PROPOSAL FOR
COON CREEK WATERSHED DISTRICT
CONCEPT DESIGN PLAN
JULY 8, 2016
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July 8, 2016

Mr. Tim Kelly
Coon Creek Watershed District
12301 Central Avenue NE
Blaine, MN 55434

RE: Proposal for Design and Planning Services

Dear Mr. Kelly:

On behalf of BKV Group, we appreciate this opportunity to submit our proposal for the Coon Creek Watershed District Headquarters Concept Design Plan. The BKV team has completed over 150 needs assessments and concept planning efforts on City and County facilities in Minnesota and throughout the Midwest. Facility planning and design has been a focus of BKV Group since the firm was founded in 1978. As we begin the concept planning process with you, our first step will be to make sure we fully understand all of the objectives and goals of the Coon Creek Watershed District organization and each department, looking at current and future needs. We strongly believe that a collaborative team approach is the best way to develop a meaningful concept design that suits your long-term needs. We will work with you through each aspect of the planning process to ensure all pertinent items are identified, reviewed, and a consensus reached on the appropriate direction to proceed.

The team that we are proposing to assist and work with the Coon Creek Watershed District has extensive experience and strengths in government office planning. BKV’s holistic design approach will involve architecture, interior design, engineering and landscape design to assure your concept design plan provides a solution that suits the organizations goals, objectives and budget. It is critical that we consider sustainable design approaches at this preliminary concept stage and how this project will compliment your site.

I will be the Partner-in-Charge of the project providing coordination among the team and with the Coon Creek Watershed District throughout the entire process. I bring a strong background in studies, planning and design of public facilities. The BKV team is committed to providing high quality services and a meaningful concept design plan that responds to both current and future needs of the Coon Creek Watershed District.

We appreciate the opportunity to be considered as a partner in your planning process. Please feel free to contact me at 612.790.7605 for any additional information or assistance.

Sincerely,

BKV Group

[Signature]

Bruce Schwartzman, AIA
Partner
Bruce Schwartzman, AIA
Partner-In-Charge

Bruce Schwartzman has over 35 years of city and county governmental project experience. Bruce brings his extensive experience in design and planning of public facilities. On the majority of his projects he is involved from the early planning process, through design, to owner occupancy—providing continuity from start to finish. Bruce has also been involved in many types of public safety projects involving detailed scheduling, phasing, and the coordination of multiple stakeholders. Bruce maintains a continual understanding of current trends and techniques associated with public facilities, assisting the client and design team to bring the best solutions to the table.

Relevant Experience
City of Albert Lea Facilities Assessment and Master Plan, Albert Lea, MN
City of Croquet Facilities Master Plan and Space Needs Analysis, Cloquet, MN
City of Emily City Hall/Police Needs Assessment and Remodeling, Emily, MN
City of Mahtomedi, City Hall and Fire Department Needs Assessment, Mahtomedi, MN
City of West St. Paul, City Hall and Police Department Needs Assessment, West St. Paul, MN
Emily City Hall/Police Needs Assessment Study, Emily, MN
Excelsior City Hall Study, Excelsior, MN
Forest Lake Public Safety & Municipal Facilities Master Plan, Forest Lake, MN
Front Royal Police Department Feasibility Study, Front Royal, VA
Le Sueur County Courthouse, Master Plan, Addition and historic Renovation, Le Center, MN
New Town Public Safety Feasibility Study, New Town, ND
Pennington County Government Center Master Plan & Assessment Study, Thief River Falls, MN
Scott/Carver Counties Consolidated PSAP Study, Shakopee, MN

Kelly Naylor, CID, LEED AP
Senior Planner // Programmer

Kelly has 18 years of experience designing corporate, government, and mixed-use environments, assisting clients to understand their needs, as well as analyzing and recommending ways to link their mission, business and work processes towards an intelligent workplace. Her expertise includes programming, space planning, interior design conceptualization, adaptive reuse strategies, material selection, FF&E selections, specifications, construction document development and coordination. Kelly’s passion for ecological and environmentally smart processes help provide unique solutions.

Relevant Experience
Albert Lea Municipal Facilities & Public Safety Master Plan, Albert Lea, MN
City of Shorewood City Hall Master Plan, City Hall, MN
Island Lake Village Hall & Police Department Master Plan, Island Lake, IL
West St. Paul City Hall Needs Assessment Study, West St. Paul, MN
Maple Grove Government Center, Master Plan & New Facility, Maple Grove, MN
Emily City Hall and Police Needs Assessment and Remodel, Emily, MN
Forest Lake Public Works and Municipal Facilities Master Plan, Forest Lake, MN
Plymouth City Hall and Public Safety Building, Master Plan, Plymouth, MN
Forest Lake Public Works & Public Safety Facilities Master Plan, Forest Lake, MN
New Town Public Safety Center Planning, New Town, ND
Mahtomedi City Hall and Fire Department Needs Assessment, Mahtomedi, MN
DuWayne Jones, AIA, LEED AP, GGP
Senior Project Architect

DuWayne Jones has over 21 years of experience, primarily with City, County and State government facilities. As a primary client liaison, his responsibilities include organizing, directing and executing work assignments, monitoring budget, scope and schedule for multiple projects at a time. His experience includes working closely with clients, often involving multiple stakeholders to understand their mission and unique project requirements, and develop architectural solutions that enhance their operational goals.

Partial Project Experience
Pennington County Gov. Center Master Plan & Assessment Study, Thief River Falls, MN
Pennington County Government Center, System Upgrades, Thief River Falls, MN
Albert Lea Fire, Police, & City Hall Master Plan, Albert Lea, MN
Cloquet Fire, Police, & City Hall Master Plan, Cloque, MN
Steger Village Hall and Police Department Study, Steger, IL
Ramsey Fire Station No. 2, Ramsey, MN
Wadena County Courthouse Remodel, Wadena, MN

Brady Halverson, RLA
Landscape Architect

Brady provides over 15 years of experience in Landscape Architecture. Brady's work includes a broad range of project types including site design, master planning, corridor and transit-oriented development studies, comprehensive and redevelopment planning and process facilitation, and new town planning for both public and private clients. A common thread in all of Brady's work is an emphasis on sustainability and creation of meaningful places that offer unique design solutions specific to each client's needs.

Relevant Experience
Steger Village Hall and Police Department Study, Steger, IL
Rochester Fire Station No. 2, Rochester, MN
Excelsior City Hall Study, Excelsior, MN
Pennington County Study & Justice Center, New Facility, Thief River Falls, MN
Albert Lea Fire, Police, & City Hall Master Plan, Albert Lea, MN
Cloquet Fire, Police, & City Hall Master Plan, Cloquet, MN
Ramsey Fire Station No. 2, Ramsey, MN

Jared T. Ward, PE
Civil Engineer

Jared has been designing, inspecting and managing civil design projects over the past 10 years. Jared is currently the City Engineer for the City of Rockford and has managed projects for cities, private companies and agencies. He has experience in the public processes and has been involved in several infrastructure planning, stormwater management, and construction projects using GIS mapping projects. He has lead numerous infrastructure projects affecting the general public and involving local, county and state infrastructure, Jared has helped deliver outcomes for both public and private clients through his commitment to listen and produce. He has led numerous development, site design and infrastructure projects.

Partial Project Experience
Ramsey Fire Station No. 2, Ramsey, MN
Interstate South Logistics Park, Lakeville, MN
Newport Warehouse, Newport, MN
Cedar Ridge, Grant, MN
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 100,000 sf office building, approximately 16,000 SF of commercial and retail space, and a 44,000 sf combined public plaza, pedestrian corridor, and farmers 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.
SHAKOPEE CITY HALL
SPACE NEEDS STUDY & DESIGN
SHAKOPEE, MINNESOTA

Shakopee City Hall had been operating in the downtown area in a 21,000 sf renovated bank building since 1993. Due to the building's location, options for expansion were limited and operationally the city departments had run out of space. BKV Group partnered with the city to explore options to develop a new city hall that would allow the city to collocate city services into one facility and allow a one-stop-shop approach for the citizens of Shakopee. The new city hall was designed as an expansion to the existing police department building. Public Works is located directly across the street creating a true city campus. The new facility includes a state-of-the-art council chambers and large community meeting room that may be used by the public. Key City services are located along a light-filled public service corridor creating seamless opportunities to conduct business between the public and city staff.

Completion
June, 2017 (projected)

Construction Cost
$7,869,711 (estimated)

Client Contact / Reference
Bill Reynolds
City Administrator
952.233.9311
breynolds@shakopeemn.gov
HINCKLEY MEDICAL OFFICE BUILDING
HINCKLEY, MINNESOTA

The Hinckley Medical Office Building is a 15,000 sf Build-to-Suit medical office building, which was designed and constructed using our Total Cost of Ownership (TCO) approach. BKV managed the process, entitlements, design and tenant fit-outs for our client, Mille Lacs Corporate Ventures (MLCV). The project is part of a larger BKV-designed master plan, and is on budget and on schedule.

The anchor tenant is Gateway Family Health Clinic, a long-standing MLCV partner who has worked with Grand Casino Hinckley for many years. This clinic will provide expanded healthcare services for both Grand Casino employees and local community members.

The health clinic, eye clinic, and pharmacy opened to the public in February, and the rest of the project is slated for completion later this spring.

Size
15,000 SF

Completion
December 2014

Construction Cost
$3,658,878

Owner Contact
Sara Treiber
Mille Lacs Corporate Ventures
700 Grand Ave
Onamia, MN 56359
streiber@mlcorporateventures.com
Our firm believes that past and present performance is a good indication of future performance; therefore, we are including the five following references as requested in the RFP.

**BKV GROUP REFERENCES:**

**City of Albert Lea**  
Chad Adams  
City Manager  
Phone: 507.377.4330  
Email: cadams@ci.albertlea.mn.us

**City of Albert Lea**  
Steven Jahnke, P.E.  
City Engineer and Director of Public Works  
Phone: 507.377.4325  
Email: sjahnke@ci.albertlea.mn.us

**City of Fridley**  
Wally Wysopal  
City Manager  
Phone: 763.572.3506  
Email: wallywysopal@fridleymn.gov

**City of Shakopee**  
Bill Reynolds  
City Administrator  
Phone: 952.233.9311  
Email breynolds@shakopeemn.gov

**Pennington County**  
Commissioner Darryl Tveitbakk  
Phone: 218-681-6473  
Email det@mn-cable.net

**West Fargo Police Department**  
Chief Mike Reitan  
Phone: 701.433.5500  
Email Michael.Reitan@westfargond.gov
CURRENT MINNESOTA GOVERNMENT PROJECTS

Study Phase
Albert Lea Master Plan
Detroit Lakes
Rochester Police Department
Coddington County Justice Center
LeSeuer County Government Center
Little Canada Fire Station

In Design
Brooklyn Center City Hall Renovations
Fridley Civic Campus
Hennipen County Service Center

In Construction
Shakopee City Hall
Pennington County Justice Center

It is sometimes over looked in an evaluation process however there is a value to the number of professionals in our company. BKV Group has 130 design professionals on staff. Having multiple planners, architects and engineering staff assist us in maintaining schedules. While the core team will always be involved and active, having a large support staff to assist when needed helps assure quality and timeliness. It also provides peer reviews from other designers within the firm.

If awarded this project, we will fully commit our resources and staff to successfully complete this project to your satisfaction.
BKV Group's 38 years of government and private sector facility experience includes eight national design awards. These design awards are based on a combination of aesthetic design excellence, technical and functional quality, and appropriateness of the designs to meet our client's goals. BKV Group is proud not only of these national design awards, but of each of our municipal projects since we believe each represents unique characteristics, high quality leading edge facility design, and innovative planning. We believe this balance of high quality functionality and quality design is rooted in our collaborative project visioning approach, our sustainability approach, and our collaborative process which enables our team to maintain a high level of understanding of each of our client's unique operational expectations.

The foundation for the success of this project will be our collaborative and consensus based communication planning which will produce a defined schedule and work plan using input from all stakeholders. The BKV team will work closely with the District to review and refine the work plan at the start of the project, to assure everyone that critical milestones are defined within the project time frame. Additionally, this effort will establish all goals and objectives that are to be understood and met within the project schedule.

Our process will start with a kickoff meeting with all stakeholders to review and confirm project objectives, constraints, sustainable strategies and time frames. Even before the meeting we begin to analyze the site, its zoning requirements, setbacks, topography, wetlands, utility locations, etc. This site information along with the initial space program information and projected project budget will be reviewed at the kickoff meeting.

The design team will start developing concept site plans and floor plans that reflect the information discussed in our kickoff meeting. We will issue the initial plans to the District for review prior to our next meeting. At the same time we will be developing conceptual building elevations. The next meeting with the district will then review the initial site and floor plan and the concept elevations.

Early in the design process, our team will lead a project vision charrette workshop for key project participants and leaders. The charrette will be focused on exploring a range of potential design solutions to meet the final programmatic requirements, site and building security standards, and sustainability guidelines. This interactive workshop will provide an opportunity for all of the project stakeholders to affirm goals, explore conceptual design options, evaluate site and facility approaches and prioritize design strategies. This Vision Charrette process is highly interactive and is a key component in our team's design process which results in public facility architecture that is reflective of the client and communities they serve. Typical to our team's public participatory project process, this meeting will lead to facilitate communications between all team members and to assure input by all agencies, with a focus on establishing group consensus early in the design phase.

The design team will incorporate comments from the review meeting and further develop the plans for the project. At this point we will also prepare a detailed cost estimate of the project, which will include construction and soft cost associated with the project. We will also prepare a project schedule that shows design, bidding and construction timelines. From this meeting and the input received we will finalize the site and floor plans and building elevations for this concept level.

We will prepare a 3 dimensional rendering that illustrates the design intent of the building. To support the District and the project we will also be attending the various meetings as stated in the RFP.
PUBLIC ARCHITECTURE - DESIGN PHILOSOPHY

BKV Group is dedicated to working with clients to responsibly and effectively build civic buildings that speak to the heart of the community. Through an approach that emphasizes dialogue, transparency and accessibility with our clients, we achieve exceptional design within the public realm and create meaningful places where communities can thrive. We emphasize a message of sustainability not only through the selection of materials and methods, but also by creating civic work that will meet the evolving needs of a community and give government an opportunity to reach the people it serves.

Our design process begins with a careful, in-depth study of each project's requirements and constraints, its use and users. With this inquiry and understanding as a starting point, we build a rationale of ideas and experiences, a program of needs and goals, and a carefully constructed collage of forms and spaces that is at once dynamic, aspiring, and meaningful. Every new building, every adaptive reuse, every site must address and acknowledge a pre-existing context. At the same time, however, every structure, every intervention—whether radical or reverential—ultimately changes the context. We are responsive to content, to material, and to a building's cultural, historical, and physical environment. We believe a successful building must embody a sense of its purpose, place and tectonics. Similarly, we conceive of architecture as a natural extension of its surroundings—urban or rural, northern or southern, ancient or entirely new—and recognize its responsibility to contribute richly to its setting and to its community.

We believe that no other client shares your exact circumstances, operational philosophies and needs. Therefore, it's extremely important that we work within a structure which facilitates communication, so that we're all focused on the same goals. That is why we believe in using a "team" approach to our projects - a team built from your key decision-makers, specialist and detention staff, and from our professional staff.

We view design as an interactive process, using workshops as necessary to gain a mutual philosophical understanding of how you wish to operate. This process does not involve preconceived ideas or solutions, but rather, is predicated on exploring options within a group of highly qualified professionals and making conscious decisions relative to every operation.

Within these workshops we will be bringing to the table an added perspective based on our exposure to many similar projects. We'll be asking questions, making suggestions, developing options, and analyzing the positives and negatives of any suggested concepts. We will pay close attention to functional space relationships and the proper use of modern systems and technology; within your budget and schedule. Our goal is to test and evaluate the possibilities so that they reflect the accumulated knowledge provided by both our team and your input, thereby resulting in the incorporation of state of the art operational design that directly responds to the prerequisites of the CCWC.

The BKV team has developed a thorough and comprehensive process for identifying issues, obtaining information and exploring creative solutions. Utilizing this proven and time tested approach has given us the tools to maintain tight schedules while still developing projects that fully address all of the concerns and goals of our clients. The thoroughness of our process goes hand in hand with the accuracy of the budget estimate. The results of many of our projects have been enduring quality government facilities that efficiently and effectively serve the needs of their communities.
The BKV Group team's compensation goals are to establish fees that fairly compensate us for the required services to achieve our client's project goals while assuring that both our client and firm are treated fairly for the services required. To meet this goal, we strive to establish a well-defined project understanding and scope of services to be provided so that an appropriate fee structure can be determined. Based on the information in the request for quotes, the pre-proposal meeting and the addenda we developed a detailed plan showing task and hours required for each team member. The following prosed fee is based on that analysis.

Producing a quality project is dependent on the involvement of knowledgeable professionals spending the required time to do the project well. The following is a summary by phased for complete services to accomplish the project.

- Site Analysis, Coordination and Development Review: $4,500
- Space Program Confirmation and Concept Plan Development: $6,400
- Development of Concept Building Designs: $4,500
- Cost Estimate: $3,500
- Presentations and Project Coordination: $4,000
  Sub-Total = $22,900

Reimbursable expenses include industry standards such as internal and client provided printing, travel and shipping. Our anticipated reimbursable cost for this project is $2,500, for a total proposal fee of $25,400.

We are proposing an experienced team and a comprehensive process to help assure the Coon Creek Watershed District that you receive the best services possible. The fee analysis is based on a current understanding of your project goals and the services required. Our first task in working with you will be to meet and review the scope of services and schedule to assure that our services and the proposed fee align with the District's expectations. The objective is to find a balance that best supports the District's fiscal objective and will provide the best services possible.
BKV Group is an award-winning full-service architecture, engineering, interior design, landscape architecture and construction administration firm. Over the last 38 years, BKV Group has grown from a sole proprietorship into a diverse partnership with offices in Minneapolis, Chicago, and Washington DC, serving clients locally and nationwide.

Collectively, we represent a practice whose expertise is team-focused and offers a client-centered approach to creating architectural solutions. Through our full-service structure, we offer our clients a single source for all aspects of design and construction administration services.

BKV Group is an established leader in government facilities planning and design. We have completed over 150 needs assessment projects for Municipal, County and State clients across the Midwest. The team leadership of Bruce Schwartzman, AIA, brings extensive experience in planning for municipal facilities.

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.

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.

Year Established
1978

Ownership
Privately Owned

Firm Employees
130

Practice Areas
Government, Multifamily Housing, Corporate/Hospitality

Locations
Minneapolis, Chicago, Washington DC

Office
222 North Second Street
Suite 101
Minneapolis, MN 55401
Phone: 612.339.3752

Contact
Bruce Schwartzman, AIA
Partner-in-Charge
612.373.9104
bschwartzman@bkvgroup.com
CAPABILITIES AND SERVICES

BKV Group provides a full-service approach to government planning and design. Providing our clients with complete in-house design services leads to fully-coordinated construction documents and a seamless transition to construction in the field. Below is a list of some of the services we are able to provide in-house.

Planning
- Feasibility Studies
- Facility Evaluation
- Project Budget/Schedule
- Programming
- Space Programming
- Urban and Rural Design Studies
- Land Use and Zoning Analysis
- Site and Property Utilization
- Phased Property Planning
- Master Planning

Electrical Engineering
- Existing Site Survey and Analysis
- Lighting Design with Photometric Data
- Power Distribution Design
- Communication and A/V System Design
- Security System Design
- Fire Alarm System Design
- Technology Data System Analysis/Design
- Construction Phasing and Coordination

Architecture
- Site Planning
- Architectural Design
- Budgets and Schedules
- CSI Specifications
- Technical Documentation
- Revit
- 3-Dimensional Renderings
- Building Information Management (BIM)
- Construction Administration
- Computer-based Project Scheduling
- Visioning Process
- Graphic Design

Landscape Architecture
- Site Inventory and Analysis
- Campus Master Planning
- Urban Design Guidelines
- Land-Use and Zoning Analysis
- Streetscape Design
- Downtown Revitalization Plans
- Conceptual Landscape and Grading Plans
- Construction Document Landscape Plans
- Construction Observation and Supervision
- Perspective Illustrations
- Illustrative Site Plans

Construction Administration
- Contractor Selection Assistance
- Contract Management
- Cost Estimating
- Construction Scheduling
- Construction Observation
- Quality Control Management
- Lending Inspections
- Eleven-Month Warranty Walk-Through

Interior Design
- Facility Evaluation
- Space Planning
- Interior Image Concepts and Graphic Systems
- Material Specifications
- Furnishing & Installation

Sustainable Design
- Enhanced Building Durability
- Enhanced Occupant Comfort
- Energy and Water Savings
- Reduced Maintenance & Operating Costs
- Conservation of Natural Resources
- Minimization of Waste and Pollution
- Prepared for Future Legislation
- Limits: Risk and Possible Litigation
- Positive Public Relations
- Revenue from Recycling
- Grant Options
- Geothermal Design
- Envelope Analysis

Structural Engineering
- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

Mechanical Engineering
- Building Commissioning
- Energy Use/Conservation Analysis
- HVAC System Design
- System Operations and Training
- Construction Phasing
- Fire Protection Systems
- Existing Site Survey and Analysis
- Systems Comparisons
To further our commitment to sustainable design, education and implementation, BKV Group is a proud member of the United States Green Building Council (USGBC). We promote innovative and progressive designs that are environmentally responsible, profitable and healthy places to live and work.

Sustainable design is good design. It drastically improves the legacy we leave behind for those who follow us. Longevity, ease of use, reuse, and beauty are all common threads in sustainable buildings, which require less energy and maintenance in the present and will retain more value in the future.

This is a comprehensive strategy to create buildings and sites that minimize the use of resources and reduce harmful effects on occupants and the environment. It is an integrated and synergistic approach in which all phases of the facility’s life cycle are considered. The result is an optimal balance of cost, environmental, societal and human benefits, which meet the owner’s mission and function for the facility.

**BENEFITS OF SUSTAINABLE DESIGN INCLUDE:**

- Enhanced building durability
- Enhanced occupant comfort
- Energy and water savings
- Reduced maintenance and operating costs
- Conservation of natural resources
- Minimization of waste and pollution
- Prepared for future legislation
- Limits risk and possible litigation
- Positive public image
- Revenue from recycling

Environmentally conscious decisions must balance economic, environmental and community needs. A successful sustainable guideline prioritizes the strategies for an individual project on a case-by-case basis to reflect the community it serves. In the prioritization of decisions, design considerations should include full-life cycle costs. Sustainability documentation helps to maintain strategies and overcome the challenges presented by a rapidly changing field of sustainable products, resources, suppliers and issues.
Over 150 completed needs assessments, studies and master plans

Anoka-Hennepin Technical College, Master Plan, Anoka, MN • City of Baton Rouge, Police Facilities Assessment and Master Plan, Baton Rouge, LA • Bemidji State University, Student Housing Master Plan, Bemidji, MN • Bloomington City Hall, Master Plan, Bloomington, MN • Chanhassen Public Works, New Facility and Master Plan, Chanhassen, MN • Chesterfield County Library, Needs Assessment and Master Plan, Petersburg, VA • Coon Rapids City Center, Needs Assessment and Master Plan, Coon Rapids, MN • City of Dayton, City Wide Facilities Needs Assessment and Master Plan, Dayton, MN • Dyersburg State Community College, Student Services Center and Learning Resources Center, Masterplan and Feasibility Study, Dyersburg, TN • Duluth Marshall School, Space Utilization and Master Plan, Duluth, MN • Elko New Market, Public Facilities Master Plan, Elko New Market, MN • City of Fergus Falls City Hall, Needs Assessment, Feasibility Study and Master Plan, Fergus Falls, MN • Forest Lodge Library, Feasibility Study and Master Plan, Cable WI • Freeborn County, County Facilities Assessments and Master Plan, Albert Lea, MN • Harland County Judicial Center, Master Plan, Harland, KY • Hennepin Technical and Community College Transportation Center and Media Career Center, Pre-Design, Brooklyn Park, MN • Hudson Area Library, Needs Assessment, Hudson, WI • Isanti County, Law Enforcement Center Facility Assessment and Master Plan, Cambridge, MN • Lake County Courthouse, Facility Master Plan, Cleveland, OH • Le Sueur County Courthouse, Facilities Assessment and Master Plan, Le Center, MN • Le Sueur County Public Works, Facilities Assessment and Master Plan, Le Center, MN • Maple Grove, Facilities Assessment, and Civic Campus Master Plan and Framework, Maple Grove, MN Minnehaha County Regional Juvenile Detention Center, Master Plan, Sioux Falls, SD • Mille Lacs County, Law Enforcement Center Facility Assessment and Master Plan, Millaca, MN • Minnesota State University Moorhead, Library Pre-Design, Moorhead, MN • Minnesota West Community and Technical College, Master Plan, Worthington, MN • City of Minneapolis, Despatch Site Redevelopment Assessment and Master Plan, Minneapolis, MN • City of Minneapolis, Nicollet Avenue Master Plan, and Market Outreach, Minneapolis, MN • City of Minneapolis, Raymar Site Redevelopment Master Plan, Minneapolis, MN • MN Department of Human Services, Ah-Gwah-Ching Campus Facilities Assessment and Master Plan, Walker, MN • MN Department of Human Services, Fergus Falls Campus Facilities Assessment and Master Plan, Fergus Falls, MN • MN Department of Human Services, St. Peter Campus Facilities Assessment and Master Plan, St. Peter, MN • Nicollet County Courthouse, Facilities Assessment and Master Plan, St. Peter, MN • City of Orono, Facilities Needs Assessment and Master Plan, Orono, MN • Owatonna Public Library, Needs Assessment, Owatonna, MN • Pennington County, County Wide Facility Assessment and Master Plan, Rapid City, SD • Pine City Government Center, Master Plan, Pine City, MN • City of Parma, City Facilities Assessment and Master Plan, Parma, OH • Pine County, County Facilities Assessment and Master Plan, Pine City, MN • City of Prior Lake, Facilities Needs Assessment and Master Plan, Prior Lake, MN • City of Ramsey, City Facilities Needs Assessment and Master Plan, Ramsey, MN • Ramsey County, County Correctional Facilities Needs Assessment and Master Plan, Maplewood, MN • City of Richfield, City Facilities Needs Assessment and Master Plan, Richfield, MN • City of Rockford, City Facilities Needs Assessment and Master Plan, Rockford, MN • City of Rosemount, Facilities Needs Assessment and Master Plan, Rosemount, MN • St. Anthony Village/Apache Plaza, Master Plan, St. Anthony Village, MN • St. Michael, Needs Assessment and Master Plan, St. Michael, MN • City of Savage, City Facilities Needs Assessment and Master Plan, Savage, MN • Scott County, County Public Safety Training Facilities Needs Assessment and Master Plan, Savage, MN • City of Shakopee, City Facilities Needs Assessment and Master Plan, Savage, MN • City of Sterling Facilities Needs Assessment & Master Plan, Sterling, IL
ADDED VALUE & STRENGTHS

We feel that there are a number of factors that would make the BKV team an excellent partner to assist the City with this space needs assessment. The following items highlight some of our major attributes.

**History:** Government planning and design has been a focus of BKV Group since the firm was founded in Minneapolis in 1978.

**Project Experience:** The team and the firm have been involved with over 150 government studies and projects. This experience is a valuable asset in understanding, planning and designing projects with specific requirements associated with public municipalities.

**Senior Leadership:** Part of the success of our assessments and projects is that we utilize our senior and most knowledgeable staff in these types of specialized studies. Their understanding of the issues associated with these types of facilities helps to assure the City that the information developed is based on solid experience. We also promote continuity, the same team members will be involved in working with the City from beginning to end. This helps to assure that there is a continuity of communication, information and follow through.

**Full Service Firm:** By being an in-house full service firm we can provide all the services required in house to support our client’s project and study needs. This helps to promote project coordination in an efficient and timely fashion. Our team members work together on numerous projects and have developed a solid relationship that ultimately translates into a successful process with our clients.

**Sustainable Design + Energy Efficiency:** Many of the professionals in our firm are LEED Accredited. Our engineers are experienced in evaluating current energy cost and in developing energy models that demonstrate cost savings in proposed systems. Creating energy efficient buildings and utilizing energy saving approaches such as natural day lighting, and thermally enhanced shells has been a long-standing commitment of our firm before it was a fashionable approach. Our goal is to provide facilities that are well planned and designed, promoting energy efficiency and reduce long-term operational cost.

**Firm Size:** Though it is sometimes overlooked in an evaluation process, there is a value to the number of professionals in our company. BKV Group has over 130 professionals on staff. Having multiple planners, architects and engineering staff assists us in maintaining schedules. While the core team will always be involved and active, having a large support staff to assist when needed helps assure quality and timeliness. It also provides peer reviews from other designers within the firm.

**Study Process:** Throughout our firm’s long history of providing facility assessments, we have continually refined our process to meet each client’s specific project type and goals. In doing this, we have developed a planning process that is strategic in the way it analyzes the data and defines the appropriate options, all in a collaborative style that involves and engages our clients.
Quality Control Process: Our multiple layers of internal review and coordination have assisted our team in producing the most comprehensive and thorough data and documents.

Collaborative Process: We strongly believe that the best projects are created through good communication among all parties involved. To help promote this approach, we have refined our study and project processes over the years to make sure we listen, involve and respond to our clients.

Commitment: Most importantly, we are committed to working closely with the City, staff and all stakeholders in a collaborative manner sharing our experience and knowledge to develop a needs assessment that will meet the City's goals and expectations well into the future.