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University and Dale Apartments/Rondo Community Library wins Excellence Award from the Minnesota Concrete Masonry Association

Minneapolis, Minnesota — March 9, 2007 — BKV Group, a Minneapolis based architecture, interior design, landscape architecture, engineering, and construction administration firm is pleased to announce the University and Dale Apartments/Rondo Community Outreach Library won an award for the use of structural concrete in a residential application from the Minnesota Concrete Masonry Association. Judging was conducted by a committee of concrete experts selected by the Excellence Awards Committee. Judging included a site visit and evaluation of the uniqueness and usage of the poured-in-place concrete on the project.

This unique project blended a public community outreach library with private market rate and affordable housing requiring collaboration between the City's Public Library Agency, Private Developers, and Neighborhood and Community Development Corporations. This mixture of "public" and "private" generated a uniquely challenging delivery methodology related to financing (through HUD and eleven other state and local sources), contractual agreements and Contractor delivery methods for negotiated and public bids. Construction provided jobs for a large population of local minority businesses.

The architect's challenge was to accommodate both programs in a single structure. The design integrated the library's needs for a strong identity and civic presence with housing and its need for privacy, safety, and essence of home while retaining a sense of community and connectedness. Furthermore, public and private parking had to be located on-site, yet separated. The solution located public parking below grade and stratified the private parking above the library concealed behind the façade.

Founded in 1978, BKV Group is an award winning 80+ person multi-disciplinary firm providing services for a wide range of market segments including Community Development, Corporate, Education and Government. Recent projects include: Pacific Flats, Silver Lake Village Redevelopment, MoZaic Mixed-Use Development, Edina City Hall and Police Station, Plymouth Public Safety, Pine County Government Center.

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