



WASHINGTON, DC

FIRM & OFFICE OVERVIEW



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THE SHAY



FIRM INTRO

YEAR ESTABLISHED

1978

FIRM EMPLOYEES

209

PRACTICE AREAS

Housing
Government
Education and Library
Commercial
Hospitality

DC OFFICE

1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007
P 202.595.3173

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



JACK BOARMAN, AIA
CEO



PAUL ANDRESINO, AIA
Project Manager



WILLY BERMUDEZ
Lead Designer



BRIAN CORNELL, PE, LEED AP
Lead Structural



BILL LJUNGQUIST, PE, LEED AP
Lead MEP



WELLESLEY LYNN, PE
Lead Electrical



SIMA ANSARA
Interior Designer



BRADY HALVERSON
Landscape Architect



JIM HANSING
CA Leader



Meridian Hill Hall



PROJECTS

RECENT & UPCOMING

RECENT AND UPCOMING PROJECTS



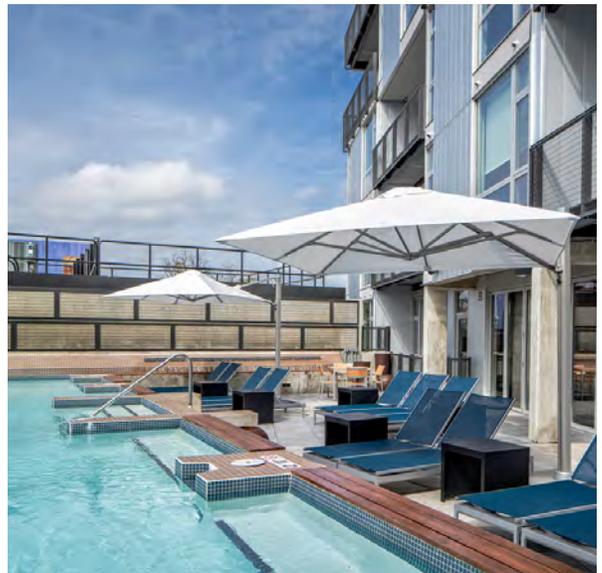
THE SHAY

WASHINGTON, DC

245 Market-Rate units
6-story, Mixed-use

Amenities include swimming pool and expansive sun deck, outdoor “living rooms” with grilling stations and outdoor kitchens, and a resident lounge with a kitchen, bar, private dining room, pool table, and media center.

[View Online](#)





THE ASPEN

WASHINGTON, DC

133 Market-Rate units
10-story, mixed-use

Amenities include swimming pool and expansive sun deck, outdoor "living rooms" with grilling stations and outdoor kitchens, and a resident lounge with a kitchen, bar, private dining room, pool table, and media center.





THE VINTAGE

WASHINGTON, DC

85 Market-Rate units
Adaptive re-use

Valor Development and BKV Group decided to preserve the Meridian Hill Baptist Church structure by converting it into new market-rate apartments with a boutique ambiance, luxurious finishes, and exciting amenity spaces.





BECKERT'S PARK

WASHINGTON, DC

325 Market-Rate units
5-story, Mixed-use

The Safeway in Washington DC's Capitol Hill is now being redeveloped as Beckert's Park into a 325-unit, luxury 5-story apartment community above a new ground-floor 60,000 SF Safeway with 190 parking spaces and bicycle storage for residents.



RECENT AND UPCOMING PROJECTS



âme AT MERIDIAN HILL

WASHINGTON, DC

Market-Rate units
8-story, Adaptive-reuse

Built in 1942 and known then as the Meridian Hill Hotel, it was the first building constructed by the federal government during World War II to provide housing for female wartime workers, known as Government Girls. BKV Group's design strategy was to play off of the historic elements by adding a modern touch to the spaces.





ARTSPACE CAMPUS

SILVER SPRING, MD

68 affordable live/work units

11 townhouses

8-story, Adaptive-reuse

The Third District Police Station on Sligo Avenue will be converted into an 74,400 SF working artist studios and creative spaces, providing opportunities for the area's creative artists and organizations eager to find affordable workspace within the DC Metro area.



RECENT AND UPCOMING PROJECTS



EAST GATEWAY VILLAGE

NORTH BETHESDA, MD

614 units, mixed-use

East Village at North Bethesda Gateway is a two-phase, 614-unit, mixed use development that reinvigorates the site of a former suburban office building into a walkable, transit-oriented community.





THE OCTAVE

SILVER SPRING, MD

*614 units, mixed-use
8-story, 72,000 SF existing building &
6-story, 47,000 SF addition*

Octave 1320 was originally built in 1964 as an office building. It was transformed into a residential building offering affordable units. It has a rooftop terrace, exterior balconies, an interior courtyard, concierge services, and small retail space on the ground level.

[View Online](#)



RECENT AND UPCOMING PROJECTS



PIAZZA TERMINAL

PHILIDELPHIA, PA

1,144 Market-rate units
13-story, 937,000 SF mixed-use

Piazza Terminal is a series of steel stud framed massings over a two-story concrete podium. This strategy creates a variety of scales for the large development of 935,000 SF.

[View Online](#)





EAST LANSING APARTMENTS

EAST LANSING, MI

Two 11-story individual rental apartment towers, one for students and one for active adults

96 active adult apartments and 289 market rate apartments focused around university living, 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.



RECENT AND UPCOMING PROJECTS



SUNRISE OF BETHESDA

BETHESDA, MD

9-story, 97,466 SF

92 Assisted Living units

39 parking spaces

Amenities include a fitness center, bistro, library, media room, hair salon and spa, sitting room, lounge, sun porch, and outdoor patio





THE STANDARD AT RALEIGH

RALEIGH, NC

477,268 SF, 25 units and 660 beds

Amenities include a clubroom, fitness center, golf simulator, and a swimming pool. Approximately 5,000 square feet of retail will be provided, in addition to over 450 parking spaces for residents and retail customers.





MODERA KATY TRAIL

DALLAS, TX

- *Multifamily housing*
- *15-story*
- *215-units*
- *315,000 SF*

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.





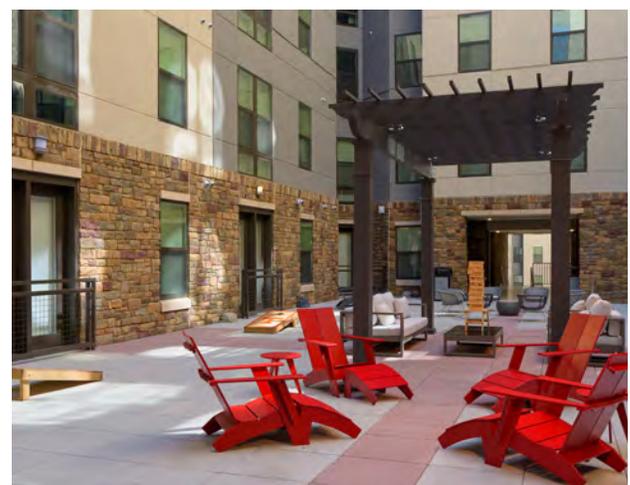
THE STANDARD AT KNOXVILLE

KNOXVILLE, TN

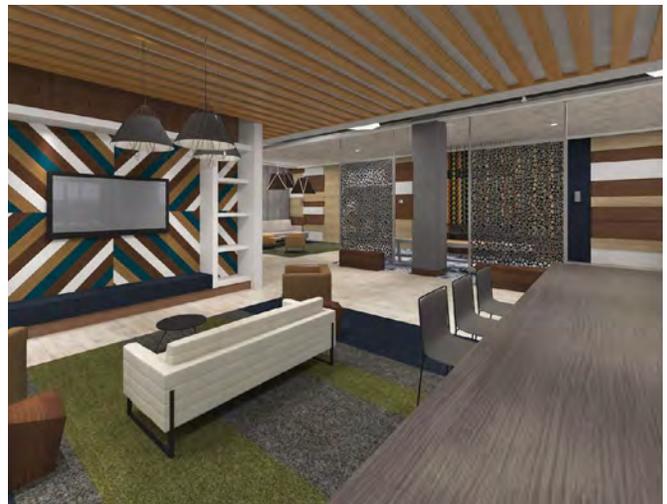
*234 units of market-rate rental student housing
nine-story, 372,000 SF*

Amenities include two exterior courtyards (one with a pool and outdoor grill area) as well as a clubroom with fireplace and study areas, computer lounge, fitness center, tanning rooms, a golf simulator, and a secured parking garage.

[View Online](#)



RECENT AND UPCOMING PROJECTS



THE STANDARD AT AUBURN

AUBURN, AL

219 Student Housing Units

18,000 SF of retail space

Comprised of 1-, 2-, 3-, 4-, and 5-bedroom units

Amenity packages with community lounges, study rooms, parking, fitness studio, outdoor dining, clubroom, courtyard and a rooftop pool





SUNRISE OF CHEVY CHASE

CHEVY CHASE, MD

9-story

98 Assisted Living units

Alzheimer's & Memory Care

Amenities include a bistro, salon, library, sitting room, sun room, media room, tv room, fitness center, spa, sun porch, and outdoor patio





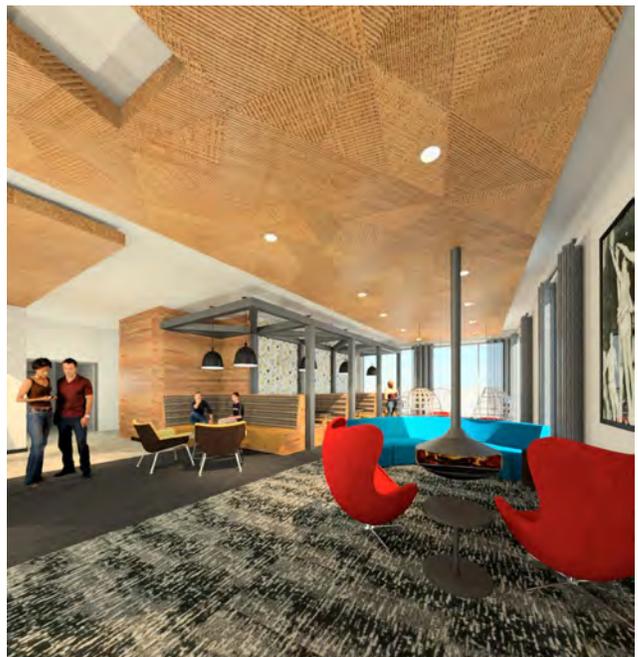
THE STANDARD AT NEW BRUNSWICK

NEW BRUNSWICK, NJ

21-story residential tower
186 Student Housing units

Comprised of 1-, 2-, 3-, 4-, and 5-bedroom units
Includes 4,480 SF of amenity and retail space on ground floor

Parking includes 111 vehicle stalls





BROAD & WASHINGTON

PHILADELPHIA, PA

1,335,403 SF
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

209 South LaSalle Street
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P 312.279.0470

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Dallas, TX 75202

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No 1 Dao Duy Anh Street
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