

## UNDERSTANDING COMMON INTERESTS + CONCERNS:

BNIM : SOLUTION-FINDERS ALIGNED WITH WHAT MATTERS TO YOU.

BNIM is a leader of a new generation of design firms, setting the course for multi-disciplined, responsible architecture that is generated through a team of experts rather than focused on an individual. This approach stems from the firm's belief in the power of collaborations, where teams of individuals intuitively generate more innovative responses than teams working outside the collaborative process. Through close client participation and in-depth contextual research, we strive to bring to light the commonly overlooked symbolic and regionally significant building practices, materials and planning.

Our philosophy toward design and holistic thinking has informed the way we have redefined our approach in the 21<sup>st</sup> century as a collaborative and innovative design practice. By exploring issues of environment, function, context and community with all the key stakeholders, BNIM fosters a discovery process that facilitates a solution that ultimately furthers the design expectations for both the client and the community.

Founded in 1970 as Patty Berkebile Nelson Love Architects, the firm became Berkebile Nelson Immenschuh McDowell in 1991. Proud of its 39-year history, BNIM has become a national leader in design, constantly implementing the delivery of strong design-driven solutions that are respectful of context and the environment. We are committed to becoming agents of change in any community we are involved with through close collaboration with all stakeholders, from end users, to local agencies to neighborhood groups. We excel at bringing all "voices" together, implementing a rigorous approach that streamlines and empowers the overall process. Project management, efficient communication and project delivery become strong tools through which we harness and ultimately transform a space into a place.



|                                    |           |
|------------------------------------|-----------|
| <b>OFFICES</b>                     | <b>5</b>  |
| Kansas City, MO (Headquarters)     |           |
| Houston, TX                        |           |
| Des Moines, IA                     |           |
| Los Angeles, CA                    |           |
| San Diego, CA                      |           |
| .....                              |           |
| <b>TOTAL PERSONNEL</b>             | <b>85</b> |
| (49 LEED Accredited Professionals) |           |
| .....                              |           |
| <b>KANSAS CITY</b>                 | <b>71</b> |
| Registered Architects              | 29        |
| Graduate Architects                | 12        |
| Interior Designers                 | 6         |
| Landscape Architects               | 4         |
| Planners                           | 3         |
| Interns                            | 2         |
| Graphic Designers                  | 1         |
| Marketing                          | 3         |
| Administration                     | 11        |
| .....                              |           |
| <b>HOUSTON</b>                     | <b>3</b>  |
| Graduate Architects                | 3         |
| .....                              |           |
| <b>DES MOINES</b>                  | <b>9</b>  |
| Registered Architects              | 5         |
| Graduate Architects                | 2         |
| Interns                            | 2         |
| .....                              |           |
| <b>CALIFORNIA</b>                  | <b>2</b>  |
| Registered Architects              | 1         |
| Marketing/Graduate Architects      | 1         |
| .....                              |           |
| <b>PRINCIPALS</b>                  | <b>11</b> |
| Bob Berkebile, FAIA                |           |
| Tom Nelson, FAIA                   |           |
| David Immenschuh, FIIDA            |           |
| Steve McDowell, FAIA               |           |
| Casey Cassias, FAIA                |           |
| Kathy Achelpohl, AIA               |           |
| Rod Kruse, FAIA                    |           |
| Laura Lesniewski, AIA              |           |
| Mark Shapiro, AIA                  |           |
| Craig Scranton, AIA                |           |
| Doug Stevens, AIA                  |           |
| .....                              |           |

## DESIGN EXCELLENCE :

### CREATING ENVIRONMENTS THAT ENRICH US ALL.

Design is an act of optimism and hope for a better future. It is always an opportunity to be better as an organization, a community or an individual. Understanding the need is key to design success. The architectural process must have a foundation of skill and experience – in design, in technical problem solving, in sensitivity to site and environmental responsibility, and in the ability to impart life and spirit to a building.

BNIM strives to make architecture that not only performs technologically but also stirs the imagination of its users, while reconnecting them experientially to the living world. Our design process is inclusive and pedagogical and aims at eliciting an elegant solution appropriate to each project setting.

## ENCOURAGE COMMUNITY OWNERSHIP :

### BELIEVING IN A PROCESS THAT MAKES YOU STRONGER.

The firm's philosophy of integration and belief in an interdisciplinary model has contributed to establish successful examples of vital community living across the nation. BNIM's participation in mixed-use developments and sustainable projects have all shown how responsive and entrepreneurial our firm is in bringing under one roof the needs and desires of entire organizations and communities, regardless of project size or budget. Such projects include Plaza Colonnade, the KCPL Redevelopment, Lenexa City Center, the City of Riverside Comprehensive Master Plan, the Nelson-Atkins Museum of Art (in collaboration with Steven Holl) and the Kauffman Center for the Performing Arts (in collaboration with Moshe Safdie), just to name a few. Our job does not end with the completion of a given space; it actually unleashes a process of self-reliance where all parties involved learn to coexist with one another and profit from the experience, making a specific space "their own."

## IN THE FOREFRONT OF SUSTAINABLE DESIGN :

### UNVEILING NEW THRESHOLDS + REORDERING PRIORITIES.

BNIM has made sustainability a way of life. It is thinking about the generations that follow. A few of our recent projects include the LEED Platinum-rated Lewis & Clark State Office Building (Missouri Department of Natural Resources) in Jefferson City, Missouri; two new facilities at The University of Texas Health Science Center at Houston—the School of Nursing and Student Community Center and The Faye S. Sarofim Research Building; the North Charleston Noisette Community Development in South Carolina; The David and Lucile Packard Foundation Sustainability Matrix and Report; Sustainable Guidelines for the City of Seattle; a sustainable master plan for New Belgium Brewing Company in Fort Collins, Colorado; the new Heifer International Headquarters in Little Rock, Arkansas; and the Omega Center for Sustainable Living in Rhinebeck, New York, a project on track to exceed LEED Platinum and achieve Living Building status.



## EXPERIENCED SUSTAINABLE THINKING

As key contributors to the development of the U.S. Green Building Council, BNIM served on the Board and on the Technical Advisory Groups for LEED version 1.0, 2.0, 2.1 and 2.2. In LEED 1.0, the firm had two pilot projects: the Montana State University EPICenter and Canyon Forest Village. It was from the MSU project that the Regional Materials points for LEED were developed.

### PROMOTING LEED ACROSS THE COUNTRY

BNIM is consulting on or leading multiple projects around the country that are registered for various LEED packages. Some examples include the School of Nursing and Student Community Center for the University of Texas Health Science Center at Houston, the Fort Osage Education Center, the IRS Philadelphia Campus, and Bartle Hall Conference Center Renovation and Expansion. BNIM has 9 LEED certified projects, including the Platinum-rated Lewis and Clark State Office Building, home of the Missouri Department of Natural Resources in Jefferson City, MO; and the Platinum-rated Heifer International Headquarters in Little Rock, AR (BNIM was the sustainable design consultant.)

### INNOVATING NEW MODELS OF LEED DESIGN

Many organizations have asked BNIM for help in creating sustainable design guidelines in order to prioritize and measure the impacts of various sustainable strategies and goals. Some of these clients include: The National Park Service, Canyon Forest Village, Montana State University as part of a National Institute of Standards and Technology (NIST) Grant, the David and Lucile Packard Foundation, the City of Seattle and The University of Texas Health Science Center at Houston.

### EVALUATING LEED AND LEVELS OF ENERGY CONSERVATION

As leaders in the national sustainable design movement, we have the expertise, tools and strategies needed to evaluate LEED, energy performance and building behavior. We have analyzed every LEED point at some time in our design and consulting work, always focusing on cost and value. Similarly, we are knowledgeable about innovative sustainable building technologies and have integrated many of these successfully into our projects. We have the experience to know the most suitable approach to designing for LEED, and we possess the tools and expertise to develop details and systems that will add value and improve the performance of the building over its lifetime.

### MOVING BEYOND SUSTAINABLE DESIGN

BNIM is currently involved in the design of three projects that share a common goal to exceed LEED Platinum and meet the Living Building standards being developed by the Cascadia Chapter of the USGBC. The original concept of the Living Building grew out of a research project that BNIM led in collaboration with Montana State University and the National Institute of Standards and Technology in the late 1990s and was further defined and analyzed in 2001 through a subsequent BNIM project for the David and Lucile Packard Foundation. Living Buildings aim to move beyond the current concepts of sustainable design to become catalysts for restorative design, where buildings act as healing and indigenous participants to the ecology of their respective sites.

BNIM currently has 49 LEED Accredited Professionals on staff.



The Missouri Department of Conservation's Discovery Center utilized salvaged materials from demolished buildings all over the Kansas City area.



The Missouri Department of Conservation's Discovery Center houses a "Living Machine," which provides on-site treatment of all wastewater from the building (from toilets, sinks, drinking fountains and showers) and produces reclaimed water suitable for irrigation, recharging the outdoor wetland and reuse in flushing toilets.

## LEED®ING THE WAY

The following projects represent BNIM's integrated use of sustainable design principles using the LEED rating system.

| NAME   | RATING    | SYSTEM       | STATUS     | LOCATION           | ROLE                           |
|--|-----------|--------------|------------|--------------------|--------------------------------|
| Lewis & Clark State Office Building                            | Platinum  | NC 2.0       | Certified  | Jefferson City, MO | Design Firm                    |
| Heifer International Headquarters                              | Platinum  | NC 2.0       | Certified  | Little Rock, AR    | Sustainable Design Consultants |
| Greensburg BTI - John Deere                                    | Platinum  | NC 2.2       | Certified  | Greensburg, KS     | Sustainable Consultant         |
| School of Nursing and Student Community Center                 | Gold      | NC 2.1       | Certified  | Houston, TX        | Design Firm                    |
| Applebee's Restaurant Support Center                           | Silver    | NC 2.2       | Certified  | Lenexa, KS         | Design Firm                    |
| Whitaker Office Building                                       | Silver    | NC 2.0       | Certified  | Savannah, GA       | Sustainable Design Consultants |
| Abercorn Commons   | Silver    | CS 2.1 Pilot | Certified  | Savannah, GA       | Sustainable Design Consultants |
| Restaurant at Abercorn Commons                                 | Silver    | CS 2.1 Pilot | Certified  | Savannah, GA       | Sustainable Design Consultants |
| Bartle Hall Conference Center, Renovation and Expansion        | Silver    | CS 2.1       | Certified  | Kansas City, MO    | Sustainable Design Consultants |
| Internal Revenue Service, Kansas City Campus                   | Certified | NC 2.1       | Certified  | Kansas City, MO    | Design Firm                    |
| Iowa Utilities Board, Office of the Consumer Advocate Building | Platinum  | NC 2.2       | Registered | Des Moines, IA     | Design Firm                    |
| Greensburg City Hall   | Platinum  | NC 2.2       | Registered | Greensburg, KS     | Design Firm                    |
| Greensburg Business Incubator                                  | Platinum  | NC 2.2       | Registered | Greensburg, KS     | Design Firm                    |
| Greensburg School  | Platinum  | Schools 2.0  | Registered | Greensburg, KS     | Design Firm                    |
| Melaver, Inc. Birmingham Office                                | Platinum  | CI 2.0       | Registered | Birmingham, AL     | Design Firm                    |
| Omega Center for Sustainable Living                            | Platinum  | NC 2.1       | Registered | Rhinebeck, NY      | Design Firm                    |
| Kansas City Power & Light Southeast Service Center             | Platinum  | NC 2.2       | Registered | Kansas City, MO    | Design Firm                    |
| Kansas City Power & Light Headquarters                         | Gold      | CI 2.0       | Registered | Kansas City, MO    | Design Firm                    |
| Eugene Water & Electric Board, Roosevelt Operations Center     | Gold      | NC 2.2       | Registered | Portland, OR       | Design Firm                    |
| JE Dunn Headquarters   | Gold      | NC 2.2       | Registered | Kansas City, MO    | Design Firm                    |
| Fort Osage Education Center                                    | Gold      | NC 2.1       | Registered | Sibley, MO         | Design Firm                    |

## LEED®ING THE WAY (CONT.)

|  |           |        |            |                  |             |
|--|-----------|--------|------------|------------------|-------------|
| Old Music Building Renovation,<br>University of Iowa           | Silver    | NC 2.2 | Registered | Iowa City, IA    | Design Firm |
| Michael J. Cemo Hall   | Silver    | NC 2.2 | Registered | Houston, TX      | Design Firm |
| Internal Revenue Service,<br>Philadelphia Campus Consolidation | Silver    | NC 2.2 | Registered | Philadelphia, PA | Design Firm |
| Second Line Studios  | Certified | NC 2.2 | Registered | New Orleans, LA  | Design Firm |
| Parc V Condo   | Certified | NC 2.0 | Registered | Houston, TX      | Design Firm |
| BNIM Houston Office Renovation                                 | Certified | CI     | Registered | Houston, TX      | Design Firm |
| Canyon Forest Village  |           | NC 1.0 | Pilot      | Tusayan, AZ      | Design Firm |
| Montana State University,<br>NIST Grant                        |           | NC 1.0 | Pilot      | Bozeman, MT      | Design Firm |
| Des Moines Federal Building                                    |           | NC 2.0 | Pilot      | Des Moines, IA   | Design Firm |
| General Services Administration,<br>Finance Offices            |           | CS 1.0 | Pilot      | Kansas City, MO  | Design Firm |

## BNIM SERVICES

### ARCHITECTURE

BNIM sees the practice of Architecture as a synergy of a number of complex variables. Our holistic practice includes a complete range of design services including pre-design analysis, architectural design and construction-related services. Focusing on an integrated approach to problem solving, which includes teaming our clients with the best and brightest consultants, we strive to create teams that focus on a collaborative approach to design.

### INTERIOR DESIGN

BNIM offers complete interior design services, from initial programming and space planning to the final details of selection of furnishings, fixtures, finishes and equipment. Experience includes educational and institutional facilities, hotels, retail, restaurants, corporate and medical offices, theaters, housing, law firms and government buildings.

### LANDSCAPE ARCHITECTURE

BNIM Landscape Architecture offers expertise in site selection and analysis, stormwater management, master planning and detailed landscape design. Our philosophy is to blur the lines between indoor and outdoor environments, while minimizing the environmental impact of building projects. We create unique, memorable places that are healthy, efficient and responsive to the client's and user's needs.

### PLANNING + URBAN DESIGN

BNIM is committed to providing holistic design and planning solutions at every scale. We believe in a vision for our communities that is founded on the lessons of the past, acknowledges the goals of the present, and promotes the dreams and possibilities of the future. Our planning services include community planning, urban design, sustainable community consulting, master planning, regional planning, environmental planning, and urban revitalization.

### STRATEGIC WORKPLACE PLANNING

Strategic Workplace Planning (SWP) is a philosophy. It is an approach to the design processes that drives the integration of knowledge and design. SWP is demonstrated by a pragmatic, business approach to design of the built environment. It is our mission to align our clients' goals, business objectives, and values with the design of their space. Viewing the space as a strategic tool for building the value of an organization requires a deliberate approach to information gathering, analysis, application, and planning for the future. SWP establishes a framework to accomplish this.

### SUSTAINABLE CONSULTING

At BNIM, our commitment to sustainability is embedded in all aspects of our work. With Elements, our sustainable consulting division, our knowledge of sustainable design is available to clients and competitors who can benefit from our years of experience with LEED, access to resources, daylighting and energy modeling and the integration of these design principles with their projects. Elements improves the performance of buildings from the standpoint of energy and environmental performance and human health and productivity.

### BIM CONSULTING

Building Information Modeling (BIM) is a building design and documentation methodology that creates a reliable, coordinated and consistent digital representation of a building for design decision-making, construction document production, performance testing and the actual construction process. BIM saves time and money with fewer coordination errors and an integrated digital environment that gives designers, contractors and owners the ability to enhance their overall vision of all aspects of the project.

### EXISTING BUILDING SERVICES

Business owners are discovering that they do not have to start from the ground up to achieve a strategic market position. With existing building stock, owners can maximize cost savings, reduce resource consumption and improve environment quality within their facilities. BNIM's holistic assessment of existing building performance informs owners how to teach their old buildings new tricks. Through building analysis, goal-setting and systems solutions, BNIM can transform existing building assets to sustain and advance fiscal, social and environmental value.

### GRAPHIC DESIGN

Operating as an integrated team member within our architectural design process, our marketing and graphics studio provides a wide variety of design services from wayfinding systems to environmental design and interpretive signage, from event branding and program collateral to fund-raising packages, from identity development to web design. Informed, progressive and sustainable solutions transfuse our process, resulting in a product that creates unique solutions for our clients.

### INFORMATION SERVICES

Information technology plays a key role in the design and construction process. BNIM uses state-of-the-art software tools to increase the performance of our design teams and building designs. Through partnerships with key software developers, we are able to influence the development of these tools in a way that positively impacts our process.