

MASTER PLANS

STATEMENT OF QUALIFICATIONS



PIAZZA TERMINAL Philadelphia, PA



SILVERADO Calgary, AB

MASTER PLANS

47

COMMUNITIES SERVED

48

STATES WE'VE WORKED IN

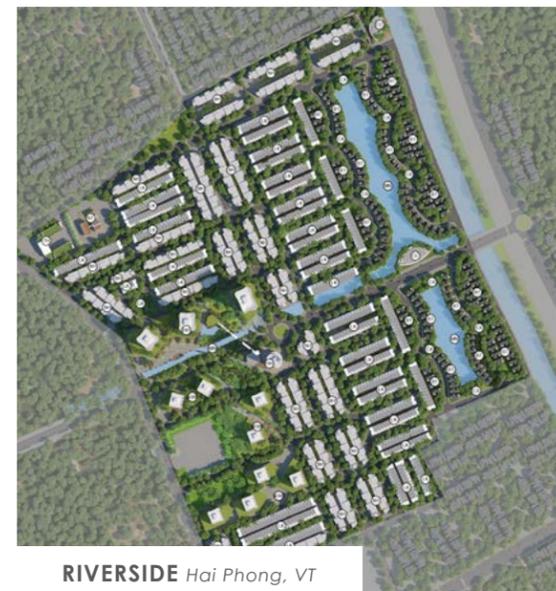
50+

MASTER PLANS WE'VE COMPLETED

At BKV Group, we believe master planning is critical to successful site and building designs. High-quality design that creates a strong community identity and enhances long-term value is an integral part of our master planning process. Our master plans provide a complete look at where an organization is today and what it will take to make its ideal future a reality.



PHAN THIET Binh Thuan, VT



RIVERSIDE Hai Phong, VT



VIKING LAKES Eagan, MN

EXISTING CONDITIONS ASSESSMENT

Whether creating a capital improvement plan or to exploring the question of repair or replace, BKV Group can help you document issues with an existing building, estimate their financial impact, and plan for extending its life. This includes a review of structural degradation, energy expenses, uncaptured sustainability potential, operational inefficiencies, electrical and communications infrastructure, deferred maintenance items, end-of-life-cycle replacements, health and life safety concerns, and codes and standards compliance.

SITE FEASIBILITY

To determine the value potential or feasibility if a particle site or sites, BKV Group can perform a constraints analysis, looking at zoning, building massing, vehicle access, utility locations, topography, wetlands/detention requirements, due-diligence, and community-connectivity metrics. That data is integrated into a building information model to explore site utilization options and develop basic pro formas, which can be ranked according to aesthetics, risk potential, functionality, constructibility, sustainability, and financial feasibility.

SPACE NEEDS ANALYSIS

BKV Group can document your space needs by surveying existing staff, conducting post-occupancy evaluations, estimating growth, analyzing demographic forecast, applying our knowledge of national standards, reviewing trends, and leading right-sizing discussions. The program is documented through spreadsheets and room criteria sheets (listing adjacencies, finishes, equipment, furniture, owner supplied items, and other design constraints), which creates an accurate good/better/best costing model before design even starts.



GRAND CASINO MILLE LAC - MASTER PLAN & RENOVATIONS

ONAMIA, MINNESOTA

BKV Group and Grand Casino Mille Lacs have been teaming up on various projects since 2008. MCML is a long standing client of BKV Group and have completed various projects including:

Exterior Projects

West Wing Hotel Remodel: Full remediation and remodel of existing West Wing Hotel. Work included complete demo and replacement of exterior building enclosure, roofing and window systems. Removal and replacement of guest room finishes was included in project scope as well. Project included construction administration services oversight of extremely aggressive 3-month construction schedule.

LED Parking Lot Lighting Study: Feasibility study evaluating the pros and cons of LED parking lot lighting. Cost analysis included up front costs and long term maintenance costs. Lead times for initial fixture purchase and long term bulb replacement were provided. An Illumination study and analysis of impact to security surveillance was also included.

Skyway Damage Repair: Structural analysis and recommended repairs to damaged skyway including evaluation of existing structural members, removal and replacement of damaged building enclosure and window seals.

New Valet Area and Entry Canopy: Design of new valet area and entry canopy at Casino west entrance. Scope of work included demo of

existing curbs and parking lot paving, new entry canopy with illuminated building signage, new parking island and related landscaping, new valet pick-up lane, low-level light bollards and landscaping.

Main Entry Canopy Enclosure and Lighting: Three designs for enclosure of existing main entry canopy along with new illuminated building signage. A lighting study was then conducted evaluating various combinations of LED accent, area and flood lighting.

Interior Projects

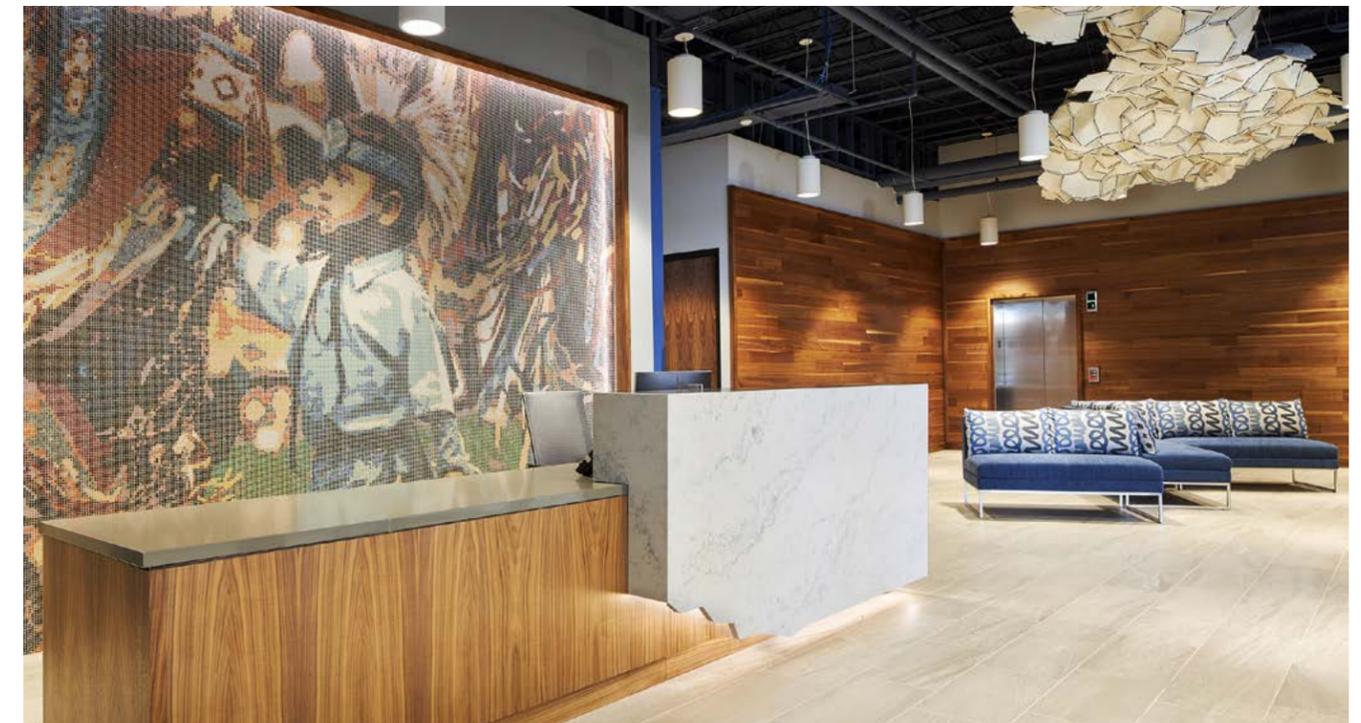
Grand Buffet Queuing Remodel: Remodel of existing Grand Buffet cashier and queuing areas. Work included analysis of existing queuing and general traffic flow, three design options for new cashier station and queuing area. Construction documents for implementation of preferred option including new cashier station, queuing area, interior finishes and accent lighting.

Associate Restroom and Locker Room Remodel: Complete remodel of associate restroom and locker room areas. Scope of work included demo of existing finishes and replacement with new countertops, floor and wall tile, toilet partitions epoxy flooring and light fixtures. Existing lockers were repainted using electrostatic painting process. Existing hot water system was upgraded to improve response time.

Food and Beverage Flight Dishwasher: Existing foodservice flight dishwasher was removed and replaced with a new unit. The new flight dishwasher and soiled dish table were reconfigured to improve work flow.

Grand Rewards Remodeling: Remodel of the existing Grand Rewards Counter to improve functionality and service to casino guests. Improvements included added signage to clearly define service windows and provide a greater sense of privacy at VIP station. Visual and audible devices were also added to provide clearer direction to guests as they proceed through the queue.

Dream Catcher Ceiling Soffit Remodel: The 'Dream Catcher' is a circular soffited ceiling area in a prominent location in the main gaming floor. The objective of the proposed remodel was to provide Grand Casino Mille Lacs with three designs that serve to highlight the area as a focal point of the main gaming floor. New LED lighting was integral to the proposed new designs.



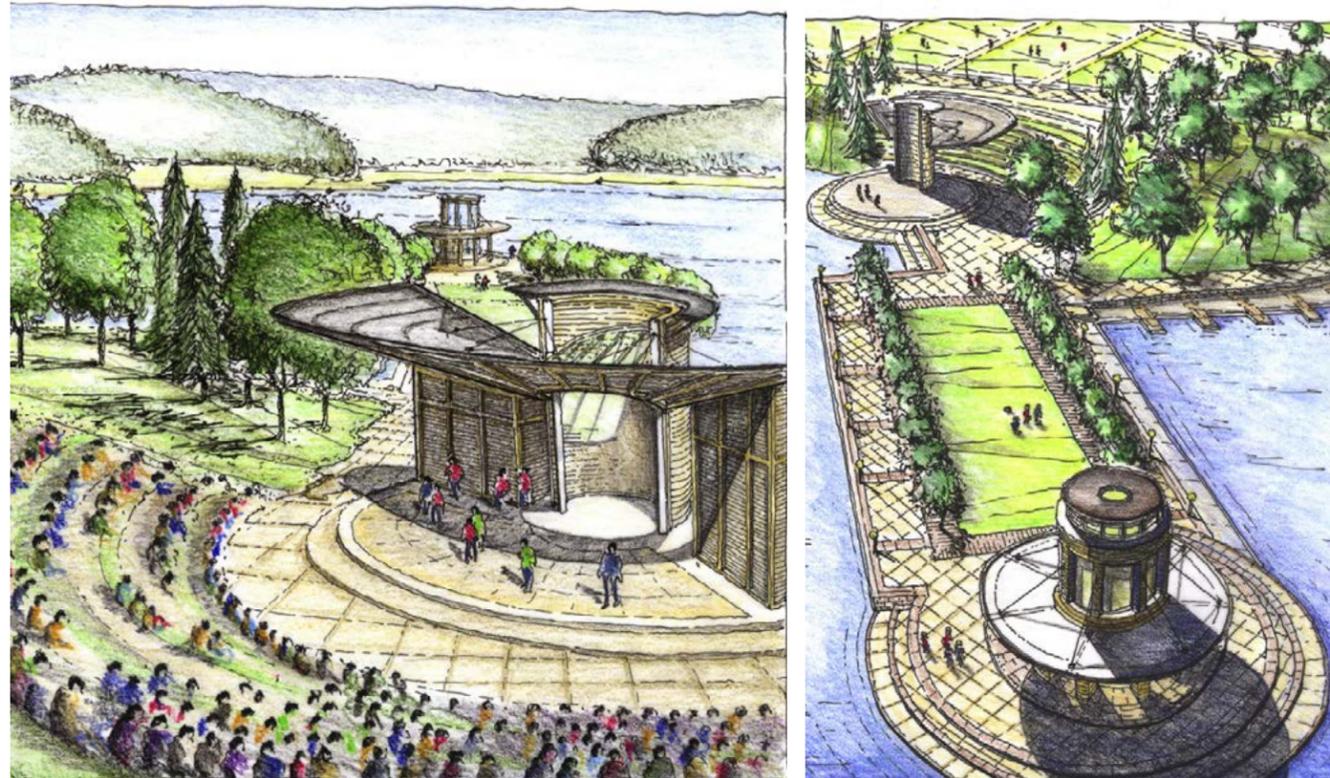


FORT SNELLING UPPER POST

ST. PAUL, MINNESOTA

This affordable housing project containing 26 different residential buildings will feature one-, two-, three-, four-, and five-bedroom apartment homes. The historic buildings at Fort Snelling Upper Post and the 41-acre site will be developed into about 185 affordable housing units. The project will restore an important part of Minnesota's history. The existing buildings were constructed between 1879 and 1939 for a variety of uses including housing, barracks, hospital, offices, gymnasium, fire station, guardhouse, bakery, and morgue. Exteriors of these buildings will be restored including rebuilding porches that no longer exist. The structures will be stabilized and rebuilt preserving their historic character. Existing windows are being restored, and new storm windows added for energy and acoustic performance. Planned amenities include a pool, club room, business center, fitness center, and playground.



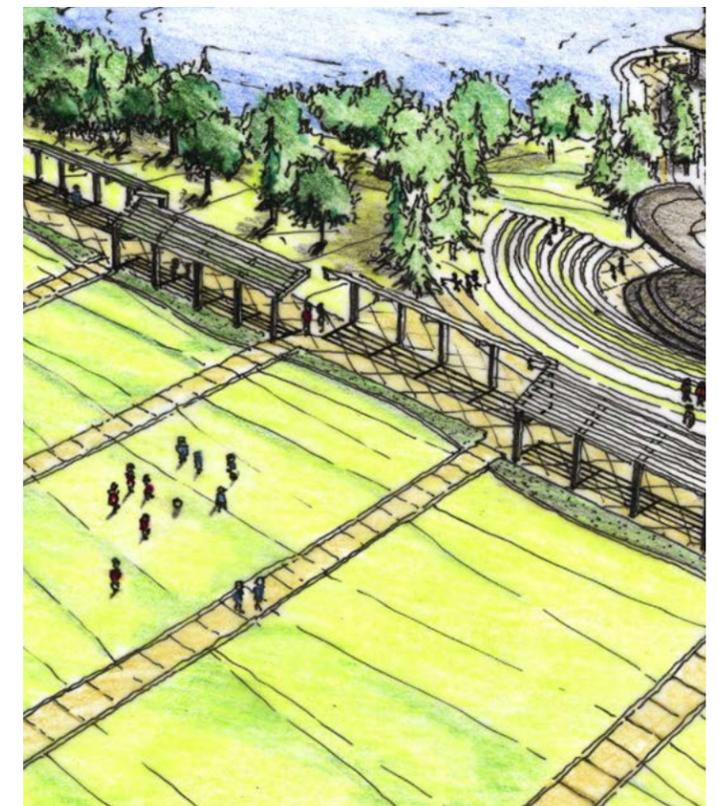
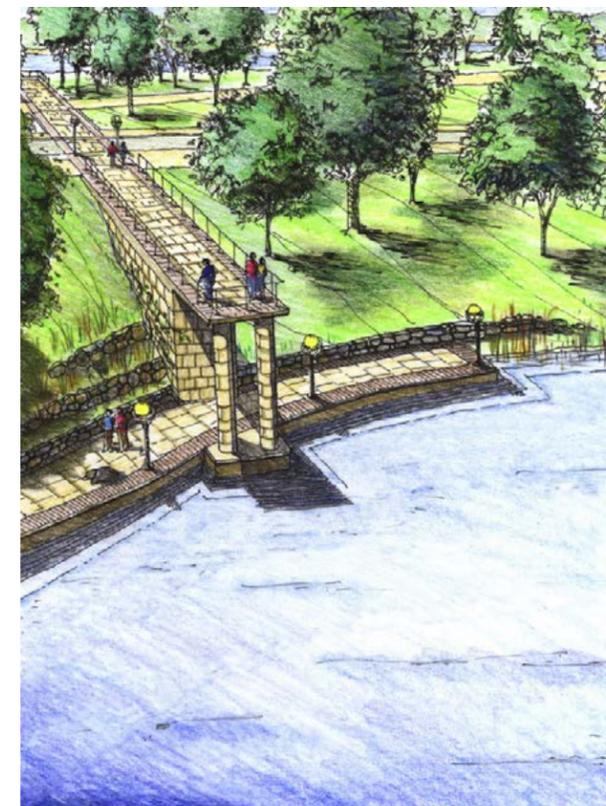


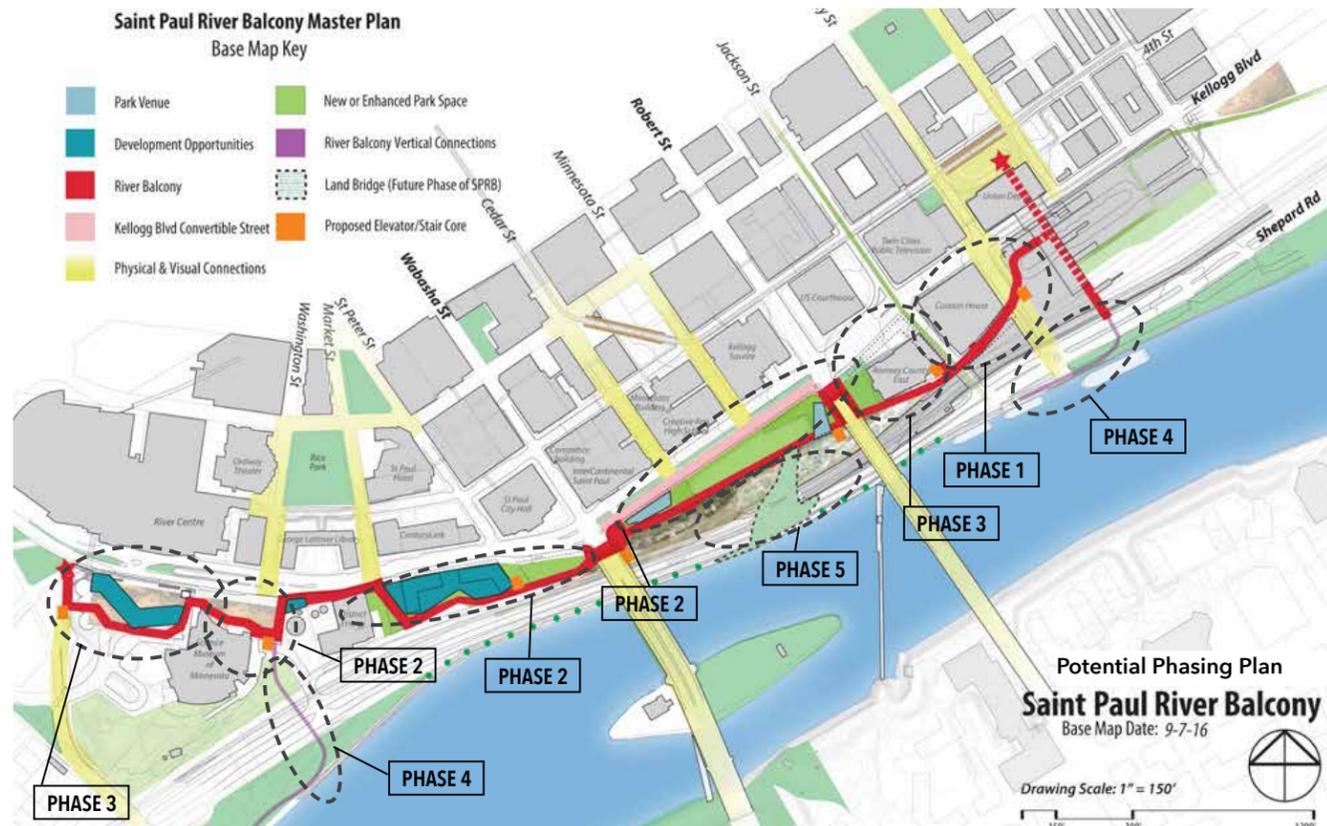
MAPLE GROVE CIVIC CAMPUS MASTER PLAN

MAPLE GROVE, MINNESOTA

Vision Plan Components:

- Create/reinforce the identity of Maple Grove through architecture and landscape architecture by creating a campus that is easily identified as uniquely Maple Grove.
- Incorporate overall civic campus design framework plan in the development of the entire Arbor Lakes area.
- Link the architecture and influences of Main Street, Government Center, Community Center, Library, Lions Pavilion, OPUS project and gravel mines. The framework plan is an opportunity to tie these pieces together and allow them to maintain individual differences and distinctiveness.
- Consider the historical significance of the site as a former gravel mine. Building on the history of the development of Maple Grove leads to the development of place.
- Allow people to get near the water and tie all lakes together. The three Arbor Lakes are a valuable natural amenity. It is desirable to show these in a positive light and allow people to interact with them rather than keeping them away.
- Create safe ease of movement and identifiable natural pedestrian crossings. Circulation needs to be improved so that pedestrians can move freely and safely along accessible routes.
- Provide a grand, usable public space to make a statement. In Minneapolis it is the Grand Rounds and Chain of Lakes, creating strong images of the Minneapolis park system within visitors' minds.
- Adaptability and potential for new future uses incorporating new technologies, social and economic conditions can create new circumstances and situations, the framework plan should be flexible enough to accommodate these occasions.





ST. PAUL RIVER BALCONY MASTERPLAN

ST. PAUL, MINNESOTA

When the City of St. Paul adopted the Great River Passage Master Plan in 2014, one of the key components of that master plan was a section of the Mississippi River Bluff in downtown between Union Depot and the Science Museum of Minnesota. Initially just a line on a larger scale plan, the St. Paul River Balcony was envisioned as a continuous public walkway linking downtown with the river, both visually and physically.

In early 2015 BKV Group began working with a group of key stakeholders, co-leading an effort with the Metropolitan Design Center and City of St. Paul to create a master plan for the River Balcony's entire length from the Science Museum to Union Depot. In addition to studying multiple potential alignments, the master plan included researching multiple precedents from around the world, identifying opportunities and obstacles, and defining the program for this unique, world-class amenity. Upon completion of the master plan, BKV Group led a Schematic Design effort that focused on a likely Phase One segment of the River Balcony, refining the program and design with a greater emphasis on the realities specific to this part of the site. The complete Schematic Design will become a road map for future design, with a program and layout established and preliminary construction budget defined.



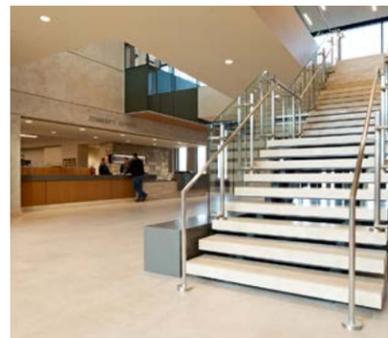


FRIDLEY CIVIC CAMPUS - FIRE, POLICE, CITY HALL, PUBLIC WORKS

FRIDLEY, MINNESOTA

The Fridley Civic Campus includes a new City Hall with administrative office and associated areas, Police Station, Fire Station, and a new Public Works Facility, with parking to accommodate staff and public. The civic campus is a central feature in a larger project currently called the Columbia Arena Redevelopment. The project also includes a central water feature, with plans for future private development.

The fire station has administrative offices on the first floor and bunk rooms, a kitchen, and a dayroom for duty crews on the second floor. A fire pole provides direct access to the apparatus bays. The station boasts up-to-date decontamination procedures, including a sauna to help clear skin of absorbed toxins. There are dual three-bay drive-through apparatus rooms. In between these is the watch room, maintenance shop, decontamination, the SCBA compressor, and turnout gear storage. Above the support functions is a large room for mazes and props to provide on-site training opportunities. Openings between this mezzanine space and the apparatus bays on either side provide support for laddering and bailout training. A training tower contains a training standpipe, stairs for hose advancement evolutions, manholes for confined space extrication practice, and rappelling anchors both inside and outside. These spaces are supported by a large training room shared with the Police Department and an area for vehicle fire training adjacent to the rear apron.





L&H STATION

MINNEAPOLIS, MINNESOTA

L&H Station will be the redevelopment of a six and one-half acre site adjacent to the Lake Street/Midtown Blue Line LRT Station in Minneapolis. This phased transit-oriented development will incrementally construct 565 housing units, a 16,075 sf office building, up to 100,000 sf of government services space, and a public plaza/pedestrian corridor/ market square. The market square adjacent to the LRT station will also serve as the site of the Midtown Farmer's Market, which currently operates on the site's parking areas two days each week. The redevelopment will be served by up to 840 structured parking spaces that will replace the 450 surface spaces now on the site.

The Hennepin County Board of Commissioners has established the transit oriented development (TOD) program to support both redevelopment and new construction that enhances transit usage. This intense transit-oriented mixed-use development will replace an existing three-story building surrounded by surface parking. Hennepin County Human Services and Public Health Department will occupy the new office building. It will be one of its six regional service hubs now being developed by the county. In these hubs, county residents can receive assessments and referrals, and — based on their individual or family needs clients — could be connected to a number of assistance programs. These include, and are not limited to: applying for food support and medical assistance, addressing homelessness, dealing with utility shut-offs, evictions and other emergencies, getting support for seniors in their homes, learning about early childhood programs, and accessing programs for people with disabilities and/or needs to improve mental or chemical health.





VIKING LAKES

EAGAN, MINNESOTA

- Phase I - 2 residential buildings (up to 11)
- 258 units total; 1-, 2-, and 3-bedroom units

With their new training facility and corporate headquarters complete, the Minnesota Vikings and their ownership group are branching out to other types of development at the sprawling Viking Lakes campus in Eagan. The 258-unit apartment project, which is expected to begin construction in the spring, is the first phase of a planned 1,000 housing units on the site, alongside corporate and medical offices and the under-construction Omni Hotel and convention center. Amenities include retail space and a café as well as a "members-only" clubhouse and fitness center.

BKV Group is involved with two market-rate residential buildings for the first phase of the residential development in the mixed-use Viking Lakes campus. Both buildings will include 129 units totaling 258 1-, 2-, and 3-bedroom units. Construction is scheduled to start in the spring with a summer 2021 completion goal





EAGLECREST RETIREMENT COMMUNITY

ROSEVILLE, MINNESOTA

- The Terrace: 127-unit IL; 7-story
- The Commons: 91-unit AL; 3-story
- The Arbor: 36-unit MC; 1-story
- Motel: 57-unit motel

EagleCrest Retirement Community is part of a master plan redevelopment in Roseville. The 15-acre site on which EagleCrest is located incorporates three buildings providing continuous care for its senior residents. "The Terrace" is a 127-unit, seven-story independent living tower, "The Commons" is a 91-unit, three-story assisted living residence, and "The Arbor" is a 36-unit, one-story memory care unit for Alzheimers and dementia patients. The site also incorporates a 57-unit motel, a 16,000 sf Northwestern College academic building, a preschool and daycare included on the common site.

Each of the three EagleCrest buildings has their own entrance and marketing identity, but is connected below grade to share kitchen and related services. A common color and material palette was used to relate the buildings—green roofs and reddish brown brick—but each building has its own distinctive forms and massing. The objective was to design a residential environment to enrich the residents lives, relating to the exterior surroundings and allows staff to function effectively and efficiently.





SILVERADO

CALGARY, ALBERTA

- 700 - 900 residential apartments on 22 acre site
- Mixed-use development with public and private streetscape and open areas

Silverado will be a phased development of a twenty-two acre site twelve miles south of downtown Calgary, Alberta. The mixed-use development will range from 700 to 900 new residential apartments. The first phase consists of two parcels totaling 3.88 acres featuring two 7-story apartment buildings including a level each of underground and on-grade parking. This phase is to include 286 apartment units, 250 covered parking stalls and an outdoor amenity deck located above the parking garage.

There is a plan for a future CTrain station to be built directly east of the development that will be within walking distance.



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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