

# DALLAS, TX

FIRM & OFFICE OVERVIEW

MODERA KATY TRAIL





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# FIRM INTRO

## YEAR ESTABLISHED

1978

## FIRM EMPLOYEES

209

## PRACTICE AREAS

Housing  
Government  
Education and  
Library  
Commercial  
Hospitality

## DALLAS OFFICE

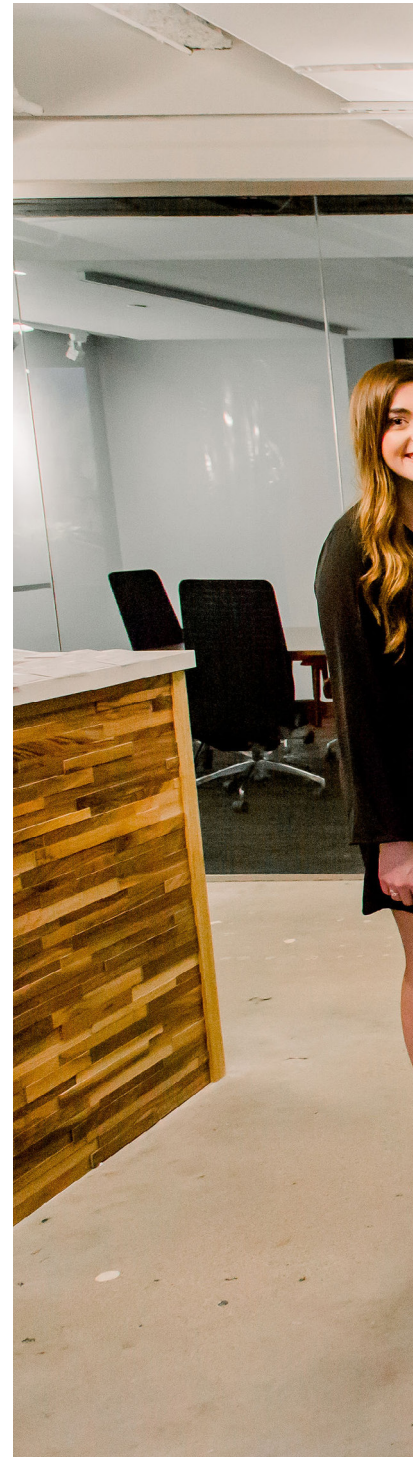
1412 Main Street  
Adolphus Tower,  
Suite 700  
Dallas, TX 75202  
P 469.405.1196

## 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





**JONATHAN DELCAMBRE, LEED AP  
BD+C**  
Senior Architectural Designer,  
Partner



**SAM WATKINS, AIA, LEED AP BD+C**  
Director of Architecture, Senior  
Associate



**JEFF JOHNSTON, RLA**  
Director of Landscape  
Architecture, Associate Partner



**JON HUBACH**  
Director of Pre-Development  
Services, Associate



**JOANNA JACKSON, RID, LEED AP,  
NEWH**  
Senior Interior Designer



**KEITH TRAYWICK, RA**  
Senior Project Architect





**Bristol Cove**





# PROJECTS

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RECENT & UPCOMING



## RECENT AND UPCOMING PROJECTS



### MODERA KATY TRAIL

DALLAS, TEXAS

At the terminus of the Katy Trail and McKinney Avenue, Modera Katy Trail is uniquely positioned to capture the energy of Uptown Dallas. Residents will have unique opportunities to experience the best that Dallas has to offer in dining, shopping, and recreation. Those opportunities will begin at the very doorstep of the project, where the leasing lobby will connect to the trail with a hospitable front porch. Pets aren't just welcome, they are privileged residents. They have their own spa, recreation area and a dedicated lounge for their owners to socialize. The elevated amenity deck will provide opportunities for exercise, entertainment, working at your own pace, enjoying the weather and expansive views of Highland Park, Uptown and Downtown Dallas.

The design will reflect the contemporary sensibility of young professionals seeking to engage with the culture of Dallas. Clean, minimal detailing, subdued colors, and a material palette that focuses on variations of texture create a relaxed and uncluttered environment. Amenities will provide a spa-like environment that is luxurious, harmonious, and re-energizing.







## BRISTOL COVE

HOUSTON, TEXAS

Bristol Cove positions a 31-story, residential building within Houston's upscale Galleria District. Featuring 275 units, the exterior and interior components align with the District's high-end, luxurious clientele, appealing both in size, scale, and available amenities, in addition to being closely located to downtown Houston and surrounded by bustling retail areas, office towers, hotels, and private health clubs.

Standing out amongst the surrounding buildings, Bristol Cove is ideally located next to a park shared with a neighboring condo tower, with Bristol Cover making a statement through its sleek exterior panelization, providing a luxurious look added to the district's skyline.







## THE SUMMIT

ORLANDO, FLORIDA

The Summit – a 31-story tower located in the heart of downtown Orlando – is a modern take on the luxury way of life that combines condos, hotels, and retail spaces into one building. With views facing Lake Eola, The Summit will provide Orlando with upscale living and hotels – something the city has needed for several years.

In keeping a very minimalistic design approach, The Summit will expose its concrete columns as frames, while the parking garage will have clean vertical lines to bring movement and texture to the building. One of the most significant challenges in designing this building was merging a 6-story parking garage, a 10-story hotel, and a 15-story residential area with retail and restaurant spaces into one structure – all while ensuring there is a clear distinction between guests and residents.

In delivering this project, the client desired to partner with local artist, Robert Catasus, to bring the building to life with abstract murals and colorful creations. The Summit will meet expectations by providing a much-needed luxurious lifestyle option for Floridians, and visitors from around the world.







## WESTMAN VILLAGE MASTERPLAN

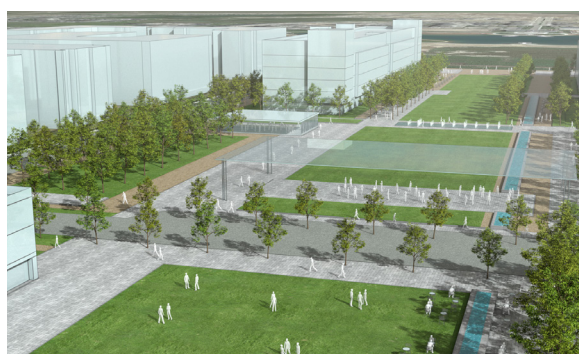
### CALGARY, ALBERTA

On the southern end of Calgary, Alberta positioned adjacent to Mahogany Lake and the Mahogany neighborhood, will be a mixed-use development supporting retail, live/workspaces, and residential spaces, complemented by active green space and art pavilions in establishing a new node outside the city core.

Intended to spur future development in the area, Westman Village on Mahogany Lake features 1,600 residential units, 145,000 SF of retail space, and over 15 acres of park and green space. As an area of growth, Westman Village connects to downtown Calgary through a ring road extension and will be a key hub within the area's emerging light rail transit (LRT) system.

In creating a diverse neighborhood, the massing of the Westman Village buildings will carve out symmetrical, Parisian-style courtyards and allow ideal views through corridors, while ensuring daylight and shadows are appropriately balanced to ensure the corridors face the sunlight in Calgary's colder climate. Community gardens and the development's adjacency to the Mahogany lakes and trails system will further attract a diverse set of residents and users.

Currently in the first of a five-phase timeline, Westman Lake's targeted completion date is 2029 with the final phase aligning with the end of construction of the LRT station.







## SEVEN CORNERS

MINNEAPOLIS, MINNESOTA

Around the corner from University of Minnesota will sit a 25-story mixed-use student housing redevelopment of an existing building. There will be 900-950 beds in approximately 360 units ranging from studio to 5-bedroom unit options. The design of the building will create an urban corner wrapped with ground level leasing and 6,000 GSF of retail space. With only being one block from the MetroTransit, there will be 600+ enclosed bike stalls to fit in with the urbanization of the area.

One of the most important aspects of this project is that the construction of the tower will avoid demolition of the Loverpower Church right next door. This area will be enhanced to encourage pedestrian activity, tying into a renewed streetscape.







## EDISON STREET

DALLAS, TEXAS

Phase 1 - Apartment, top floor office -- 342,289 SF

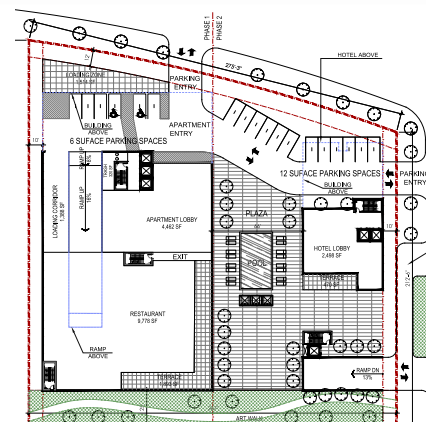
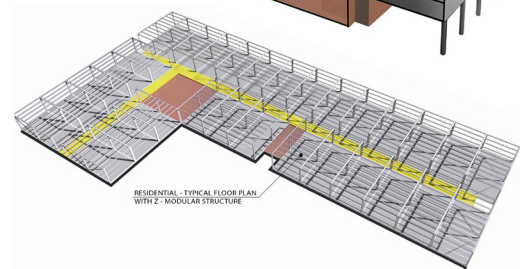
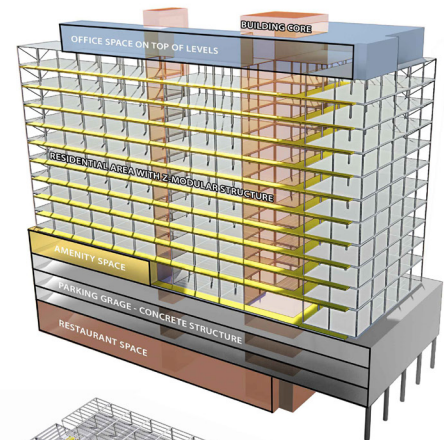
16-story

233 units

Phase 2 - Hotel -- 54,338 SF

8-story

109-keys







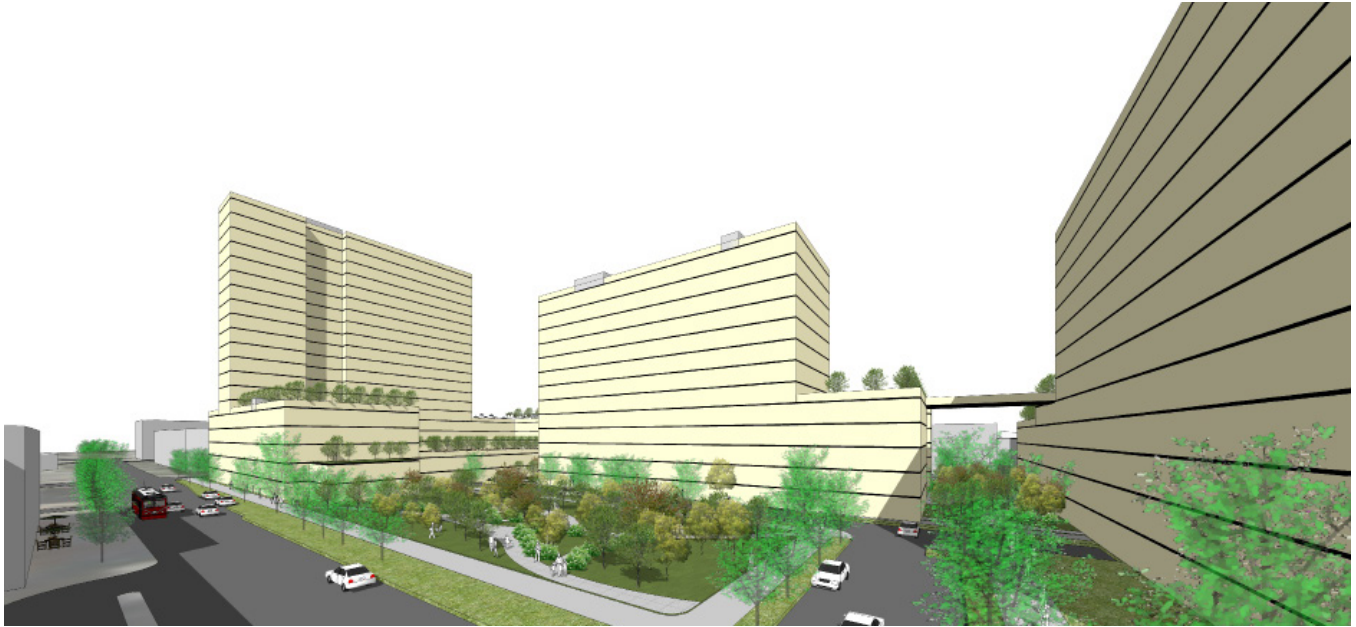
## SILVERADO

SOMEWHERE IN CANADA

In progress!



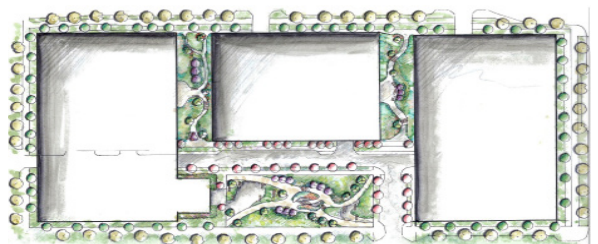




## GABLES CITYPLACE

DALLAS, TEXAS

In progress!





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

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P 312.279.0470

## DALLAS

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## HANOI, VIETNAM

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Ocean Park Building,  
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Phuong Mai Ward, Dong Da District  
Hanoi, Vietnam

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## MINNEAPOLIS

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