# *re*VIVE

Retooling Buildings for New Life
and Increased Performance

bnim

## ABOUT BNIM

BNIM is an innovative leader in designing high performance environments. BNIM's instrumental development of the USGBC, LEED, and the Living Building concept, combined with projects, methods, and research, shaped the direction of the sustainable movement. Through this involvement, the firm has redefined design excellence to elevate human experience together with aesthetics and building performance. In practice, this multifaceted approach to design excellence has yielded national acclaim, including the AIA National Architecture Firm Award, and consistent design recognition nationally and internationally. BNIM is **Building Positive**, a notion that describes how our practice leverages its collective capacity for design thinking to solve issues at every scale in a way that is focused on building the positive attributes of community and the built environment. Through an integrated process of collaborative discovery, BNIM creates transformative, living designs that lead to vital and healthy organizations and communities.

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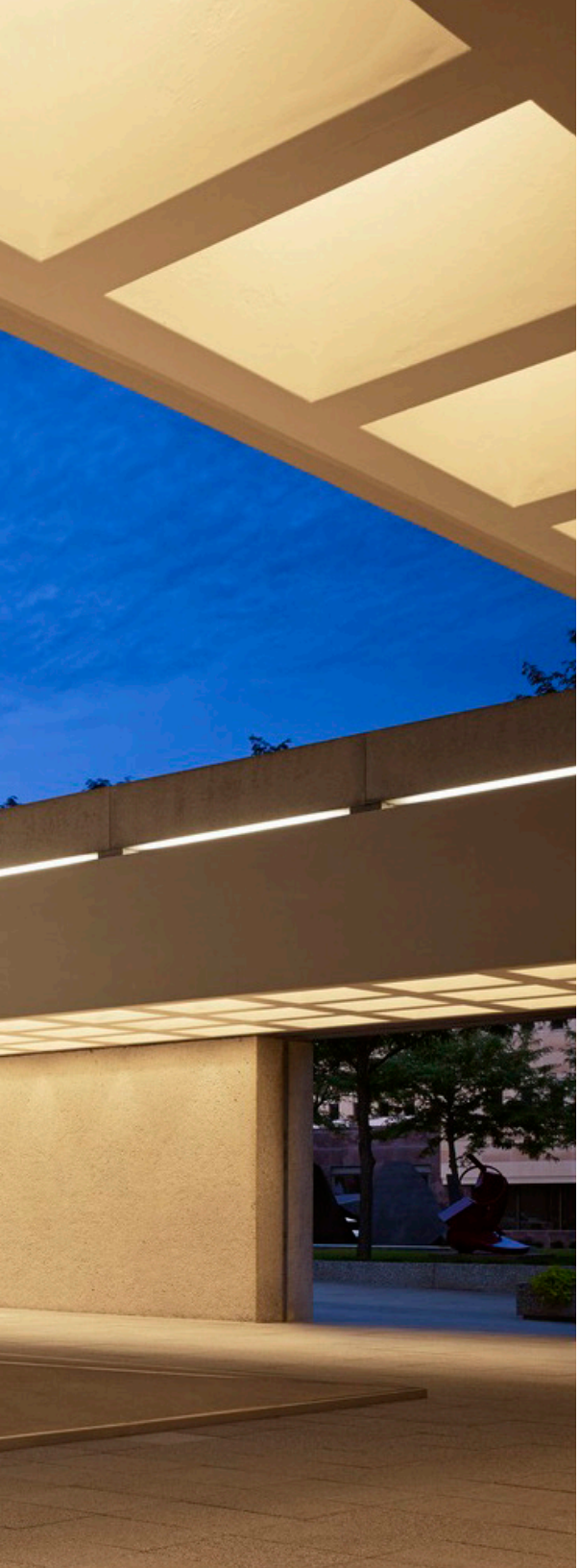
## RETOOLING BUILDINGS FOR NEW LIFE AND INCREASED PERFORMANCE

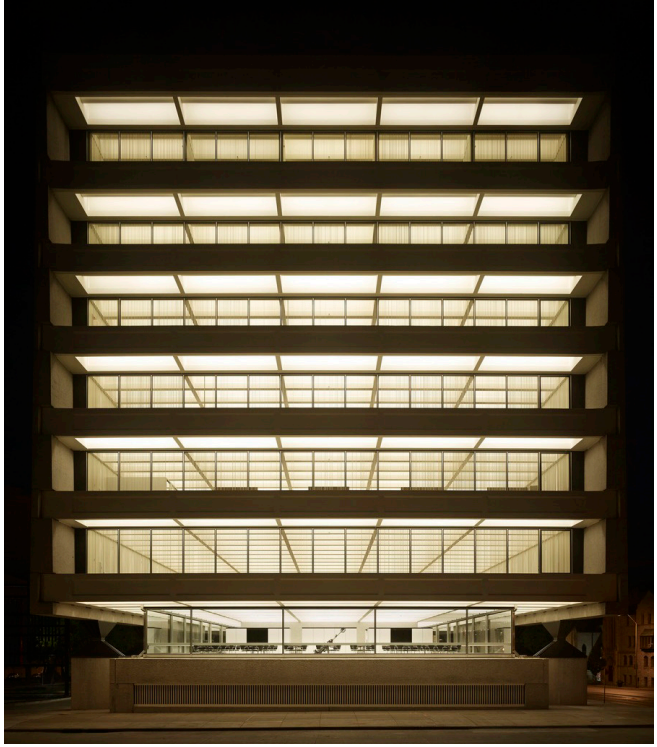
The preservation and rehabilitation of buildings is inherently a sustainable act. Reuse extends the life of a structure and is a responsible approach to building. It encourages working with existing building stock and utilizing existing infrastructure versus continued sprawl. It reduces new energy expelled for construction and avoids the loss of the embodied energy from the past. And, perhaps most importantly, it imparts renewed vitality, density and connectivity to neighborhoods and communities.

BNIM views any adaptive reuse, restoration, renovation or redevelopment project as an opportunity to redefine the purpose of an existing building or place in deeply fundamental ways. Our approach takes a holistic look at organizational function and performance to identify ways in which we can extend the useful life of the building for decades to come. We create spaces that can adapt to meet changing needs over time. Providing this flexibility and longevity is an essential component to sustainable design.

We take historic preservation seriously. In cases of historic significance, BNIM's focus is always on increasing performance, updating obsolete systems and preserving the historic character of a place. Our solutions subtly integrate modern technology and knowledge to improve the performance of historic places at micro and macro levels, from the type of glass used in a single window, to the way a building and its site manage and reuse rainwater.

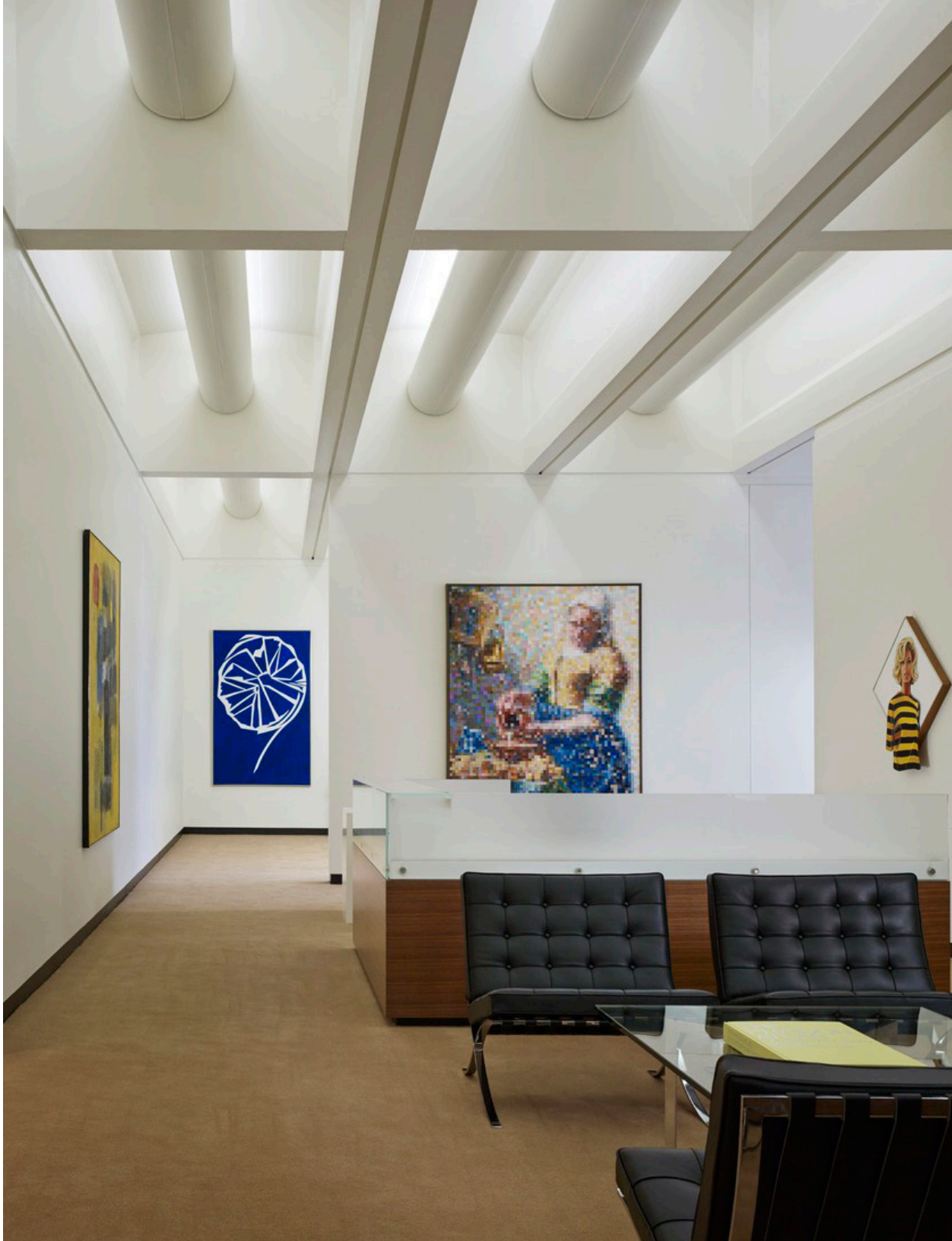
# WORKPLACE





**AMERICAN ENTERPRISE GROUP**
**NATIONAL HEADQUARTERS RENOVATION**
DES MOINES, IOWA

Located in Des Moines, Iowa, the American Republic Insurance Building fills a half block of land on in the main western central business district. Occupied by American Enterprise Group (AEG), the building is eight stories tall and was originally designed and constructed in 1965 by the New York office of Skidmore, Owings & Merrill (SOM) under architect Gordon Bunshaft, FAIA. Not only is the building considered a noteworthy example of modern architecture, but AEG has also compiled an extensive and notable art collection over the last 50 years. BNIM completed an extensive and complex renovation of the 154,000 sf cast-in-place concrete structure. The renovation included redesign and replacement all of the mechanical, electrical, and plumbing systems on all floors. State of the art technology has been incorporated into the existing structure. New, open office furniture systems were incorporated on all office levels to provide for a more efficient working environment. The entire building was gutted during the renovation and the art was carefully cataloged and stored. BNIM collaborated with AEG on providing new wall surfaces and substrates for the reinstallation of the art.




NEUTRA

BEFORE - Reinstallation of modified duc

**NATIONAL ASSOCIATION OF INSURANCE COMMISSIONERS**
KANSAS CITY, MISSOURI
In 2009, the National Association of Insurance Commissioners (NAIC) began work to evaluate their space options in preparation for the expiration of their lease at Crown Center in Kansas City, Missouri. BNIM worked with NAIC to evaluate several building options, weighing programming needs, growth potential, and financial considerations. NAIC ultimately selected six floors at Town Pavilion in downtown Kansas City, Missouri as their new location.

With a goal move in date of March 2012, BNIM worked with NAIC to develop a detailed space program and produce a design that reflected their commitment to serving their constituents. The design reflects several sustainable design strategies such as increased access to daylight and views, and low emitting materials. Working in an integrated manner, client, architect, engineer, contractor and furniture vendor all marched forward with the commitment to delivering an elegant design solution that met budget and schedule requirements.


**BNIM OFFICES**
DES MOINES, IOWA
This office environment was designed to accommodate BNIM's expanding architectural practice in an existing street-level urban office building located in the Central Business District of Des Moines, Iowa. As a contribution to the City, the office provides a renewed sense of life and activity to a previously dormant intersection.

Reuse of existing office space that had been vacant for 10 years contributes to the sustainable characteristics of the design. Located near bus routes and within walking distance of numerous employee homes, the office helps reduce the burning of fossil fuels and carbon contributions. As tenants and strong supporters of responsible life styles, BNIM convinced the existing building owners to provide showers for bikers and runners in a remodeled common restroom facility.

The space is designed to be highly functional, flexible and encourage collaboration. Interior spaces feature views to outdoors, natural daylight and recycle-content materials.

**BUILDING POSITIVE: A FOUR-IN-ONE PROTOTYPE**
KANSAS CITY, MISSOURI
The adaptive reuse of 1640 Baltimore was conceived as a mixed-use office and commercial space, designed as a prototype for the interplay of sustainable, site, and wellness standards. The three-story, 43,000 square-foot building would have served as home for the Kansas City headquarters of BNIM, and provided an additional 12,000 square-feet of leasable space. During the design process, 1640 Baltimore came to be known as Building Positive due to its positive attributes of community-building.

The design of Building Positive embodied the core purpose of BNIM: "We deliver beautiful and integrated environments that inspire change and enhance the human condition." The building simultaneously targeted four of the most stringent sustainable building standards: Living Building Challenge, LEED, WELL Building, and Sustainable Sites Initiative. As a part of these targets, the project was designed with a goal of net-positive energy, producing all of the buildings energy needs on site, plus an additional 5 percent.

The workplace, planned for the uppermost two floors of the building and the roof, was designed as a laboratory for exploration and research. It also contained a public space intended for outreach and education to the community, and for various events and exhibits. A large open park space to the east was planned to offer public amenities for downtown, its users and the other businesses nearby.

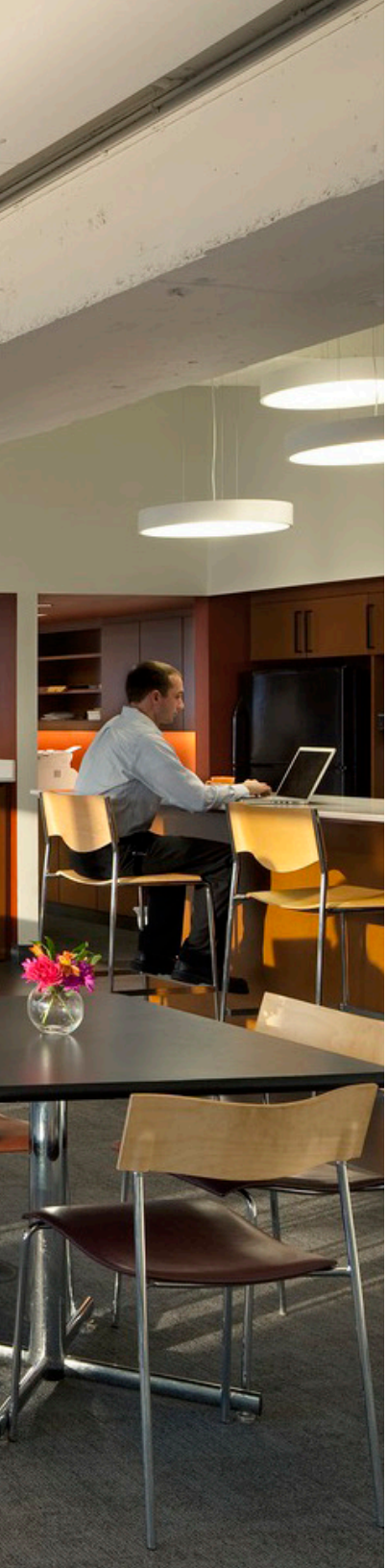

BNIM

**BNIM OFFICES IN THE HISTORIC KANSAS CITY POWER AND LIGHT BUILDING**

KANSAS CITY, MISSOURI

BNIM's renovated office space set the example for revitalizing one of the most prestigious Art Deco buildings in the nation and certainly one of Kansas City's historical treasures of 20th century American architecture. With its recognizable silhouette, this Art Deco skyscraper, completed in 1931 by local architects Hoit, Price & Barnes, is a celebrated city landmark. This adaptive reuse project addressed two important needs for downtown Kansas City. From an architectural standpoint, the project met the unique challenge of incorporating the original historic richness of the structure and its interior with the design elements required of a contemporary architectural firm. From a civic standpoint, it returned a piece of history to the collective memory of the city and is helping to encourage renewal efforts in the area.

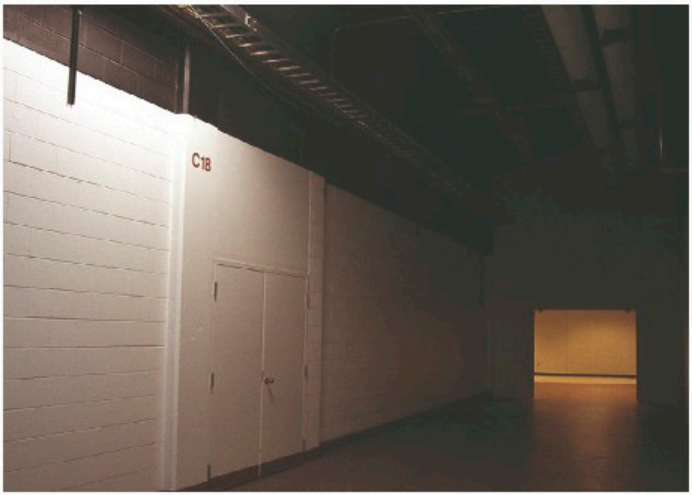

MLB UPDATE
The Washington Nationals (Fri) unconditionally released outfielder Willy Taveras.
EXIT



**KANSAS CITY POWER & LIGHT HEADQUARTERS**
KANSAS CITY, MISSOURI
BNIM's LEED Gold design for KCP&L's new headquarters is teaching an old building new tricks. KCP&L's decision to relocate into One Kansas City Place, a 1980s office tower in downtown Kansas City, pushes the envelope on what is possible for retrofitting older buildings to today's sustainable design standards.

The ultimate goal was to incorporate advanced energy-efficient design and technology to minimize KCP&L's corporate carbon footprint and create a showplace for energy efficiency. The result indicates projected annual energy savings of 27%.  KCP&L's new office space not only demonstrates the ability to introduce high performance, integrated design into an existing office tower, but also serves as a powerful example to other building owners, business owners and customers. The new space is a flexible, healthy and productive work environment for KCP&L's employees.

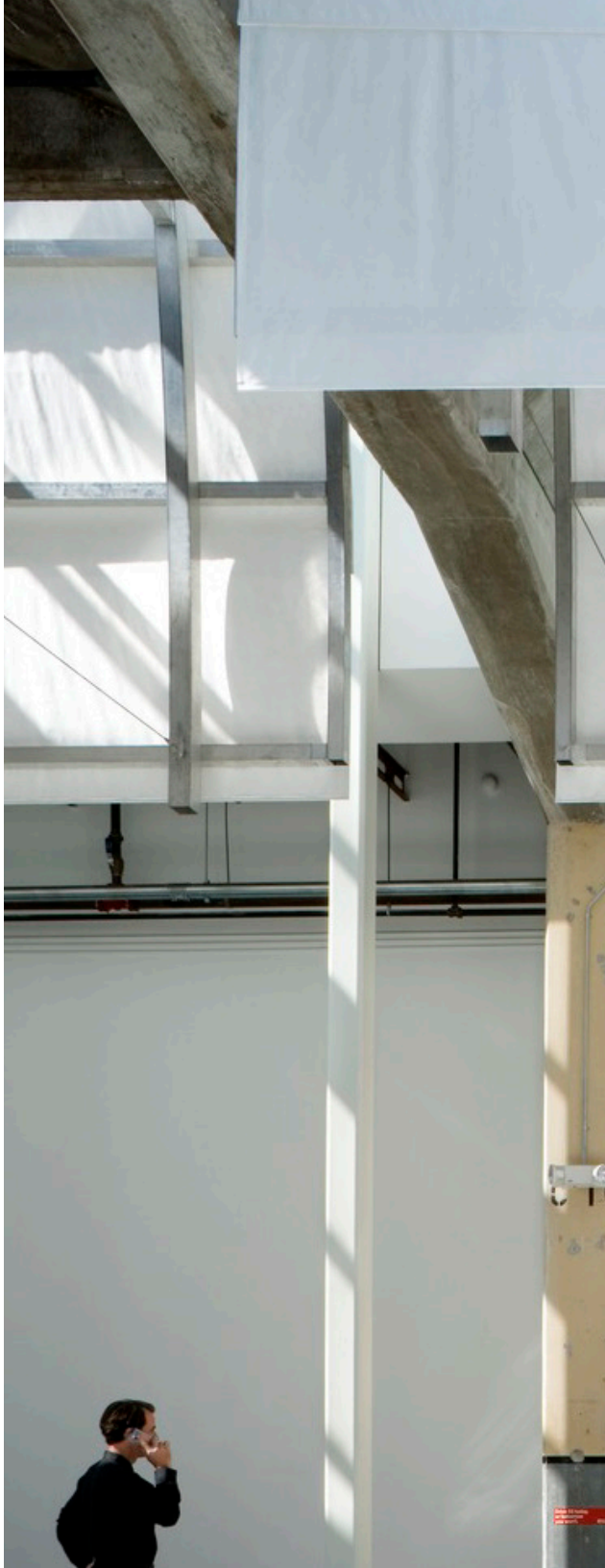
BANNISTER FEDERAL COMPLEX | Location of Atrium & Offices




EXISTING CONDITIONS | North-South Circulation Spine

**GSA BANNISTER FEDERAL BUILDING**
KANSAS CITY, MISSOURI
The Bannister Federal Building has long provided warehouse space for government services. BNIM's adaptive reuse of a portion of this space from warehouse into office space transformed a formerly unpleasant space into a light-filled, highly productive workspace environment. The new space incorporates a skylight atrium and circulation corridor, which provides light to a shared conferencing center and the offices of the Federal Supply Service (FSS).

The FSS reports that their move into the new space has resulted in a quantifiable increase in productivity. The agency has seen an 80% reduction in back orders and a 60% increase in the speed of orders being filled.




FIRE
HOSE


**RICHARD BOLLING FEDERAL BUILDING PLAZA & LOBBY**
KANSAS CITY, MISSOURI
The Bolling Federal Building houses more than 4,000 federal employees and has been a prominent presence in downtown Kansas City since its opening in 1964. BNIM was retained by the General Services Administration to improve the public perception of the building and to develop innovative design concepts in accordance with the "First Impressions" initiative to "improve the appearance and efficiency of GSA buildings."

BNIM created a design that enhances the building's connection to the site and to the public realm with a new entry experience. Many program issues were addressed, including site and building security, creating a strong interior-exterior connection, and transitioning the scale of the monumental building. New plaza improvements, in the form of reflecting pool, bollards, flagpoles, benches and planters, humanize the on-site security measures. The existing aluminum tube cladding is re-constructed in an abstraction of a waving flag.

**INTERNAL REVENUE SERVICE KANSAS CITY CAMPUS**

KANSAS CITY, MISSOURI

Completed in 2006, the IRS Service Center Campus in Kansas City, Missouri, exemplifies sustainable integration into adaptive reuse projects. The $232 million dollar urban investment included a new prototype for one million square feet of workplace and processing functions while restoring and adapting a 475,000 square foot, historic Neo-Classical Main Post Office building to accommodate incoming governmental offices. The complex has achieved LEED Certification from the U.S. Green Building Council.

**UNION STATION ADMINISTRATIVE OFFICES**

KANSAS CITY, MISSOURI

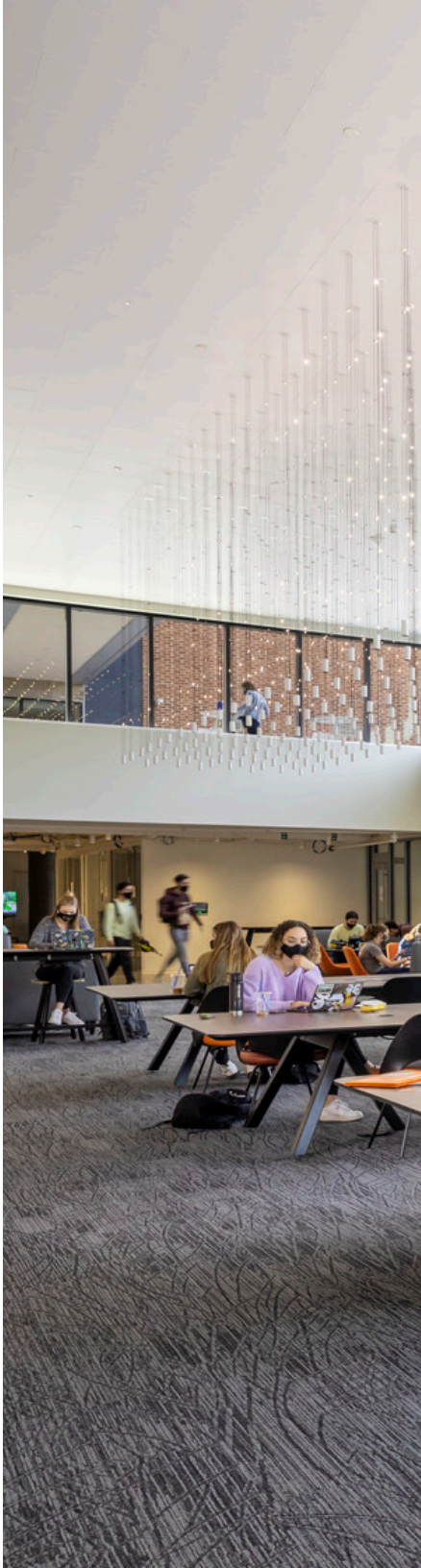
Built in 1914, Union Station stands as one of Kansas City's most treasured historic attractions. Listed on the National Register of Historic Places, Union Station now houses a variety of disparate organizations, including an interactive science museum, Science City. In consolidating Science City's administrative group to one space in the basement of Union Station, BNIM's design team integrated several creative solutions to transform a formerly listless space into a vibrant, pleasant workspace while preserving the volumes of space that existed in this part of the historic building.

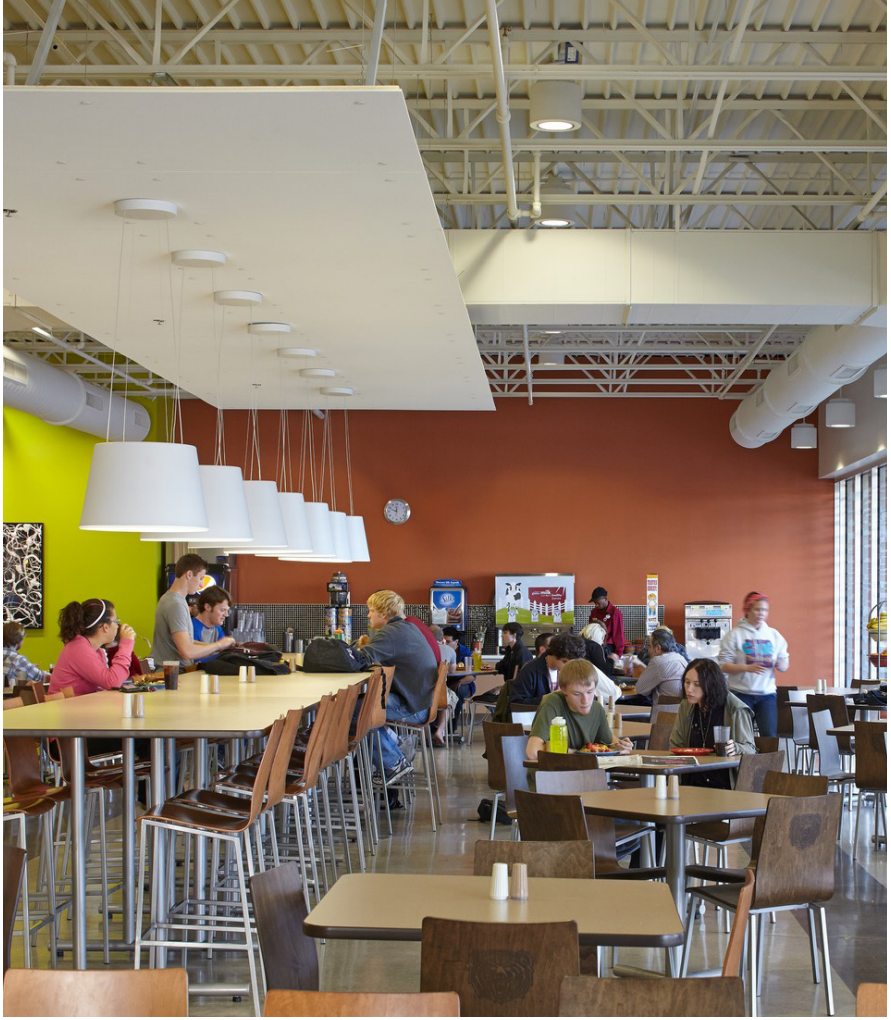
# EDUCATION


**PRICE GILBERT - CROSLAND TOWER RENEWAL**

ATLANTA , GEORGIA

The Price Gilbert Memorial Library and Crosland Tower on the Georgia Institute of Technology Campus project are critical initiatives of the Campus Strategic Plan and vision for transforming the campus into a knowledge-based community, including deepening its connection and interaction with Atlanta and the State of Georgia and redefining the role of the University. Defining the Research Library of the 21st Century was an intentional, focused and informed process involving the entire campus. The BNIM team utilized the community's vision and roadmap findings to program and design the transformation of both buildings into a scholarly community of inspirational spaces. In the spirit of a knowledge-based community, the new library design aspires to be extroverted and porous, and it is well integrated and connected to the campus and community.





**MISSOURI STATE UNIVERSITY DINING CENTERS**
SPRINGFIELD, MISSOURI
BNIM has completed many projects at Missouri State University in recent years, and began work on renovations and additions to the Garst and Blair Shannon Dining Centers in November 2011. The two projects are very similar in scope, each involves the refurbishment of an existing dining facility and the construction of a new wing for additional seating capacity. The renovation work included the rollout of an entirely new dining concept for MSU and BNIM worked closely with the University's food service provider.

Working effectively with the client and contractor within a compressed schedule and limited construction budget, BNIM was able not only to complete the work on time, but also provide a very high level of design work in the process.

**NORTH KANSAS CITY SCHOOL DISTRICT -**
**HIGH SCHOOL RENOVATION AND EXPANSION**

KANSAS CITY, MISSOURI

The North Kansas City School District selected BNIM's multidisciplinary team of architects, planners, landscape architects, and interior designers to transform its beloved Northtown High School into an innovative, modern learning environment. To create an educational experience that supports the next generation of students, the new North Kansas City High School is deeply rooted in pedagogy, flexibility, and sustainability. Space changes reflect these attributes through an increase in accessibility, community, and gathering space. The school also received large-scale infrastructural updates in an effort to create equitable campus facilities, spaces and resources, as compared to similar-scale regional and district high schools.

Northtown has a rich history, strong community identity, and exemplary academic performance. It is also the center for the district's model International Baccalaureate (IB) and English Language Learners (ELL) programs. The 90-year-old school is highly revered by the district and community as a defining element of North Kansas City's identity. The school's transformation capitalizes on such aspects while strengthening its community value and fostering the reimagined vision to transition the campus into a hub of learning and activity that continues to support the educational aspirations of the North Kansas City School District.

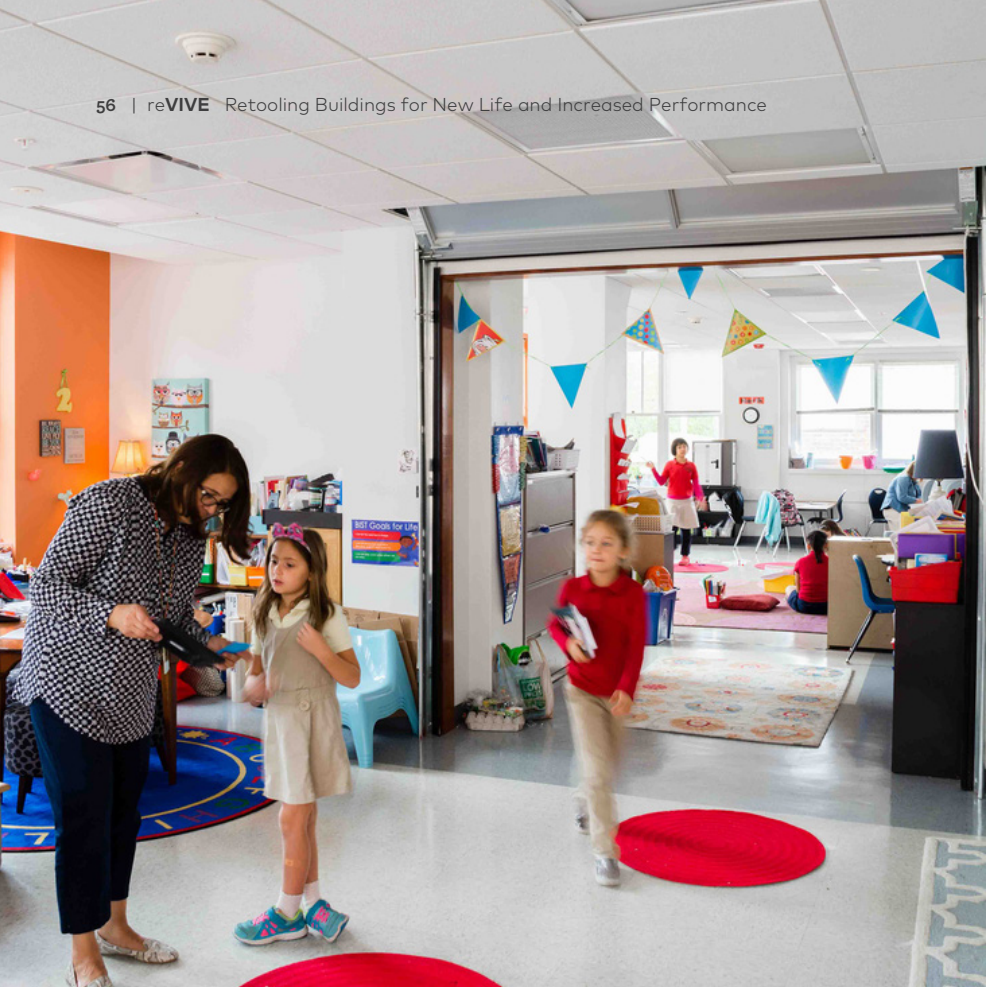
To achieve such a vision, the district and design team has set goals of LEED Platinum and Net Zero Energy + Water. The design seeks to employ natural daylight in regularly occupied spaces and maximize solar harvesting via an expansive rooftop PV array system. The team identified other goals that strengthen the surrounding community through sustainable measures, including: repairing local hydrology through thoughtful development and regenerative landscape and stormwater harvesting and reuse practices; integrating groundwater with the building mechanical energy system; and creating campus public spaces that can complement and enliven adjacent properties.

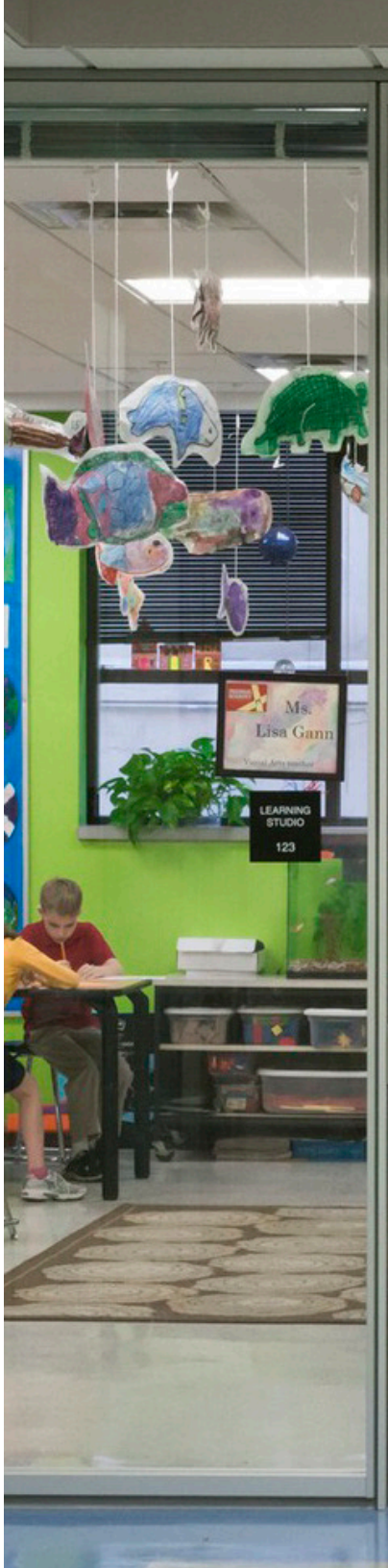

HORNETS

**SEATON HALL AND SEATON COURT RENOVATION AND EXPANSION**
MANHATTAN , KANSAS
Over the last decade, the College of Architecture, Planning and Design (APDesign) at Kansas State University has risen in stature and recognition among the nation's design programs. The program's home, in the historic Seaton Hall complex, no longer supported the college's needs. Each semester, APDesign students, faculty and visitors, together, explored the potential of design to impact human experience, health and happiness – the new and renovated facility was born of these same pedagogical objectives.

The addition stitches together the two historic buildings of Seaton East (1908) and Mechanics Hall (1874), and is punctuated by "The Jewel," a transparent, three-story social container and entry courtyard that assumes the new face of APDesign. Located in the heart of the campus network, the facility is a hub of interdisciplinary interaction, engaging KSU in a unified expression of innovation, excellence and sustainability.

Collaboration with Ennead Architects and Confluence.






**CROSSROADS CHARTER SCHOOL**

KANSAS CITY, MISSOURI

BNIM worked closely with the Crossroads Academy of Kansas City to expand their current program from K-5 to include a 6-8 grade middle school, and develop a downtown campus in the urban core. Phase I, completed January 2015, included the renovation to a 30,000 sf historic building to include classrooms and multipurpose rooms for the K-8 charter school. Interior demountable glass partitions provide openness within the floorplan, yet allow a teacher to move between students working in different groups in the spaces, while maintaining line-of-sight to the entire class. For Phase 2, renovation of an existing historic building of about 15,000 sf includes a gym and two new classrooms. An elevated glass skywalk connects the two school buildings together across the alleyway. The multipurpose gym, connected at grade-level to the school building, is designed as a space for gym class, large school functions, youth activities, and an after-school pick-up location.

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Doodle Arms

**MISSOURI STATE UNIVERSITY RENOVATIONS**

SPRINGFIELD, MISSOURI

This renovation project included the complete exterior makeover of a Residence Life complex at Missouri State University, including Hammons House, Hutchens House and Garst Dining Center. The complex was battling water and air infiltration, aging dark bronze glazing systems and failing exterior insulation finish systems. The renovation replaced all exterior facades with new window and entrance assemblies consisting of low-e coatings for improved energy performance and maximized daylight. New waterproofing and air barriers systems, combined with insulation and a ventilated rainscreen system composed of reconstituted stone, keeps the building dry and conditioned. Façade elements introduce playful patterns in glass and panel reveals. At the main Garst Dining Center entrance, major site improvements create a welcoming new plaza that is highly accessible and offers shuttle pickup, new bike storage and state-of-the-art site drainage. The new entrance now opens the dining center to the plaza, providing outdoor dining and visual connections inside and out.


HAMMONS HO E
GARST

**JANNES LIBRARY & LEARNING CENTER**
KANSAS CITY ART INSTITUTE | KANSAS CITY, MISSOURI
BNIM was selected by the Kansas City Art Institute to expand their library facility using an historic 1912 Georgian style mansion. Previously dormant for a number of years, the mansion has been re-awakened and recognized as an artifact of fine workmanship and important historical interest for the entire campus and surrounding neighborhood. As a result, the new addition was designed to respect the existing structure by not trying to mimic its architecture or compete with its street presence. By contrasting the new from the old, both structures are able to retain their separate integrities and are true to their time and construction methods.


Flash Art
Vision

**SCHOOL OF MEDICINE DOCENT UNITS**

UNIVERSITY OF MISSOURI, KANSAS CITY

After completing programming and conceptual design services for the UMKC Hospital Hill Campus Health Sciences Education and Research Buildings, BNIM began a multi-phased renovation project on the 254,000 square foot School of Medicine building, scheduled to take place over the next several years. The first phase was comprised of approximately 11,000 square feet on the first and third floors. The primary program areas for the renovation were a Computer Test Lab and a prototypical design for a Docent Unit.

The Docent Unit design was developed as part of an overall planning study in creating 32 Docent Units on the third and fourth floors. This renovation provides four of those Docent Units, with the additional Units being constructed through future phases of renovation.


TOSHIBA

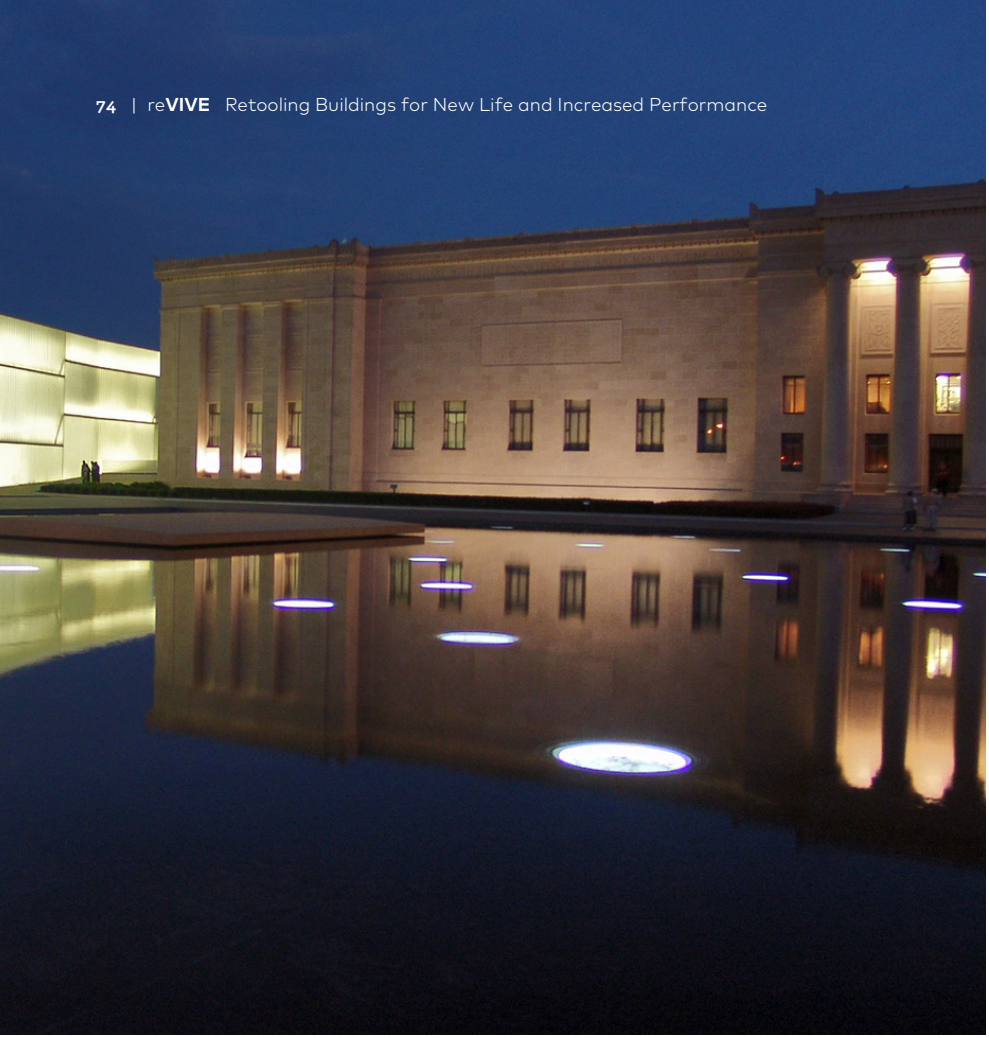
# CULTURAL

**WESTPORT PRESBYTERIAN CHURCH**
KANSAS CITY, MISSOURI
The existing church building was severely damaged in a catastrophic fire in 2011, and while much of the Church's roof structure, interior structure and finishes were destroyed, the exterior limestone shell survived the fire in good condition.

Constructed in 1905, the original stone façade stands today as one of the most notable structures in the heart of Kansas City's historic Westport community. In reverence to the Church's rich history, this project restores the most significant portion of the original church structure - the original sanctuary building and tower. The new addition creates a stronger presence in Westport, while acknowledging the tradition and history of both the Westport Presbyterian Church and the community it serves.

The restored original building and new addition houses a 150-seat sanctuary, 40-seat chapel, gathering space, fellowship room, 3,00 square foot multi-purpose room, administrative offices and office space, which is leased to a Westport area non-profit. In addition, a 1,000 square foot "storefront" space is located at street level on Westport Road. The storefront space serves the community and allows the Church to extend their ministry beyond the historic walls of the Sanctuary.

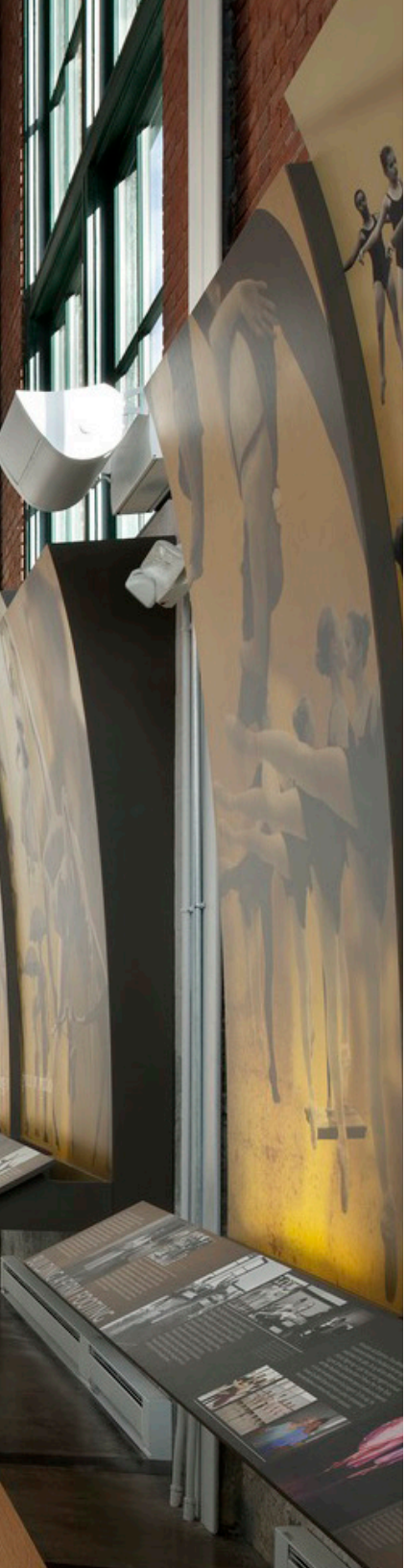
Before



**FORD LEARNING CENTER AT THE NELSON-ATKINS MUSEUM OF ART**
KANSAS CITY, MISSOURI
As part of the overall renovation of the historic Nelson-Atkins Museum of Art, the Ford Learning Center fulfills the Museum's educational program needs for children, adults, families and urban-core youth agencies. Funded through a $4.5 million grant from the Ford Motor Company the new design tripled the existing space available for art education programs and serves as the center for all of the museum's educational programs. Located near the main entrance to the new museum addition, the center is highly visible and as an integral part of the institution, serves as a gateway to the facilities educational resources.


Gauguin

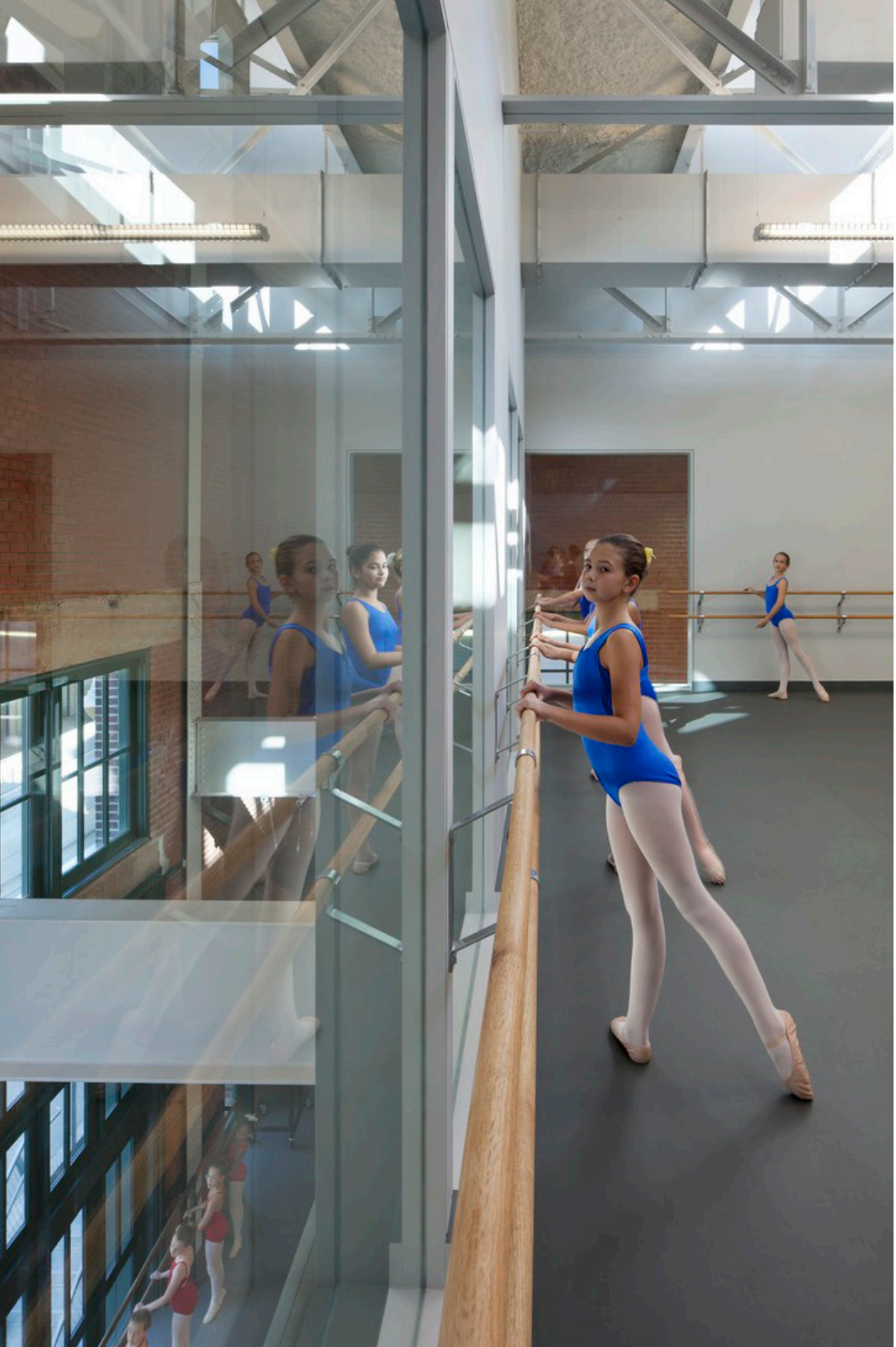

The
Nelson-Atkins
Museum
of Art
Ford Learni
4 Classroom




**TODD BOLENDER CENTER FOR DANCE & CREATIVITY**

KANSAS CITY, MISSOURI

To create a new home for Kansas City Ballet and School, BNIM took great care in the rehabilitation and adaptive reuse of the former Power House at Kansas City's Union Station. Originally design by architect Jarvis Hunt and completed in 1914, the Power House building represents an important era in Kansas City's history. The building is listed on the National Register for Historic Places and sits within one of Kansas City's densest historic areas, adjacent to Union Station, the historic Freight House District and the former Main Post Office facility.




**FOLLY THEATER RESTORATION**

KANSAS CITY, MISSOURI

BNIM participated in all phases of the efforts to save and restore this turn-of-the-century theater in downtown Kansas City, which is listed on the National Register of Historic Places. BNIM's involvement began with a feasibility study in 1974, and the firm continued leading the project through subsequent grant writing, presentation and fund-raising stages, while simultaneously working to restore the theater to the condition it enjoyed in 1923.

In 1998 a second phase culminated with the creation of a new lobby. This new lobby provides a welcoming entrance and gathering place that enhance the theater-going experience.

With the help of BNIM, the beloved Folly Theater is poised for its next 100 years.


**DES MOINES COMMUNITY PLAYHOUSE ADDITION**
DES MOINES, IOWA

In 2012, BNIM was selected to design an addition and renovation for the Des Moines Community Playhouse, a beloved pillar in the cultural community of Des Moines since 1919. The renovated facility provides a new education wing with classrooms designed to accommodate expected education program growth, a renovated 400-seat mainstage theatre, additional costume and properties storage, new dressing rooms, administrative offices, green rooms that multi-task as classrooms, updated mechanics and additional parking.

Several tenets shaped the design, including the client's commitment to sustainability and building performance, enriched visitor experience, user comfort, and longevity of the Playhouse.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**bnim** is building positive


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