces.

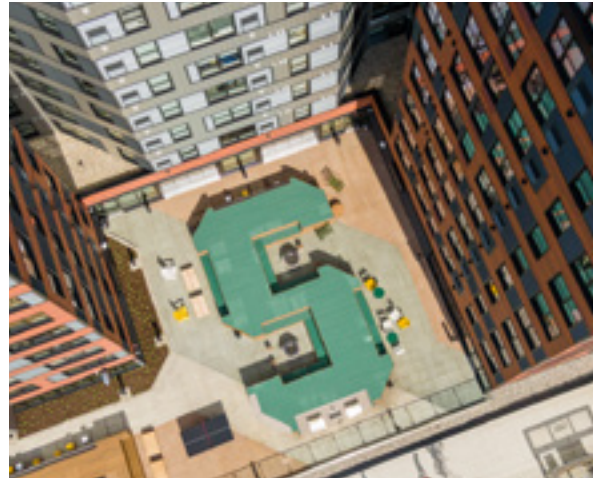




CENTER CITY DISTRICT

EAST LANSING, MICHIGAN

Located across from the Michigan State University campus in downtown East Lansing, East Lansing Apartments consist of two individual rental apartment towers, one for students and one for active adults, both at market rate rental. With 96 active adult apartments, 289 market rate student apartments and amenities including landscaped courtyards, a pool, fitness center, conference and meeting facilities as well as a dedicated dog run the towers accommodate all residents. The ground floor is proposed as retail space and the street will be converted to a curbsless “complete street” to accommodate the existing festivals that are held on the surface lot to create a flexible, active and diverse pedestrian corridor.





YOUNION @ ANN ARBOR

ANN ARBOR, MICHIGAN

The Yunion @ Ann Arbor project scope includes the renovation of the lobby, leasing office and student amenity spaces within an existing student housing property on the University of Michigan campus. The project included a complete refresh of the existing lobby space, activating the main entry with areas to gather, study and revive at a new coffee bar. Leasing staff gain visibility and access to residents by spending a portion of their day working out of the lobby area at a leasing perch that doubles as study space for residents after hours. New package lockers were added to handle the increasing need to manage online deliveries to residents. The streetscape was activated by adding a new fitness center at grade which provides another new window into the Yunion property for pedestrians. A 10th floor clubroom and fitness space has been transformed into a flexible study lounge which accommodates single students to larger groups. Booth seating, communal tables and varied lounge groupings draw students 24/7.





THE WALLIS

MINNEAPOLIS, MINNESOTA

The Wallis is a 13-story, mixed-use development featuring carefully appointed apartments, office space, and a full collection of ground level retail and restaurant space.

Situated on 1.85 acres, the Wallis will wrap over the existing Art & Architecture building, originally constructed in 1919, with a 76-unit apartment building extending along the western edge over two levels of enclosed parking and retail.

Slated for completion in Spring 2021, the Art and Architecture Project will bring a renewed energy to University Avenue, while respecting the historic, artistic vibe of the Prospect Park

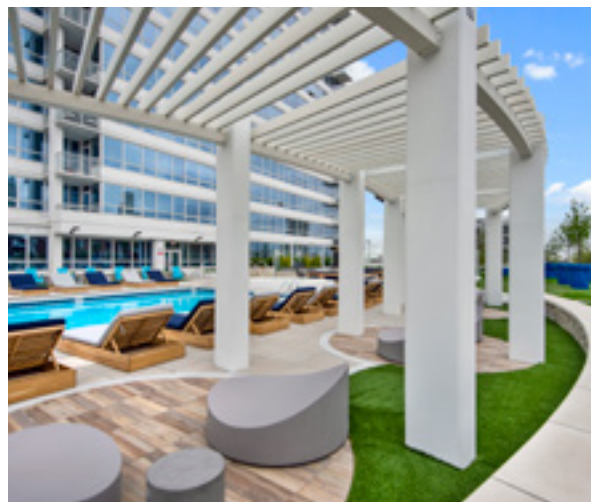




ARKADIA

CHICAGO, ILLINOIS

Originally built in 2015 and located in the heart of Greektown, this luxury high rise had great bones, but its interiors were lacking the artistic energy and residential warmth its West Loop residents desired. The interior refresh of Arkadia was achieved by melding spunky colors, playful patterns, and unexpected use of scale.





QUAIL PARK AT MORRISON RANCH

GILBERT, ARIZONA

Quail Park at Morrison Ranch Senior Living Facility is a 2 story building consisting of 32 Memory Care units and 83 Assisted Living units for a total of 115 units, along with supporting services and ample buildings amenities. The site is located within the Morrison Ranch area within Gilbert, Arizona.





ANTHOLOGY OF SIMSBURY

SIMSBURY, CONNECTICUT

Anthology of Simsbury project features 80 assisted living units and 40 memory care units for a building total of 120 units. The project site is part of a larger master development called The Greenbriar Development. The three-story building design was inspired by a Northeast rural New England manor and Talcott Mountain to the East.

The three story building is defined by its expressed bays and large steep gables. Additionally, the building features a prominent point of entry and porte cochere, white trimmed bays filled with glass at the dining rooms and at the front of the building, cast stone chimneys, a large outdoor courtyard to the west, and a memory care enclosed courtyard to the north. The white bay on the northeast of the building provides residents outdoor access at level 3 for views of the mountain, Heublein Tower, and the Farmington River.

A prototype was developed and utilized for two similar sites near Hartford Connecticut. The building located in Simsbury led the design concept. The design was then slightly modified to fit the Farmington site and context.





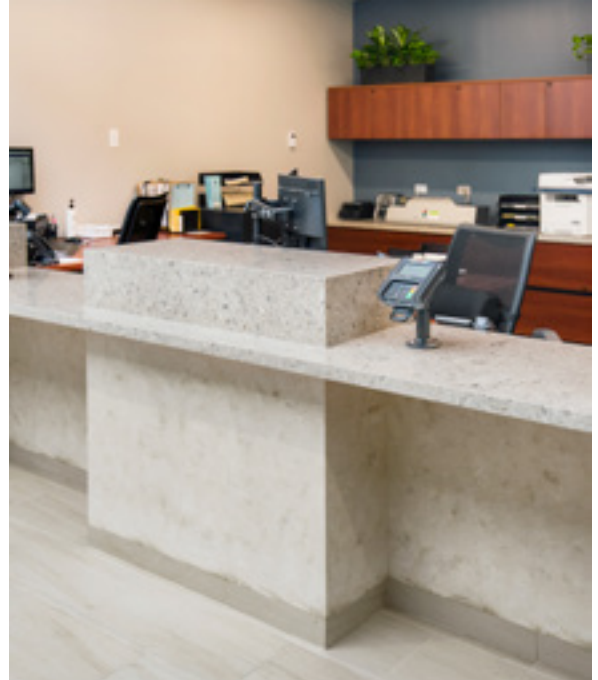
240 PARK AVENUE

MINNEAPOLIS, MINNESOTA

240 Park Avenue is new construction of a 17-story mixed-use, retail and multi-family market-rate housing residential development, with a building footprint of approximately 30,000 SF, located in Minneapolis, Minnesota; including below-grade parking, landscape amenities and site improvements. The 204-unit mixed-use building has an impactful urban presence with an especially strong focus on the pedestrian experience. Positioned on a very tight, urban in-fill site, the 411,000-square-foot residence skillfully resolves being closely adjacent to existing structures by not building right up to the property line in order to maintain the function of the neighboring buildings. Additionally, the design is pulled back at the street edges to provide added space in the pedestrian realm, allowing green space to come forward, and creating a welcoming retail experience.

One of the most intriguing design elements is The Lanai – a two-story space carved into the corner of 240 Park Avenue to create outdoor opportunities for views facing the Mississippi River. The Lanai will also create a terrific branding opportunity via video screens and a “lightbox” designed to project imagery and digital forms on the ceiling of the outdoor space – glowing and creating a beacon at night.





VILLAGE HALL AND PUBLIC WORKS RENOVATION

STREAMWOOD, ILLINOIS

BKV Group, together with WRA, performed a space needs analysis and space utilization master plan for the Village of Streamwood, evaluating the layout, efficiency, code compliance, security, etc. of the Village Hall, Police Station, three Fire Stations, the Community Development Garage, and the Public Works facility. BKV Group then worked with each department to discuss their workflows and overall space needs, now and in the future apartments, including four custom finish packages, custom closets, wood-plank flooring, and luxury bathrooms.





WATERFORD BAY APARTMENTS *St. Paul*



PROJECTS

UPCOMING



400 ROSE APARTMENTS

KALAMAZOO, MICHIGAN

Located in downtown Kalamazoo, Michigan, this new market-rate residential development brings a contemporary approach to a traditional material and color palette. The project is pursuing LEED for Homes certification and consists of a four-story wood structure containing 135 units totaling 169,329 SF. Residential units range from studios to 2-bedroom apartments, with first floor units activating the streetscape with direct entrances to each unit. A 2,500 SF retail space is planned for the Lovell and Rose Street corner, along with resident amenities that include a fitness center, roof terrace, and an open club room and lobby. This creates a spacious entrance sequence and connects directly to the corner retail space. Underground parking is also provided along with a surface parking lot, and individual parking spaces in an above ground enclosure. Grand Opening is expected for April of 2020





BUREAU COUNTY SHERIFF'S OFFICE & JAIL

PRINCETON, ILLINOIS

Studies dating back from 2007 noted the jail has become overcrowded, too small and unsafe, and fails to comply with a number of state and national standards. The issue hasn't gone away in the passing years. The County purchased an existing 21,000-square foot office and warehouse facility.

BKV Group completed a study to show how the existing facility could be reused for a sheriff's office, 9-1-1 communications center and have an 80-bed jail attached. The study showed that the building and property allowed for the reuse of and remodeling of the building with an addition at a cost savings of more than \$3.3M versus new construction.

The new 80-bed jail addition includes the following spaces: drive through two-lane sallyport, pre-booking center with medical evaluation room, intoxilator room, and after-hours visiting; intake/release center; kitchen and laundry; recreation space; program space; medical suite; central control; contact and non-contact professional visitation; public video visitation; Sheriff's Office, Training Center, and 9-1-1 Communications Center.





STATLER CITY CLUB APARTMENTS

DETROIT, MICHIGAN

Statler City Club Apartments is located in downtown Detroit across from Grand Circus Park on the site of the former Statler Hotel. The project is part of a renaissance for downtown Detroit as the first new market-rate apartment project in the Central Business District that will be conventionally financed. The project paves the way for providing sensitive, forward-thinking design to attract residents to Downtown Detroit from Michigan and across the country. The six-story plus mezzanine building consists of 288 apartments ranging in size from micro units to 3 bedroom / 3 bathroom multistory dwelling units. The first floor contains retail space along the arterial Washington Boulevard with a restaurant facing Grand Circus Park. Resident amenities also on the first floor include an indoor pool, fitness center, clubroom, and large landscaped courtyard. The building contains two levels of below grade parking for both residents and the surrounding area. Unique features include rooftop access skylights for residents on the 6th floor, lofted spaces in 1st floor units with high ceilings, and a green roof.





RIVERFRONT LANDING APARTMENTS

PITTSBURGH, PENNSYLVANIA

Located on the Allegheny River in Pittsburgh, the Riverfront Landing Apartments project is part of a two-phase residential development. Phase II includes two buildings totaling 647,035 SF – “Bridge” and “Middle.” “Bridge” is a 6-story, 178-unit, wood frame, slab-on-grade structure wrapped around a 544-space pre-cast parking garage. “Middle” is a 5-story, 264-unit, wood frame, slab-on-grade structure with a resort-style swimming pool and courtyard.

The completed project will feature a variety of high-end studio, one-, two- and three-bedroom floor plans, including ground floor two-story townhomes and penthouse lofts, all offering panoramic views of the downtown skyline. The development will include integral enclosed and directly accessible parking for all residents, interior and exterior community gathering areas, a resident bike shop, bike and kayak storage and lockers, an enhanced river walk and an interactive streetscape along the newly constructed Waterfront Drive.

Additional amenities included in this project are a club and game room, business offices and conference space, rooftop lounge with private dining, a dog walk and pet care areas, bike repair and storage, full fitness area with a yoga studio, fitness on demand, and aerobic and weight lifting equipment.

Construction started in the Fall of 2017 and is expected to complete in September of 2020.





CCA CBD MIDTOWN

DETROIT, MICHIGAN

CLIENT

CITY CLUB
APARTMENTS



CCA CBD KANSAS CITY

KANSAS CITY, MISSOURI

CLIENT

CITY CLUB
APARTMENTS

SIZE

7-STORY
243,000 SF

COMPLETED

FEB 2020



WATERFORD BAY APARTMENTS

ST. PAUL, MINNESOTA

| <i>CLIENT</i> | <i>SIZE</i> | <i>COMPLETED</i> |
|-------------------------|-------------|------------------|
| STONELEIGH COMPANIES | 4-STORY | FALL 2021 (EST.) |

5

PRACTICE
SITES

41

YEARS OF
OPERATION

200+

EMPLOYEES

BKV GROUP IS A HOLISTIC DESIGN
FIRM PROVIDING ARCHITECTURE,
ENGINEERING, INTERIOR DESIGN,
LANDSCAPE ARCHITECTURE AND
CONSTRUCTION ADMINISTRATION.



ENRICHING LIVES AND STRENGTHENING COMMUNITIES

CHICAGO

209 South LaSalle Street
The Rookery, Suite 920
Chicago, IL 60604

P 312.279.0470

DALLAS

1412 Main Street
Adolphus Tower, Suite 700
Dallas, TX 75202

P 469.405.1196

HANOI, VIETNAM

No 1 Dao Duy Anh Street
Ocean Park Building,
Suite 15, Room 1508
Phuong Mai Ward, Dong Da District
Hanoi, Vietnam

P 469.405.1240

MINNEAPOLIS

222 North Second Street
Long & Kees Building, Suite 101
Minneapolis, MN 55401

P 612.339.3752

WASHINGTON, DC

1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007

P 202.595.3173