



MPLS, MN

FIRM & OFFICE OVERVIEW



CITY CLUB APARTMENTS

CONTENTS

<i>Firm Intro.</i>	4
<i>What We Provide.</i>	6
<i>Multidisciplinary Team.</i>	7
<i>Projects.</i>	9



FIRM INTRO

YEAR ESTABLISHED

1978

FIRM EMPLOYEES

220+

PRACTICE AREAS

Housing

Government

Education and Library

Commercial

Hospitality

MINNEAPOLIS OFFICE

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Minneapolis, MN 55401

Telephone: 612.339.3752

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.



MIKE KRYCH, AIA
*Senior Design Leader,
Managing Partner*



KELLY NAYLOR, AIA
*Interior Design Practice
Leader, Senior Partner*



BRUCE SCHWARTZMAN, AIA
*Government Practice
Leader, Senior Partner*



SUSAN MORGAN, AIA,
*LEED AP BD+C
Education & Library
Practice Leader, Partner*



CHRIS PALKOWITSCH, AIA
*Senior Design Leader,
Partner*



LIZA KAPISAK, CID,
*LEED-AP, IIDA
Director of Interior
Design, Partner*



ROBERT EWERT, AIA
*Senior Design Leader,
Partner*



TRACE JACQUES, AIA,
*CID, LEED AP ND
Senior Design Leader, Partner*



JEREMIAH SMITH, AIA,
*LEED BD + C
Director of Architecture,
Partner*



CHAD KURDI, P.E.
*Electrical Engineering
Discipline Lead,
Partner*



ALEX SAWKA, P.E.
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Engineering, Associate
Partner*



CHARLIE CHARLTON
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Administration, Associate
Partner*



BRADY HALVERSON
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Partner*



LARRY FARRIS, CBO
*Director of Code
Compliance, Associate
Partner*



SIOBHAN DVERSTEN
*Director of Structural
Engineering, Senior
Associate*



JULIE LUX, CCIM
*Director of Pre-
Development Services,
Senior Associate*



PROJECTS

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RECENT & UPCOMING

240 PARK



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

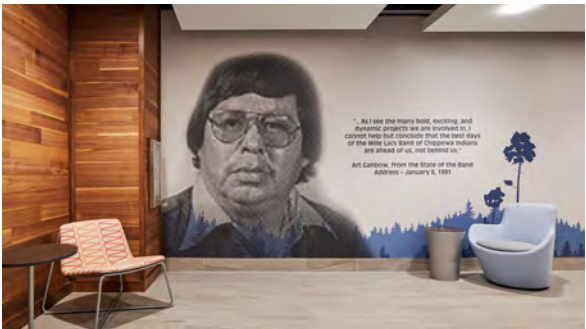
Located in an urban environment at the heart of Minneapolis, City Club Apartments will continue to enhance and enrich the local community. The new 18-story high rise construction on the corners of 10th Street and Marquette, and the rejuvenated adjacent historic Handicraft Guild building will have a hospitality-like 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

This project entails the renovation of an existing 4-story corporate office building for the Mille Lacs Band of Ojibwe Native American Indian Tribe. The building is located on Trust Land at Grand Casino Mille Lacs reservation, Onamia, MN. The building is connected to the existing Grand Casino Mille Lacs Gaming and Event Center. The project was the latest phase in a multi-phase facility masterplan renovation that was initiated in 2008. The project consists of a complete replacement of the exterior envelope of the building as well as a full re-design of the building interior architecture. The project included moving to an “open-concept design” for the corporate office interior, which reflected the Band's desire to look to the future while also embracing the rich historic legacy of the Mille Lacs Band of Ojibwe’s past. The design incorporates prominent Band historic figures, artifacts and inspirational design elements into the various open office spaces in the form of feature walls, built-in display cases and design motifs. Layers of decorative lighting features in the open office area create pockets of visual interest along with bold colors at key locations and wayfinding points to balance with design motifs. These elements include a tile mosaic feature wall at the main reception desk, modern day heroes design feature walls at the elevator lobbies and perforated wall partitions and etched glazing that use Ojibwe bead patterns for inspiration.





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.

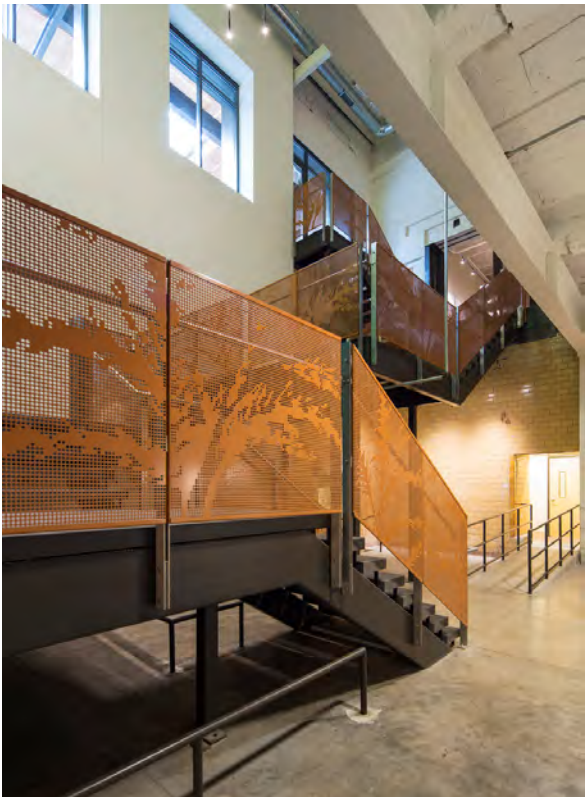


SCHMIDT ARTIST LOFTS

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.





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.



ABITAN

MINNEAPOLIS, MN

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

Abitan 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.





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.





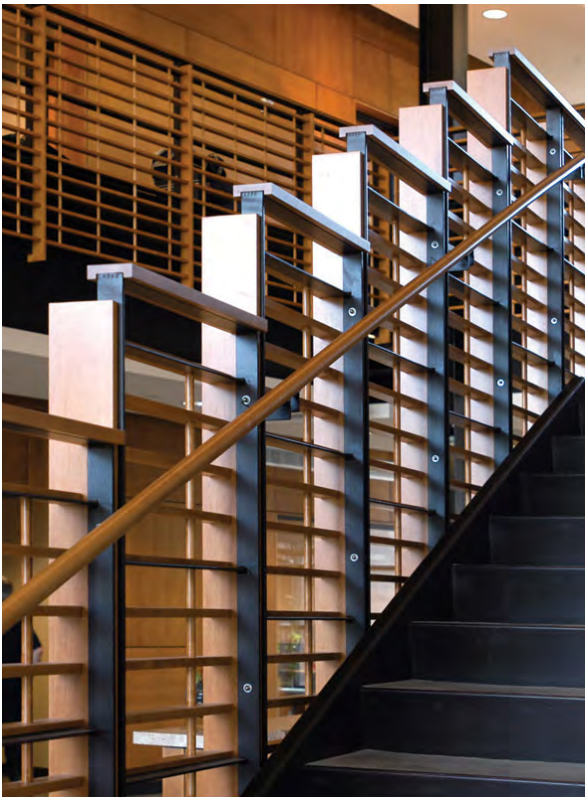
EDINA CITY HALL

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.





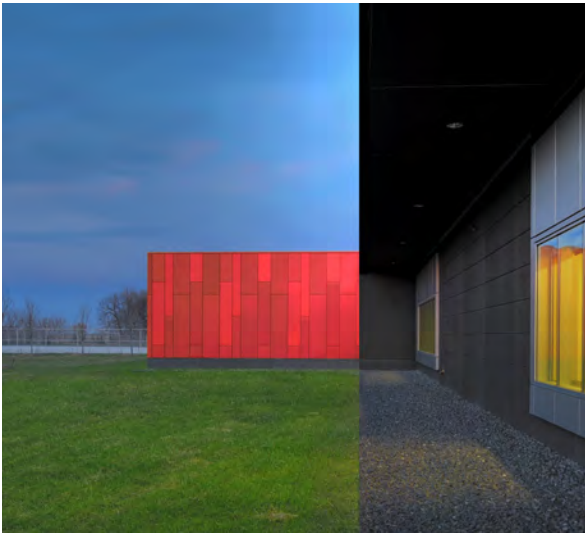
FARIBAULT ARMED FORCES
READINESS CENTER

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.

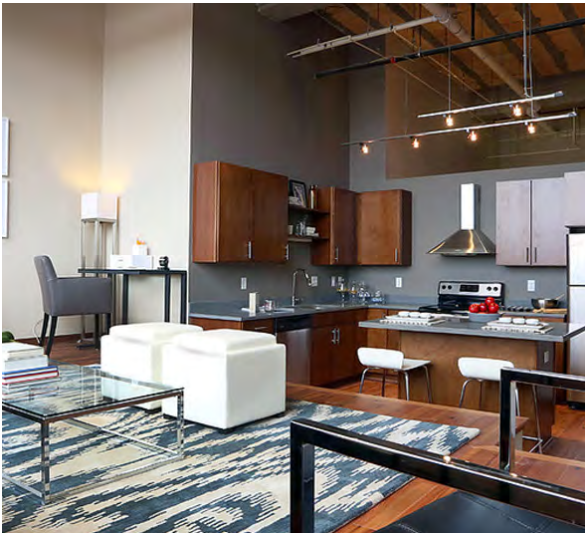


ELSEWAREHOUSE

MINNEAPOLIS, MN

- On National Register of Historic Places
- Carved out 2 atrium light wells to bring in daylight

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.





THE PENFIELD

ST. PAUL, MN

- Consumes 60% less energy than building of the same size and type
- First downtown grocery in St. Paul
- Reintegrates primary facade and front court of historic Saint Paul Public Safety Building
- Incorporates public artwork by local artists
- First market-rate building in central business district

The LEED Silver® Penfield is a six-story building with 254 market-rate apartments, a one-story 30,000 sf Lund’s grocery store on the first floor, and approximately 330 enclosed parking spaces. The strong downtown employment base was a driving force in the development of this project. The Penfield is within walking distance to all government agency buildings. In addition, the building is also situated one block from the new LRT Green Line.



240 PARK AVENUE

CITY, STATE

- 17-story mixed-use development
- 204-unit; 411,000 SF
- Post-tensioned concrete construction

240 Park Avenue is new construction of a 17-story mixed-use, retail and multi-family market-rate housing residential development, with a building footprint of approximately 30,000 SF, located in Minneapolis, Minnesota; including below-grade parking, landscape amenities and site improvements.





1500 NICOLLET

MINNEAPOLIS, MN

- 6-story, Mixed-use Project
- 183 Affordable Units
- 7,000 SF Retail Space
- 117 Below-grade Parking Stalls

The development utilizes building entries, commercial space, and walkup live/work units to create an active street front and provide a continuation of the commercial corridor, “Eat Street.” The design is inspired by the context of the neighborhood, specifically courtyard style historic brick apartments and condominiums. The primary building materials of brick and cast stone masonry on the street fronts are compatible with the historic existing buildings in the neighborhood.



DUFFEY LOFTS

MINNEAPOLIS, MN

Duffey redevelopment is envisioned to be a 200-unit residential project including 20,000 square feet of retail space on Washington Avenue in the North Loop neighborhood. Nearly 150 of the approximately 200 apartments would be studios, the rest a mix of one-, two-, and three-bedroom units. The project would include 84 surface and underground parking stalls, and nearly 20,000 square feet of retail and amenity space for residents. Because the project is within the Minneapolis Warehouse Historic District, the developer is seeking approval from the Historical Preservation Commission and several variances including the ability to add rooftop signage. The company is also seeking state and federal historic tax credits that will help fund the conversion while retaining some of its historic character.





KID ZONE EARLY LEARNING CENTER

HOPKINS, MN

Conversion of a 13,200 GSF leased former medical office building into a vibrant infant through pre-K early childhood learning center. The building was fully reconfigured on the interior, replacing three dozen office and treatment rooms with seven classrooms, an indoor play space, administrative offices, and a commercial kitchen, used to prepare three meals a day from scratch. The project leveraged the building’s unique geometry, existing windows, notable vaulted lobby, and available outdoor space to provide a facility that offers Kid Zone Early Learning Center a new home that allows them to nurture an increased number of students.



HYATT PLACE AT CUSTOM HOUSE


ST. PAUL, MN

The 17-story Saint Paul Post Office & Custom House was constructed in phases during 1934, 1939, and 1961. It served as the city’s main post office until 2013, and was the third-busiest post office in the country during its peak years after World War II. Thanks to the building’s rich history, it has unique architectural and interior details that range from Art Deco to post-modern. Now, as part of a building-wide adaptive reuse initiative, the 748,000 sf Custom House is home to Saint Paul’s first Hyatt Place hotel. The developers, Nelson Development and Exeter Group LLC, selected BKV Group to carry out the renovation, which involves interior design, architecture, and programming/planning.





THE STANDARD AT DINKYTOWN



PROJECTS

UPCOMING



3700 AMERICAN BOULEVARD

BLOOMINGTON, MN

- Consists of two buildings
- 183 units
- 146 market-rate; 37 affordable housing units
- Studio, one-, two-, and three-bedroom units

The vision for 3700 American Boulevard is to create visual, physical, and experiential connections to the light rail transit (LRT) and bus transit systems and the Minnesota Valley National Wildlife Refuge. The design approach embraces creative placemaking, environmental awareness, sustainability, quality of life, safety, and comfort. Consisting of two buildings connected by a circulation link similar to a “skyway,” the materials selected for this project seek a refined Scandinavian aesthetic that caters to professionals and people seeking an active lifestyle. Large windows, private and shared outdoor spaces, bicycle and pedestrian paths, and pollinator and bird friendly landscaping work together to create healthy and inspiring connections to the outdoors.



REUTER WALTON DEVELOPMENT

EDINA, MN

This new, mixed-use development is planned to feature a mix of alcove, 1-bedroom, 2-bedroom, 2-bedroom with den, and penthouse units. The building will house 188,868 rentable square feet with a roughly 3,700-square-foot restaurant space on the ground floor, in addition to a two-story, below-grade parking structure with 277 stalls, plus at least 29 additional stalls in a surface lot.





BOWLINE

CHAMPLIN, MN

Bowline is a two-phase, Planned Unit Development (PUD) featuring market-rate apartment style units, community amenity space and connectivity, street level walk-up units, and ample parking space within a highly landscaped, park-like setting overlooking the Mississippi River.



SHELBY COMMONS

MINNEAPOLIS, MN

In collaboration with CRW architecture + design group, Inc., Shelby Commons is a 46-unit affordable housing community to be located in the North Loop neighborhood of downtown Minneapolis. The project will be developed in a single phase as affordable housing with approximately 46 units, packaged within a four-story building of Type VB wood-frame construction over a one level garage basement.



THE STANDARD DINKYTOWN

DINKYTOWN, MN

The Standard is a 17-story student living community BKV Group is developing with Landmark Properties (with this project being Landmark's first in Minnesota). Located at the corner of 15th and 6th on a site that is today made up of 10 parcels of land, The Standard will include 323 residential units and 211 indoor parking spaces, with the amenities on the ground floor including a lobby, leasing office, and a bike lounge. More amenity spaces will be located on level three which will feature an indoor lounge space and two outdoor courtyards, plus – on the top floor – there will be a large indoor amenity space, an outdoor rooftop space, and a large rooftop amenity deck complete with a pool and hot tub.



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

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