

MPLS, MN

FIRM & OFFICE OVERVIEW



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CITY CLUB APARTMENTS



FIRM INTRO

YEAR ESTABLISHED

1978

FIRM EMPLOYEES

209

PRACTICE AREAS

Housing
Government
Education and Library
Commercial
Hospitality

MINNEAPOLIS OFFICE

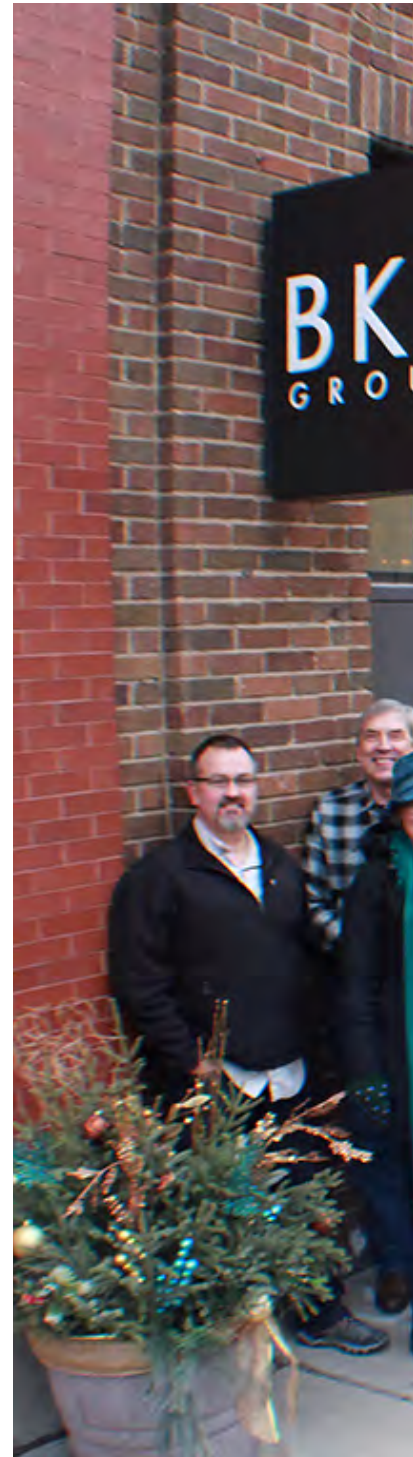
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FIRM CULTURE & PROCESS

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



JACK BOARMAN, AIA
CFO



MIKE KRYCH, AIA
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TOM DASZKIEWICZ, AIA
Director of Operations



CHRIS PALKOWITSCH, AIA
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BRADY HALVERSON
Director of Landscape
Architecture



CHAD KURDI
Electrical Engineering



KYLER QUEEN
Marketing Director



Sable



PROJECTS

RECENT & UPCOMING

RECENT AND UPCOMING PROJECTS



UNION FLATS

ST PAUL, MN

- 4-story
- 217-unit

Union Flats is a four-story building that features 217 affordable apartment homes conveniently located near parks and restaurants around the Raymond Avenue light-rail station in the Midway neighborhood of Saint Paul. This workforce/family focused building complements a developing neighborhood while creating more affordable housing in a main housing hub. The surface parking along the west side of the building runs parallel to an existing railroad spur and is a subtle historic preservation gesture. Most of the resident parking is in a garage below the entire footprint of the building. The garage is raised to strategically stabilize existing soil conditions. A sense of prominence is established as a result of the requirement to keep much of the parking garage above grade. The primary cladding materials are brick, formed metal panels, fiber-cement siding and panels, and a substantial amount of glass that generously exceeds the minimum required glazing.

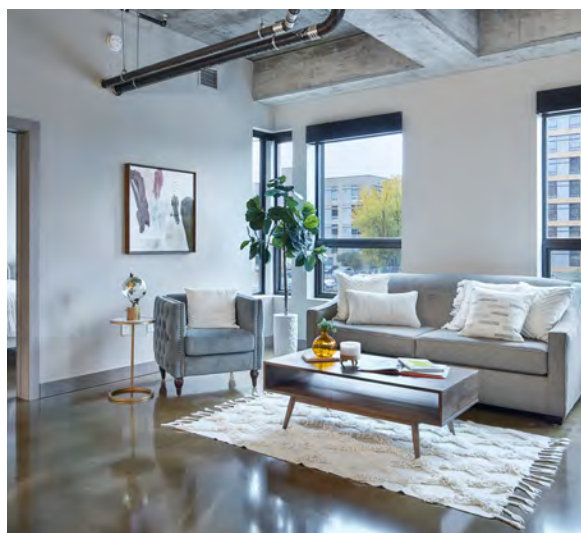




SABLE

MINNEAPOLIS, MN

Sable, a 57-unit condominium building, is located in downtown Minneapolis' North Loop neighborhood surrounded by dining, shopping and local athletic venues. This project is defined by 3 words: Eclectic, Boutique, and Soho. The final interior concept was the driver for all elements in the project right down to the functional programmatic elements and space plans required for a high-end luxury condominium building. Final design, finishes, and furnishing all evoke these concepts in providing a new offering in the North Loop neighborhood. Amenities include a large lobby space with dramatic fireplace, custom brass bar for happy hours and a variety of seating options for residents to socialize and work. Unit entries are framed with wood veneer and custom wall sconces to create a hospitality feel coming home. Two unit palettes are provided within the unit mix for a variety of options for potential buyers along with 2-story penthouse options. A large rooftop deck provides ideal views of downtown Minneapolis for residents congregating at the outdoor bar and grilling stations, firepits and banquette seating surrounded by beautiful plantings. An adjacent parking structure allows residents direct access to their floor via car, providing an elevated level of service.





CITY CLUB APARTMENTS CBD

MINNEAPOLIS, MN

- 18-story
- 310-unit

Located in an urban environment at the heart of Minneapolis, City Club Apartments will continue to enhance and enrich the local community. The new 18-story high rise construction on the corners of 10th Street and Marquette, and the rejuvenated adjacent historic Handicraft Guild building will have a hospitality-like atmosphere with a restaurant and bar open to the residential lobby. This innovative precast and steel structure will contain 310 units in a mix of studios, one and two bedroom layouts, and will feature two-story walk-ups and penthouse units at the street level and top floors, respectively.

Amenities include 8,000 SF of retail to include a restaurant, commercial space, a leasing office, lobby, fitness room, theater, clubroom, and a rooftop skyclub / skypark with pool.

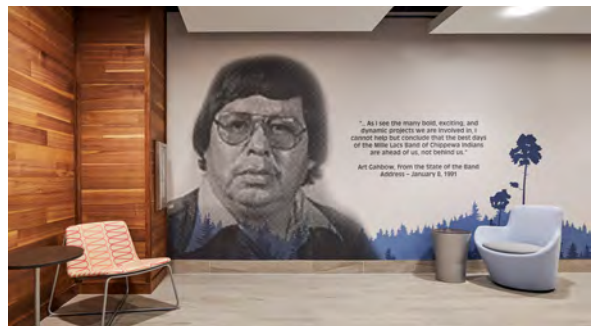




GRAND CASINO

MILLE LACS, MN

Commerical Project. Recently completed.





A-MILL ARTISTS LOFTS

MINNEAPOLIS, MN

- *Engineered and implemented hydro-electric turbine to leverage power of Mississippi River and historic raceway*
- *On nation's 13 most endangered properties*
- *Converted a railway to a woonerf*
- *LEED Gold*

This project is an ambitious restoration and redevelopment encompassing two city blocks of historic industrial structures, including the Pillsbury A-Mill constructed in 1881. A 251-unit affordable/subsidized live-work artist housing development, the design concept was driven by a respect for the historic strength and materials of the buildings and integrating state-of-the-art infrastructure for the artists. Milling equipment was left in place and the old stone, concrete, and wood walls were highlighted with accent lighting to bring attention to the beauty of the iconic buildings.



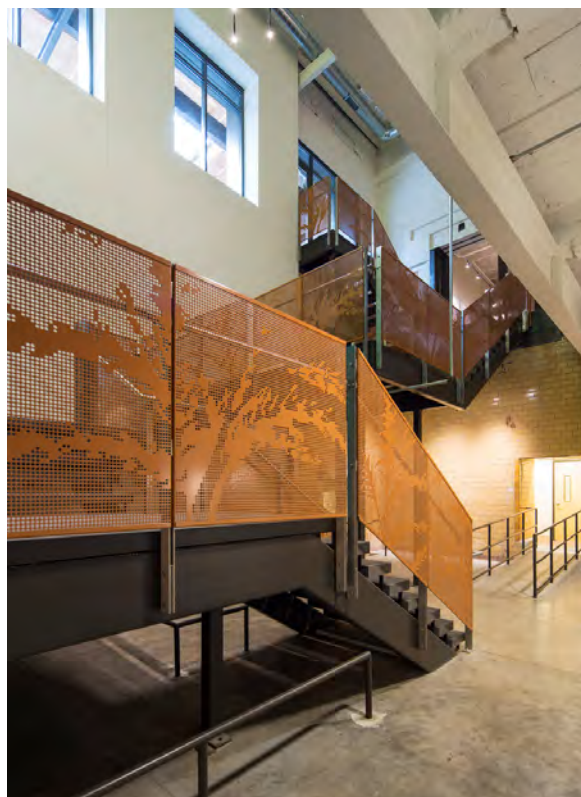


SCHMIDT ARTIST LOFTS

ST PAUL, MN

- *Minnesota's 10 most endangered historic places*
- *Breathed new life into a dormant district*
- *Offers integrated communal spaces for artist residents*

The adaptive reuse of the historic Schmidt Brewery into artist lofts continues the rich tradition of a 100-year-old neighborhood landmark in the city of St. Paul. The brewery provided an exciting opportunity to preserve the structure by converting it into affordable artist live-work apartments. The scope involved restoring the structure's exterior, which features crenellated towers and Gothic details, and converting the Brew House and Bottling House into 247 loft-style units, 13 townhomes with corbeled eaves and low-pitched roofs — evoking the nearby Stahlmann-Schmidt-Bremer House's Italianate style — were also added to the site to provide a total of 260 units.



RECENT AND UPCOMING PROJECTS



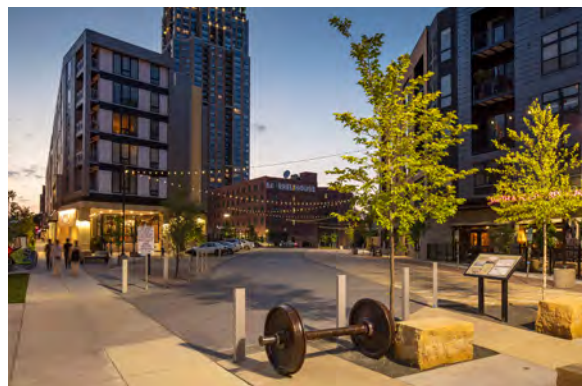
SOO LINE BUILDING CITY APARTMENTS

MINNEAPOLIS, MN

- *On National Register of Historic Places*
- *Re-captured original grand 3-story lobby & added rooftop amenities*
- *Luxury units in the heart of the business district*

Constructed in 1915, the Soo Line Building is ornamented with Second Renaissance Revival details. Over the years, the structure fell into disrepair and underwent several renovations that did not respect its historic character. BKV Group was selected to renovate the building into 254 luxury apartment units and add retail, restaurant, and office space. The design team worked extensively with the Minneapolis Historic Preservation Committee (MHPC) and the State Historic Preservation Office (SHPO) for approvals. This landmark project is also listed on the National Register of Historic Places, with the team restoring the exterior and interior as closely as possible to the original.





ABIITTAN

MINNAPOLIS, MN

- 143,837 SF + 67,131 SF parking
- 5-Story
- 136-unit urban senior building focuses on well and connectivity with the city

Abiitan is a transit-oriented mixed-use development that includes senior housing and commercial/retail space. The project consists of a five-story building that includes 88 independent living housing units for residents who are 62+, 28 assisted living, and 20 memory care units for senior residents needing assistance. This added a desirable mixture of housing choices that were desperately needed and underrepresented in this neighborhood. This project is the first major senior-focused development in downtown Minneapolis in 20 years.



▲ RECENT AND UPCOMING PROJECTS



WAHU

ST PAUL, MN

- 11-story light gauge tower
- Additional 3-story and 5-story wood frame over a podium wrap
- 313-units

The WaHu Student Apartments are a mixed-use development located just east of the University of Minnesota East Bank Campus in the Prospect Park neighborhood of southeast Minneapolis. The site is located across from the Stadium Village stop on the LRT Green Line. This prominent site location presents a unique opportunity to design a gateway building at this end of the campus that will serve as a catalyst for future transit-oriented development in this area.





FRIDLEY CIVIC CAMPUS

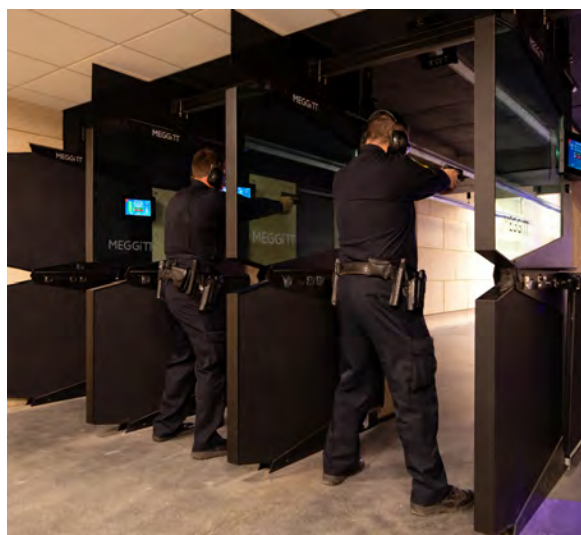
FRIDLEY, MN

- 184,300 SF total project
- 24,770 SF fire station
- 6 double-deep drive-through bays
- 4 double bunk rooms

The new City of Fridley Public Works facility was an integral part of a larger municipal improvement and redevelopment project known as the City of Fridley Civic Campus. The project included a new Public Works facility, City Hall, and Public Safety facility, all organized around a central water feature and outdoor plaza connecting to nearby walking trails. In addition, part of master planning for the civic campus site was identifying land area for future housing development that could share the newly created community amenities.

Planning the new City of Fridley Public Works facility presented several challenges. The unique location challenged the design team to balance staff access vs. public access and public works operations. Construction was phased to maintain the existing public works facility operations during the construction of the new facility on the same site.

The public works facility included staff office and support space along with conditioned vehicle storage, cold storage, salt storage, a fueling facility, and fleet maintenance space.



RECENT AND UPCOMING PROJECTS



EDINA CITY HALL

EDINA, MN

- **87,000 SF**

The new Edina City Hall and Police Facility, located on a highly visible and particularly challenging triangular site surrounded by mature trees and highvalue properties, is grounded with a stone plaza linking the site, parking, exterior plazas and lobby with the neighboring community. The two-story 87,000 sf building supports the city operations and services to the public including council chambers, public conference rooms and the Police Department with a secured underground parking.

AWARDS

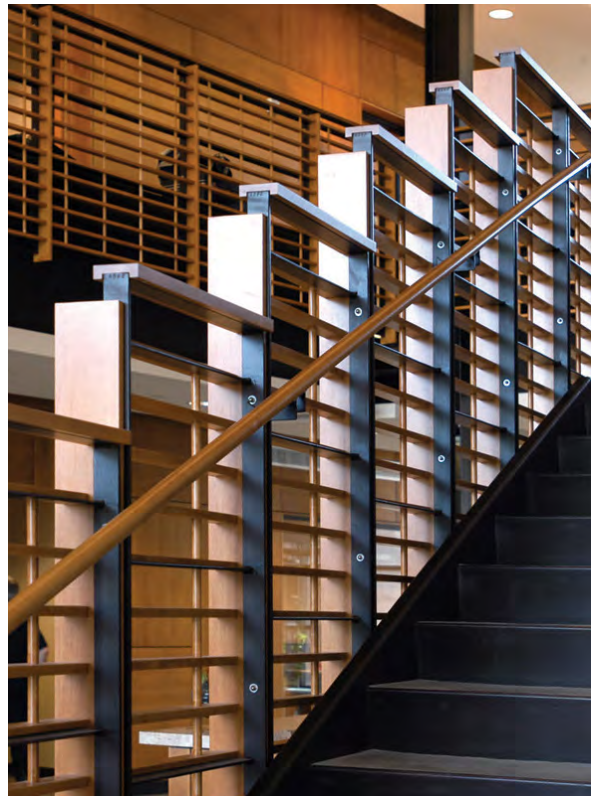
2006-2007 National AIA Academy for Justice Knowledge - Honor Citation

2006 Minnesota Concrete & Masonry Contractors Association Excellence Award

2005 International Interior Design Association Northland Chapter

2005 "Fresh, Artistic and Brilliant" Award for Interior Design

2005 American Institute of Architects Minneapolis Merit Award



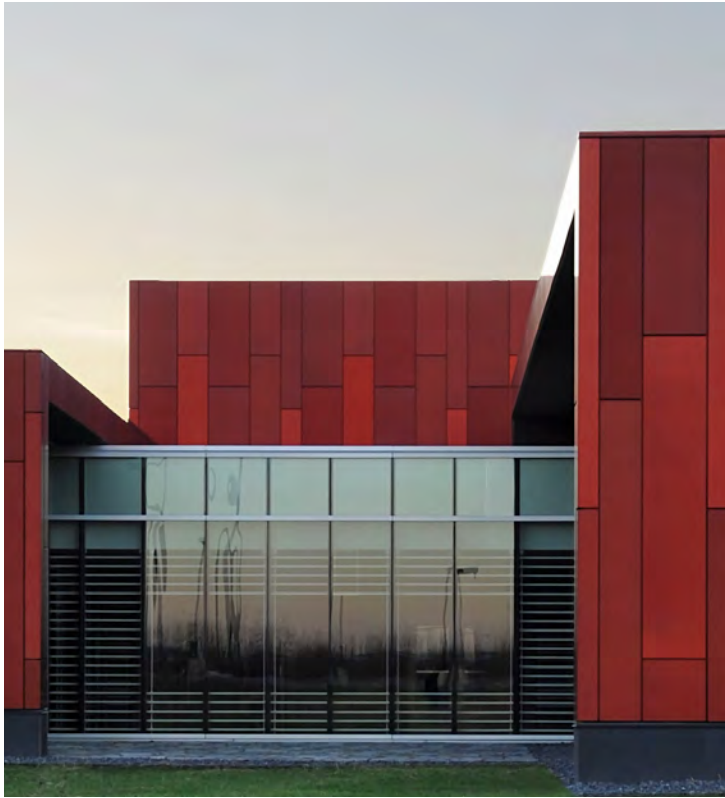


LODEN SV

SHOREVIEW, MN

Loden-SV is based on three key design elements, authenticity, nature and youthfulness. The project is planned for two phases, North and South with the South phase completed in December 2018. The modified "U" building focused on a courtyard positioned south to take advantage of solar orientation. The building is broken up into three building segments to minimize scale and bring natural light and transparency into the corridors. The bars of the building are rotated slightly to bring interest and dynamic quality. The corners of the building are a focal point of the architecture using brick and metal panels while the outside corners have a skewed geometry clad in metal to mimic corten steel.





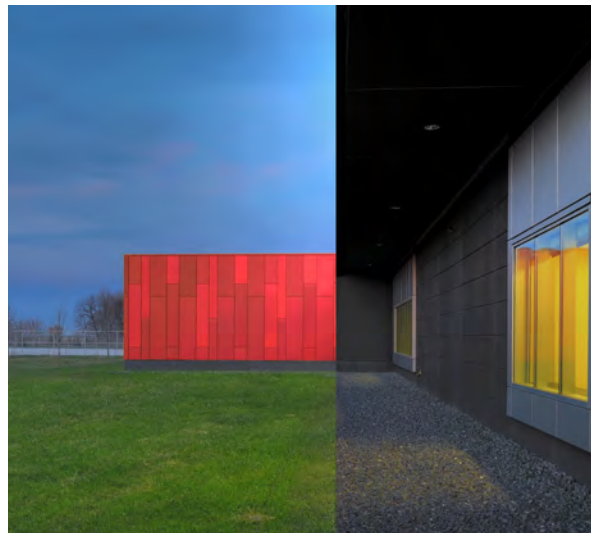
FARIBAULT ARMED FORCES READINESS CENTER

FARIBAULT, MN

- **51,600 SF**

The Faribault Armed Forces Reserve Center, as a joint venture between the Minnesota Air National Guard, the United States Army Reserves, and the City of Faribault is a facility which on one hand is a highly secured military facility, and on the other is a welcoming public building, open for community use, in which the public and military personnel are encouraged to interact. The finished facility will encompass approximately 51,600 sf on 25-40 acres of land.

The primary spaces will include office areas, classrooms, a distance learning classroom, an assembly hall, commercial kitchen, toilet rooms, shower rooms, locker rooms, military unit storage rooms including arms vaults, mechanical, electrical and equipment rooms. Using the LEED process as a guideline, sustainable design features will be incorporated. This will provide a balance of economic, environmental and societal benefits through the use of materials, orientation, planning and energy efficiency.



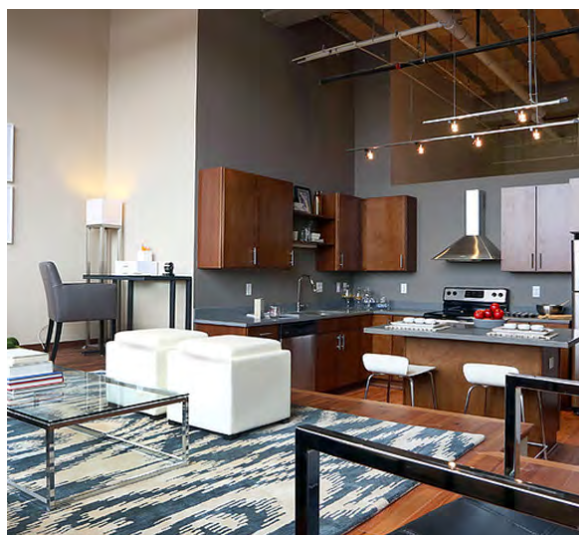


ELSEWAREHOUSE

MINNEAPOLIS, MN

- *On National Register of Historic Places*
- *Carved out 2 atrium light wells to bring in daylight*
- *Added rooftop clubhouse featuring green roofs*

ElseWarehouse is a model for adaptive reuse and urban place-making, and its success proves it is part of a contemporary, sustainable pattern that can be repeated anywhere. This 120-unit mixed-use development is located in the bustling North Loop district. It is a 6- and 3-story historic brick and cast-concrete structure with enormous windows that sits along the historic commercial corridor of Washington Avenue, reinforcing the urban streetwall of its neighbors. By repurposing a historic warehouse in a strategic, sustainable, and design-centric way, we both preserved a piece of Minneapolis history and contributed to the revitalization of an up-and-coming urban neighborhood.



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

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