



# LIBRARY

STATEMENT OF QUALIFICATIONS

# ENRICHING LIVES AND STRENGTHENING COMMUNITIES

BKV Group is a holistic design firm providing a full complement of architecture, engineering, interior design, landscape architecture, and construction administration services. Our core belief is that regardless of project type, design has a profound impact on the community, and our responsibility as a multidisciplinary firm is to enhance the economic, aesthetic, social, and environmental context of the communities we shape and define. Since 1978, BKV Group has grown from a sole proprietorship into a diverse partnership with 200+ employees sharing knowledge across practice sites in Chicago, Dallas, Hanoi, Vietnam, Minneapolis, and Washington, DC, creating relevant and meaningful design solutions that allow our clients' dreams to become a reality.



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*BKV Group is a holistic, multidisciplinary design firm that creates innovative, sustainable, and high-quality buildings and spaces.*

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**JACK BOARMAN**

Founding Partner

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# WHAT WE DO

For over 40 years, across the country, spanning housing, government, education, corporate, and commercial project types, our core belief has remained consistent: as a holistic, multidisciplinary design firm, our responsibility is to enhance the economic, aesthetic, social, and environmental context of the communities we shape and define.

- ARCHITECTURE
- PLANNING
- INTERIOR DESIGN
- MECHANICAL ENGINEERING
- ELECTRICAL ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE
- CONSTRUCTION ADMINISTRATION

## LIBRARY-SPECIFIC EXPERTISE

SPACE USE & LIBRARY PLANNING

GRANT PROPOSALS

FEASIBILITY STUDIES

FACILITY ASSESSMENTS

MASTER PLANNING

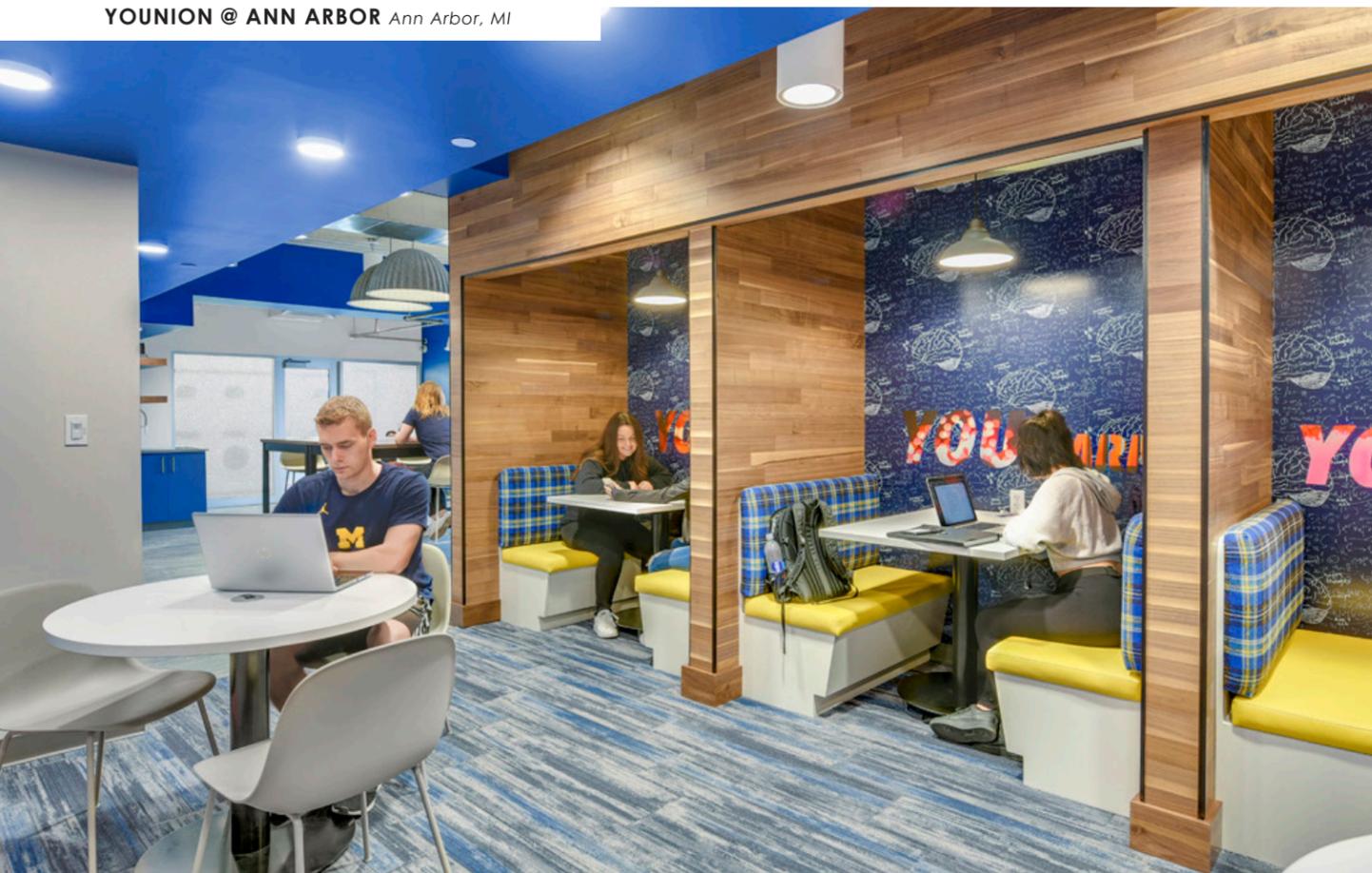


RONDO COMMUNITY OUTREACH LIBRARY St. Paul, Minnesota

# DESIGN VALUES

Libraries are community anchors – welcoming and inviting visitors across all ages and backgrounds, and being a place where lifelong learning is nurtured and cultivated. We understand that the expectations of a library – as a place and as a resource – are many: it is a place of quiet concentration and reflection; active collaboration and play; work and studying; and, growth, exploration, and curiosity. BKV Group's approach to library assessment, planning, and design is centered around key stakeholder engagement as a vehicle to ensure each project embodies the needs and expectations of each unique community.

YOUNION @ ANN ARBOR Ann Arbor, MI



MSU MOORHEAD LIVINGSTONG LORD LIBRARY Minneapolis, MN

## WHERE WE LEARN

The nature of the library as a place of learning continues to evolve as we seek out both physical materials and digital resources, while engaging with library staff and programs as an avenue for social learning. As other community resources are curtailed, the library takes on even more responsibility as a safe and welcoming place before and after the work and school day, allowing occupants to focus, collaborate, and engage. Choice is the most critical aspect of a library environment, a feature which ensures a space is useful by all its visitors, for whatever their needs might be.

## WHERE WE CONNECT

As a common ground for the whole community, the library is a place for shared traditions: the weekday morning group that shares the newspapers, the parents and children who fill the room for weekly – or daily – storytime, the teenagers clustered together gaming after school, the pairings of students and mentors huddled around study guides. The library also plays host to many different kinds of engagement: from small group to large, from informal to scheduled, from academic to social. A library needs to both accommodate these uses, and be flexible to changing needs.

## WHERE WE EXPLORE

Even more so than in the past, libraries are growing into places of active exploration. Library facilities, materials, equipment, and programs offer a gateway to new skills, new hobbies, and new subject areas. The library as a place of lifelong hands-on learning calls for spaces and resources that allow patrons to observe, participate, and lead activities that explore science, art, mathematics, and creativity.

# DESIGN ETHOS

BKV Group's design philosophy for library environments reflects our commitment to a holistic practice: we are invigorated by the creative resolution of project requirements in ways that foster an attitude of learning and exploration in the project team, through our collaborative process with our clients and consultants, and in the completed project.

In addition to the experience we bring within a range of library project types, scales, and complexity, the BKV Group team provides a set of shared practice values to each library project:

## FOCUS ON COMMUNITY BUILDING

Our firm makes places for people, and we are keenly aware of the impact a project can have on the community it serves. Stakeholder engagement is a baseline component of our project process because before we can begin to propose solutions, we need to connect with our clients so our proposed solutions are truly responsive. We specifically take pride in creating unique design moments throughout each project which encourage people to interact and connect.

## DESIGN FOR PEOPLE, DESIGN FOR THE PLANET

Sustainability is integrated, not applied, to every project. We understand the value of a holistic design approach and making intentional decisions at every scale – from site, to building, to room, to furniture, to equipment – while using materials and resources responsibly. As a result, this leaves a project site healthier post-construction than before, improves the health and wellness of the occupants, and works within each client's budget.

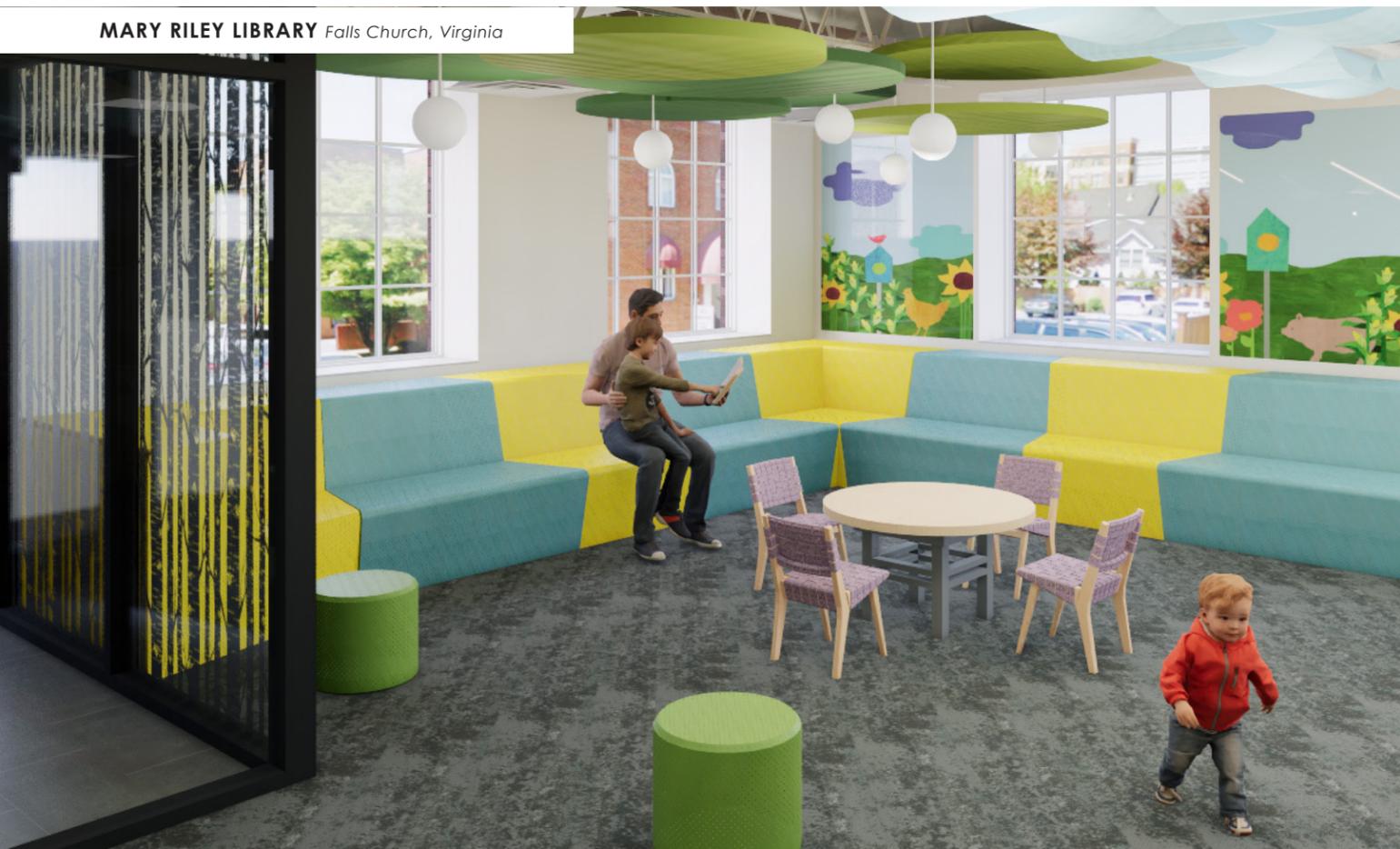
## ENGAGE INNOVATIVE BUILDING TECHNOLOGY

Across our market sectors we engage building technology, including methods and materials of construction, as a tool to manage project budget, schedule, and energy performance. We collaborate with manufacturers and contractors to develop project-specific solutions that combine design vision with best value. Our innovation is not only with new construction projects but also with regards to our decades-long experience in adaptively reusing existing and historic structures.

## MANAGE FOR QUALITY, MANAGE FOR VALUE

Investment in planning, design, and construction is a commitment, one that we honor through our vetted project management and quality assurance process. We utilize dedicated specialists in code, specifications, quality assurance, and construction administration to augment each project team. We also engage in-house, third-party project reviews at key design and production milestones to ensure a tightly coordinated set of contract documents.

MARY RILEY LIBRARY Falls Church, Virginia





# LIBRARY EXPERIENCE

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# PRACTICE LEADERS

Across all disciplines, we bring deep experience with the design of academic environments: from classrooms and administrative offices to student dining, housing, and recreation. We have the ability to leverage national project expertise in combination with dedicated, experienced local project management.

“  
Every project is an opportunity to enrich.”



**SUSAN MORGAN**  
Higher Ed Practice Leader

“  
We are making a positive difference in people's lives.”



**CHAD KURDI**  
Electrical Engineer  
Practice Leader

“  
We make time to understand and explore.”



**MIKE KRYCH**  
Student Housing Leader

“  
We are willing to take on every challenge.”



**LIONEL DAYTON**  
Structural Engineer  
Practice Leader



**JACK BOARMAN**  
Founding Partner // Student Housing  
Practice Leader

“  
What we do has lasting impacts.”

“  
Our spaces need to offer something for every user.”



**KELLY NAYLOR**  
Interior Design  
Practice Leader

“  
My goal is to create unique and meaningful places.”



**BRADY HALVERSON**  
Landscape Design  
Practice Leader

“  
We focus on how to program for proper function.”



**MARK MANETTI**  
K-12 Practice Leader

“  
We use our digital tools in service of synchronous collaboration.”



**ALEX SAWKA**  
Mechanical Engineer  
Practice Leader



# SUSAN MORGAN, AIA, LEED AP BD+C

## HIGHER EDUCATION PRACTICE LEADER

Over the course of 16 years, Susan has established strong working relationships with clients by resolving the unique complexities each project and context presents. She has worked as a project architect, project manager, and designer within a range of building types – from libraries, to academic buildings, at a range of scales. Susan balances vision, performance, and budget to create a responsive, integrated design solution.

Susan's work is informed by her personal passion for learning, which she has nurtured as a current co-chair of the AIA Higher Ed subcommittee for the Committee on Architectural

Education, by teaching graduate level architecture courses for 14 years at the Boston Architectural College, and consistently providing presentations and jurying awards for organizations like Learning by Design, IMPACT, and AIA local chapters.

**EDUCATION //** Massachusetts Institute of Technology (MIT), Master of Architecture  
Washington University - St. Louis, Bachelor of Science in Architecture

**REGISTRATIONS //** Licensed Architect, LEED AP BD+C

**YEARS OF EXPERIENCE //** 16

**AWARDS //** Sam Fox School of Design & Visual Arts Distinguished Young Alumni Award — 2011

## EDUCATION EXPERIENCE

**Richard A. and Susan F. Smith Campus Center, Harvard University\*** - 96,000 SF  
\$160 million renovation of 1960s office building for student study and hangout areas, shared public common space, retail food outlets, and unique indoor and outdoor landscape features.

**School of Law Addition and Renovation, Boston University\*** - \$133 million, 150,000 SF renovation and 100,000 SF addition, including 18-story classroom and office tower and adjacent law library. Phased renovation of occupied complex with renovations of ten offsite swing spaces.

**Lunder Arts Center, Lesley University\*** - 74,000 SF, \$34 million studio arts complex including dedicated art studios, public art gallery, library, and offices, including adaptive reuse of a 19th-century church.

**Yawkey Center for Student Services, Boston University\*** - 122,000 SF \$54 million campus gateway building, consolidating six academic advising programs along with three floors, 1,000 seats, of campus and retail dining options.

**Jeremiah Burke High School and Branch Public Library, Boston Public Schools/ Boston Public Library\*** - 144,000 SF renovation of a 1930s school with a 65,000 SF addition including a school library, new gymnasium, and a branch public library. \$37.5 million.

**School of Management – Active Classroom Prototype, Boston University\*** - \$400,000 conversion of an 800 SF, 1990s fixed-seating classroom into an active-classroom prototype with 360 degree teaching including video capture and team collaboration stations.

**Building E1 Renovation, MIT\*** - 16,340 SF detailed interior renovation and MEP infrastructure replacement of a 1917 building within the MIT National Register District.

**Golkin Hall Addition, University of Pennsylvania Law School\*** - 40,000 SF, \$33.6 million LEED Gold classroom and administrative building including a mock trial courtroom, collaborative spaces, and a café.

**John P. Holland Elementary School, Boston Public Schools\*** - \$8.1 million, 100,000 SF renovation of a 1970s open-plan classroom building, including a 60,000 SF exterior re-cladding.

**Fayetteville Public Library Expansion, Fayetteville, AR\*** - 82,500 SF addition to 87,000 SF library to double children and youth services, and provide a 700-seat multipurpose room with stage and retracable seating, a six-station professional teaching kitchen, and an innovation center with professional-grade studios for photography, video production, music production and recording, virtual-reality, and graphic programming. \$33.8 million.

\*Experience prior to BKV Group

THE RICHARD A. AND SUSAN F. SMITH CAMPUS CENTER, HARVARD UNIVERSITY\*



LUNDER ARTS CENTER, LESLEY, UNIVERSITY\*



JEREMIAH BURKE HIGH SCHOOL & BRANCH LIBRARY\*



GOLKIN HALL, UNIVERSITY OF PENNSYLVANIA LAW SCHOOL\*



# LIBRARY PORTFOLIO

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## MSU MOORHEAD LIVINGSTON LORD LIBRARY

MOORHEAD, MINNESOTA

BKV Group was selected to program, design, and renovate the campus library building into a 21st century learning center. The programming and planning effort considered the critical changes in contemporary collegiate library buildings by defining and re-creating spaces that address the growing demand of electronics and mass media.

Initial construction packages addressed building wide functional and accessibility issues with the addition of an elevator, ADA compliant restroom remodel, mechanical upgrades, classroom renovation, and deferred maintenance of the exterior glazing system. The most recently completed construction package was the final step in the building wide make-over.

Due to the funding timeline and the need to minimize disruption to academic schedule, this package was implemented in two phases. The first phase included new stack and archive areas, new faculty development suite, new information technology help desk and technical services areas. The second phase included a new centrally located technology commons, new reception and information service areas, new 24/7-access media labs, individual and group study areas, and a 24-hour student lounge. Full mechanical, electrical, technology and fire suppression updates were also included in this effort.

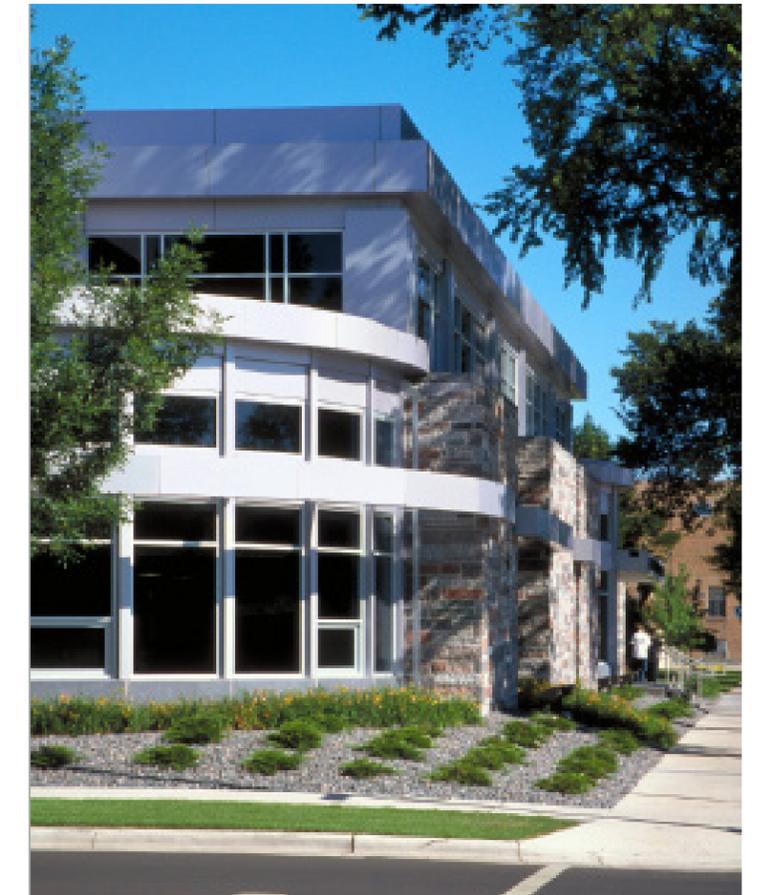
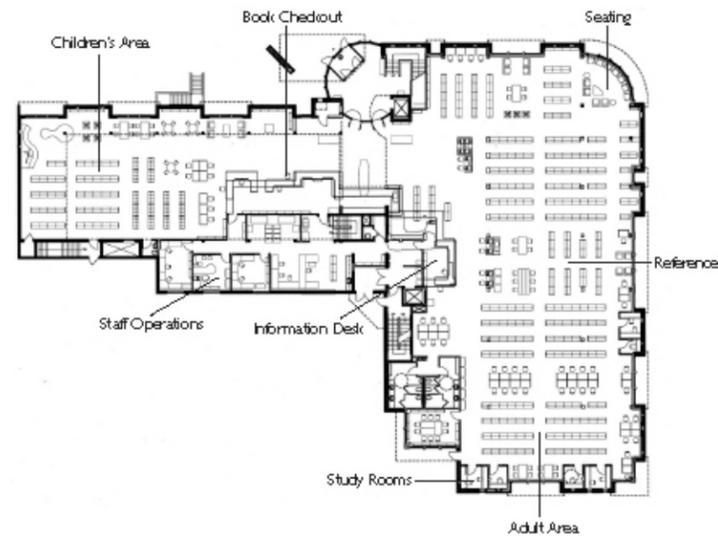


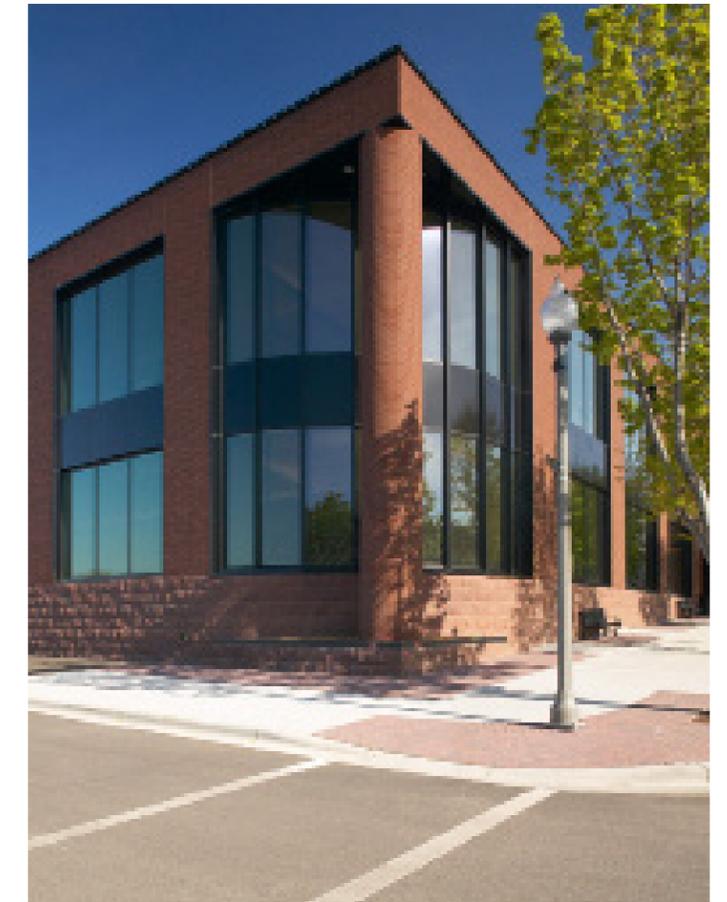
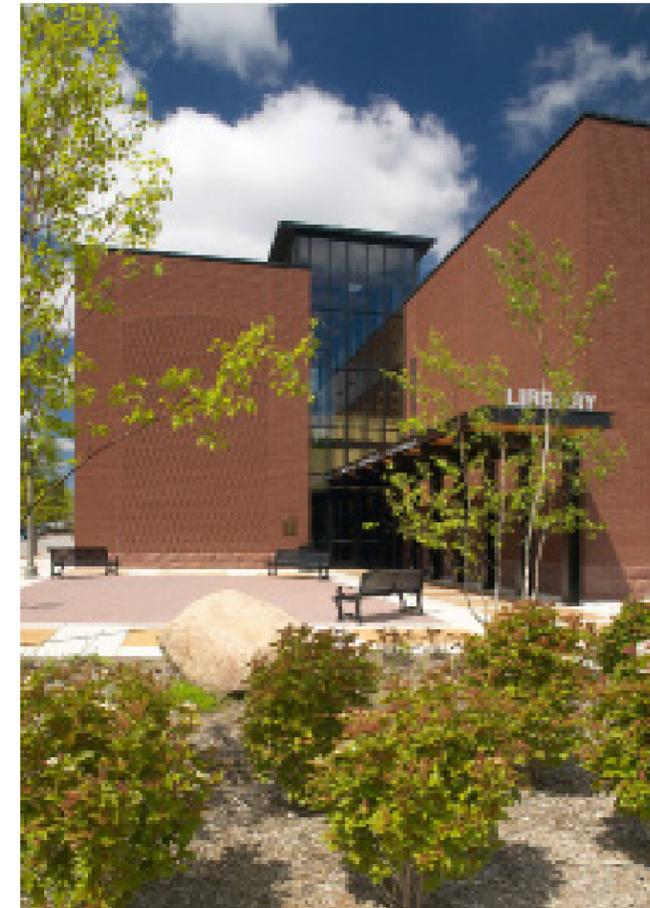


## WILLMAR PUBLIC LIBRARY

WILLMAR, MINNESOTA

The original Willmar Public Library, built in 1966, was part of the government campus in the downtown area. Architecturally, the issue of the addition's perceived presence is resolved with seamless fluidity, by way of replicating and repeating the existing building's featured wall elements throughout the addition's main level. An aluminum and glass window links them with each other and emerges as both a new second story and a circular entry element. This palette of contrasting materials defines an architecture that speaks, at once, of a delicate balance between old and new and "reinterpretation," as a singular, clear vision.

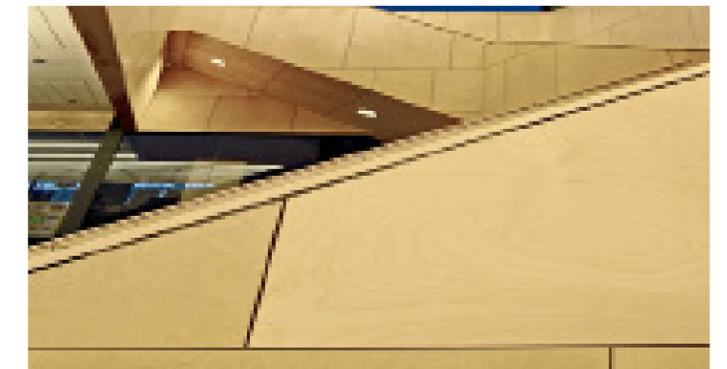
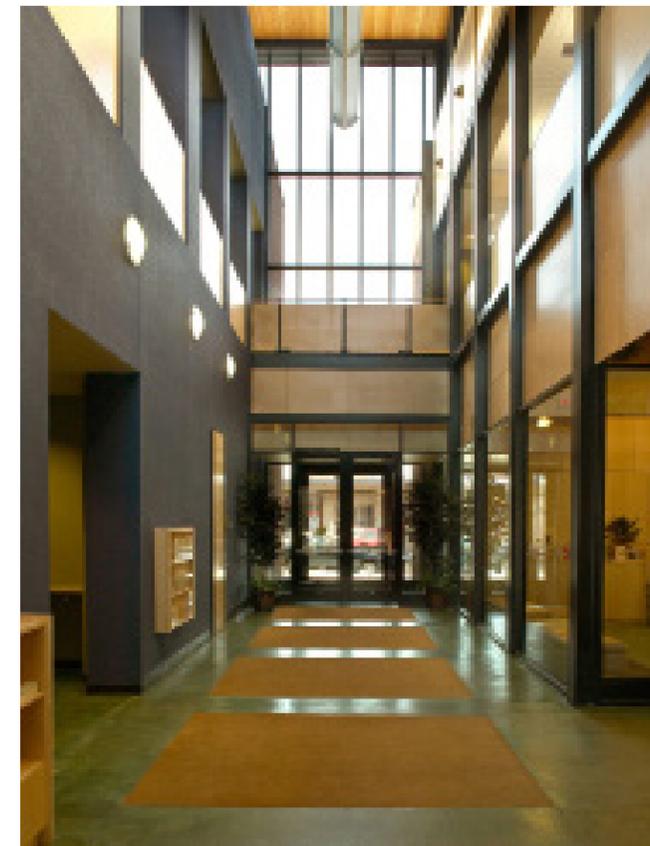
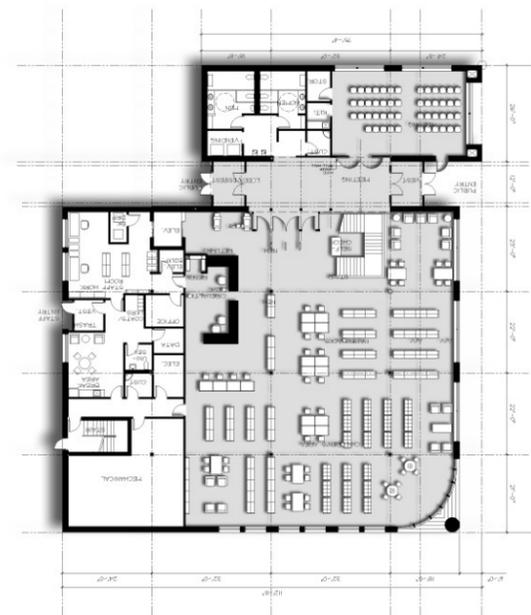




## SHAKOPEE PUBLIC LIBRARY

SHAKOPEE, MINNESOTA

This library is a community hub for the Shakopee community. Expanded library programs include new centers for children, adult readers and access to technology. Meeting and conference spaces allow hosting of public discussions, presentations and larger meetings. The library responds to the Shakopee Downtown Design Guidelines through the use of traditional materials and architectural design elements, interpreted for the contemporary functions and needs of a modern library to ensure long-term value. The building's siting, massing and relationship to the surrounding community establish it as a downtown marker and destination.

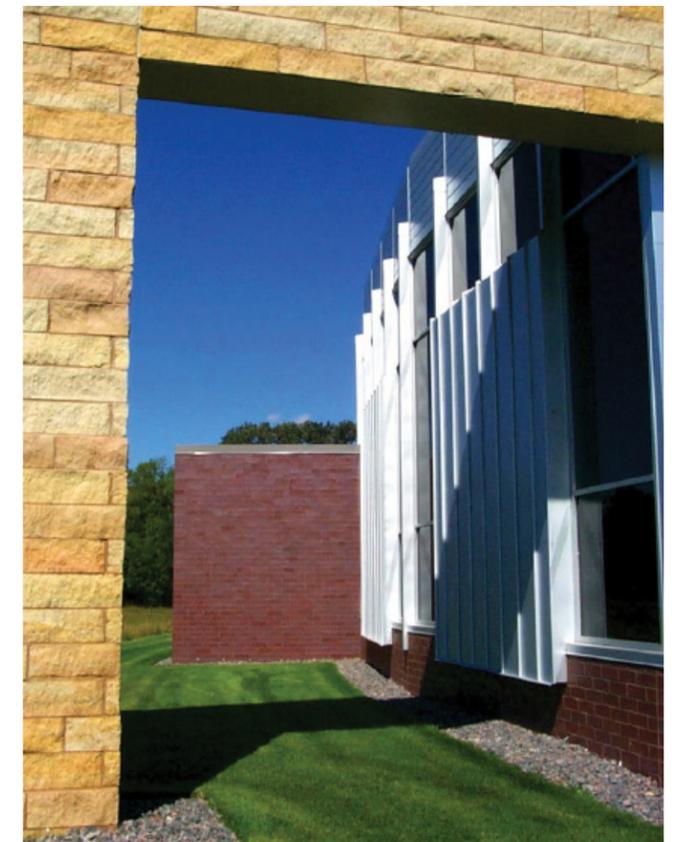
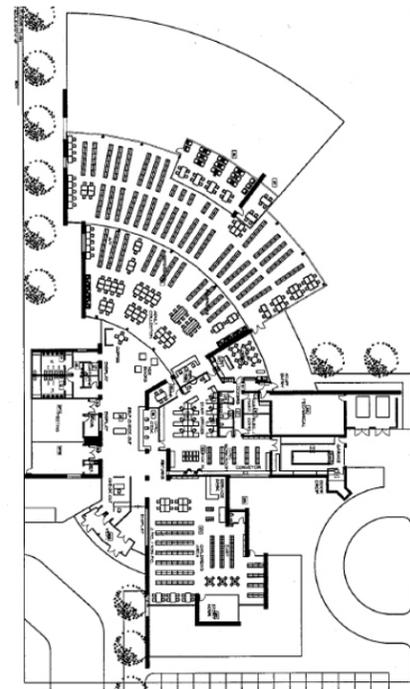


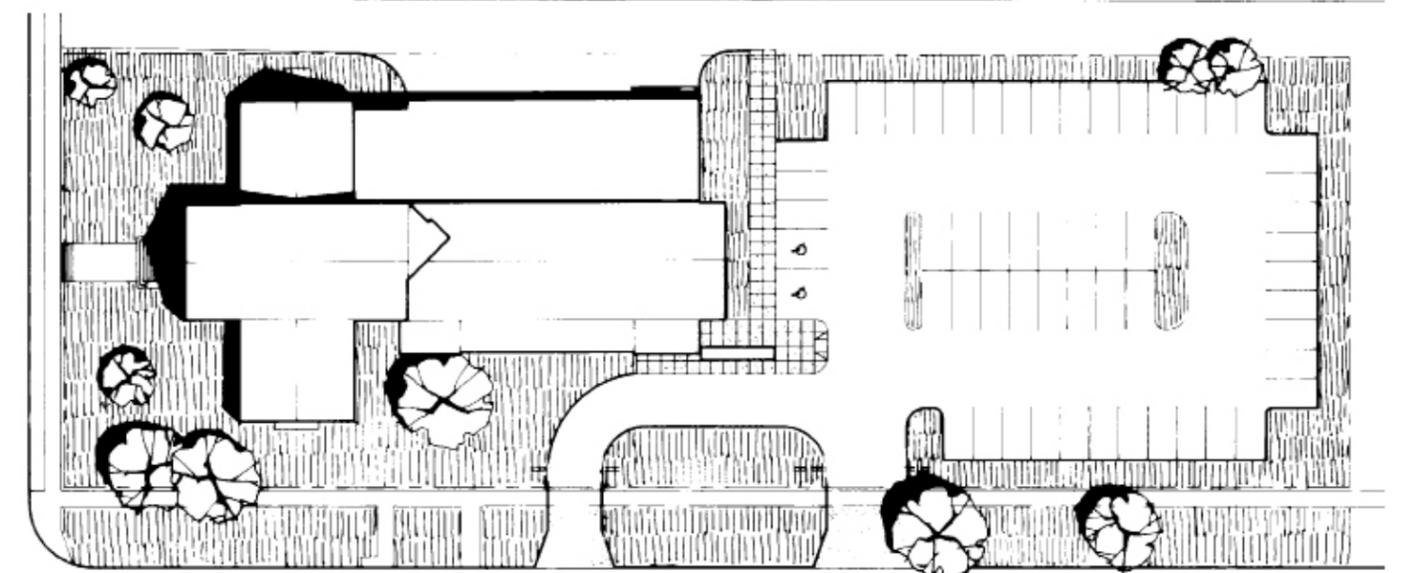


## ANOKA COUNTY RUM RIVER BRANCH LIBRARY

ANOKA, MINNESOTA

The Anoka County Rum River Branch Library consolidates the resources of three existing County library facilities into a new 30,000 sf, single story structure, set on a rural, park-like site in Anoka. The building's organic, free-flowing plan is organized around a tall, slender lobby space with continuous upper clerestory windows and a gently sloping wood roof structure. The palette of materials includes rough ashlar stone, brick, wood, metal and glass each utilized to anchor the building to its site, while keeping the interior spaces light and airy.





## OWATONNA PUBLIC LIBRARY

OWATONNA, MINNESOTA

The City of Owatonna retained BKV Group to complete an addition to the existing 8,200 sf 1900 historic library. The 15,000 sf expansion is designed with careful sensitivity to the historic structure. The two-level scheme locates the children's book area on the lower level and includes a flexible program and storytelling area with a movable acoustic wall system. The adult areas are located on the upper level. The efficient layout allows for a significant increase in space without increasing staffing levels.





## HUDSON AREA LIBRARY

HUDSON, WISCONSIN

The Hudson Area Joint Library system, serving four adjacent communities has selected BKV Group to conceptualize and design a Library for the future. The new library is a conversion of a sustainable designed Class 'A' Office building, previously designed by BKV Group, into a sustainable, open, inviting and technologically savvy community library.

The new library features a 5,000 sf children's area with a program room for wet and dry activities, and interactive "technology" wall broadening the program offerings to include science and technology lessons from our natural ecology. The teen tech zone features include a computer bar, reading lounge, and gaming and conference spaces. Adult literature features include an extensive periodical area, laptop interfacing equipment and furnishings, a computer zone and express computer zone as well as extensive public meeting space and an enclosed history and archive room. The lower level of the facility is being converted from structured parking into a new multi-room Lakefront Conference Center, which will cover up the west wall with views to the St. Croix River and ability for after hours conferencing needs.

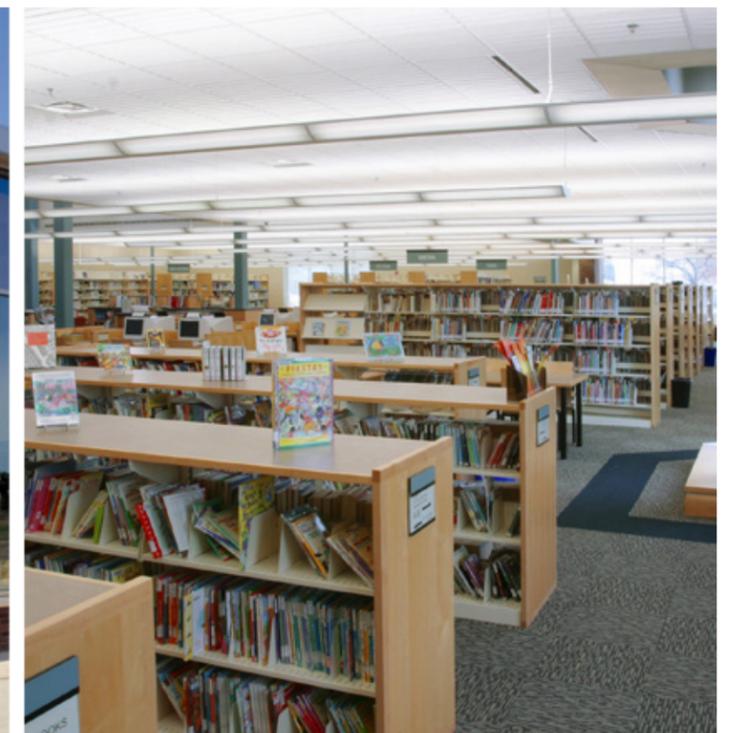
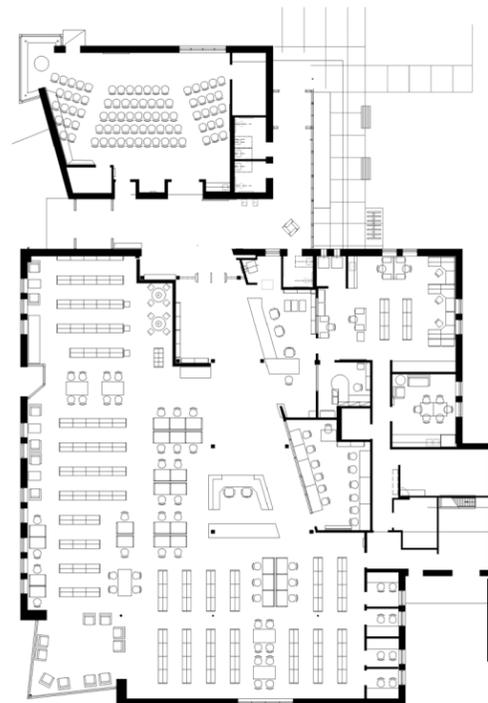




## ST. PAUL PUBLIC LIBRARY RICE STREET BRANCH

ST. PAUL, MINNESOTA

The new 10,500 sf Rice Street Library serves as the focal point for the diverse communities that make up the Rice Street neighborhood. Located on a busy commercial street, at the edge of a primarily residential area, the new branch library is designed with pedestrians in mind. Designed as a community facility, the challenge was to maintain a low scale profile while presenting an appropriate civic image to the street, including a front-store entrance and a graceful canopy extending to the parking lot. The backside of the library is unique in its design to blend naturally with the neighboring buildings and homes. A public meeting room, seating 80, was designed for library programs as well as for community meetings.

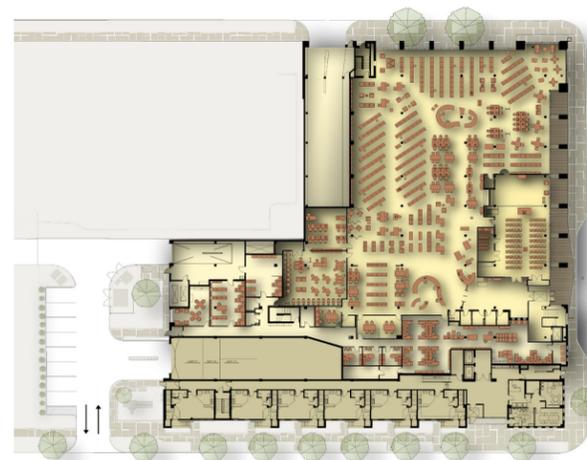




## RONDO COMMUNITY OUTREACH LIBRARY

ST. PAUL, MINNESOTA

The new 31,343 sf Rondo Community Outreach Library replaces the current Lexington Branch Library and nearly doubles the space, providing more seating, books, public computers, community meeting space and an expansion of the library's small business resource center. The library will occupy the on-grade floor and there will be underground parking for the library's use. This joint venture between the public library and a private developer utilizes the air space above the library for a 234,024 sf mixed-use five-story project described as a major hub of economic development. Located in a very diverse and vibrant community dedicated to renovating older structures, the new building is designed as a traditional multi-family complex with a new urban edge. The residential component consists of 103 one and two bedroom units and 194 underground parking stalls. This urban-revitalizing project is illustrative of the essential role a library can play in maintaining a strong neighborhood by helping to renew a culturally diverse neighborhood.





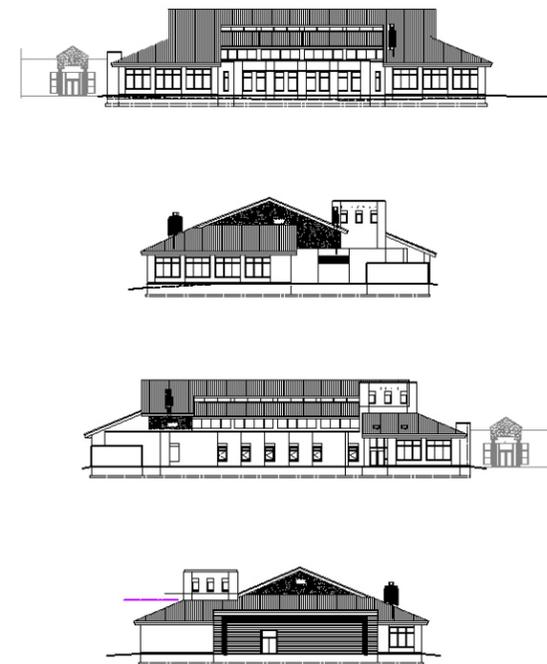
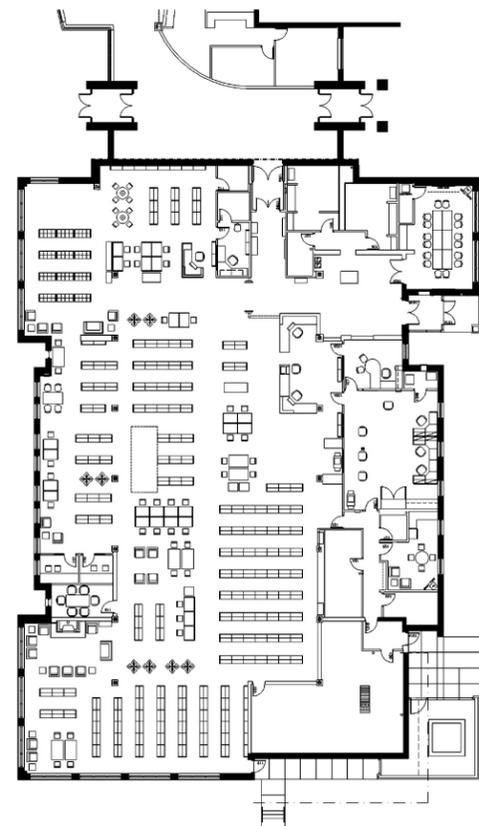
## ST. PETER PUBLIC LIBRARY

ST. PAUL, MINNESOTA

Tornadoes packing winds up to 206 miles per hour ripped through southern Minnesota on March 29, 1998, damaging the public library of St. Peter. Most of the library collection was ruined.

More than four years later, the St. Peter Library opened with a new 16,400 sf building. A total of 12,000 new items including books, magazines, videos, CDs and DVDs were added to the former library's collection of about 20,000 items. Eight computer terminals with Internet access are available for use. Chairs offer comfortable lounging and even the high-backed wooden chairs have padded seats. Children have a separate corner complete with toys, kid-size chairs and table and eye-level bins so kids can easily file through the books.

The new library also offers a brick and Kasota stone tower in the front lobby, exposed beams, spacious offices, a stone fireplace with a reading/lounge area, two aquariums and large clerestory windows that offer a bright, cheery and upbeat place to enjoy.





## GREAT RIVER MONTESSORI SCHOOL

ST. PAUL, MINNESOTA

Great River School (GRS) is a public K-12 charter school located in St. Paul, MN. GRS uses an urban Montessori learning environment to prepare students for their unique roles as responsible and engaged citizens of the world. This project combines two adjacent sites comprising of a 3.4-acre parcel. The projected enrollment will be 650 students from kindergarten through 12th grade.

Great River School's vision is to integrate academic and social experiences in an environment of civility and trust. The Montessori philosophy and the International Baccalaureate diploma program inform the curriculum and pedagogy, inspiring deep questioning and peaceful action. GRS fosters self-expression in a supportive environment that values critical thinking and the richness and strength of a diverse community. Instruction through travel, practical learning, the arts, and micro-economic ventures provide relevant skills to meet the world with compassion and a sense of responsibility.

BKV Group was selected by GRS to provide professional services relating to the planning, development, design, and construction of a renovation and new school building for Great River Charter School. The 38,000 SF addition includes classrooms, specialized classrooms (music, media center, computer lab and specialist rooms), miscellaneous support spaces, gymnasium and cafeteria. The project also includes the interior renovation of 27,000 SF of existing space. BKV Group refined the program based on interviews with administration and faculty, and developed the program and block concept. The project is currently completing construction documents.



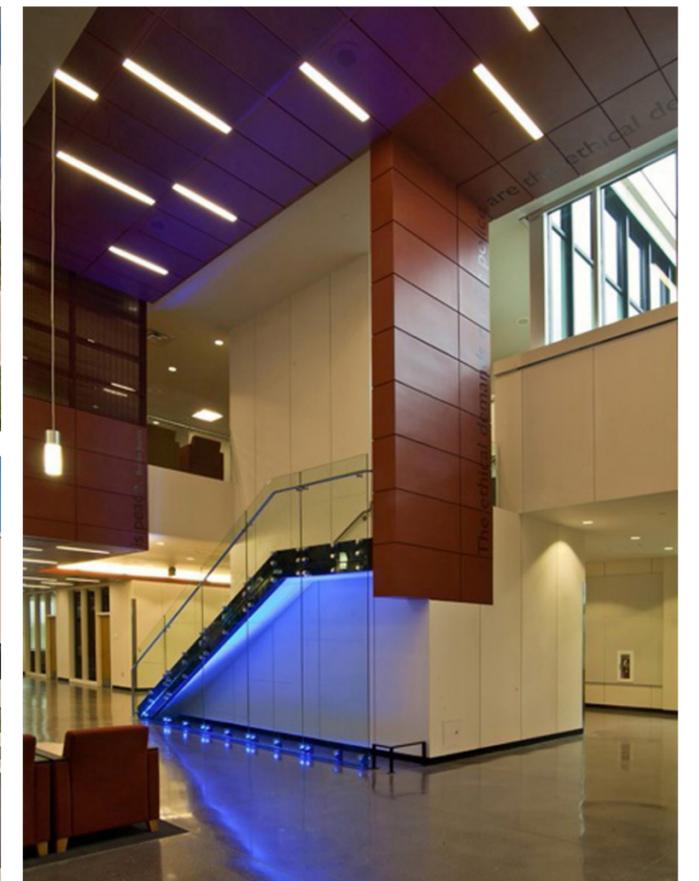


## LAW ENFORCEMENT TRAINING CENTER MSU/MCTC/ HENNEPIN TECHNICAL COLLEGE JOINT PROGRAM

BROOKLYN PARK, MINNESOTA

The degree programs in criminal justice and law enforcement offered by Metropolitan State University (MSU) and Minneapolis Community and Technical College (MCTC) were scattered in multiple satellite locations. Upon completion, this facility co-locates the Law Enforcement and Criminal Justice academic programs in a single, collaborative environment. The new facility was constructed on a shared campus with Hennepin Technical College who had available site area and an urgent need for additional classroom space. The new facility addressed the needs of all three institutions with a precedent-setting partnership that acts as a paradigm for identifying synergies and leveraging the common interests of higher education providers.

The facility features state-of-the-art smart classrooms to foster modern learning strategies, technology enhanced forensic labs, a tactical simulation environment and a firing range. The simulation lab incorporates flexible real-world simulated environments that law enforcement graduates may encounter. Vehicle access, upper level mezzanines, and access to an exterior simulation courtyard increase the flexibility of staging mock events. Simulation lab activities are digitally recorded for faculty/student review and critique in follow-up classroom sessions. In an effort to educate the general public in the various aspects of law enforcement training, many spaces incorporated viewing areas for visitors and students.





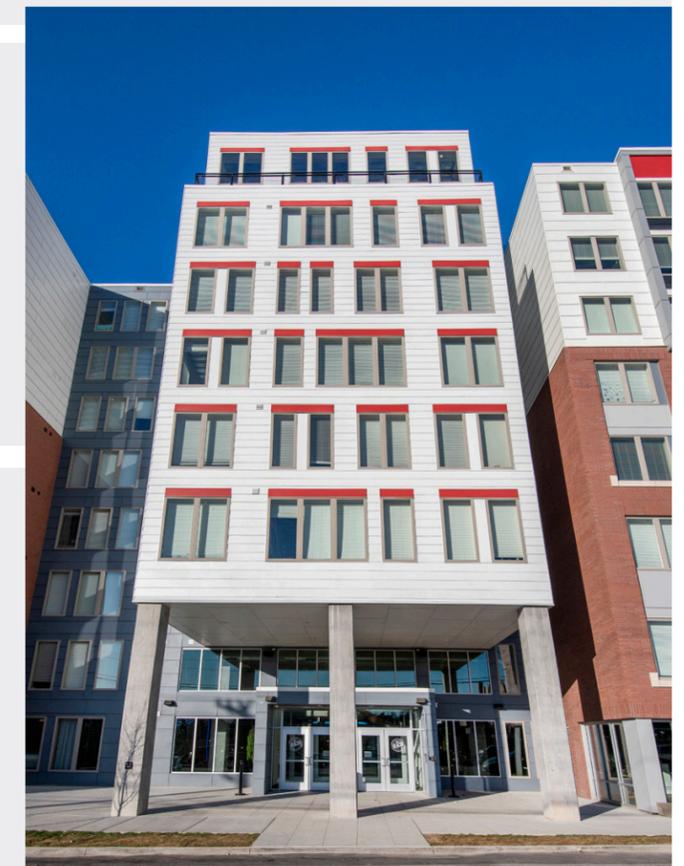
## THE DEACON

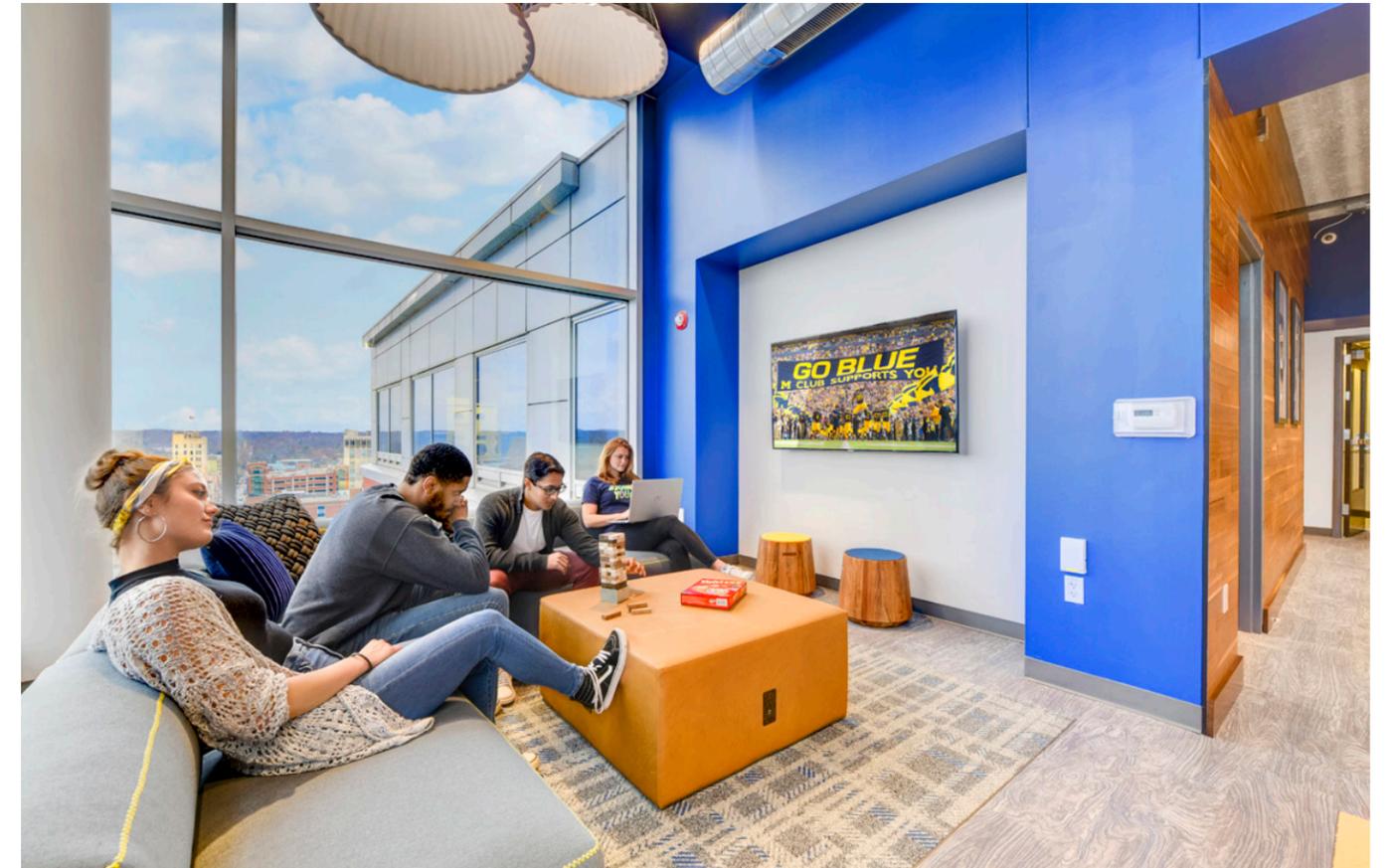
CINCINNATI, OHIO

The Deacon is a 11-story, 357-unit student housing development that will serve the students of the University of Cincinnati. This new development is located on the former Deasoness Hospital site.

This project's first phase will deliver a mid-rise 1029-bed housing development and the renovation of the former parking garage on the property. The Deacon includes one- to four-bedroom apartments, each bedroom with its own bathroom.

The Deacon include 17,500 square feet of customized amenities. Residents have access to a jam lounge, music practice rooms, a golf simulator, pet spa, 24/7 fitness center, hammock lounge and private study lounges. The project also includes pedestrian connections to the existing 6-story parking garage, which will undergo aesthetic updates and repairs.



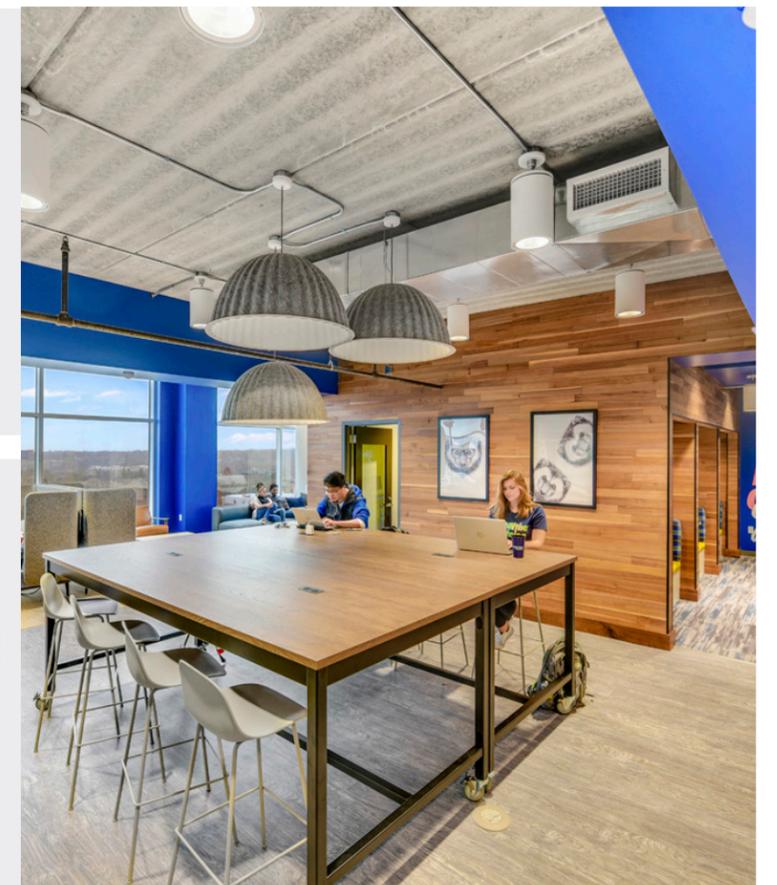
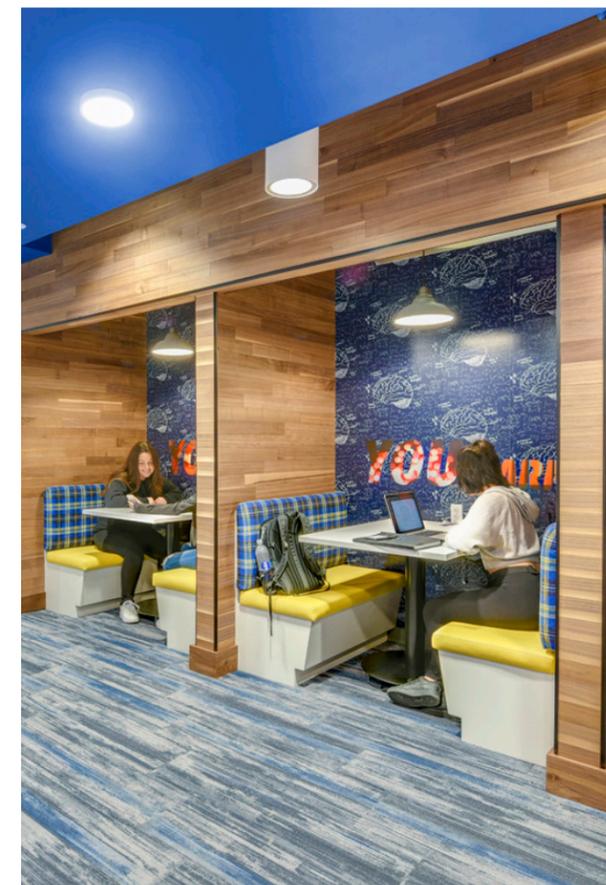


## YOUNION @ ANN ARBOR

ANN ARBOR, MICHIGAN

The Younion @ Ann Arbor project scope includes the renovation of the lobby, leasing office and student amenity spaces within an existing student housing property on the University of Michigan campus.

The project included a complete refresh of the existing lobby space, activating the main entry with areas to gather, study and revive at a new coffee bar. Leasing staff gain visibility and access to residents by spending a portion of their day working out of the lobby area at a leasing perch that doubles as study space for residents after hours. New package lockers were added to handle the increasing need to manage on-line deliveries to residents. The streetscape was activated by adding a new fitness center at grade which provides another new window into the Younion property for pedestrians. A 10th floor clubroom and fitness space has been transformed into a flexible study lounge which accommodates single students to larger groups. Booth seating, communal tables and varied lounge groupings draw students 24/7.

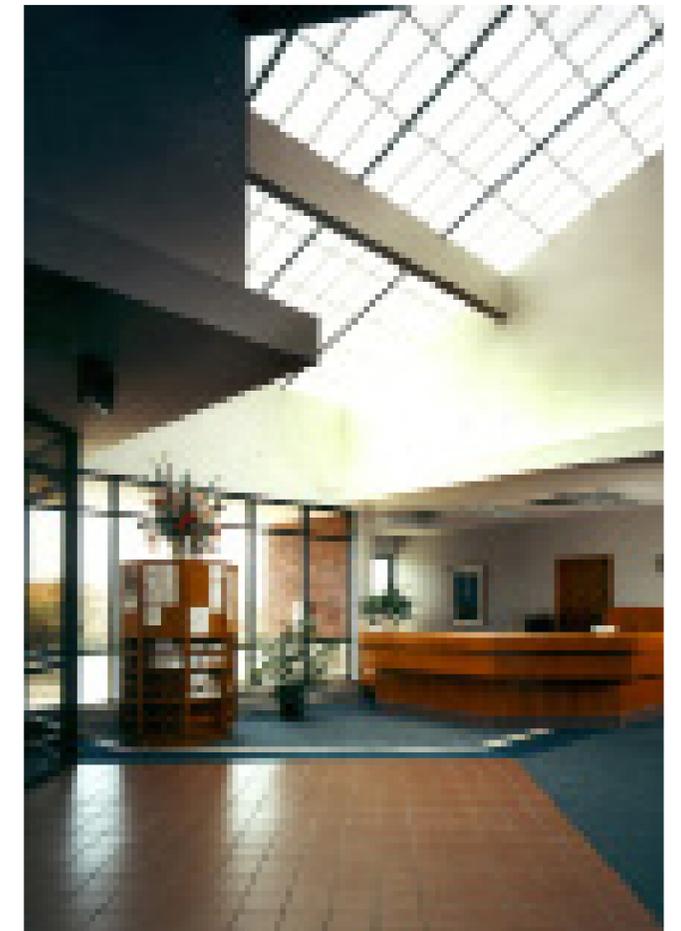
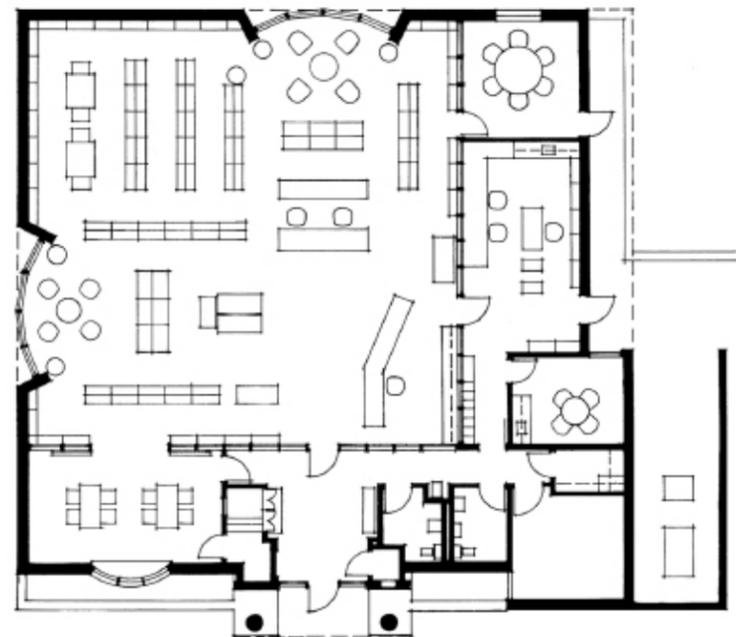




## MINNETONKA PUBLIC LIBRARY

MINNETONKA, MINNESOTA

BKV Group completed the 4,800 sf Minnetonka Library for the Hennepin County Library System. The library includes a complete adult, juvenile and children's book collection. Additional space is provided in the lounge, work areas, meeting areas and a central lobby. The library is located along a creek and offers an inviting, flexible and functional design that incorporates energy efficient features.



PROJECTS

# ON-THE-BOARDS

## MARY RILEY STYLES LIBRARY // FALLS CHURCH, VIRGINIA

The Mary Riley Styles Public Library is an important and long-standing institution within the City of Falls Church. The City's Public Library system has been in place since 1899, but the current building was not constructed until 1957. A major renovation/expansion was completed in 1993, but at 18,000 SF, the current building was over capacity and in need of additional space to accommodate the constant population growth in the area.

BKV Group was commissioned to provide programming confirmation, design and construction administration services for the addition and renovation to Mary Riley Stiles Public Library. The two-story addition along Northern Virginia Street adds 6,600 SF of space to the existing facility. The entrance to the building was relocated to Park Avenue and BKV Group develop the exterior site improvements design with the City as they developed the street scape development plan for Park Avenue creating a "City Center" connecting the Library, City Hall and the community center.

The project will be constructed via the Construction Manager At Risk (CMAR) delivery method, with a construction budget of \$5,245,000.00, inclusive of all CMAR fees and escalation to the mid-point of construction.



Main Interior Layout



Lower Interior Layout

**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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## CHICAGO

209 South LaSalle Street  
The Rookery, Suite 920  
Chicago, IL 60604

P 312.279.0470

## DALLAS

1412 Main Street  
Adolphus Tower, Suite 700  
Dallas, TX 75202

P 469.405.1196

## HANOI, VIETNAM

No 1 Dao Duy Anh Street  
Ocean Park Building,  
Suite 15, Room 1508  
Phuong Mai Ward, Dong Da District  
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