

SPACE NEEDS ANALYSIS FOR CITY FACILITIES

REQUEST FOR PROPOSAL | CITY OF CORCORAN, MN

JULY 11, 2025



Photo Credit: Expedia



Our process is founded
on the principle of discovering
the true potential of your project.

We seek to achieve your project
goals and mission, and create public
facilities that bring people together,
solve problems collectively, and
define and influence the images
of our communities 



Jay Tobin, City Administrator
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

July 11, 2025

**RE: REQUEST FOR PROPOSAL
CORCORAN SPACE NEEDS ANALYSIS FOR CITY FACILITIES**

Dear Mr. Tobin and Selection Committee:

On behalf of the BKV Group team, we appreciate this opportunity to submit our proposal to lead study services for your civic facilities. BKV Group was founded in 1978 under the principle that government architects should put the best interests of the citizens above their own. Our core belief is that architecture has a profound responsibility to the community – regardless of the project type, our duty is to always enhance the economic, aesthetic, social, and environmental context of the communities we work in.

Over forty-five years later, this vision has not changed. Today, we provide our government clients with superior customer service by adopting the client's goals and values as our own, enabling transparent decision making, committing to responsible spending of public dollars, and being passionate about the success of the communities for whom we work. We take pride in our history of public projects - from assessments and planning through design and construction. These important projects have been a core part of BKV Group's holistic architecture and engineering practice for decades. We understand and value the role civic services play in supporting a high quality of life for residents, and we bring a deep knowledge of how thoughtful planning and design facilitates effective and efficient operations.

We have brought a team designed to respond to the many facets of this project. We understand that the first phase is to provide Corcoran with an informed, feasible, and fiscally responsible plan for investment in your facilities. The study and planning portion of the project will be rooted in standards for your project types but also in what makes Corcoran a unique community with unique needs. Should the project advance into phase two or three, our holistic team has the capabilities and availability to advance your project all the way through final design and construction.

BKV Group brings architectural planning and design, we also offer interior design, mechanical/electrical and structural engineering, landscape architecture, and building code compliance expertise in-house. We have once again brought trusted partner **Oertel Architects** to our team. No firm has more public works experience in the region, and they will work closely with our team to address public works planning. To ascertain the current conditions of the existing facilities considered by the study, we have brought long-time collaborator **Kraus Anderson Construction** to our team once again. Their detailed and vetted process will provide a clear understanding of the current conditions of your facilities and the deferred maintenance and costs for correcting current deficiencies. Kraus Anderson will also collaborate on the development of probable costs for new or improved facilities.

Our team has worked together on many projects and understand current national standards and planning requirements associated with all your operations. Our team leaders have focused their careers on aspects dealing with design and operations of city hall, public safety, fire, and public works facilities and have presented at national conferences and seminars on the issues and requirements associated with public project planning for these project types.

In addition to our successful history together, our team is confident that we are the best team to deliver this project because we exceed the competition in five essential ways:

A COLLABORATIVE STAKEHOLDER-FOCUSED PROCESS. Our team's approach to public projects is to actively engage City, department, and facility leadership and staff as we develop our project understanding. Our process includes listening sessions which allow us to leverage distinct perspectives on a facility's strengths and limitations, and on the opportunities to increase the effectiveness of your services and operations. We will explore every option as the project evolves and the City will be an active participant.

INNOVATIVE INDUSTRY-LEADING EXPERTISE. The BKV Group team includes focused expertise, which means our recommendations are informed by industry thought leadership and experience in specific project types, an awareness of evolutions and trends in operations and service delivery, decades of experience tailoring planning recommendations to your needs and your community, and facility-specific up-to-date construction and project cost knowledge. Our team and its members have completed **hundreds** studies and designs for each of your project types, and we are dedicated to learning, research, and instruction that will allow our experts to help you implement cutting-edge facilities that help you provide superior service to the public.

HOLISTIC DESIGN. We have developed an integrated design approach that capitalizes on our wide array of in-house design and engineering disciplines. Diversity in project type expertise will also benefit the City. Blending expertise in civic, public safety, public works, and workplace means that every aspect of your project will have focused attention by industry veterans. This strategy stretches our thinking outside the traditional silos and enables a more holistic vision, a broader approach, and ultimately planning more perfectly optimized to the site and to the occupants.

RESPONSIVE PROJECT MANAGEMENT. Managing a multi-faceted project that addresses existing facility analysis, stakeholder engagement, space program development, exploration of planning options, informed cost development, holistic design, and construction phase engagement requires focused project management. We will utilize BKV Group's vetted project management process and tools to provide communication and accountability, timely responsiveness, and unified coordination of the entire project team.

CREATIVITY. The planning for your public facilities not only need to reflect the values of Corcoran but should also reflect an investment that the public and department staff is proud of. BKV Group has a 45-year history of planning and design excellence, winning both regional and national awards for the functionality and beauty of our projects. We think harder, earlier, to make sure we find the best solution for our clients.

We believe in a friendly, upbeat, and fun approach to our work. We look forward to sharing our passion with Corcoran, working towards a common goal of a functional, durable, cost-effective, and beautiful facilities that serves the community for decades to come.

We are energized at the prospect of a collaboration between the BKV Group team and the City. At the heart of successful, robust planning efforts is a strong partnership. We look forward to "Enriching Lives and Strengthening Communities" - our mission across every project. If you have any additional questions, please do not hesitate to contact me.

Sincerely,
BKV Group



Paul Michell, AIA
Partner-in-Charge
816.405.7585
pmichell@bkvgroup.com

Finance&Commerce

ARCHITECT OF THE YEAR 2023

7

PRACTICE SITES

45+

YEARS OF OPERATION

175+

EMPLOYEES

45+

LICENSED ARCHITECTS

15+

LICENSED ENGINEERS

500+

LOCAL GOVERNMENT PROJECTS

60+

SUSTAINABLE PROJECTS

225+

AWARDS



Contents

COVER LETTER

07 CONSULTANT TEAM

09 BACKGROUND OF FIRM

11 SUB-CONSULTANTS

14 RELEVANT EXPERIENCE

28 KEY TEAM MEMBERS

35 PROJECT UNDERSTANDING, WORK PLAN AND SCHEDULE

45 FEE

49 REFERENCES

53 EXCEPTIONS AND DEVIATIONS

REQUEST FOR PROPOSAL

CITY OF CORCORAN, MN SPACE NEEDS ANALYSIS FOR CITY FACILITIES

Boarman Kroos Vogel Group, Inc., dba BKV Group
222 North Second Street
Suite 101
Minneapolis, MN 55401

Paul Michell, AIA
Government Managing Partner
816.405.7585
pmichell@bkgvgroup.com

July 11, 2025





CONSULTANT TEAM



FRIDLEY CIVIC CENTER | Fridley, Minnesota

Enriching Lives and Strengthening Communities

ADDRESS

Boarman Kroos Vogel Group, Inc.,
dba BKV Group
222 North Second Street, Suite 101
Minneapolis, MN 55401

CONTACT

Paul Michell, AIA
Government Managing Partner
816.405.7585
pmichell@bkvgroup.com

COMPANY HISTORY

BKV Group is a full-service architecture, engineering, interior design, landscape architecture and construction administration firm. Over the last 45 years, BKV Group has grown from a sole proprietorship into a diverse partnership with offices in Chicago, Dallas, Kansas City, Minneapolis, Pittsburg, Orlando, and Washington DC, serving clients locally and nationwide.

Jack Boarman established Boarman Architects in 1978 under the principle that architects should put the interests of society above their own. Our core belief is that architecture has a profound responsibility to the community – regardless of the project type, our duty is to always enhance the economic, aesthetic, social, and environmental context of the communities we work in.

In 1986 the company was renamed Boarman and Associates. In 1992 David Kroos, Peter Pfister and Jeff Rudin became partners to create Boarman, Kroos, Pfister, Rudin & Associates, the first of several iterations that eventually became BKV Group in 2001. The Chicago location launched in 2007, followed shortly by Washington, DC in 2010, Dallas in 2017, Pittsburg in 2024, and Kansas City in 2025.

OUR NATIONAL REACH

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 one of the leading national firms providing architectural / engineering services with expertise in Governmental Facilities. As a full-service, multi-disciplinary firm of more than 175 professional staff, BKV Group has architects, landscape architects, interior designers, construction administrators, structural, mechanical/plumbing, and electrical engineers, certified code officials, and specification writers all in-house. We provide facility evaluations and space needs analysis, facility options, and full design services from schematic design through construction and close-out.

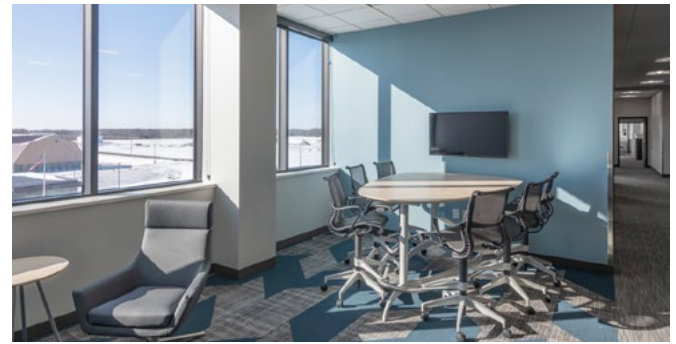
Collaborating regionally, BKV Group operates as a cohesive firm delivering a wide range of project types for a diverse set of national and local clients. We leverage industry-leading communication and technology tools with best-in-class design processes to seamlessly work across practice sites to meet our clients' needs, and continually expand our presence into existing and new markets.

PROJECT TYPES

- + MASTER PLANS
- + NEW CONSTRUCTION
- + RENOVATIONS
- + EXPANSIONS
- + ADAPTIVE REUSE
- + STUDIES & ASSESSMENTS

PROJECT SECTORS

- + GOVERNMENT
 - City Halls / Government Centers
 - Fire Stations
 - Justice Centers
 - Public Safety Training Centers
 - E911 Dispatch / PSAP Centers
- + LIBRARY
- + EDUCATION
- + WORKPLACE
 - Emergency Operations Centers
 - Community Centers
 - Parks & Recreation Facilities
 - Public Works
 - Detention Facilities



CAPABILITIES & SERVICES

BKV Group, through rigorous continuing education, provides design solutions at the leading edge of innovative technologies. A commitment to integrated design necessitates constant collaboration among all professional disciplines who share a common vision. Our multi-disciplinary approach allows us to serve the unique and diverse needs of each client through a fully-coordinated, single-source team.

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

BRANDED ENVIRONMENTS

- + Project Discovery
- + Project Messaging, Positioning & Strategy
- + Naming
- + Visual Identity/Logo
- + Brand Guidelines & Programming Standards
- + Digital & Print Collateral
- + Marketing Floor Plans
- + Promotional Merchandise Design
- + Environmental Design/Graphics
- + Visual Identity Systems (Wayfinding Signage)
- + Social Media Templates
- + Website Design Concepts

STRUCTURAL ENGINEERING

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

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

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

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

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

HSTORIC PRESERVATION

- + Historic Structures Report
- + Adaptive Reuse Options
- + Measuring and Documentation

SUBCONSULTANTS



OERTEL ARCHITECTS



CONTACT

Andrew Cooper, AIA

President

p: 651.696.5186 x 313

e: acooper@oertelarchitects.com

Founded in 1996, Oertel Architects provides a full range of consulting services, including condition assessments, planning, architectural and interior design, and construction-related support. With nearly three decades of experience, we have collaborated with 69 cities, 18 counties, and numerous state agencies, earning a reputation for thoughtful design, problem-solving, and strong client relationships. While our portfolio is extensive, we have deliberately remained a small, nimble firm, allowing us to take a direct and personal approach to every project.

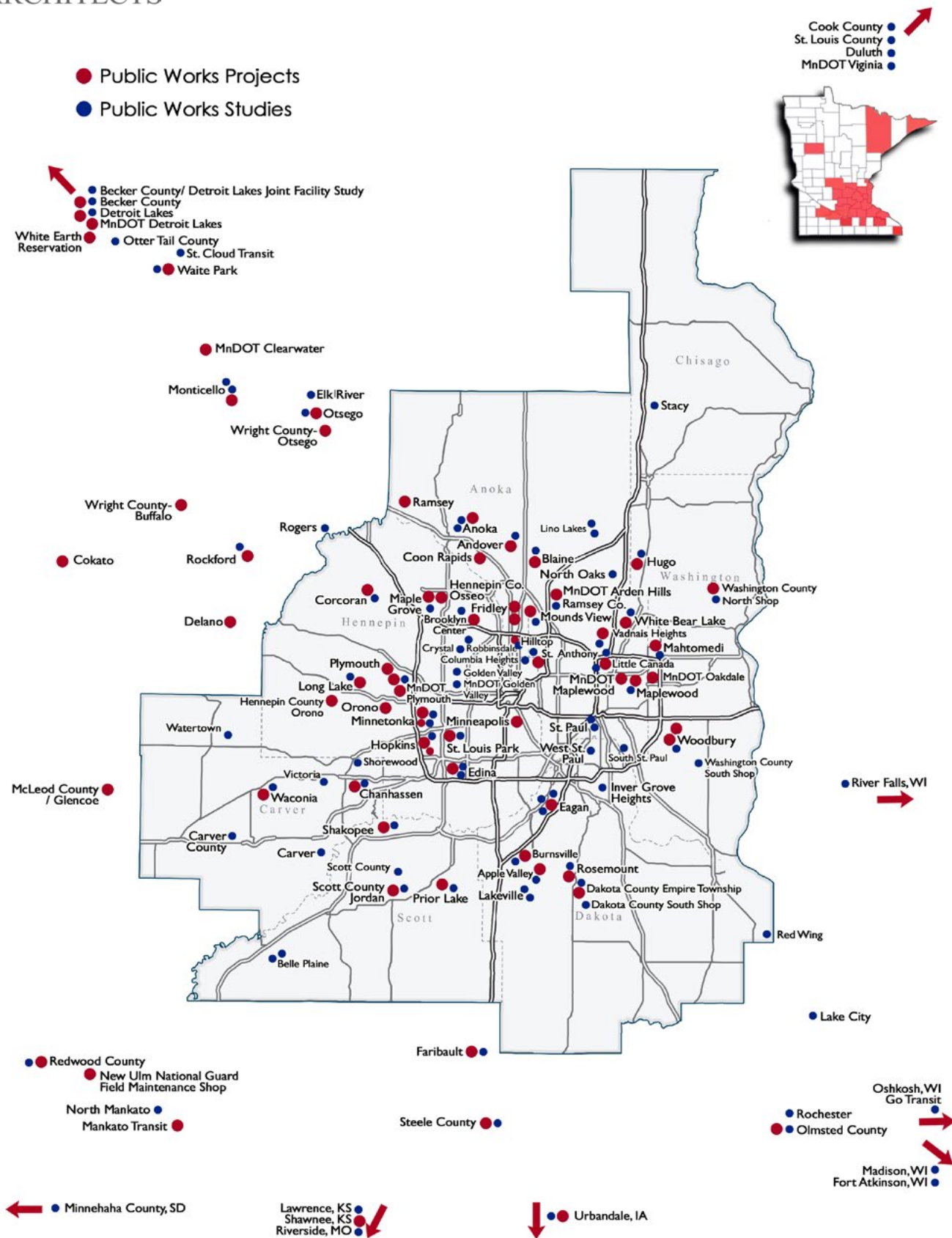
We are committed to solving design and construction challenges in a way that ensures each project achieves its full potential at the most efficient cost. Regardless of project size or complexity, we prioritize attention to detail, an understandable design process, and a hands-on approach. By engaging with user groups, closely examining building conditions, and working through design challenges collaboratively, we create practical and effective solutions tailored to our clients' needs.

Our firm specializes in the planning and design of public works facilities—a primary focus for over 29 years. We have an in-depth understanding of the operational intricacies of these facilities, including equipment needs, workflow efficiencies, and seasonal demands. This expertise allows us to create spaces that enhance functionality and support staff needs throughout the year.

Beyond our in-house capabilities, we excel at managing and participating in large, multidisciplinary teams, ensuring seamless coordination between specialty consultants, contractors, and stakeholders. Our well-established industry relationships enable us to deliver comprehensive and innovative solutions that serve municipalities and public agencies effectively.

Relevant Experience:

- Rochester Public Works & Public Transit Facility Study
- Mankato Transit Maintenance Facility Expansion
- North Mankato Public Works Study
- Delano Public Works & Municipal Utilities Joint Facility
- MnDOT Clearwater Truck Station
- White Earth Reservation Fleet Storage Facility
- MnDOT Plymouth Truck Station Remodel
- Anoka Public Services Facility
- Apple Valley Central Maintenance Facility
- Orono Public Works Facility
- Becker County, MN Public Works
- Anoka Law Enforcement Training Facility





KRAUS ANDERSON



KRAUS-ANDERSON®

— Since 2001 —

800

COMPLETED FACILITY
ASSESSMENTS

3,000

FACILITIES
ASSESSED

300M

SQUARE FEET
ASSESSED



*Click the QR code or scan with
your phone's camera to learn
more about KA's Facility Assess-
ment Services*

Kraus-Anderson's public sector team collaborates with county, city, and municipal clients to provide facility assessments, construction feasibility, logistical planning, cost estimating, and construction management services.

Our in-house expertise brings a comprehensive understanding of a building and potential issues that arise as buildings require maintenance. Bringing our construction and engineering expertise to a facility review allows us to find answers and solutions. It translates to understanding the potential construction options, scheduling, and phasing required to resolve said issues. Our preconstruction/project estimating capabilities allow us to tap into the latest and greatest information on market data and real-time materials and equipment costs.

Relevant Experience:

Washington County: Stillwater, MN | Cost Consulting and Facilities Study
Steele County: Owatonna, MN | Facilities Assessment of County's flood damaged buildings
St. Croix County: Baldwin, WI | Highway Department Facility Assessment
Scott County: Shakopee, MN | Government Center
Scott County: Jordan, MN | Public Works
Dunn County: Menomonie, WI | Community Services Building Renovation
St. Croix County: Baldwin, MN | Highway Department Facility Assessment
City of Minnetonka, MN | The Marsh Building Facility Assessment
City of Roseville, MN | Campus Master Plan
City of Golden Valley, MN | Master Plan Study
MSP Airport: Long-Term Comprehensive Plan, Minneapolis, MN | Budget Estimating for Environmental Assessment
City of Hopkins, MN | City Hall Facility Assessment
Fairfax County DPWES (2009 through 2018)
City of Fairfax General Civil Engineering and Construction Management Services (2019-Present)

CONTACT

Mauri Solomon, CFM

Facility Assessment Manager

e: mauri.solomon@krausanderson.com

m: 952.378.5089

200+ *needs assessments, studies, master plans*

Aitkin County Government Center Study, Aitkin, MN • Albert Lea City-Wide Master Plan, Albert Lea, MN • Alpena County Jail Master Plan, Alpena, MI • Andover City Hall and Police, Needs Assessment Study, Andover, MN • Baton Rouge, Police Facilities Assessment and Master Plan, Baton Rouge, LA • Bayfield County, Security and Space Needs Study, Bayfield, WI • Becker Facilities Needs Assessment, Becker, MN • Bedford Municipal Complex, Needs Assessment Study and New Facility, Bedford, OH • Bemidji State University, Student Housing Master Plan, Bemidji, MN • Bloomington City Hall, Master Plan, Bloomington, MN • Bloomington Combined Facility Study, Bloomington, IL • Brookings County Jail Study, Brookings, SD • Bureau County Law Enforcement Center Master Plan, Princeton, IL • Carlton County Master Plan, Carlton, MN • Carlton County School Facility Assessment, Carlton, MN • Carrollton Fire Station Study, Carrollton, TX • Chanhassen Public Works, New Facility and Master Plan, Chanhassen, MN • Champlin City Hall, Needs Assessment Study, Addition and Reconstruction, Champlin, MN • Circle Pines City Hall Plan, Circle Pines, MN • Cloquet Assessment and Master Plan, Cloquet, MN • Codrington County, Justice Center Study, Watertown, SD • Coon Rapids City Center, Needs Assessment and Master Plan, Coon Rapids, MN • Coppel Fire Station Study, Coppel, TX • Custer Fire Station Study, Custer, SD • Dakota County Law Enforcement, Needs Assessment, Hastings, MN • Dayton, City Wide Facilities Needs Assessment and Master Plan, Dayton, MN • Detroit Lakes Police & City Hall Study, Detroit Lakes, MN • Dilworth City Facilities Site Assessment and Study, Dilworth, MN • Duluth Marshall School, Space Utilization and Master Plan, Duluth, MN • Elko New Market, Public Facilities Master Plan, Elko New Market, MN • Emily City Hall and Police Needs Assessment & Remodeling, Emily, MN • Excelsior City Hall Space Needs Study, Excelsior, MN • Fauquier County, Library Mixed Use Feasibility Study, Warrenton, VA • Fauquier County Remington Volunteer Fire Station Study, Remington, VA • Fauquier Courts Study, Warrenton, VA • Fergus Falls City Hall, Needs Assessment, Feasibility Study and Master Plan, Fergus Falls, MN • Forest Lake Public Safety & Municipal Facilities Master Plan, Forest Lake, MN • Forest Lodge Library, Feasibility Study and Master Plan, Cable WI • Fridley City Hall, Needs Assessment Study, Addition and Remodeling, Fridley, MN • Front Royal Police Department Feasibility Study, Front Royal, VA • Fulda Fire Station Study, Fulda, MN • Golden Valley Municipal Facilities, Needs Assessment, Golden Valley, MN • Goshen New South Fire Station Study, Goshen, IN • Grafton Volunteer Fire Department Study, Grafton, ND • Great River School Facility Assessment, St. Paul, MN • Hampstead Volunteer Fire Station Study, Hampstead, MD • Hennepin County Conciliation Court Study, Minneapolis, MN • Henrico County Fire Station #14, #15, #16, #17, Feasibility Study, Henrico, VA • Howard Lake Feasibility Study, Howard Lake, MN • Highland Park Library Expansion Site Study, Highland Park, MN • Hudson Area Library, Needs Assessment, Hudson, WI • Ingham County Justice Center Master Plan, Mason, MI • Island Lake City Hall/Police Department Needs Assessment, Island Lake, IL • Lake Elmo Municipal Space Needs Assessment, Lake Elmo, MN • Lakes Area Police Department Needs Assessment, Lakes Area, MN • Lake Zurich Fire Rescue Station #2, #3, #4, Study, Lake Zurich, IL • Le Sueur County, Public Works Study, Le Center, MN • Le Sueur County Court / Justice Center Study, Le Center, MN • Little Canada City Hall, Needs Assessment Study, Little Canada, MN • Little Canada Fire Station Study, Little Canada, MN • Mahanomen County Public Safety Feasibility Study, Mahanomen, MN • Mahtomedi City Hall and Fire Department Needs Assessment, Mahtomedi, MN • Mahomet Village Hall Study, Mahomet, IL • Maple Grove Government Center, Needs Assessment Study and Master Plan, New Facility, Maple Grove, MN • Melrose City Center, Needs Assessment Study, New Facility, Melrose, MN • Minnetrista City Hall, Needs Assessment Study and New Facility, Minnetrista, MN • Minneapolis, Dispatch Site Redevelopment Assessment and Master Plan, Minneapolis, MN • Minneapolis, Nicollet Avenue Master Plan, and Market Outreach, Minneapolis, MN • Minneapolis, Raymar Site Redevelopment Master Plan, Minneapolis, MN • Minnetonka Community Center Facility Study, Minnetonka, MN • New Town Public Safety Feasibility Study, New Town, ND • Orono, Facilities Needs Assessment and Master Plan, Orono, MN • Owatonna Public Library Children's Area Study, Owatonna, MN • Owatonna Public Library, Needs Assessment, Owatonna, MN • Park Ridge Fire Station, Master Plan, Assessment and Needs Analysis, Park Ridge, IL • Parma, City Facilities Assessment and Master Plan, Parma, OH • Penn Daw Fire Station Master Plan, Alexandria, VA • Pennington County Justice Center Study, Thief River Falls, MN • Pine City Government Center, Master Plan, Pine City, MN • Prior Lake, Facilities Needs Assessment and Master Plan, Prior Lake, MN • Ramsey Public Works Feasibility Study, Ramsey, MN • Ramsey, City Facilities Needs Assessment and Master Plan, Ramsey, MN • Ramsey County Pre-Design for Administrative Offices, St. Paul, MN • Ramsey County Residents First Core Services Master Plan, St. Paul, MN • Richfield, City Facilities Needs Assessment and Master Plan, Richfield, MN • Rochester North Police Station Study & Master Plan, Rochester, MN • Rockford, City Facilities Needs Assessment and Master Plan, Rockford, MN • Rosemount, Facilities Needs Assessment and Master Plan, Rosemount, MN • Roseville Campus Master Plan, Roseville, MN • Spotsylvania CTY Fire Station Master Plan, Spotsylvania, VA • Springfield Fire Station #7 Study, Springfield, OH • St. Anthony Village/Apache Plaza, Master Plan, St. Anthony Village, MN • St. Louis Jail Study, St. Louis, MN • St. Michael, Needs Assessment and Master Plan, St. Michael, MN • Savage, City Facilities Needs Assessment and Master Plan, Savage, MN • Shakopee City Hall Study, Shakopee, MN • Shakopee City Facilities Needs Assessment and Master Plan, Shakopee, MN • Sterling Facilities Needs Assessment & Master Plan, Sterling, IL • Stearns Jail, Law Enforcement Center, Court Assessment and Master Plan, Stearns, MN • Streamwood Space & Program Study, Streamwood, IL • Steger Village Hall and Police Study, Steger, IL • TAT White Shield, Master Plan, White Shield, ND • Tinley Park Masterplan, Tinley Park, IL • Vadnais Heights City Hall, Needs Assessment Study and New Facility, Vadnais Heights, MN • Wadena City Library Feasibility Study and Phased Design, Wadena, MN • Washburn County Government Center Study, Shell Lake, WI • Watertown City Hall, Needs Assessment Study and Master Plan, Watertown, MN • West Fargo City Hall & Police Department Study and Addition, West Fargo, ND • West St. Paul City Hall & Police Department Needs Assessment, West St. Paul, MN • Woodbury City Hall, Needs Assessment Study, Woodbury, MN • Wyoming Public Safety/Fire Station, Needs and Facility Assessment, Wyoming, MN

125+ *city hall / administration projects*

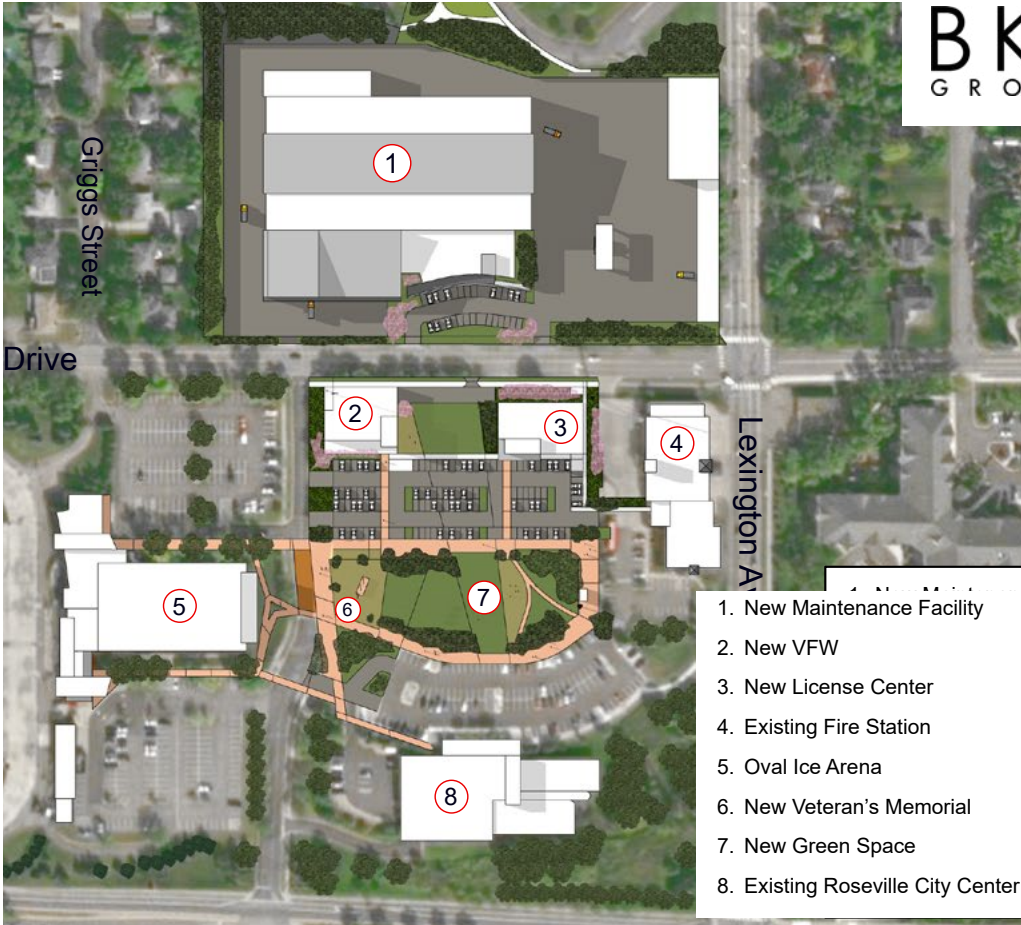
Aitkin County Government Center, Aitkin, MN • Albert Lea Municipal Facilities Master Plan, MN • Andover City Hall & Police, Needs Assessment, MN • Becker Facilities Needs Assessment, MN • Bedford Municipal Complex, Needs Assessment & New Facility, OH • Bloomington City Hall, Needs Assessment & Master Plan, MN • Bloomington City Hall, Human Resources Remodel, IL • Brooklyn Center Council Chambers Remodel, MN • Buffalo Architectural Services Municipal Facilities, MN • Burnsville Facility Space Needs Assessment, MN • Champlin City Hall, Needs Assessment, Addition & Reconstruction, MN • Chanhassen City Hall, New Facility, MN • Chanhassen Civic Campus City Hall Senior Center & Parks Building, MN • Circle Pines City Hall Plan, MN • Circle Pines City Hall Study & Renovation, MN • Cloquet Municipal Facilities Needs Assessment, MN • Cloquet Assessment & Master Plan, MN • Coon Rapids City Hall & Community Center Needs Assessment & Master Plan, New Facility, MN • Dayton Municipal Facilities Needs Assessment & Master Plan, MN • Detroit Lakes Police & City Hall Study, Conditions Assessment, Programming, Planning, MN • Dilworth, Pre-Design Architectural Services, MN • Eagan Municipal Center, Addition & Remodeling, MN • Edina City Hall & Police Station, New Facility, MN • Edina City Hall Security Upgrades, MN • Elko New Market, Public Facilities Master Plan, MN • Emily City Hall & Police Station, Needs Assessment, Addition & Remodel, MN • Excelsior City Hall Space Needs Study, MN • Fairmount City Hall, Addition & Remodeling, MN • Fergus Falls City Hall Feasibility Study, Preservation Upgrades & Window Replacement, MN • Forest Lake Public Safety & Municipal Facilities Master Plan, MN • Freeborn County Government Center, Albert Lea, MN • Fridley Municipal Complex, Needs Assessment, Addition & Remodeling, MN • Fridley Civic Campus, Programming & New Facility, MN • Golden Valley Municipal Facilities, Needs Assessment, MN • Hennepin County Southside Service Center, Minneapolis, MN • Howard Lake Feasibility Study, MN • Independence City Hall Pre-design Study & Planning, MN • Independence City Hall Renovation, MN • Inver Grove Heights City Hall & Police Station, Addition & Remodel, MN • Island Lake City Hall & Police Department, Needs Assessment, IL • International Falls Municipal Needs Assessment, MN • Lakewood Municipal Facilities Master Plan, IL • Lake Elmo Municipal Space Needs Assessment, MN • Le Sueur County Government Center, Le Center, MN • Lake Zurich, Multi-Facility Assessment & Concept Design, IL • Little Canada City Hall, Needs Assessment, Addition & Remodeling, MN • Lockport Multi-Facility Assessment, Study, Conditions Assessment, IL • Loudoun County Government Center DAIS Refresh, VA • Loudoun County 1 Harrison Building Additional Renovations, VA • Mahtomedi City Hall & Fire Department, Needs Assessment, MN • Mahomet Village Hall Study, IL • Maple Grove Government Center, Needs Assessment & Master Plan, New Facility, MN • Melrose City Hall, Community Center, & Library, Needs Assessment, New Facility, MN • Minnetrista City Hall, Needs Assessment & New Facility, MN • Minnetonka City Hall Council Chamber Renovation, MN • Minnetonka City Hall & Community Center, MN • New Prague City Hall, Addition & Remodeling, MN • New Town Public Safety Feasibility Study, MN • Olmsted County Government Center Remodel, MN • Orono Village Center, Needs Assessment & Master Plan, New Facility, MN • Osseo City Hall, Handicapped Remodeling, MN • Parma City Hall & Municipal Facilities Assessment & Master Plan, OH • Plymouth City Hall & Public Safety Building, Needs Assessment, Addition & Remodel, MN • Plymouth City Hall Renovation, MN • Plymouth City Hall Lower Level Renovation, MN • Prior Lake City Hall, Needs Assessment & Master Plan, MN • Ramsey Municipal Center, Needs Assessment & New Facility, MN • Ramsey County Pre-Design for Administrative Offices, MN • Ramsey County Residents First Core Services, MN • Richfield City Hall, Needs Assessment & Master Plan, MN • Rochester Service Center & North Police Station, MN • Rockford City Hall, Schematic Design, MN • Rosemount City Hall, Needs Assessment & Master Plan, MN • Roseville Campus Master Plan, MN • Roseville Municipal Facilities Pre-Design, MN • Savage City Hall & Municipal Facilities Needs Assessment & Master Plan, MN • Shakopee City Hall, Needs Assessment & Master Plan, MN • Shakopee City Hall, New Facility, MN • Shoreview City Council Chambers Remodeling, MN • South St. Paul Master Plan & Needs Analysis, MN • Steger Village Hall & Police Study, IL • Sterling City Hall & Police, Facilities Assessment & Master Plan, IL • Streamwood Space & Program Study, IL • Streamwood Village Hall & Public Works Renovation, Streamwood, IL • St. Anthony Village/Apache Plaza, Master Plan, MN • St. Louis Park City Hall, Needs Assessment, MN • St. Michael Municipal Facilities Needs Assessment & Master Plan, MN • Tinley Park Masterplan, IL • Tioga City Hall, Planning, Programming, ND • Three Affiliated Tribes Master Plan – Elder's Center, Veteran's Center, & Community Market Place Conceptual Design, White Shield, ND • Vadnais Heights City Hall, Needs Assessment & New Facility, MN • Washington County Government Center Renovation, Stillwater, MN • Watertown City Hall, Needs Assessment & Master Plan, MN • West Fargo City Hall & Police Facility, Addition & Remodel, ND • West St. Paul City Hall & Municipal Facilities Needs Assessment, MN • White Bear Township City Hall, New City Offices, MN • Winona County Office Building Renovation, MN • Willmar City Hall & Community Center, MN • Willmar City Hall & Community Center Site Design & Assessment, MN • Woodbury City Hall, Needs Assessment, MN • Wright County Space Needs Study / Government Center, Buffalo, MN • Wright County Government Center, Buffalo, MN

225+ *fire station projects nationwide*

Addison Fire Bunk Room Improvements, Addison, TX • Albert Lea City-Wide Facilities Assessment & Master Plan, Albert Lea, MN • Andover Fire Station, Andover, MN • Bedford Municipal Complex, Bedford, OH • Belle Plaine Fire Station, Belle Plaine, MN • Bloomington Fire Station #3 Addition, Bloomington, MN • Carrollton Fire Station Study, Carrollton, TX • Carrollton South Service Center & Fire Station #5 Redevelopment, Carrollton, TX • Centennial Lakes Fire Station, Circle Pines, MN • Champlin Fire Station, Champlin, MN • Chanhassen Fire Station, Chanhassen, MN • Circle Pines Fire Station Study, Circle Pines, MN • Cloquet Facilities Assessment & Master Plan, Cloquet, MN • CNS-Y-12 Fire Station Design, Oak Ridge, TN • Coon Rapids Fire Administration Study, Coon Rapids, MN • Coppell Fire Station Study, Coppell, TX • Custer South Dakota Fire Station Study, Custer, SD • Dallas Public Safety Campus Plan, Dallas, TX • Dayton Fire Station, Dayton, MN • Des Moines Fire Training Facility Master Plan, Des Moines, IA • Dilworth Pre-Design and Master Plan, Dilworth, MN • Dilworth Fire Station, Dilworth, MN • Eagan Fire Administration, Eagan, MN • Eden Prairie Fire Station, Eden Prairie, MN • Edina Community Health & Safety Facility/Fire Station #2, Edina, MN • Elk River Fire Station #3, Elk River, MN • Elk River Public Safety Building Remodel & Expansion, Elk River, MN • Fairfax Fire Station #3 Feasibility Study, Fairfax, VA • Fairfax County Seven Corners Fire Station #28, Falls Church, VA • Fairfax County Fire Station #24, Alexandria, VA • Fairfax County Penn Daw Study & Fire Station #11 Pre-Design, Alexandria, VA • Fairfax County Penn Daw Fire Station & Supportive/Affordable Housing, Alexandria, VA • Fauquier County Remington Fire Station Study, Remington, VA • Fernley Fire & Emergency Response Facility, Fernley, NV • Forest Lake Public Works & Municipal Facilities Master Plan, Forest Lake, MN • Fridley Fire Station (Civic Complex), Fridley, MN • Fulda Fire Station Study, Fulda, MN • Golden Valley Public Safety, Golden Valley, MN • Golden Valley Civic Campus Master Plan, Golden Valley, MN • Golden Valley Fire Station Location Analysis and Public Safety Pre-Design, Golden Valley, MN • Goshen New South Fire Station Study, Goshen, IN • Goshen New South Fire Station, Goshen, IN • Grafton Fire Department Study for Fire Station, Grafton, ND • Grand Island Fire Station, Grand Island, NE • Grand Blanc New Department of Public Works & Fire Station, Flint, MI • Hampstead Volunteer Fire Department Fire Station, Hampstead, MD • Henrico County Shortpump Firehouse #19, Henrico, VA • Henrico County Staples Mill Firehouse #20, Henrico, VA • Henrico County Newbridge Firehouse #23, Henrico, VA • Henrico County #14, #15, #16, & #17 Fire Stations Study, Henrico, VA • Hermantown Public Safety, Hermantown, MN • Howard Lake Fire Station Study, Howard Lakes, MN • Howard Lake Feasibility Study • Inver Grove Heights Fire Stations Location Study, Inver Grove Heights, MN • Key Largo Fire Department, Key Largo, FL • Kindred Fire Station Study, Kindred, ND • Lake Elmo Municipal Space Needs Assessment, Lake Elmo, MN • Lake Johanna Fire Station, North Oaks, MN • Lake Zurich Fire Station #1 Study, Lake Zurich, IL • Lake Zurich Fire Rescue Station #2, #3, & #4 Study, Lake Zurich, IL • Lake Zurich Fire Stations Master Plan, Lake Zurich, IL • Lakewood Municipal Complex Master Plan, Lakewood, IL • Lansing Fire Stations #8 & #9 Study, Lansing, MI • Lansing New Public Safety Center, Lansing, MI • Lincolnshire Riverwoods Fire Protection District Station #51 Study, Lincolnshire, IL • Little Canada Fire Station, Little Canada, MN • Little Canada Fire Station Study/Remodeling, Little Canada, MN • Long Lake Fire Department, Long Lake, MN • Loudoun County Basic Training Facility, Loudoun, VA • Mahtomedi Fire Department & City Hall, Mahtomedi, MN • Mahanomen Joint Public Safety Facility Feasibility Study, Mahanomen, MN • Maple Grove Fire Station, Maple Grove, MN • Minneapolis Fire Station #27, Minneapolis, MN • Minneapolis Fire Station #28, Minneapolis, MN • Minnetonka Fire Station #2, Minnetonka, MN • Minnetonka Fire Stations #1, #3, #4, & #5, Minnetonka, MN • Montgomery Public Safety Facility Schematic Design, Montgomery, MN • Navarre Fire Station, Orono, MN • New Prague Fire Station, New Prague, MN • New Ulm Fire Station, New Ulm, MN • Norfolk Fire Station #11, Norfolk, VA • Park Ridge Fire Station Study, Park Ridge, IL • Pennington County Search & Rescue, Rapid City, SD • Pennington County Fire Administration, Rapid City, SD • Plymouth Fire Station #3, Plymouth, MN • Prince William County Station 27 Fire & Rescue, Prince William, VA • Prior Lake Fire Station Needs Assessment, Prior Lake, MN • Ramsey Fire Station #2, Ramsey, MN • Ramsey Fire Station Study, Ramsey, MN • Red Wing Fire Department Study, Red Wing, MN • Redmond Fire & Rescue Master Plan & Facilities Assessment, Redmond, OR • Rochester Clock Tower, Rochester, MN • Rochester Fire Station #2, Rochester, MN • Richfield Fire Department, Richfield, MN • Roscoe Fire Station #1 Addition, Roscoe, MN • Rosemount Fire Department, Rosemount, MN • Roseville Civic Campus Master Plan, Roseville, MN • Russell Township Fire Station, Novelty, OH • Savage Fire Department, Savage, MN • Scott County Association For Leadership & Efficiency Fire Training Facility, Shakopee, MN • Shakopee Fire Station, Shakopee, MN • Springfield Fire Stations #4, Springfield, MO • Springfield Fire Stations #7, Springfield, MO • Springfield Fire Stations #13, Springfield, MO • Springfield Fire Stations #14, Springfield, MO • Springfield Fire Department Study, Springfield, OH • Spotsylvania County Company 6 Fire Station, Spotsylvania, VA • Spotsylvania County Fire Rescue 3 & 12, Spotsylvania, VA • St. Louis Park Fire Administration, St. Louis Park, MN • Stafford County Fire & Rescue Station #8, Stafford, VA • Streamwood Space & Program Study, Streamwood, IL • Vadnais Heights Fire Station Pre-Design, Vadnais Heights, MN • Waconia Fire Station Study, Waconia, MN • Waconia New Fire Station, Waconia, MN • Waite Park Public Safety, Waite Park, MN • Waterville New Fire Station, Waterville, MN • Wayzata Public Safety Study, Wayzata, MN • White Bear Lake Fire Station, White Bear Lake, MN • Williamsburg Fire Station, Williamsburg, VA • Wilmette Fire Station Renovation & Workspace Study, Wilmette, IL • Winchester New Fire & Rescue Station, Winchester, VA • Winona Public Safety Needs Assessment, Winona, MN • Woodbury Fire Stations Feasibility Study, Woodbury, MN • Woodbury Public Safety Facility, Woodbury, MN • Woodbury Fox Run Fire Station #4, Woodbury, MN • Woodbury Upper Afton Fire Station #2, Woodbury, MN • Wyoming Public Safety/Fire Facility, Wyoming, MN

200+ *police station projects nationwide*

Albert Lea Police Department, Albert Lea, MN • Alpena County Sheriff's Office & Jail, New Facility, Alpena, MI • Andover City Hall and Police Study, Andover, MN • Baton Rouge Law Enforcement Training Facility Master Plan, Baton Rouge, LA • Bayfield County, Security and Space Needs Study, Bayfield, WI • Becker County Law Enforcement Center, Detroit Lakes, MN • Bedford Municipal Complex, Bedford, OH • Bloomington Police Department, Bloomington, MN • Bloomington Police Department & Public Works Study, Bloomington, IL • Brookings County Detention Center, Brookings, SD • Brooklyn Center Police Station, Brooklyn Center, MN • Bureau County Law Enforcement Center, Princeton, IL • Buffalo Architectural Services Municipal Facilities, Buffalo, MN • Burnsville Facility Space Needs Assessment, Burnsville, MN • Carver County & Scott County New Dispatch / 911 Feasibility Study • Champlin Police Station, Champlin, MN • Cloquet Police Station Master Plan, Cloquet, MN • Codrington County Justice Center Study, Watertown, SD • Cook County Law Enforcement Center Addition & Renovations, Grand Marais, MN • Coon Rapids City Center, Coon Rapids, MN • Dakota Law Enforcement Center Needs Assessment, Dakota, MN • Detroit Lakes Police Station and City Hall Study, Detroit Lakes, MN • Detroit Lakes Police Station, Detroit Lakes, MN • Eagan Municipal Center, Eagan, MN • Eau Claire Police Department, Eau Claire, WI • Edina City Hall and Police Station, Edina, MN • Edina Police Security Upgrades, Edina, MN • Elko New Market Master Plan, Elko New Market, MN • Elk River Public Safety, Elk River, MN • Emily Police and City Hall, Emily, MN • Forest Lake Public Safety and Municipal Center Master Plan, Forest Lake, MN • Fridley Public Safety Campus, Fridley, MN • Fridley Municipal Facility, Fridley, MN • Front Royal Police Department Study, Front Royal, VA • Gladstone Public Safety Building Study, Gladstone, MO • Golden Valley Public Safety, Golden Valley, MN • Golden Valley Civic Campus Master Plan, Golden Valley, MN • Harlan County Judicial Center, Harlan, KY • Hermantown Public Safety, Hermantown, MN • Independence Police Department Study, Independence, OH • Ingham County Justice Center, Mason, MI • Inver Grove Heights Police Station, Inver Grove Heights, MN • Isanti County Law Enforcement Center, Cambridge, MN • Island Lake Police Station Study, Island Lake, IL • Lakes Area Police Station Needs Assessment, Lakes Area, MN • Lakeville Police Station, Lakeville, MN • Lakewood Municipal Complex Master Plan, Lakewood, IL • Lansing New Public Safety Center, Lansing, MI • Leech Lake Band of Ojibwe Justice Center and Tribal Police, Cass Lake, MN • Le Sueur County Justice Center, Le Sueur, MN • Lockport Facility Condition Assessment, Lockport, IL • Maple Grove Government Center, Maple Grove, MN • Melrose Police Station, Melrose, MN • Menomonie Police Facility Assessment Study, Menomonie, WI • Minneapolis Community and Technical College/Metro State University, Brooklyn Park, MN • Minneapolis Precinct #2 & #3 Police Stations, Minneapolis, MN • Minnetonka Police Renovation, Minnetonka, MN • Minnetrista Police Station, Minnetrista, MN • Montgomery Public Safety Facility, Montgomery, MN • Montgomery County District 6 Police Station, Gaithersburg, MD • Montgomery County Olney Police Station, Rockville, MD • New Prague Police Station, New Prague, MN • Northville Township Public Safety Headquarters Study, Northville, MI • Orono Police Station, Orono, MN • Parma Justice Center, Parma, OH • Pennington County Sheriff's Office, Rapid City, SD • Pennington County Sheriff's Station, Thief River Falls, MN • Pine County Justice Center, Pine City, MN • Plymouth Public Safety Building, Plymouth, MN • Prior Lake Police Department, Prior Lake, MN • Rapid City Police Department Master Plan, Rapid City, SD • Rapid City Police Evidence Facility Master Plan, Rapid City, SD • Ramsey Municipal Center, Ramsey, MN • Red Wing Police & Public Works Study/Master Plan, Red Wing, MN • Richfield Public Safety Department Study, Richfield, MN • Rochester North Service Center and Police Station, Rochester, MN • Rogers Police Study, Rogers, MN • Rosemount Police Department Study, Rosemount, MN • Rosemount Police Station & Public Works, Rosemount, MN • Roseville Civic Campus Master Plan, Roseville, MN • Russell Township Police Station, Russell Township, OH • Savage Police Study & Master Plan, Savage, MN • Scott County Public Safety Training Academy Master Plan, Scott County, MN • Shakopee Police Station, Shakopee, MN • Springfield Police Headquarters Facility Study, Springfield, OH • Steger Village Hall and Police Department, Steger, IL • Sterling Police Study, Sterling, IL • Streamwood Space Study, Streamwood, IL • St. Louis Park Police Station, St. Louis Park, MN • St. Louis Park Police Study, St. Louis Park, MN • St. Cloud Police Headquarters, St. Cloud, MN • Todd County Law Enforcement Center, Long Prairie, MN • University of Texas M.D. Anderson Cancer Center Police Department Study, Houston, TX • Vassar Municipal Facilities Space Needs Assessment & Master Plan, Vassar, MI • Waite Park Public Safety, Waite Park, MN • Wayzata Public Safety Study, Wayzata, MN • West Fargo Police Station and City Hall, West Fargo, ND • West St. Paul Police Station Study, West St. Paul, MN • Winona Public Safety Facility Needs Assessment & Study, Winona, MN • Woodbury Police Study, Woodbury, MN • Woodbury Public Safety, Woodbury, MN • White Bear Lake Police Station Study, White Bear Lake, MN • Wright County / FBI Joint Tactical Training Facility, Buffalo, MN • Wyoming Public Safety Facility, Wyoming, MN



BKV
GROUP

OERTEL
ARCHITECTS

K
A



1. New Maintenance Facility
2. New VFW
3. New License Center
4. Existing Fire Station
5. Oval Ice Arena
6. New Veteran's Memorial
7. New Green Space
8. Existing Roseville City Center

ROSEVILLE CIVIC CAMPUS MASTER PLAN & PRE-DESIGN

ROSEVILLE, MINNESOTA

CLIENT

City of Roseville, MN

SIZE

241,338 GSF

SERVICES

Project Management, Master Planning, Existing Conditions, Programming, Planning, Site Feasibility, Site Selection Pre-Design

TEAM INVOLVEMENT

BKV Group - Prime Architect

Oertel Architects -

Maintenance Specialist

Kraus-Anderson - Cost

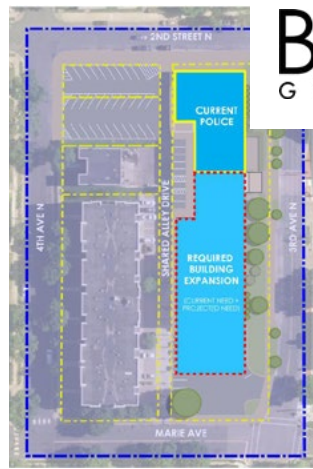
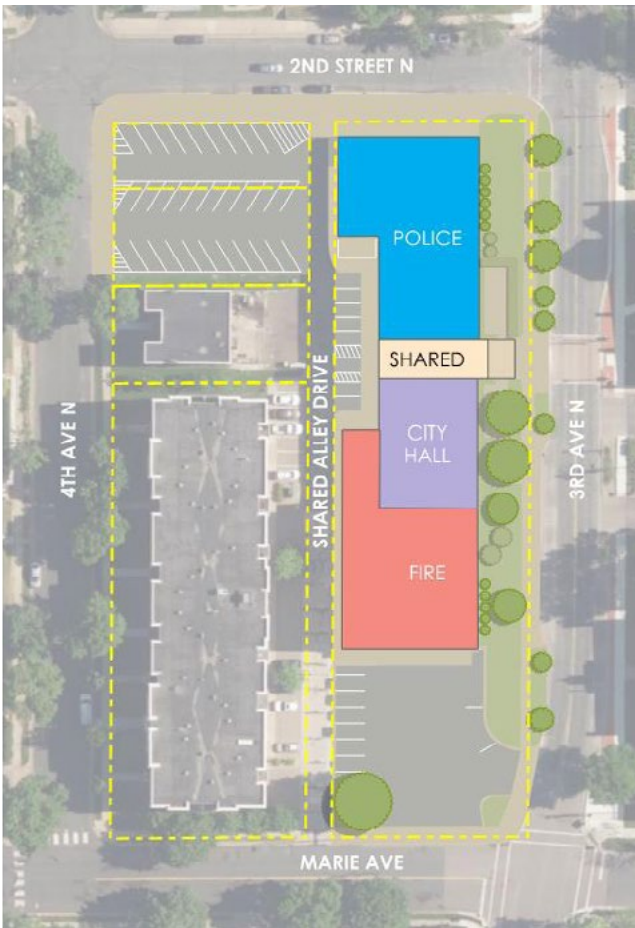
Estimating

Development of a Civic Campus Master Plan for the City of Roseville, MN following the City's purchase of land adjacent to the existing campus, home to City Hall, Police Department, Maintenance Facility, and Central Fire Station. Concurrent with the growth of City services, and building on earlier studies regarding the Maintenance Facility and License Facility, this project aims to provide a planning and growth framework for phased redevelopment.

The project's core goals are to: increase operational efficiency, establish a cohesive civic campus, address current and long-term needs of stakeholders, increase community access, enhance civic identity, and balance fiscal responsibility and value. The Master Plan process includes a multi-phase community engagement strategy, detailed programming with City departments to understand operations and develop detailed space program requirements, and creation of a set of planning options offering distinct opportunities for the future of the civic campus.

The Maintenance Facility housed the Public Works Operations as well as Parks Maintenance work groups. Each department had operations and current space demands evaluated for operational efficiency and future needs to meet city demands. Oertel Architects developed ideal operational conceptual scenarios to fit the large space demand within the existing Civic Campus area and worked with BKV to further integrate the largest programmatic space need the city has within a larger campus master plan context. The resulting options illustrated concepts on how Public Works and Parks Maintenance can be more than just a back-of-house operational facility, by becoming part of a larger municipal complex that houses all city services, while providing amenity for the city and its residents.

BKV has been hired to conduct a station location study for Fire Station 2 and to do a Pre-design Report for the Public Safety Facility in preparation to seek State funding.



SOUTH ST. PAUL FACILITIES MASTER PLAN/NEEDS ANALYSIS

SOUTH ST. PAUL, MINNESOTA

CLIENT

City of South Saint Paul

SIZE

52,847 SF

SERVICES

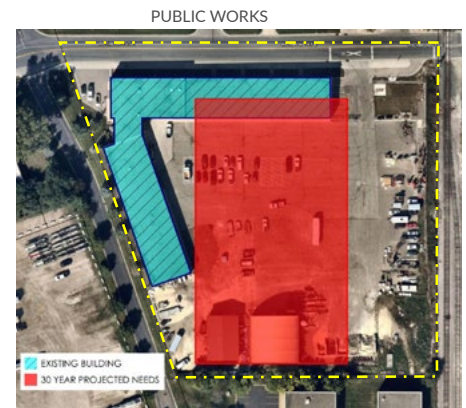
Facility Conditions Assessment,
Space Needs Assessment,
Programming, Planning

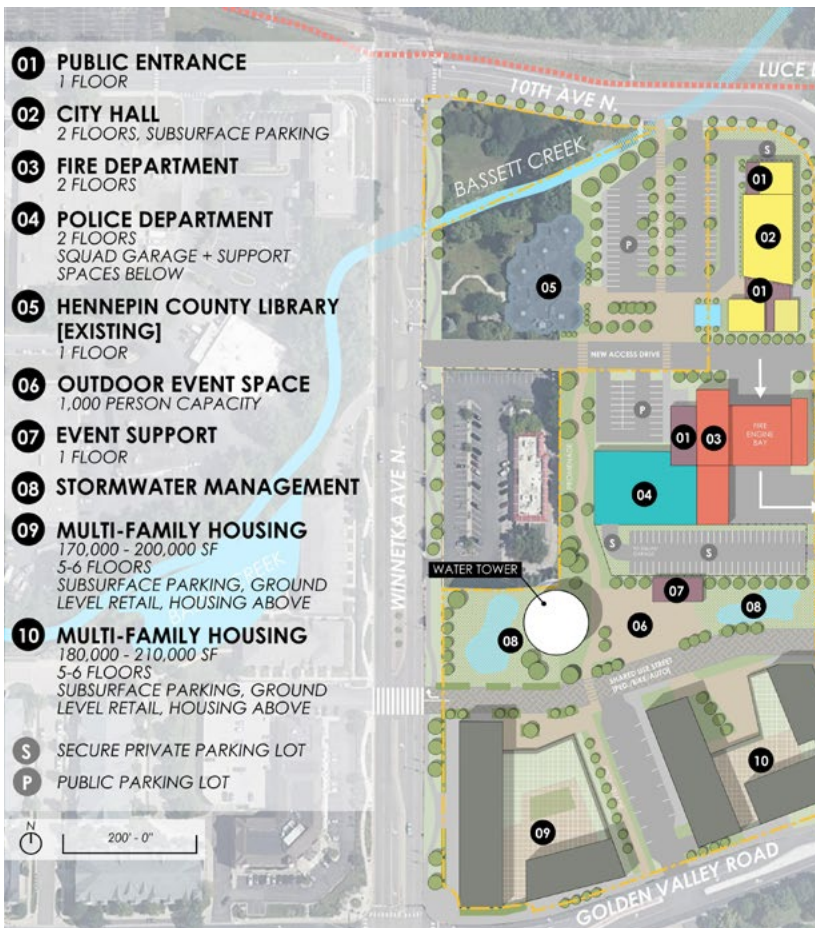
TEAM INVOLVEMENT

BKV Group - Prime Architect
Oertel Architects -
Maintenance Specialist
Kraus-Anderson - Cost
Estimating & FCA Lead

Development of capital improvement recommendations for the City of South Saint Paul's Central Maintenance Facility, City Hall (including City Hall and Police Department), their two Outdoor Public Aquatic Facilities, a historic Library building available for adaptive reuse, and a leasable suite within their Ice Arena. BKV Group, in collaboration with Oertel Architects and Kraus Anderson, provided a Facilities Condition Review of all facilities, evaluation of existing space utilization and operational efficiency, leading to development of space needs projections for each facility. Work included site visits to review exterior and interior conditions, current operational layouts and workflows, and evaluation against current codes, regulations, and relevant industry best-practices.

The project included consideration of maintaining or changing the City's existing co-location of Police, City Hall, and Fire Department (an operation explored under a separate parallel study) with impact to collaboration and efficiency versus the constraints presented by the existing landlocked building and site, which do not have the capacity to accommodate all three projected space needs. Project outputs include: detailed existing and projected space programs, conceptual block plan layouts, conceptual exterior renderings, implementation phasing schedule, and estimate of construction and project costs.





MUNICIPAL FACILITY NEEDS ASSESSMENT & PRE-DESIGNS

GOLDEN VALLEY, MINNESOTA

CLIENT

City of Golden Valley, MN
w/ Kraus Anderson

SIZE

10 acres
340,858 existing GSF
565,546 GSF projected

SERVICES

Existing Conditions Analysis,
Site Feasibility, Master
Planning, Programming, Project
Management, Pre-Design

TEAM INVOLVEMENT

BKV Group - Prime Architect
Oertel Architects -
Maintenance Specialist
Kraus-Anderson - Cost
Estimating

The City of Golden Valley Civic Campus Master Plan is a campus planning effort with BKV Group, Oertel Architects, and HKGI in collaboration with Kraus Anderson. This comprehensive facility needs assessment included detailed physical facility reviews, development of space needs programs and future projections, and preparation of proposed design and planning strategies.

Currently, all city municipal services (Police, Fire, City Hall and Public Works) are all located at a central location in what is considered downtown Golden Valley. Significant space demands can not be met by the constrained site and still house all municipal services. The site location is at a critical area for planned mixed use municipal and private commercial development. The study evaluated existing functional and operational needs; studied inefficiencies and limitations of facilities, provided a space needs analysis and building program; and illustrated concepts for building footprints that meet service demands for municipal services within the downtown core; establish projected costs for various scales of potential projects; and fostered community buy-in and consensus building by integrating a robust community outreach process using multiple modalities and multiple touchpoints throughout the process.

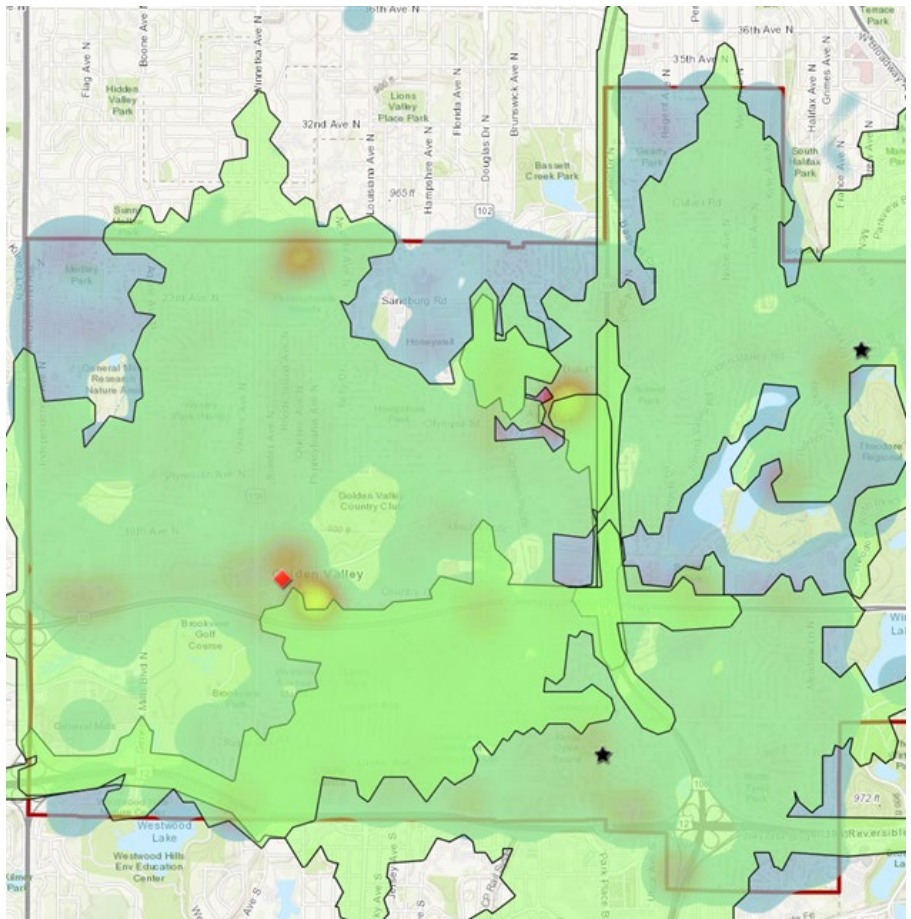
Following completion of the project, the team has continued into ongoing pre-design efforts for the first phases of implementation, including ongoing pre-design efforts for the new Fire Station, downtown Public Safety Building, and the new Maintenance campus. This work includes revisiting, refining, and enriching facility space programs, detailed review and consideration of project siting and phasing, and focused community engagement efforts in service of continued public awareness and support of these large-scale investments.

FIRE STATION ANALYSIS & PRE-DESIGN

Within our 2020-2021 long-range municipal facilities study for the City of Golden Valley, we affirmed the city's programmatic and facility space needs for each of its key departments, including Fire Service, identifying the need to support the department in transitioning from paid-on-call to duty crew service with facilities that support cancer-prevention, gender equity, and 24/7 operations. The outcome of that study also noted the operational and budgetary efficiency of transitioning from a 3-station model to a 2-station model, as GIS analysis validated the ability to serve the city from two strategically-placed fire stations.

Leveraging funding from the State of Minnesota, the City proceeded with a pre-design process and station location analysis, where the primary objectives were to further develop the new station's space program, to further engage the community about potential station locations, and to provide detailed analysis and recommendations for potential station locations. The project team collaborated with the Fire Department on an itemized space program, utilizing benchmarking from similar projects and industry best practices. Community engagement events were provided at multiple touchpoints throughout the project, first as a method of communication and transparency about the need and value of the project, at a midpoint to gain public feedback on the proposed scoring criteria for potential site evaluation, and finally to receive input on both a long and later a short list of recommended sites. Activities included open houses and digital surveys.

The project team presented to the City Council throughout the project, with final recommendations reflecting both public and city leadership direction. Final deliverables included maps of shortlisted sites, scoring and ranking reflecting a combination of GIS response-time analysis, site zoning, development costs, and other quantitative and qualitative attributes, diagrammatic site plan test-fits of potential building and site program elements, and evaluation with city departments of each site re: zoning, development, and community impact.





RED WING POLICE & PUBLIC WORKS STUDY & MASTER PLAN

RED WING, MINNESOTA

CLIENT

City of Roseville, MN

SIZE

42,000 SF

SERVICES

Existing Conditions, Response Time, Site Feasibility, Programming, Planning

TEAM INVOLVEMENT

BKV Group - Prime Architect
Oertel Architects -
Maintenance Specialist
Kraus-Anderson - Cost
Estimating & FCA Lead

The Red Wing Police Department currently shares a building with the Goodhue County Sheriff and is in need of additional operational space as well as wellness functions and training opportunities. Looking to potentially move into their own facility, the BKV team completed an operational space needs analysis to determine the department's immediate space needs and projected needs in 20 years. The projected space needs for the Red Wing Police Department was identified around 42,000 SF.

A feasibility study was completed to review the potential for repurposing an existing city-owned facility currently occupied by the public works department for the police department. BKV developed several planning options exploring ways to reuse the existing city-owned facility as well as planning for an entirely new facility on the same site. Additionally, an alternate concept was explored for a new build adjacent to the city's fire station.

During the course of the initial police study, the city determined it would be beneficial to explore an option for a combined police and public works facility. Oertel Architects was brought on as a project partner to perform the public works programming and master planning. Master planning concepts for a combined facility were studied to confirm site feasibility and costs.

With each planning option, cost estimates were completed to identify the associated overall project costs and the pros/cons of each option were reviewed to assist the city in making an informed decision on how best to address the needs of the police department.



BUFFALO FACILITIES NEEDS ASSESSMENT

BUFFALO, MINNESOTA

CLIENT

City of Buffalo, MN

SERVICES

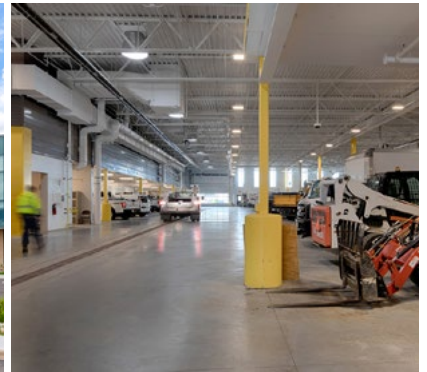
Existing Facilities Assessment,
Space Needs Programming,
and Conceptual Design
Recommendations

TEAM INVOLVEMENT

BKV Group - Prime Architect
Oertel Architects -
Maintenance Specialist
Kraus-Anderson - Cost
Estimating

Existing facilities assessment, space needs programming, and conceptual design recommendations for twelve of the City of Buffalo's core municipal facilities, ranging from a standalone community center to public safety facilities and multi-building maintenance and utility sites. Work included benchmarking facilities and operations against current industry codes, regulations, and best practices, and development of detailed space program matrices itemizing existing versus projected space needs for personnel, vehicle and equipment, support and storage, and public areas for each facility. For each facility, BKV Group deployed specialists with each facility type to connect with department heads, staff, and facilities personnel to document critical issues impacting safe, efficient, and effective operations, collaborating with these core stakeholders on development of recommended space programs and conceptual block plans. Work also included a multi-part community engagement effort, to guide and inform recommendations about public-facing facilities included in this study.

BKV Group worked with the City's Task Force to develop project guiding principles, through the project to review and refine progress work, and to establish a feasible strategy for project phasing and prioritization. Project deliverables included space programs, conceptual block plans, a final report, and project cost estimates. For each facility, the team developed multiple options for review and consideration, facilitating dialogue within City leadership about discrete investments per department versus facilities and sites where investments could support greater operational efficiency through strategic co-location.



FRIDLEY CIVIC CAMPUS

FRIDLEY, MINNESOTA

CLIENT

City of Fridley, MN

SIZE

184,300 SF total project

SERVICES

Space Needs Assessment,
Master Planning, Site Feasibility,
Programming, Planning, Design,
Project Management, Architecture,
Interior Design, M/E/S Engineering,
Construction Administration

TEAM INVOLVEMENT

BKV Group - Prime Architect
Oertel Architects - Maintenance
Specialist

AWARD

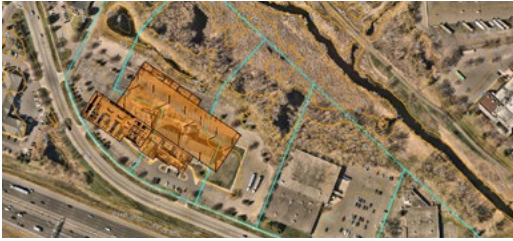
2019 Firehouse Magazine Station
Design Awards, Bronze – Mixed Use
Category // 2020 American Public
Works Association (APWA) -MN
PROJECT OF THE YEAR

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.

The public engagement process had been ongoing long before BKV Group and Oertel Architects were brought into the project, with a previously approved building program and a site master plan developed through a series of public design charrettes. The previous project plan developed didn't have the level of detail needed to execute the final project. Acting in a very transparent and data-driven way, our team documented the actual space needs for each department now and in the future and compared them to the spaces of similar communities in the immediate area to give the public reassurance that the space requests were appropriate and in line with local standards. This careful process was scrutinized and questioned by the citizens who were rightly concerned by the increases proposed, but accepted when no holes in the logic could be found. The team worked with the owner to distill the master plan to its essential elements and reconstructed it with proper site flows.

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.



2023 MULTI-SITE STUDY



2024 MASTER PLAN

BROOKLYN CENTER PUBLIC WORKS PROGRAMMING & PLANNING

BROOKLYN CENTER, MINNESOTA

CLIENT

City of Brooklyn Center, MN

SIZE

15-acre opportunity zone site

SERVICES

Existing Facilities Assessment, Space Needs Program, Master Plan, Facility Condition Assessment, Programming, Planning

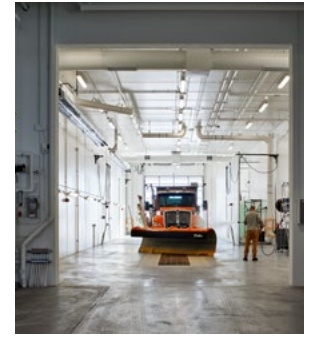
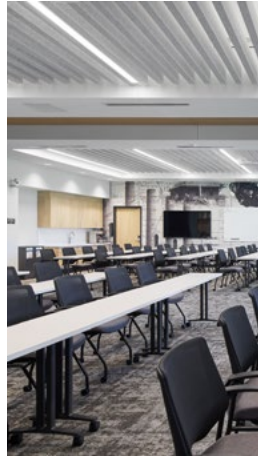
TEAM INVOLVEMENT

Oertel Architects - Architect - Public Works

Oertel Architects was engaged by Brooklyn Center in 2018 review their existing facility and provide a space needs program for their current operations to gauge the building's ability to meet developing industry trends and best practices. Oertel was engaged again in 2023 to update the space needs, look at other site opportunities and develop a master plan for how a new facility can meet programmatic needs. Oertel also engaged in a concurrent Facility Condition Assessment project with the city to review all municipal facilities, to evaluate the ability to meet functional and operational needs.

Since 2018 Brooklyn Center as a community has seen significant change within the community and aging infrastructure has translated into a demand for space that meets the departments unwavering ability to continue and deliver a high level of service to its community.

The study process test fit the programmatic needs on multiple site opportunities to help the city public works leadership determine if any potential sites were worth investigating further. Five potential sites were reviewed, in addition to generalized site arrangements and a phased approach to the existing site. Each design scenario received a full cost estimate for the building with site work and any relocation, demolition and site acquisition costs. The process identified that the existing site, with a phased approach and temporary relocation would be the most ideal scenario for the city. That design has advanced into a more advanced schematic design to assist the city with securing funding for construction.



ROSEMOUNT PUBLIC WORKS & POLICE DEPARTMENT

ROSEMOUNT, MINNESOTA

CLIENT

City of Rosemount, MN

SIZE

160,000 GSF

SERVICES

Programming, Planning,
Design, Project Management,
Architecture, Interior
Design, M/E/S Engineering,
Construction Administration,
Peer Review

TEAM INVOLVEMENT

BKV Group - Prime Architect
Oertel Architects -
Maintenance Specialist
Kraus-Anderson - CM

AWARD

2025 Finance & Commerce Top
Project of 2024

BKV Group & Oertel Architects were engaged to provide architectural and engineering services to the City of Rosemount, MN for a new combined police and public works facility. The previous project plan developed didn't have the level of detail needed to execute the final project; therefore, the BKV & Oertel team were brought in to plan the new facility development. The 160,000 GSF facility was planned on a 20-acre site at a highly visible location within the city providing a new civic identity for the police and public works departments.

The facility has a strong presence along Biscayne Avenue and was designed to be a welcoming community asset, including a generous public lobby and community training rooms. The public space is shared between the police and public works departments, located to maintain and provide a secure facility while providing easy wayfinding to city services. The facility was carefully designed to maximize daylighting to the occupied spaces to support staff health and wellness. A landscaped courtyard space was created for staff use within the secure area of the site, with the fitness area and staff break spaces located around the perimeter.

The facility provides centralized public works operations, providing space for public works offices, and staff support space as well as vehicle storage, vehicle maintenance and wash facilities. The police includes staff workspace, interview rooms, temporary holding, evidence processing/storage, indoor gun range, tactical training, and K9 area.



ORONO PUBLIC WORKS

ORONO, MINNESOTA

CLIENT

City of Orono, MN

SIZE

60,000 SF

SERVICES

Architecture, Specifications,
Construction Administration

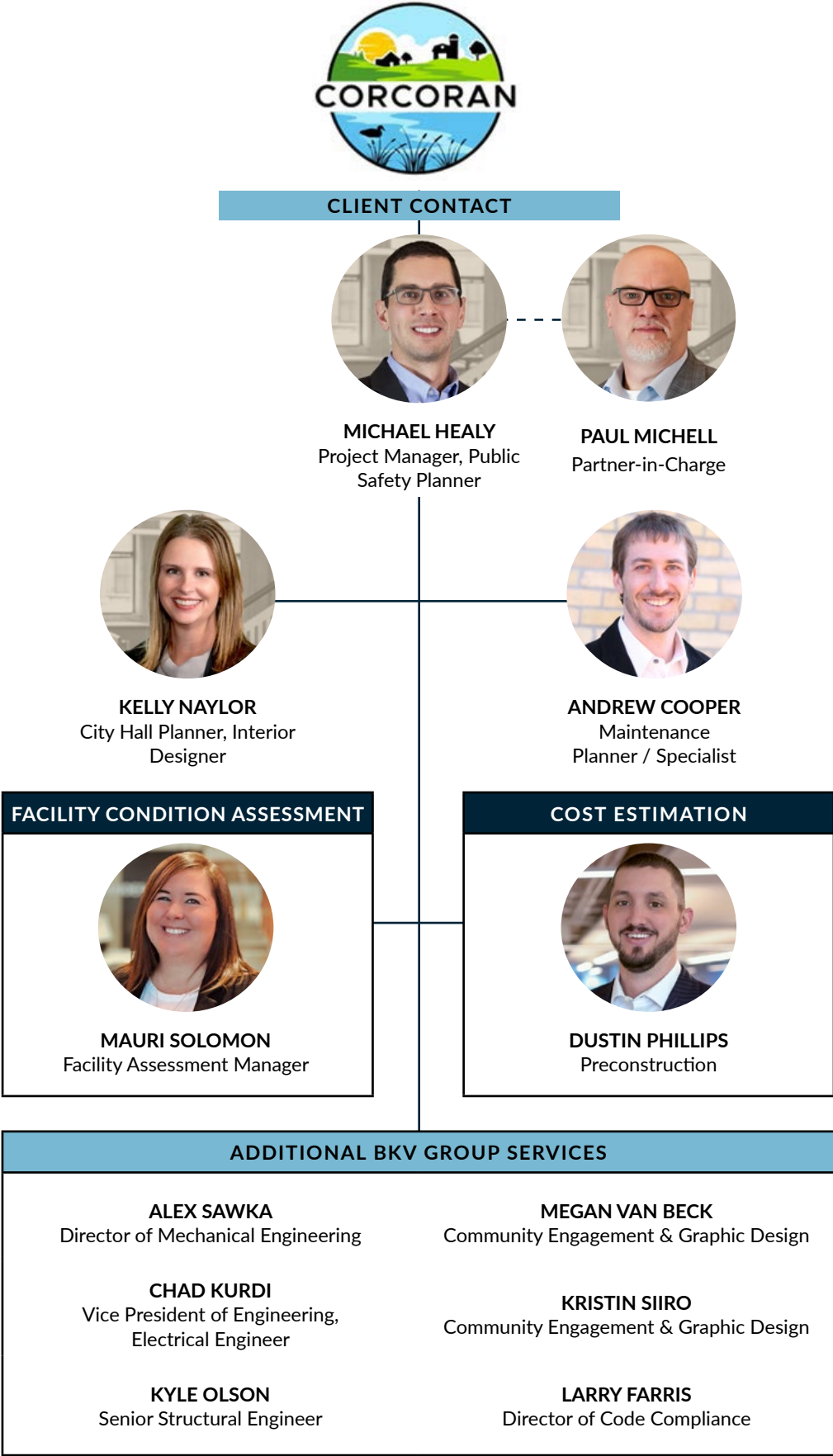
TEAM INVOLVEMENT

Oertel Architects - Architect -
Public Works

The City of Orono hired Oertel Architects to provide design services for its new Public Works campus. The project includes a 60,000-square-foot full-service public works building (vehicle storage, vehicle maintenance, office, shop, and support), exterior covered storage bins, exterior open storage bins, a salt building, a brine building, and a fuel island. The new facility is designed to improve operational efficiency, streamline maintenance processes, and enhance long-term service capabilities for the city.

The site was formerly owned by MnDOT and is located off Old Crystal Bay Road, immediately adjacent to Highway 12. Steeply sloped, long and linear, and adjacent to residential properties, the site poses several challenges. The design team worked closely with city staff, council members, easement holders, and neighboring residents to develop a campus that balances functional needs with community concerns. The final design minimizes visual impact, incorporates thoughtful site grading, and strategically positions buildings and storage areas to maximize space while maintaining accessibility and efficiency. Sustainable design strategies and durable materials ensure that the facility will serve the city well for years to come.

ORGANIZATIONAL CHART



RESUMES OF PERSONNEL



Paul Michell, AIA

PARTNER-IN-CHARGE

Paul brings 25 years in planning and delivering complex public facilities. He demonstrates an unparalleled level of commitment to high-quality design, a team-oriented approach, and influential leadership which contributes to functional, enduring, and purposeful facilities that enrich the community while meeting the client's operational, budgetary, and schedule goals. Paul is passionate about community and local government projects and understands the sensitive nature of local government decision making and delivering value for tax-dollars spent.

EDUCATION

University of Kansas, Bachelor of Architecture, School of Architecture and Urban Design

University of Missouri – Kansas City, School of Architecture and Environmental Design

Marquette University, College of Engineering, Emphasis in Electrical & Mechanical Engineering

REGISTRATIONS

Licensed Architect: MN # 61543, among many others

NCARB

YEARS OF EXPERIENCE

25+

PROFESSIONAL AFFILIATIONS

IACP, International Association of Chiefs of Police Associate Membership // MCPA, Minnesota Chief of Police Association, Supporting Member // AIA, Minnesota Government Affairs Committee Member // AIA, Minneapolis Advocacy Committee Member // American Institute of Architects

RELEVANT EXPERIENCE

South St. Paul Facilities Master Plan/Needs Analysis, South St. Paul, MN

Red Wing Police Needs Assessment & Feasibility Study, Red Wing, MN

Red Wing Police & Public Works Master Plan, Red Wing, MN

Rosemount Police Station & Public Works, Rosemount, MN

St. Paul Park Public Works Needs Assessment, St. Paul Park, MN

Vassar Municipal Facilities Space Needs Assessment & Master Plan, Vassar, MI

International Falls Municipal Facilities Needs Assessment, International Falls, MN

Credit River Civic Campus & Public Works, Credit River, MN

Bloomington Public Works & Parks Study, Bloomington, IL

Eden Prairie Maintenance Facility Study, Eden Prairie, MN

Eden Prairie Police Renovation, Eden Prairie MN

Golden Valley Fire Station Location Analysis and Public Safety Pre-design, Golden Valley, MN

Maple Grove PUPS Facility Study & Master Plan, Maple Grove, MN

Chanhassen Civic Campus, Chanhassen, MN

Chanhassen Bluffs Recreation Center Concepting, Chanhassen, MN

Ramsey City Hall Security Study, Ramsey, MN

Shoreview City Council Chambers Remodeling, Shoreview, MN

Wayzata City Hall Study, Wayzata, MN

Winona Public Safety Needs Assessment, Winona, MN

Waite Park Public Safety Study, Waite Park, MN

Williamsport City Hall Study, Williamsport, PA

Willmar City Hall & Community Center Site Design & Assessment, Willmar, MN

Inver Grove Heights Fire Stations Location Study, Inver Grove Heights, MN

Vadnais Heights Fire Station PreDesign, Vadnais Heights, MN

Waterville New Fire Station, Waterville, MN

Hays Police Station & Court Renovation / Expansion, Hays, KS

Hays Public Safety Needs Assessment Study, Hays, KS

Shawnee Park Maintenance Facility Study, Shawnee, KS*

Independence Police Dept Study, Independence, OH

Lansing New Public Safety Center, Lansing, MI

Menomonie Police Facility Assessment Study, Menomonie, WI

Montgomery County Police District Station 6, Gaithersburg, MD

Montgomery County Noah A. Leotta Olney Police Satellite Station, Olney, MD



Michael Healy, AIA

PROJECT MANAGER, PUBLIC SAFETY PLANNER

Michael is a seasoned Project Manager with over 14 years of experience delivering law enforcement and civic facilities of lasting impact. He approaches each project with the belief that design must be of its time, place, and patron—a reflection of community values, civic identity, and operational purpose. Michael has deep expertise in the spatial and functional requirements of public safety buildings and leads projects with a focus on collaboration, technical precision, and stakeholder engagement. From planning through construction, he ensures each facility is efficient, contextually responsive, and inclusive—meeting budget and schedule goals while setting a standard for contemporary public architecture.

EDUCATION

Masters of Architecture;
University of Minnesota,
Bachelor of Science,
Architecture, Minor,
Construction Management

REGISTRATIONS

Licensed Architect: MN #55378

YEARS OF EXPERIENCE

14

AWARDS

Detroit Lakes Police Station:
2021 Officer Magazine Law
Enforcement Design Awards -
Facilities III, Silver
Rochester Government Service
Center & North Police Station,
MN: 2020 Finance & Commerce
Top Project of 2020
Fridley Civic Campus, MN:
2020 APWA-MN Project of the
Year; 2019 Firehouse Magazine
Station Design Awards - Mixed
Use Bronze Award

RELEVANT EXPERIENCE

Roseville Civic Campus Master Plan,
Roseville, MN

Golden Valley Civic Campus Master Plan,
Golden Valley, MN

Golden Valley Fire Station Location Analysis
and Public Safety Pre-design, Golden Valley,
MN

Red Wing Police Needs Assessment &
Feasibility Study, Red Wing, MN

Red Wing Police & Public Works Master
Plan, Red Wing, MN

South St. Paul Facilities Master Plan/Needs
Analysis, South St. Paul, MN

Buffalo Municipal Facilities Assessment &
Needs Analysis, Buffalo, MN

Rosemount Police Station & Public Works,
Rosemount, MN

Fridley Civic Campus, Fridley, MN

Wright County Government Center, Buffalo,
MN

Ramsey Public Works Study, Ramsey, MN

Dakota County Empire Campus Public Works
Addition and Renovation, Dakota County,
MN

St. Paul Park Public Works Needs
Assessment, St. Paul Park, MN

International Falls Municipal Facilities Needs
Assessment, International Falls, MN

Hays Public Safety Needs Assessment Study,
Hays, KS

Menomonie Police Facility Assessment
Study, Menomonie, WI

Bloomington Police Department & Public
Works Study, Bloomington, IL

Northville Public Safety Headquarters Study
& Pre-Design, Northville, MI

Credit River Civic Campus & Public Works
Credit River, MN

Vassar Municipal Facilities Space Needs
Assessment & Master Plan, Vassar, MI

Bloomington Public Works & Parks Study,
Bloomington, IL

Eden Prairie Maintenance Facility Study,
Eden Prairie, MN

Maple Grove PUPS Facility Study & Master
Plan, Maple Grove, MN

Chanhassen Civic Campus, Chanhassen, MN

Ramsey City Hall Security Study, Ramsey,
MN

Shoreview City Council Chambers
Remodeling, Shoreview, MN

Wayzata City Hall Study, Wayzata, MN

Edina Community Health & Safety Facility &
Fire Station #2, Edina, MN

Lansing Public Safety Facility, Lansing, MI

Lansing Fire Station #2, Lansing MI

Lansing Fire Station #9, Lansing MI

Lansing Fire Training, Lansing MI

Waconia Fire Station Study, Waconia, MN

Waconia New Fire Station, Waconia, MN

Elk River Fire Station #3, Elk River, MN

Rochester Fire Department Station #2,
Rochester, MN



Kelly Naylor, CID, LEED AP

CITY HALL PLANNER, INTERIOR DESIGNER

Kelly brings over 25 years of experience specializing in police stations, city halls, and government buildings. Her expertise in space standards and layouts ensures effective planning by aligning historical data with modern city and law enforcement needs. Leading BKV Group's interior department, she provides strategic leadership and mentorship while overseeing space planning, material selection, construction documents, and furniture review. With a deep understanding of spatial flow and operations, Kelly integrates sustainable, durable, and attractive design solutions, enhancing functionality and aesthetics in every project.

EDUCATION

University of Minnesota,
Bachelor of Science, Interior
Design

REGISTRATIONS

NCIDQ Certification #016271
LEED Accredited Professional
Certified Interior Designer
(CID): MN #C02169

YEARS OF EXPERIENCE

25+

RELEVANT EXPERIENCE

**St. Louis Park Police Facility/Space
Assessment, St. Louis Park, MN**

**Roseville Civic Campus Master Plan,
Roseville, MN**

Chanhassen Civic Campus, Chanhassen, MN

Fridley Civic Campus, Fridley, MN

Shakopee New City Hall, Shakopee, MN

Bedford Municipal Complex, Bedford, OH

**Emily City Hall & Police Department, Emily,
MN**

**Excelsior City Hall Study & Renovation,
Excelsior, MN**

Independence City Hall, Independence, MN

**Inver Grove Heights City Hall & Police
Station, Inver Grove Heights, MN**

**Maple Grove Government Center, Master
Plan & New Facility, Maple Grove, MN**

**Minnetonka City Hall & Community Center
Renovation, Minnetonka, MN**

**Plymouth City Hall and Public Safety
Building, Plymouth, MN**

Ramsey Municipal Center, Ramsey, MN

**Rochester Service Center & North Police
Station, Rochester, MN**

**Albert Lea City-Wide Facilities Assessment &
Master Plan, Albert Lea, MN**

**Cloquet Assessment and Master Plan,
Cloquet, MN**

**Detroit Lakes Police & City Hall Study,
Detroit Lakes, MN**

**Forest Lake Public Works and Municipal
Facilities Master Plan, Forest Lake, MN**

**Golden Valley Municipal Facility Needs
Assessment & Pre-Designs, Golden Valley,
MN**

**Minnetonka Community Facilities and
Programming Space Study, Minnetonka, MN**

**Roseville Civic Campus Master Plan & Pre-
Design, Roseville, MN**

**Vadnais Heights City Hall, Vadnais Heights,
MN**

**West St. Paul Facilities Needs Assessment,
West St. Paul, MN**

**Aitkin County Government Center, Aitkin,
MN**

**Freeborn County Government Center, Albert
Lea, MN**

**Hennepin County Southside Service Center,
Minneapolis, MN**

**Le Sueur County Government Center, Le
Center, MN**

Olmsted Government Center Remodel, MN

**Ramsey County Pre-Design for
Administrative Offices, Ramsey, MN**

**Ramsey County Residents First Core
Services, Ramsey, MN**

**Washington County Government Center
Renovation, Stillwater, MN**

**Wright County Government Center, Buffalo,
MN**

**Wright County Space Needs Study /
Government Center, Buffalo, MN**



Andrew Cooper, AIA

MAINTENANCE PLANNER / SPECIALIST

Andrew has spent his career working with various municipalities and agencies all across the Upper Midwest on a variety of project typologies. He has extensive experience in project design, project management and contract administration. Andrew also has extensive experience in performing Oertel's internal cost opinions and internal quality control over all of Oertel's work products. Andrew uses his communication skills and knowledge of design and construction issues to make sure each project is a success.



EDUCATION

Bachelor of Architecture, North Dakota State University (NDSU)

REGISTRATIONS

Licensed Architect: MN
#46485, among others

YEARS OF EXPERIENCE

23

PROFESSIONAL AFFILIATIONS

APWA- American Public Works Association

MPWA- Minnesota Public Works Association

AIA- American Institute of Architects

AWARDS

Fridley Civic Campus, MN: 2020
APWA-MN Project of the Year

APWA Project of the Year -
National Award - Robbinsdale
Water Treatment Plan

SPEAKING SESSIONS:

"Demystifying the Municipal
RFP/RFQ" - 2023 APWA-PWX

RELEVANT EXPERIENCE

City of Roseville, MN Campus Study w/BKV Group (Oertel responsible for public works portion of the project)

South St. Paul Facilities Master Plan/Needs Analysis, South St. Paul, MN

Buffalo Municipal Facilities Assessment & Needs Analysis, Buffalo, MN

Red Wing Police & PW Study/Master Plan, Red Wing, MN

City of Andover Vehicle Maintenance Facility

City of Golden Valley Civic Campus Planning (w/BKV)

City of Rosemount, MN Public Works

City of Fridley, MN Public Works Facility (w/BKV Group)

City of Saint Paul Citywide Operations & Training Master Plan

City of Monticello, MN Public Works Facility

MnDOT Jordan Truck Station (w/ Alliance)

MnDOT Clearwater Truck Station

City of Delano, MN Public Works

City of Burnsville, MN Facilities Study (w/BKV Group)

City of Shawnee, KS Parks Maintenance Facility

White Earth Nation Fleet Storage Facility

City of Ramsey, MN Public Works Facility

City of Lawrence, KS Municipal Services & Operations Study (specialty consultant)

National Guard Vehicle Maint. Facility- New Ulm, MN

City of Monticello, MN Public Works Study (multiple)

City of Mounds View, MN Public Works Facility

MnDOT Golden Valley Truck Station Campus Master Plan

City of Plymouth, MN Public Works Expansion

MnDOT Maplewood Truck Station Building

Carver, MN Facilities Master Planning (multiple facilities)

City of Corcoran, MN Public Works Facility

City of Maple Grove, MN Public Works Facility

City of Ham Lake, MN Public Works Study

City of Crystal, MN Public Works Study

City of West St. Paul Public Works Study

City of Blaine Public Works Facility

City of Hilltop, MN Public Works Facility

City of Elk River, MN Public Works Study

City of Faribault, MN Public Works Facility

City of Minnetonka, MN Salt/ Sand Building

Hennepin Co. Maintenance Facility Expansion- Osseo, MN

Olmsted County Public Works Facility Master Planning- Rochester, MN

City of Blaine, MN Public Works Mechanical & Electrical Upgrades

Washington County Highway Department Master Plan



Mauri Solomon, CFM

FACILITY ASSESSMENT MANAGER

Mauri will identify and verify program needs and assist in generating a master plan that addresses the facility options and the risks that exist for each of the options presented. She will observe, review, and document the facility conditions, including - but not limited to - site conditions, exterior envelope, interior finishes, mechanical and electrical systems, ADA requirements, and safety and security. She will identify all viable options and costs associated as a part of a comprehensive plan.

EDUCATION

Masters, Project Management, Saint Mary's University of Minnesota, Minneapolis, MN

B.S., Interior Design + Architecture, The Art Institutes International Minnesota, Minneapolis, MN

YEARS OF EXPERIENCE

19

RELEVANT EXPERIENCE

North Branch Facility Assessment and Master Planning – Four-building facility assessment and master planning

Eden Prairie City Center Facility Condition Assessment and Master Planning, MN – 230,000 SF facility assessment and master planning

Waite Park Facility Condition Assessment, MN – 137,062 SF facility assessment of City buildings

Rochester Facility Assessment, MN

Sisters of St. Joseph of Carondelet Facility Assessment, St. Paul, MN – 167,801 SF, 6-building facility assessment



Dustin Phillips

PRECONSTRUCTION

As a PreConstruction Lead, Dustin plays a vital role in setting projects up for success. He supports the team during the preconstruction phase by monitoring and refining both long-range and short-term plans to ensure seamless project execution. With a keen eye for detail, Dustin develops accurate project cost estimates while incorporating the latest subcontractor pricing trends. His expertise in budgeting, planning, and forecasting helps clients and stakeholders make informed decisions, ensuring efficiency and cost-effectiveness. By staying ahead of industry trends and market fluctuations, Dustin contributes to the strategic planning and financial viability of each project. His dedication and analytical approach make him a valuable asset in delivering well-planned and competitively priced construction solutions.

EDUCATION

Masters, Construction Management and B.S., Construction with a Minor in Business Administration, University of Wisconsin-Stout, Menomonie, WI

YEARS OF EXPERIENCE

19

RELEVANT EXPERIENCE

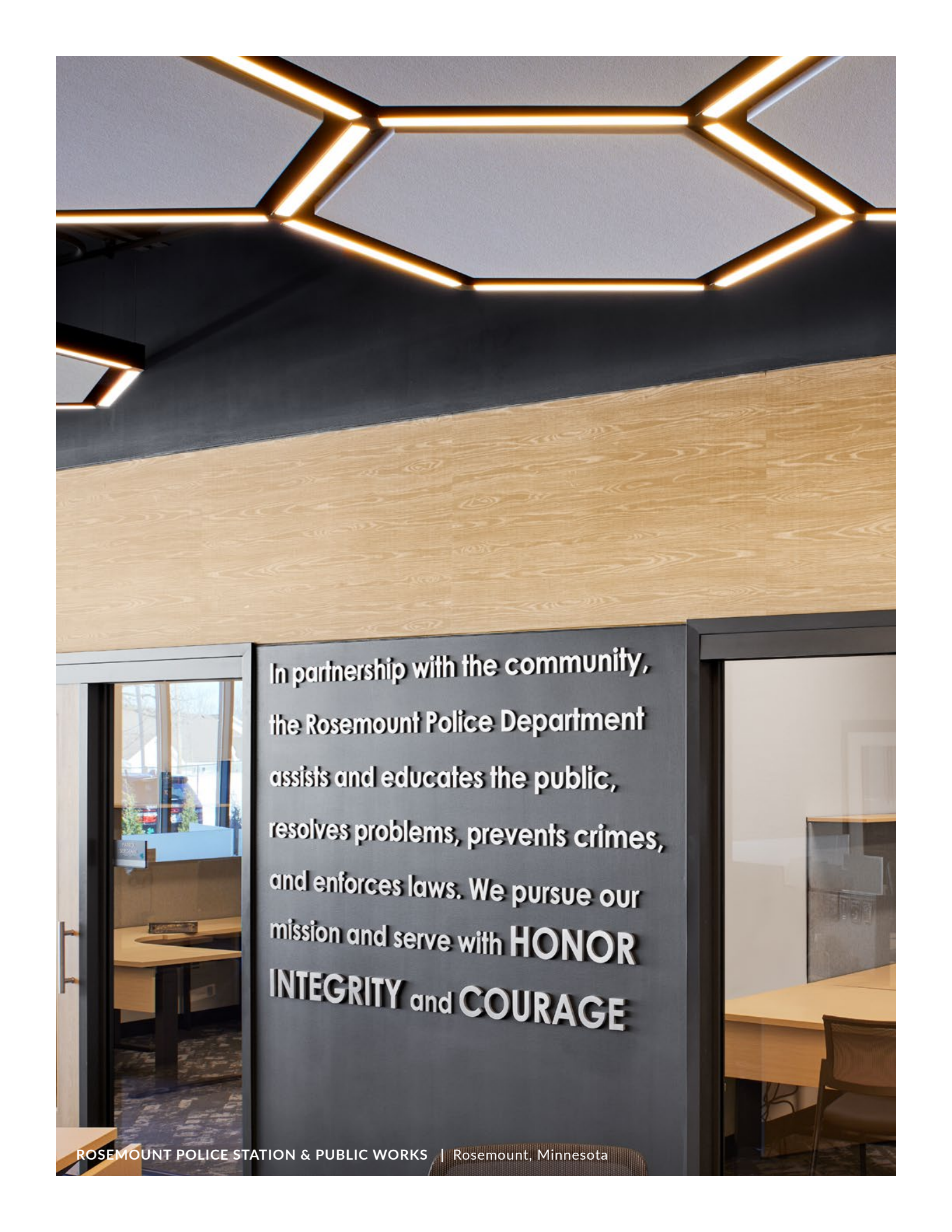
North Branch Facility Assessment and Master Planning, MN

Washington County Master Planning Public Works Facility, MN

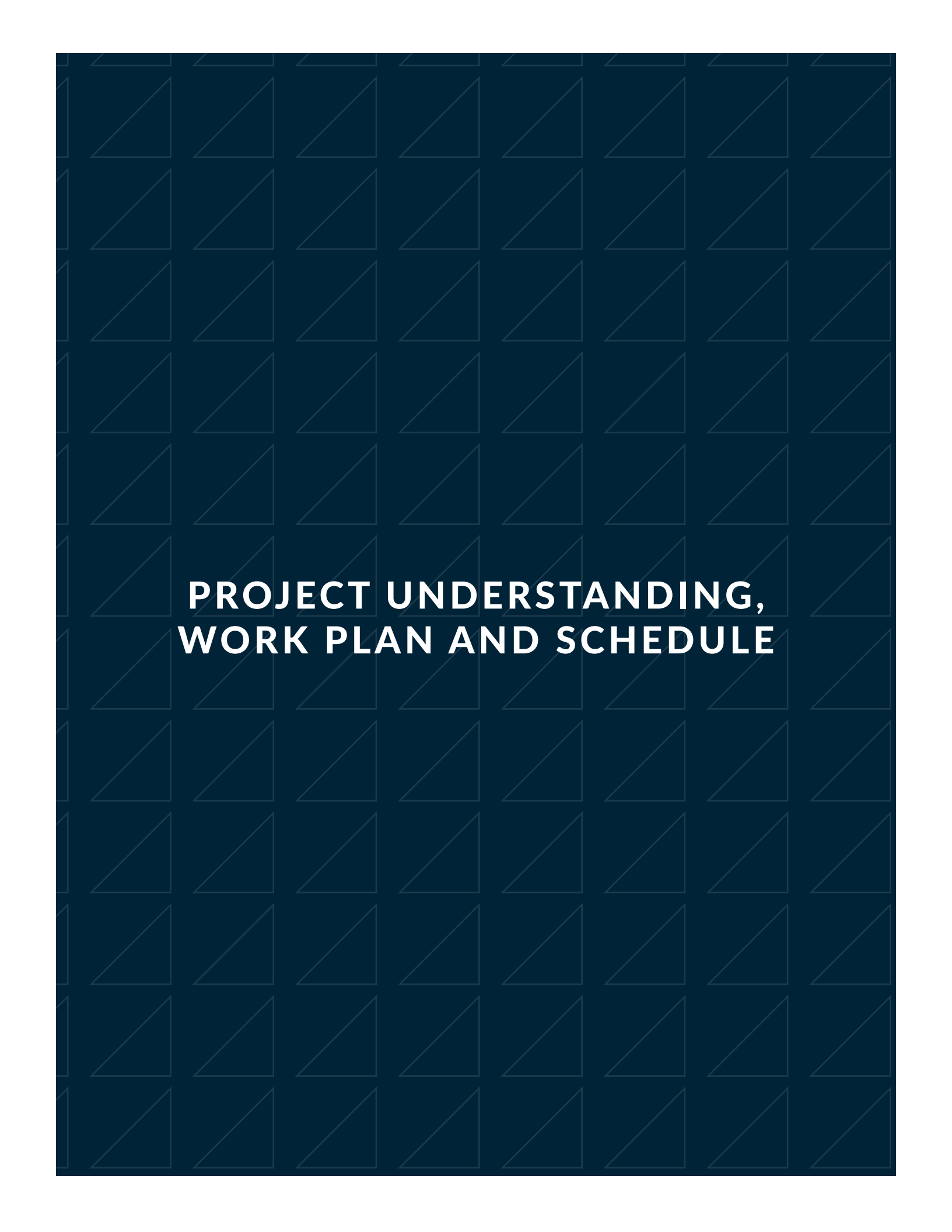
City of Burnsville | Water Treatment Plant Facility Assessment and Municipal Space Needs Assessment, MN

Robbinsdale Facility Condition Review and Preconstruction Services, MN

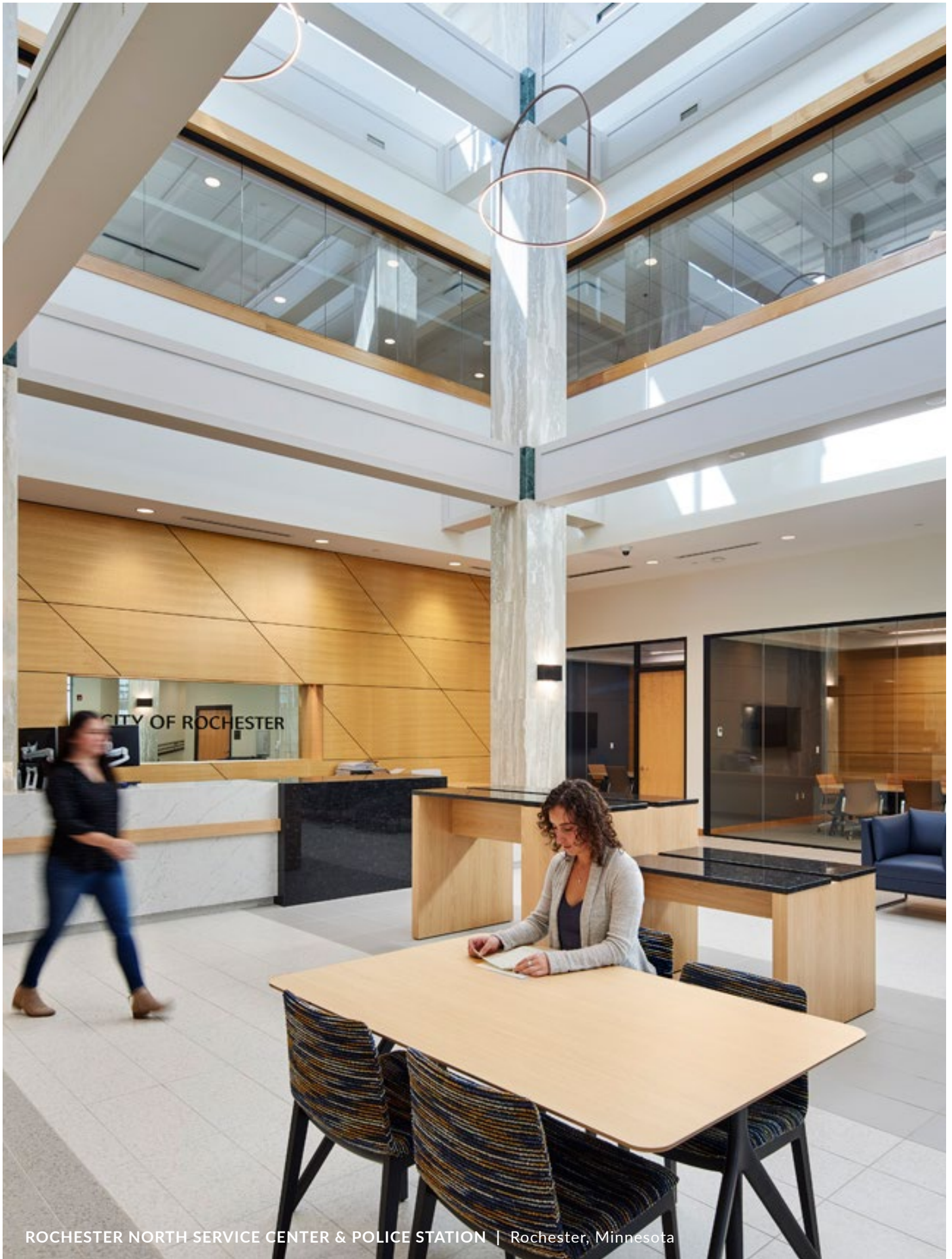
Inver Grove Heights Facility Condition Assessment and Preconstruction Estimating Services, MN



In partnership with the community,
the Rosemount Police Department
assists and educates the public,
resolves problems, prevents crimes,
and enforces laws. We pursue our
mission and serve with **HONOR**
INTEGRITY and **COURAGE**

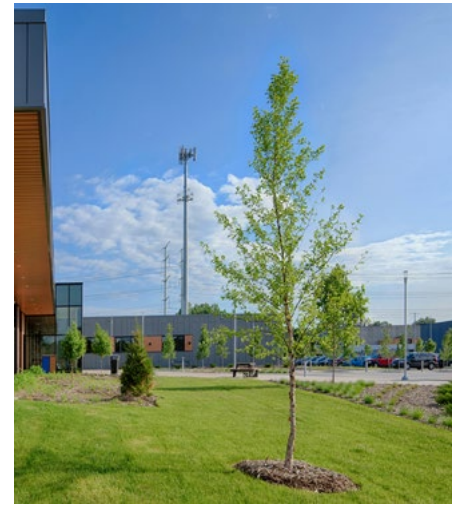


PROJECT UNDERSTANDING, WORK PLAN AND SCHEDULE



ROCHESTER NORTH SERVICE CENTER & POLICE STATION | Rochester, Minnesota

PROJECT UNDERSTANDING, WORK PLAN AND SCHEDULE



PROJECT COMMUNICATIONS

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 Group team will work closely with the City to review and refine the work plan at the start of the project to assure 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 approach is led by our experienced senior team members who provide you with the expertise and understanding that is needed to properly address important issues in a timely manner and create a well-developed project that is delivered on schedule. The BKV Group team is a **national** leader in public facility planning and design. Our experts are at the top of their fields in planning and design for these project types. We will bring new options and approaches to the City based on our project-type specific level of focus and an understanding of current national standards.

PROJECT UNDERSTANDING

We understand the concern counties bear in responsibly managing resources, planning, and implementing capital improvements, and in doing so uphold the quality and service expectations of their residents. When a public project begins with a space needs assessment, condition and operational assessment, master planning, and feasibility study process, a foundation is laid that provides an invaluable tool for long-term planning and subsequent design efforts as it:

- Establishes an objective, informed identification of existing facility condition and operational concerns, and both current and future space needs.
- Utilizes a multi-part approach to assessment, analysis, and engagement that feeds into recommendations that reflect and balance operational needs, fiscal responsibility, critical-path planning, and long-range visioning.
- When considering renovations and expansion, it investigates both current facility conditions as well as phasing and implementation options to maintain municipal operations and considers safety of staff during future construction phases.
- For a facility present on a campus with other city facilities, opportunities for synergy and efficiency can be explored.
- Provides an understanding of the total project costs associated with the needs and planning options identified

Your initial facility space need assessment and master plan encompasses multiple facility user groups. We provide a team with specific expertise in each area to properly address the needs, evolutions, and best practices of the different operations. As leaders in public facility planning and design, we know that our clients entrust us with the critical tasks of establishing project needs, designing facilities that work, and bringing credibility to the project results. Elected officials, project stakeholders, and citizens must have confidence in the recommended direction of the project.

We do not have preconceived notions on what a public project should be, but we understand your operations and the concerns of local government. We speak your language. Our experience will allow us to arrive at solutions quickly and provide a smooth and efficient project development process. It takes an in-depth understanding of the operations and aspirations for a building's ultimate users. Our experience in your project types gives us with unmatched perspective and a unique understanding of these agencies. Through this understanding, we provide user-responsive planning and design solutions for our clients.

Government project space needs analysis and master plans are foundational for supporting local government planning and investment, which is why this project type is among BKV Group's core services. We leverage facility specialists and our in-house engineers to ensure a process that draws on industry-specific expertise, and our team's knowledge of national best practices and evolutions in key public services. We are committed to leading this effort, facilitating valuable and informative dialogue with your core team, department leaders, and staff to deliver a project that realizes your goals and objectives.

WORK PLAN

TASK ONE – PROJECT DISCOVERY & KICKOFF

DISCOVERY. Successful programming and master planning efforts must begin with an understanding of the departments and a base knowledge of the existing facilities. We will request the following, if available, for review prior to the first workshop:

- Construction drawings or plans of the existing facilities so we can compare future space needs with current space allocation.
- Maintenance and operations data associated with the current facility and site.
- Organizational Chart/Inventory of the current facilities, staff, and fleet vehicles so we have a point of departure for discussions of future expectations.
- Mission statements so that your projects can support your organizational priorities.
- Any previous reports conducted on the facilities.
- Any boundary, topographic, and utility surveys, environmental assessments, geotechnical investigation reports, etc. available for the current site.
- Access to the latest zoning information so we can research permitted uses, setbacks, etc.
- Access to the latest aerial photography of the community so we can communicate the impacts a project may have on the surroundings.



WORKSHOP 1

KICKOFF. The first step in any successful project is establishing an effective team. We do this during the project kickoff meeting by:

- Introducing all core team members and their roles/responsibilities.
- Reviewing the City's explanation of the project, including project history and department backgrounds.
- Discussion of accepted growth trends as identified in the comprehensive plan.
- Review of the City's strategic priorities.
- Establishing the schedule, including all major tasks, workshops, presentations, and deliverables.
- Defining communications protocols between the BKV Group team and the City.
- Identifying all stakeholders and the ways they will be engaged throughout the study.

Facilitating the creation of shared goals, objectives, expectations, and vision. The goals and objectives always include “on-time” and “on-budget,” but also include things like “study finished before winter,” “include resiliency measures in study data,” or “enthusiastic buy-in from the staff.” The discussion of expectations allows each stakeholder around the table to talk about how they typically work, their management style, and any pet peeves that consultants sometimes fall into.

Each member of the BKV Group team will consciously adopt and internalize these goals, objectives, expectations, and visions so that every decision we make aligns with your best interests. An effective kickoff is the first step to a professionally managed project.

TASK TWO – ANALYSIS OF DEFERRED MAINTENANCE & IMPROVEMENT COSTS

WORKSHOP 2

INFORMATION GATHERING & FACILITY TOURS. Kraus Anderson will lead an information gathering workshop that will engage department and facility managers in dialogue regarding the known conditions of the facilities and sites and dates and ages of major materials and equipment. This information will form the basis for the team’s understanding of the maintenance and conditions of the facility. The team will tour the existing facilities documenting discovered deficiencies and necessary repairs and maintenance required. Together, the collected data will be used to develop a report of the conditions and a capital improvement plan with recommended timeline and costs for work required.

WORKSHOP 3

RESULTS AND REPORTING TOOLS. Our team will meet with the City to review the results of the facility condition assessment process. Kraus Anderson will provide an interactive web-based platform that the City will be given access to with the summary of findings, details of work required, resulting costs, and recommended timeline for implementation of repairs and maintenance. This will be a tool that the City has the option to have access to even beyond completion of the study.

TASK THREE – OPERATIONAL & SPACE NEEDS ASSESSMENT

WORKSHOP 4

OPERATIONAL TOURS & ASSESSMENT. BKV Group realizes that your most important asset is your staff. Your operations will be carefully evaluated and considered. We are committed to planning for efficient and enjoyable work environments but also must understand current operations and the limitations that the existing facility has placed upon staff and the community. Our team will review the operational and functional conditions of the facility and how your facilities are impacting the efficiency and effectiveness of your operations.

- Building Code Issues: means of egress, fire separations, stair/railing dimensions, etc.
- ADA/Accessibility: approach and entry to building, doors and corridors, restrooms, break rooms, etc.
- Energy Efficiency: Insulation, equipment, windows, air barrier, energy use intensity compared to industry averages.
- Health and Safety Issues: trip/fall issues, OSHA compliance, theft and vandalism, force protection standards, layers of security, etc.
- Functionality Issues: workflow support, gender-balance issues, wayfinding, ease of access by citizens, general sustainability, etc.

We would prefer to be toured through the facility by the department leadership to get feedback from one of the day-to-day users. Our deliverable will be a narrative describing the issues identified, with photographs for documentation. The Functional Report typically runs 10 pages or longer. It can help provide guidance for correcting the functional issues you are experiencing in your station.

SPACE NEEDS ANALYSIS. Our team will meet separately with each department and user group to identify, discuss, and closely define all the spaces required to function efficiently, in compliance with law and national standards, for the decades to come. We will discuss the “State of the Art” for your project types and how spatial relationships may be affected by forward thinking. With your consent, we will conduct a survey of your staff to solicit information about what elements to repeat from your current facilities, what elements to avoid, and any features of other facilities they have seen and liked. We will compare the space needs identified through this discussion with the space you currently have in your buildings so we can understand how well the current facilities are responding to your actual needs and what is necessary for efficient and complete operations.

PHASE FOUR – ANALYSIS OF PLANNING OPTIONS & CONCEPT PLANS

WORKSHOP 5

PLANNING OPTIONS. BKV Group will use the information compiled in the previous phases to explore development options for improving your existing facilities and considering new facilities on your identified sites. We will look at opportunities for efficiency and shared space. For each planning option we will use high level concept plans, site plans, etc. to communicate the implications of the option to the City and will work with you to develop a list of pros and cons regarding phasing, operational impacts, health and safety, first costs, workflow efficiency, sustainability, and long-term serviceability.

Specifically, for each concept we will explore the following:

- Building footprint and available space
- Site access points
- Vehicle circulation
- Pedestrian circulation and wayfinding
- Staff parking
- Greenspace, stormwater, and topography
- Utilities and Equipment Areas
- Expansion areas, including options to consider the larger city campus.

We will review adjustments requested by City and rough order-of-magnitude cost information and will refine the project requirements. Our deliverable will be conceptual site plans and conceptual stacking/layouts sufficient to validate the practicality of each Planning Option, along with a narrative explanation, pros/cons information, and the high-level cost estimate.



WORKSHOP 6

SITE EVALUATIONS. BKV Group will lead the City through an interactive process of evaluation for the current sites and potential future sites to support the development of project planning options. This will include considerations as it relates to development potential such as utilities, topography, and site impediments, but also operational criteria for all user groups.

WORKSHOP 7

DEVELOP CONCEPTUAL PLANS. We will present evolution and development to the high-level site and concept plans of the options selected by the City. Phasing concepts will be explored for reuse, renovation, and expansion options. The goal for this study is not to comprehensively work through all the issues and achieve perfection, but to proceed to the point where the City is comfortable that the solution is workable.

TOTAL PROJECT BUDGET. The BKV Group team will work with you to develop a total project budget for the final project options, including Construction Costs, Design Contingency, Escalation, FF&E, Design Costs, etc. For options using existing facilities the planning option budgets will also include deferred maintenance and repair costs identified in the Facility Condition Assessment phase. With these numbers in place, we would like to work with you and your financial advisors to determine potential funding sources, strategies, and any impacts to residential and commercial properties of different value. We find this final step to be critical to communicating the true, often minor, impact of a multi-million-dollar project to the individual homeowner.

PHASE FIVE – FINAL REPORT & COUNCIL PRESENTATION

WORKSHOP 8

FINAL REPORT. All the study deliverables, data collected, Workshop review materials, and Workshop meeting minutes will be combined into a final document with Chapters presenting each step of the process. The entire process will be documented, which will serve as evidence of the comprehensive and transparent process with data supporting every decision made. To aid the City in moving forward with their Projects, the last chapter will recommend action items.

PRESENTATION TO THE CITY COUNCIL. The process and the final report are designed to stand up to scrutiny, so BKV Group will be happy to present the final concepts and cost implications to the City Council and/or the citizens. This presentation should also reiterate the comprehensive process, explain how the original project goals were addressed, and recommend Next Steps.

PROPOSED TIMELINE

One of our first steps will be to meet with your core team to better understand your schedule goals, availability for meetings, and the proposed arc of key stakeholder and City Council sessions. With this information, we can develop a comprehensive critical path Gantt schedule that identifies all meeting dates, presentations, and all key milestones and deliverables. Our goal will be to leverage our experience in this project type and our history of delivering projects for communities like Corcoran to maximize the benefit of our expertise that we bring with minimal impact to your time. Of critical importance will be having sufficient touchpoints as the deliverables are developed and giving stakeholders adequate time to review and comment on the deliverables as they are being developed.

We believe that what we have proposed will provide sufficient time for the project to advance and conclude successfully. Our estimated schedule is summarized as follows:

TASK	PHASE	SCHEDULED DATES	DURATION
	Contract Approval by City	7/24/25	<i>Estimated</i>
Task One	Discovery	7/24/25 to 8/19/25	2 weeks
	Kickoff Meeting	8/12/25	
Task Two	Facility Condition Assessment (FCA)	8/13/25 to 8/21/25	1 weeks
Task Three	Needs Assessment	8/22/25 to 9/9/25	4 weeks
Task Four	Conceptual Planning	9/18/25 to 10/21/25	4 weeks
Task Five	Final Report	10/22/25 to 10/30/25	1 weeks
	City Council Presentation	11/13/2025	<i>To Be Confirmed</i>

Our proposed schedule includes overlap of our work effort to advance subsequent phases as information becomes available and refined. City Council presentation can occur as quickly thereafter as the City is ready.

A detailed schedule is included on the following page.

PREFERRED WORK PLAN VS. ALTERNATE WORK PLAN

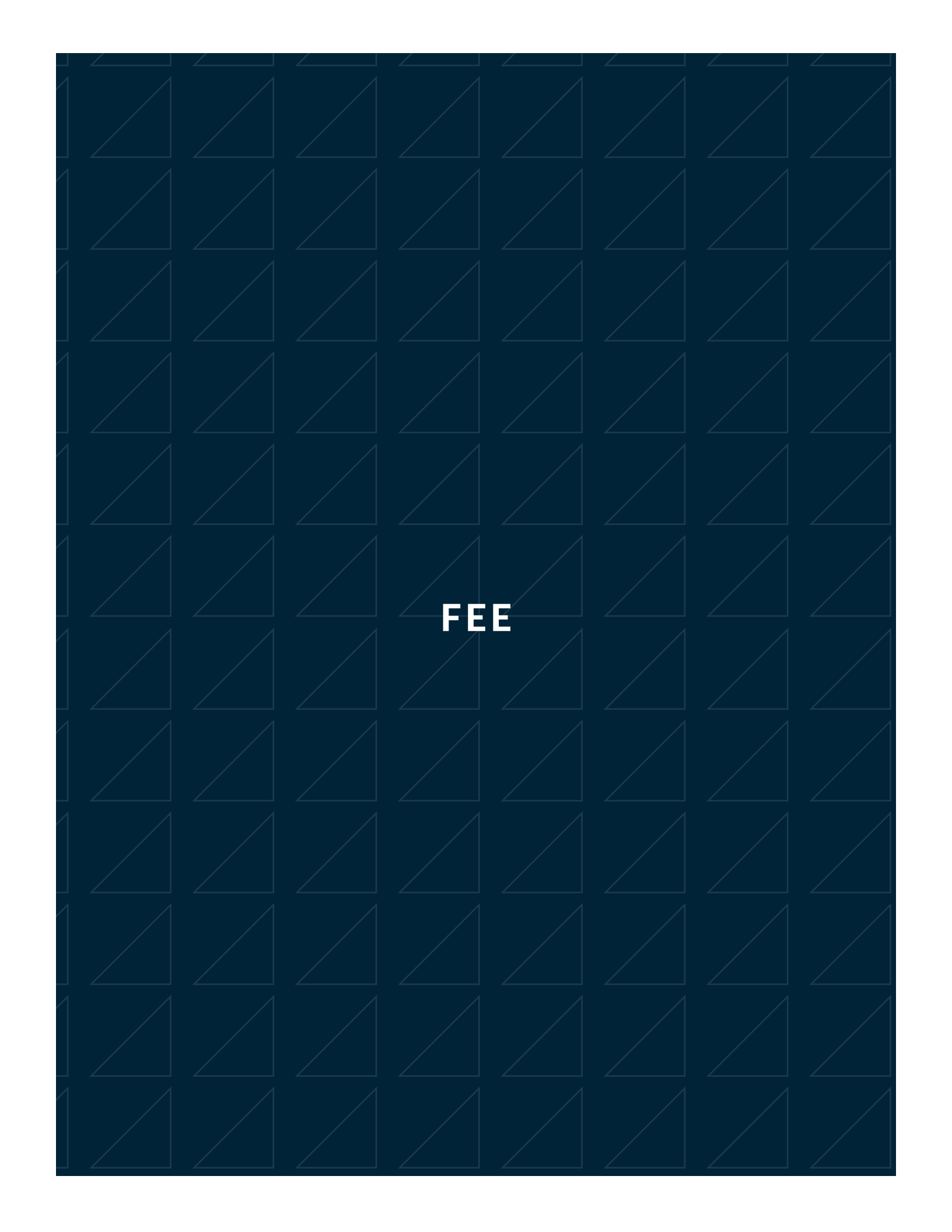
We believe the City’s requested scope of work is appropriate for achieving the desired outcomes. To meet the City’s goal of completion by the end of October 2025, the project must progress efficiently while still producing thorough, high-quality results. Our proposed work plan and schedule are designed to meet both objectives. Corcoran will benefit from our team’s extensive experience serving government clients across Minnesota, the Midwest, and beyond. This depth of experience ensures a credible process and reliable outcomes. For this reason, alternative approaches would not have accelerated the timeline or delivered additional value. If selected for this important project, our first step will be to confirm the scope and schedule, making adjustments as needed.



SHAKOPEE CITY HALL | Shakopee, Minnesota

TASK NAME	FORMAT	START	END	2025																				
				July				August				September				October					November			
				1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	5	1	2	3	4
City of Corcoran, MN Space Needs Study																								
Contact Award		7/24/25	7/24/25																					
Discovery Period		7/24/25	8/11/25																					
Workshop 1 - Kick-off	On-Site	8/12/25	8/12/25																					
Staff Online Questionnaires Issued		8/14/25	8/14/25																					
Staff Online Questionnaires Completed		8/19/25	8/19/25																					
Workshop 2 - Information Gathering & Facility Tours (FCA)	On-Site	8/13/25	8/13/25																					
Draft Facility Condition Assessment (FCA)		8/14/25	8/20/25																					
Workshop 3 - FCA Results and Reporting Tools	Virtual	8/21/25	8/21/25																					
Workshop 4 - Operational Tours & Needs Assessments	On-Site	8/22/25	8/22/25																					
Draft Space Needs Assessments		8/27/25	9/3/25																					
Issue Draft Space Needs Assessments for Review		9/4/25	9/4/25																					
City Confirmation of Space Needs Assessments		9/9/25	9/9/25																					
Workshop 5 - Planning Options	On-Site	9/18/25	9/18/25																					
Refinement of Planning Options		9/19/25	9/25/25																					
Workshop 6 - Site Evaluations & Concept Planning	On-Site	9/26/25	9/26/25																					
Planning Refinements & Council Presentation Preparation		9/27/25	10/8/25																					
Preliminary Cost Estimating		9/27/25	10/8/25																					
Presentation to City Council at Work Session	On-Site	10/9/25	10/9/25																					
Planning & Cost Estimating Refinements		10/10/25	10/20/25																					
Workshop 7 - Conceptual Plans & Cost Estimates	On-Site	10/21/25	10/21/25																					
Study Refinements & Presentation Preparation		10/24/25	10/29/25																					
Workshop 8 - Review Final Report & Recommendation	Virtual	10/30/25	10/30/25																					
Council Presentation Preparation		10/30/25	11/12/25																					
Presentation to City Council at Work Session	On-Site	11/13/25	11/13/25																					

intentionally left blank



FEE



HOWARD LAKE LIBRARY | Howard Lake, Minnesota



PROPOSED FEES

The BKV Group team's compensation goals are to establish fees that are fair and reasonable for the required services. Our priority is to achieve our client's goals while assuring that both our client and our firm are treated fairly for the services and expertise best suited for the project. To meet this goal, we strive to establish a well-defined project understanding and scope of services. While we will meet with the City's core team to review verify the scope of services needed, we believe that the initial scope presented in the RFP to be thorough and appropriate for the Project's needs.

PHASE ONE SERVICES

We propose a total not-to-exceed fee of **Twenty-five Thousand Nine Hundred Sixty Dollars (\$25,960)** for Phase 1 Services identified in the RFP. Proposed fees include typical expenses such as mileage for local travel and printing. We invoice monthly for work performed the prior month. The fees are broken down by task as follows:

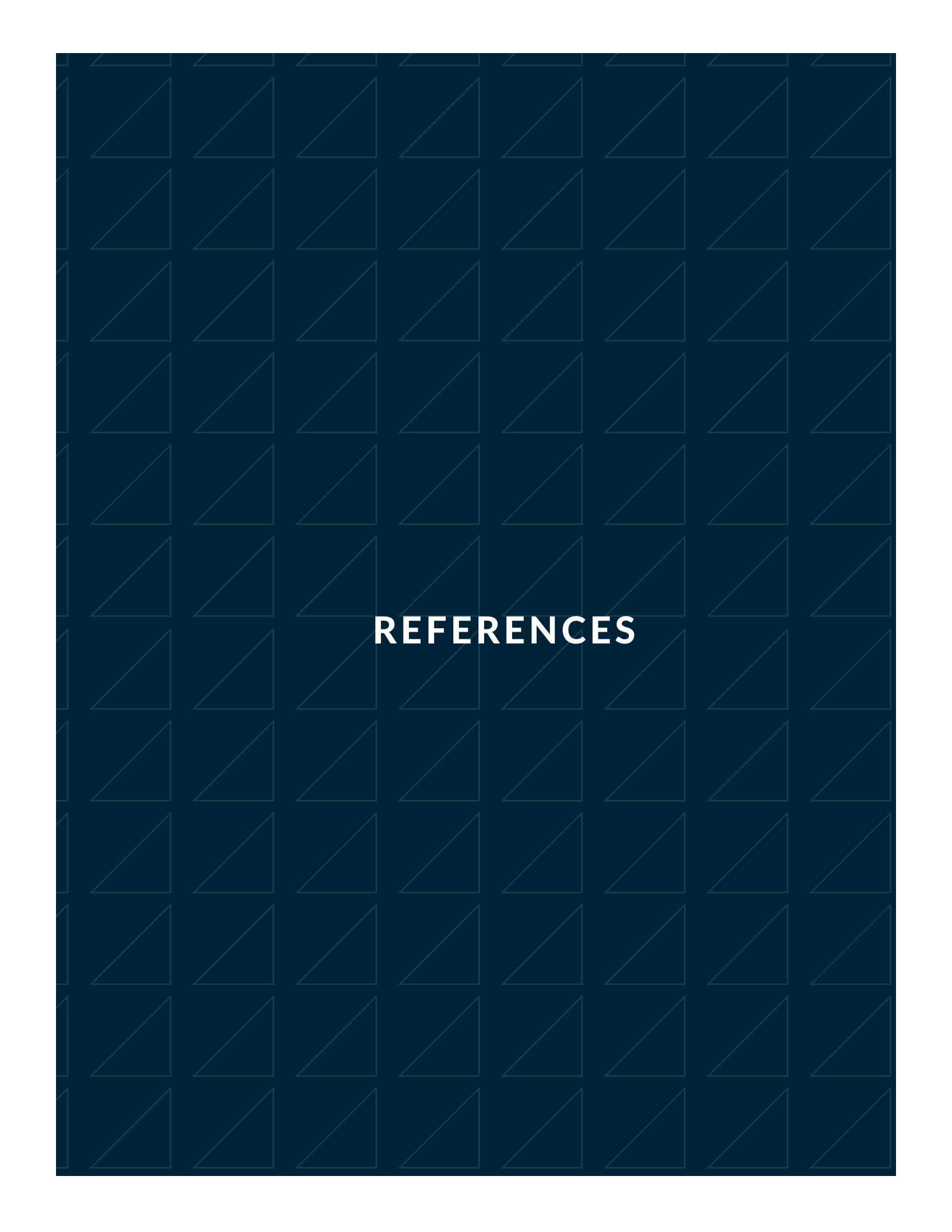
Space Needs / Programming	\$ 4,765
Facility Condition Assessment	\$11,875
Development of Planning Options / Budgeting	\$ 6,565
Final Deliverables	\$ 2,755
TOTAL	\$ 25,960

APPROACH TO FEES

We would urge the selection committee to select your team based on experience and qualifications. This fee analysis is based on the project scope as we understand it from the RFP as well as our experience with the level of service our team provides, and the time involved in these types of projects. However, our first task in working with the City will be to meet to make sure our assumptions for the project, meetings, and scope aligns with the City's expectations and goals. The objective is to find a balance of fee and scope that best supports the project, the project teams, and the City's fiscal objectives.

A photograph of the exterior of the City of Rochester Police Department building. The building features a modern design with a light blue upper section and a darker grey lower section. Large windows are visible on the left side. A set of concrete stairs leads up to the entrance, flanked by metal railings. Two people are walking on the stairs and a paved walkway. The sky is clear and blue. The text "CITY OF ROCHESTER" and "POLICE DEPARTMENT" is mounted on the light blue section above the entrance.

CITY OF ROCHESTER
POLICE DEPARTMENT



REFERENCES



FRIDLEY CIVIC CENTER | Fridley, Minnesota

REFERENCES



REFERENCE

City of Roseville, MN
Marc Nevinski, City Administrator,
*City of Shorewood (Former Golden
Valley Physical Development Director)*
p: 952.960.7905
e: mnevinski@ci.shorewood.mn.us

Bethany Brunsell, Fire Chief
p: 763.593.3977
e: BBrunsell@goldenvalleymn.gov



CLIENT

City of Buffalo, MN
Taylor Gronau, City Administrator
p: 763.684.5406
e: Taylor.Gronau@ci.buffalo.mn.us



CLIENT

Red Wing Police Department, MN
Nick Sather, Chief of Police
p: 651.267.2610
e: nick.sather@ci.red-wing.mn.us



CLIENT

Mikael Dahlstrom
Police Chief
p: 651.423.4491
e: mikael.dahlstrom@rosemountmn.gov

Nick Egger, PE
Public Works Director
p: 651.322.2015
e: nick.egger@ci.rosemount.mn.us

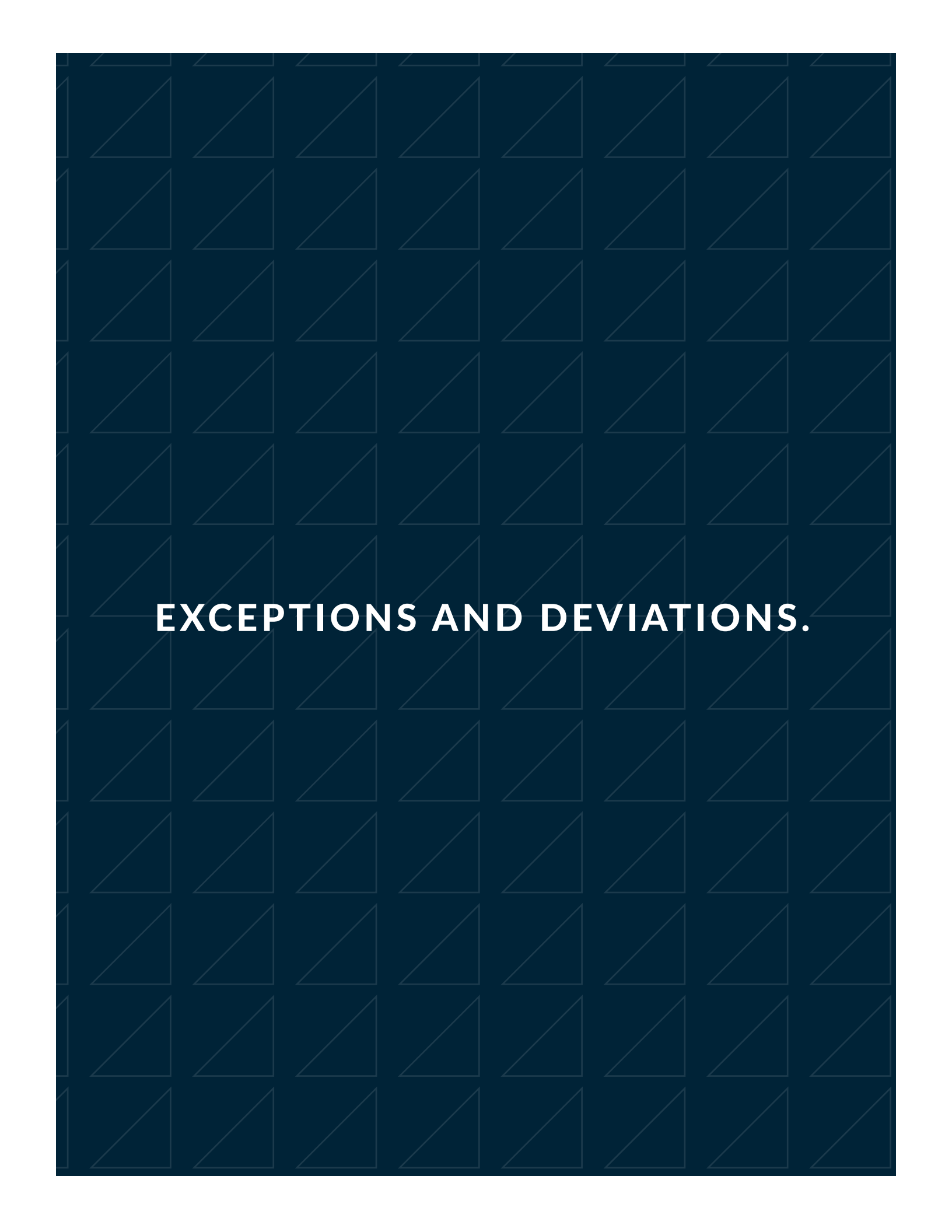


REFERENCE

City of Roseville, MN
Marc Culver, City Engineer,
*Brooklyn Park (Former Roseville Public
Works Director)*
p: 763-493-8114
e: Marc.Culver@brooklynpark.org



INDEPENDENCE CITY HALL RENOVATION | Independence, Minnesota



EXCEPTIONS AND DEVIATIONS.



ROCHESTER NORTH SERVICE CENTER & POLICE STATION | Rochester, Minnesota

EXCEPTIONS AND DEVIATIONS



We believe that the scope of work outlined in the RFP is thorough and appropriate for a study of your existing facilities and planning for the City's long-term needs. The services proposed are typical for the scope of work the City has identified. Our team has completed over 200 studies and master plans and do not believe that any additional or altered services would be needed for the first phase of work. For that reason, we have included our preferred work plan as part of this RFP response and did not feel an alternate work plan would have provided any added value or reduced costs.

As the initial phase of work is only the study, we would expect that scope of work for subsequent phases would be more clearly defined based on the results of the initial study work.

BKV Group does not take exception to the requirements of the RFP or the language and contractual terms of the City's standard Professional Services Agreement

intentionally left blank



The new office space is awesome! We have a comfortable, modern space now available for our Veterans and their families to sit down and not feel cramped into a small office setting. We've had many positive comments about how welcoming and comfortable the office and facility at-large is from our customers. The plan and layout is exactly what we asked for and the finishes are well done and fit our business needs. The employees are happier and that leads to better customer satisfaction.

GREG PICKARD

Director Veteran Services

Wright County Government Center



The BKV Group got to know us as their client very well, they listened well and sought an abundance of input to make certain that every aspect of the design would match our needs. Clever details like the plaza area with dyed concrete stripes that could double as overflow parking stalls or the place for an art fair or farmer's market, an amphitheater for outdoor classes or entertainment, a fireside room that would serve as a great meeting space or the resident's civic campus living room. Each space inside the building was designed to be open, bright, airy and efficient...the City of Fridley is thrilled with its new, beautifully designed complex and our choice of the BKV Group.

SCOTT J. HICKOK AICP

Community Development Director

Fridley Civic Campus



I will say that BKV and their team did an amazing job in designing multiple facilities that meet citizens needs and created efficiency in workspace utilization and utility demands. The expert work done by BKV Group will service the citizens of Wright County for many decades to come thanks to their expertise.

DAREK VETSCH

Wright County Commissioner, District 2

Wright County Government Center

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

MINNEAPOLIS

222 North Second Street
Long & Kees Building, Suite 101
Minneapolis, MN 55401

P 612.339.3752

WASHINGTON, DC

1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007

P 202.595.3173