

WASHINGTON, DC

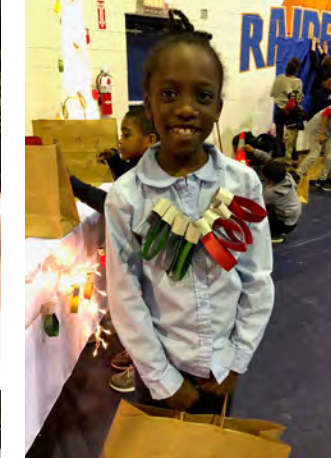
FIRM & OFFICE OVERVIEW



THE SHAY

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FIRM INTRO

YEAR ESTABLISHED

1978

FIRM EMPLOYEES

220+

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.

What We Provide.



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

Multidisciplinary Team.



JACK BOARMAN, AIA
*Senior Design Leader,
Managing Partner*



WILLY BERMUDEZ
*Senior Design Leader,
Partner*



MARK MANETTI, AIA, LEED AP
*Government and Education
Practice Leader, Partner*



JOHN TREIBER, AIA
*Senior Project Manager,
Partner*



BILL LJUNGQUIST, PE, LEED AP
*Mechanical Engineering
Discipline Lead, Partner*



KOBITA MUKHERJEE
*Director of Interior Design,
Associate Partner*



DAVID BANTA
*Senior Design Leader,
Associate Partner*



KANAR SARRAJ, P.E.
*Director of Electrical
Engineering, Senior
Associate*



ROSE RODRIGUEZ
*Director of Structural
Engineering, Senior
Associate*



WAREES SMITH
*Project Manager,
Associate Partner*



BEN YONCE, AIA, LEED AP
*Director of Architecture,
Associate Partner*



GARICK MALCOLM
*Director of Business
Development, Senior
Associate*



MERIDIAN HILL HALL

PROJECTS

—
RECENT & UPCOMING



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.



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.





COTTON ANNEX

WASHINGTON, DC

- Renovation of historical building
- 610 units (rental)

BKV Group is reviving a former U.S. Department of Agriculture building into 615 units of market-rate housing. This project will rehabilitate the historic structure and add 370,000-square-feet of new construction to the site, plus the apartment building. The development will form a C-shape around a central courtyard, and feature ground-floor retail, a fitness center, and unique amenities.



âme AT MERIDIAN HILL

CITY, STATE

- 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.





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

- Parcel A (1,390,753 GSF)
- Parcel B (318,011 SF)

Extending across two parcels, Broad & Washington is a mixed-use, retail, and market-rate development in Philadelphia at the intersection of South Broad Street and Washington Avenue. The overall development is broken into a series of “L” shaped towers that bisect the site into four quadrants, with each of the four quadrants having its own identity, characteristics, and courtyard space. Parcel A is bounded by South Broad Street forming a connection with the “arts” uses that runs south to downtown. Parcel B is the smaller parcel just to the east, bounded by Washington Avenue.



SILVER SPRING 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.



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 transforms 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](#)



PIAZZA TERMINAL

PHILADELPHIA, 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](#)





LANDMARK ON GRAND RIVER |
NEWMAN LOFTS

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.

[View Online](#)



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 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](#)



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





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.



UNIVERSITY VILLAGE AT INNOVATION TOWN CENTER

PRINCE WILLIAM COUNTY, VA

The University Village at Innovation Town Center is a 24.19-acre mixed-use project envisioned to include buildings of student and market-rate housing, retail, parking, and primary employment uses that may include laboratory, office, classroom, office and lodging. The project is located at 11100 University Boulevard in Manassas, Virginia and is in the Brentsville Magisterial District of Prince William County.





MARY RILEY STYLES PUBLIC LIBRARY

FALLS CHURCH, VA

A library renovation and addition project, Mary Riley Styles Library is a LEED Silver certified project featuring a two-story, 6,849-square-foot addition that brings the total size of the facility to 25,727-square-feet. Improvements include a new entrance on the corner of Park and Virginia avenues, dedicated youth sections on the lower level, consolidated adult collection on the main floor, expanded conference rooms, an enhanced Falls Church History Room, accessibility upgrades, and completely updated interiors throughout the building.



ANTHOLOGY OF TUCKAHOE

RICHMOND, VA

Constructed on a 5.65-acre parcel, Anthology of Tuckahoe features 56 independent living units, 62 assisted living units, and 32 memory care units for a total of 150 units. A stroll through the community allows residents to feel inspired, celebrated, and most importantly warm and welcome, with the comforts and qualities of home tucked into every corner.





SEVEN CORNERS FIRE STATION 28

FAIRFAX COUNTY, VA

BKV Group was commissioned by Fairfax County Department of Public Works and Environmental Services to perform PHASE 1 design services for the Seven Corners Fire Station 28 facility replacement project. BKV Group and our partner Pacheco Ross Architects, division of H2M, explored multiple master plan options for replacing and modernizing the existing facility to meet current codes and programmatic requirements identified within the FRD Fire Station Design Guidelines. Our process identified potential site and building concepts to achieve the functional, operational, schedule and budget goals for the proposed scope of work. Each of the three concepts developed addressed the full range of site organization, circulation, functional and operational requirements typical of Fairfax County Fire Station facilities.



Y-12 HEADQUARTERS FIRE STATION

OAK RIDGE, TN

BKV Group and H2M teamed up with MBI to deliver a cutting-edge fire station design to serve the Department of Energy's Y-12 Federal Uranium Production complex at Oak Ridge. The new station marks a significant transition for the Y-12 Fire Department from day-shift operations to a 24/7 department, recognizing that fire prevention and safety are even more critical around hazardous materials. The building is zoned with the ready response areas on the first floor and the headquarters staff and large training room on the second floor.





SKANSKA

ALEXANDRIA, VA

Over the course of three phases which allowed the Skanska office to remain open and operational during construction, BKV Group fully renovated and designed a 3,900-square-foot expansion to revitalize the Skanska workplace.



5

PRACTICE
SITES

43

YEARS OF
OPERATION

220+

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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Hanoi, Vietnam

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