



# INDUSTRIAL

Architecture • Planning • Project Management



# Quick FACTS



Sho Me Power Electric Cooperative — Marshfield, MO



Springfield Underground — Springfield, MO

- Member of the Springfield business community for more than 40 years
- 24 professional staff members
  - 9 licensed architects
  - 9 architectural interns
  - 1 architectural designer
  - 2 student interns
  - 3 administrative staff
- Professional disciplines: Architecture, Project Management, Planning & Development
- Industry Rankings
  - 2020 Top Design Firms named by *Hotel Management*
  - 2019 Top 40 Hotel Architecture Firms named by *Building Design + Construction*
  - 2019 Top 150 Architecture Firms named by *Building Design + Construction*
  - 2018 Top 75 Hospitality Design Firm named by *Hotel Management*
  - 2018 Top 112 Architecture/Engineering Firm named by *Building Design + Construction*
  - 2018 Top 50 Hotel Architecture Firms named by *Building Design + Construction*
- 4 Core Values: Value People, Practice Simplicity & Ingenuity, Promote Growth, Ensure Sustainability
- 8 Projects achieved LEED® certification (1 Certified™, 4 Silver®, 3 Gold®)
- Named one of the “Best Places to Work” by *Springfield Business Journal* and *Wall Street Journal* finalist
- Recipient of the W. Curtis Strube “Small Business of the Year” Award by the Springfield Area Chamber of Commerce

# About BRP

More than 40 years of enhancing the relationships between people and their environments confirm that our focus is precisely where it should be: on our clients, their customers and patrons. Since our founding in 1978, we've broadened our services and enhanced our expertise in architecture, project management, planning and development. Today, you can see the results of our influence in more and more cities all over the United States, as well as in our hometown of Springfield, Missouri.

From the onset of preliminary design through construction administration, BRP offers you the confidence of working with professionals focused on projects just like yours.

We've completed more types of projects than many firms. This diversity brings us fresh and new perspectives for our clients and creative solutions that may not have been immediately envisioned.



## SERVICE

At BRP, we believe that service is more than an attitude. To us, service is backed by action with positive results. We strive to provide great customer service and take pride in our ability to consistently deliver projects exceeding our client's expectations. We believe that service means rolling up your sleeves, getting in the trenches and doing more than just the basics.



## CLIENT FOCUS

We excel at knowing our clients and looking at their projects from all angles. Our team members immerse themselves in all phases of planning, design and construction. We help our clients resolve feasibility and use issues. We can also guide them through franchise processes, entitlement, permitting and many other issues that may arise during the project.

When a client needs a service that falls outside our areas of expertise, we partner with only the best consultants. As consultants, they answer to our standards of quality assurance and client satisfaction.

Our goal is to be the standard against which others are judged for excellence, integrity and leadership in providing professional design services.



## DESIGN

Great design is a commitment to high standards and requires balance among quality, economy and scope. Achieving this balance involves simple solutions based on intelligent ideas. Our design approach embraces trust and integrity. By presenting multiple design solutions and openly evaluating each alternative with our clients, we build a relationship that leads to consensus for the best design solution.

# What can we DO FOR YOU?

## BRP performs the following services:

Architecture • Adaptive Reuse • Renovations • Historic Preservation • Fundraising Support • Community & Stakeholder Engagement • Group Facilitation • Rezoning • Facility Master Planning • Land Planning • Site Analysis • Site Selection • Property Entitlement • Specifications • Visualization • Integrated Project Delivery • “As Built” Documentation • Development Proforma • Concept Design • Building Programming • Facility Assessment • Construction Procurement • Computer Aided Drafting • Construction Documents • Project Management • Construction Administration • Building Information Modeling • Construction & Project Budgeting • Construction Management • Interior Design • Artwork Selection • Furniture Selection • Urban Planning • Streetscape Design • Retail Design • Environment Branding • Theming Environments • Hospitality Design • Graphic Design • Signage • Relocation Management • Sustainable Design • Expert Witness • Building Forensics



WARSON BRANDS DISTRIBUTION CENTER | Stafford MO | 165,000 sq. ft.

Warson Brands, a company who sells vocational and safety footwear, engaged BRP Architects to assist in evaluating potential sites and architectural design for a new distribution center to accommodate their growing business. The 165,000 square-foot distribution center is designed to warehouse, distribute, and showcase the various styles of shoes and brands. For comparison, a football field (including end zones) covers 57,600 square feet. The distribution center covers a total of 10 acres and is in a planned 220-acre indus-

trial park that not only is near Interstate 44 but also will have railroad access. The project wrapped up in March of 2021.



SRC LOGISTICS MULROY DEVELOPMENT PLAN | Springfield, MO | Phase 1: 160,000 sq.ft

The SRC Logistics Mulroy plan was a long range land development plan to utilize their land off of North Mulroy road in Springfield, MO. It was designed to meet the ever-expanding manufacturing need of the Ozarks.

Phase 1, a 160,000 sq. ft. industrial building with a 6,000 sq. ft. office component was completed in 2020. It is the first phase of the overall 600,000 sq. ft. multi-phase development planned by SRC on North Mulroy Road.

Phase 2 of the companies expansion consists of two additional buildings – a 144,000-square-foot preengineered metal building and an 8,000-square-foot office building – remanufacturing company SRC Holdings Corp. is expanding its Logistics division.

Phase III is currently underway, with dirt work and in-fill being completed for a 410,000-square-foot building. Altogether, the company plans to add 1.1 million square feet of space over the next 10 years.



## CENTRAL STATES INDUSTRIAL ADDITION | Springfield, MO | 37,200 sq. ft.

Central States Industrial designs, fabricates, and distributes processing equipment for the sanitary industries, including food, dairy, beverage, pharmaceutical, and personal care. CSI was started on July 1, 1977, and in 1984 the company moved to Springfield with a total of four employees. CSI now has over 100 employees and three facilities: Springfield, Missouri; Durham, North Carolina; and Fresno, California.

In 2012, the company decided to expand their Spring-

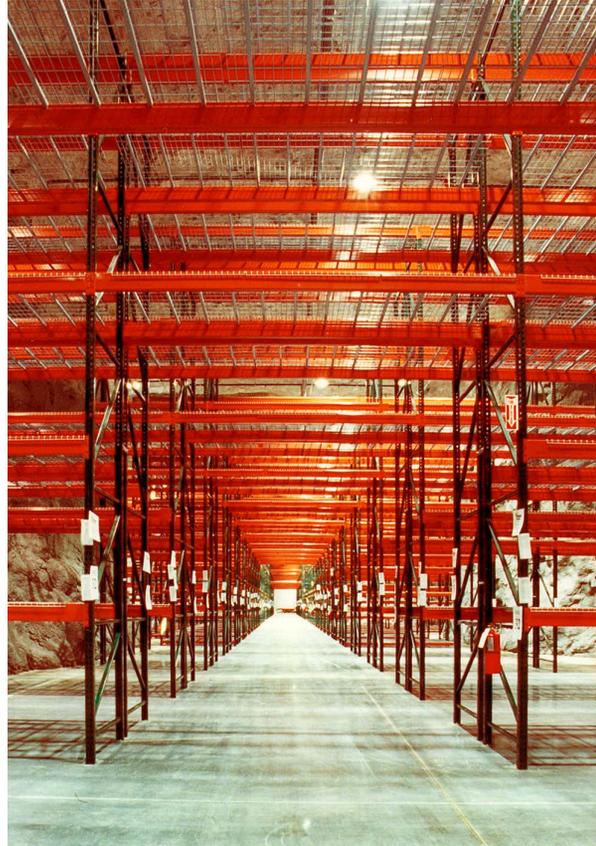
field facility to include more product storage, a larger fabrication area, and additional office space. BRP was retained as architect and structural engineer to explore and test several site and building expansion options.

After weighing each alternative in terms of layout, efficiency and cost, the owner decided to maximize their existing site. This resulted in 31,000 sq. ft. of warehouse and distribution area, and 6,200 sq. ft. of office expansion area.

The warehouse supports high-piled storage rack sys-

tems, a storage mezzanine, jib crane, and exterior bridge crane for loading and unloading equipment. The addition has enabled CSI to move their warehouse operations, thus increasing manufacturing space by 8,000 sq. ft.

The office expansion provides an additional 36 open office cubicles, large and small conference rooms and enclosed offices. The entire facility gross building area is 80,200 sq. ft.



## SPRINGFIELD UNDERGROUND WAREHOUSE/DISTRIBUTION | Springfield, MO | 400,000 sq. ft. (Building 10)

BRP was initially selected by Springfield Underground to provide design and construction administration services for a truck staging facility located on the surface. This facility would allow over-the-road trucks to stage their vehicles in a controlled area prior to entering the Underground, thereby, improving the safety and aesthetics along nearby access roads. This project led to BRP being contracted to master plan the remaining 3.5 million sq. ft. of underground warehouse space as well as development for the 650 acre surface. Construction of the first underground warehouse of the master plan was completed in the summer of 1998.

The surface master plan considers the unique requirements associated with its location over an active

limestone mine and underground warehouse space. It allows for a mixed-use development consisting of commercial sites along the prime U.S. Highway 65 frontage, an upscale office park with small scale retail support and warehouse distribution centers which is in line with the existing underground warehouse development. Rail service to the Underground and several sites on the surface will provide easy access for distribution purposes. The surface development will be highlighted by a series of wet detention lakes serving as amenities to the development complete with natural wildlife and walking, jogging and biking trails that meander through the property.

In 2008, BRP completed Springfield Underground Building 10 which is a 400,000 sq. ft. refrigerated stor-

age and distribution facility for Kraft Foods, consisting of two office areas and more than 50 docks. The north trailer staging area is designed to accommodate the increased truck volume for the facility with a secure

### RECOGNITION

Merit Award, 1999

AIA Springfield Design Awards



GRIZZLY INDUSTRIAL | Springfield, MO | 300,000 sq. ft.

Grizzly Industrial, Inc. in Springfield, Missouri contains 150,000 sq. ft. of distribution warehouse space and a 20,000 sq. ft. showroom. The building was designed to allow a possible 100,000 sq. ft. addition to the warehouse. This building serves as the company's Midwest distribution warehouse and is the location of a semi-annual weekend sales events with draws of up to 20,000 people.

After this retail and regional distribution facility was com-

pleted, Grizzly elected to add to their regional distribution functions by constructing a 300,000 sq. ft. distribution warehouse across the street, which handles national sales of part of their inventory. BRP completed the design and construction of the second warehouse in nine months.

As Grizzly expanded their business they determined that their east coast operation needed to be upgraded, so BRP planned and constructed a similar 150,000 sq. ft. retail showroom and distribution center in Lycoming

County, Pennsylvania complete with its own sales plaza for its periodic tent sales.

Continued growth in the northeast then caused Grizzly to add a 200,000 sq. ft. distribution center similar to the one we completed in Springfield a few years earlier. Grizzly has three business centers: their home in Bellingham, Washington, a central region operation in Springfield, Missouri and the east coast operation in Lycoming County, Pennsylvania. BRP designed all of their newer facilities and two thirds of all of their facilities.



## GRIZZLY INDUSTRIAL DISTRIBUTION CENTER & SHOWROOM EXPANSION | Springfield, MO | 62,250 sq. ft. / 4,000 sq. ft. (showroom)

Grizzly Industrial Inc., which sells woodworking and metalworking machinery and tools, expanded its distribution center as well as its showroom this year.

The distribution center expansion included a 62,250 square foot addition to its 300,000 square-foot facility at 2102 W. Battlefield Road. This facility handles the shipping and distribution of Grizzly products for the Midwest and all of the east coast. The clear height inside is 30' to maximize the storage capabilities of the facility. The

new additional space will allow the company to increase inventory and continue to bring on new products.

Additionally, the company also expanded its showroom at the corner of Kansas Expressway and Battlefield Road by 4,000 square feet. The showroom expansion will utilize previous warehousing space at the facility allowing for more sales area for their expanding product lines.

Grizzly came to Springfield in 1999 and continues to

expand on the synergies of an excellent workforce and central location for shipping. They expanded into this distribution center in 2001. This addition is part of their long-term growth strategy which will include another duplicate distribution center south of the current facility.



DIAMOND INTERNATIONAL OF SPRINGFIELD | Springfield, MO | 60,000 sq. ft.

The Diamond Companies is a regional dealership with a home office in Memphis, Tennessee and 17 branches in Tennessee, Arkansas, Missouri and Kansas. The new and used truck sales and service facility for Diamond International of Springfield is a full-service dealership on 10 acres for the Navistar International Brand of trucks and engines. The facility has 28 service bays, including bays for Liquefied Natural Gas and Compressed Natural Gas engine trucks. The parts department has 18,000 square feet of space to handle every trucking need.

Situated along I-44 in Springfield, Missouri, this facility will serve the ever-growing over the road truck traffic crossing the country using I-44 as well as serving a regional working truck market within 150 miles of Springfield.

**RECOGNITION**

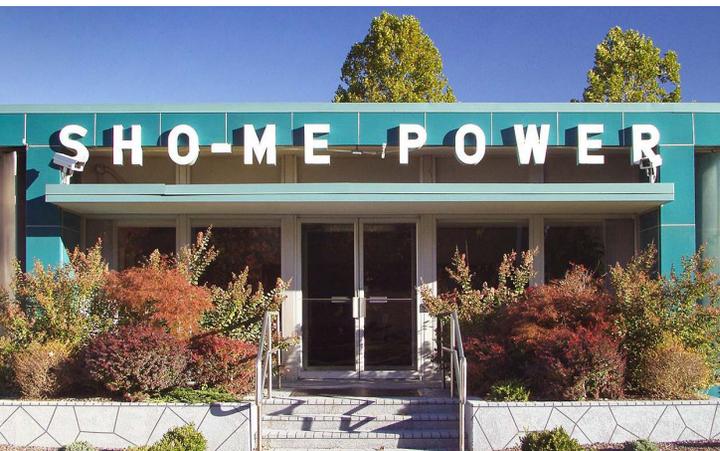
“Best” in Auto Dealership Category, 2014, Varco Pruden’s Hall of Fame Awards



SMC PACKAGING GROUP RELOCATION & EXPANSION | Springfield, MO | Phase I: 250,000 sq. ft.

This multi-phase project is a relocation and expansion for SMC packaging group. Phase 1A and 1B include a renovation and building addition. Construction will take place in 2018. Phase 1A includes an office remodel, an addition of a mezzanine, and a reworking of the ventilation and lights. Phase 1B includes a 250,000 sq. ft. building addition.

Phase 2, set to take place 2025, will include an office addition and will increase office space by 100%. A manufacturing addition of 160,000 sq. ft. is also planned. Both phases will add additional parking.



SHO-ME POWER ELECTRIC COOPERATIVE | Marshfield, MO | 28,000 sq. ft.

Corporate offices for Sho-Me Power Electric Cooperative had grown into an adjacent shop building and in a warehouse a few miles away. With even more growth anticipated, the decision was made to bring everyone back to the main corporate offices by building an addition that would connect all spaces internally.

Designing an addition to a 1950's style building and to an adjacent shop was no easy task. Besides the two buildings being different in size, shape and materials,

there were three different levels to contend with. The solution was a two-story building with a glass box connector to link the three floor levels.

**RECOGNITION**

Honor Award for Architectural Design, 2005, AIA Springfield Design Awards



SPRINGFIELD STRIPING & SEALING | Springfield, MO | 45,000 sq. ft.

The corporate office and maintenance facility for Springfield Striping & Sealing is located in the Partnership Industrial Center. It has a two-story administrative and executive office component which serves both the Springfield and Kansas City operations. The facility also is a mixing plant for their own asphaltic lot sealer, and an equipment maintenance facility.

**RECOGNITION**  
Commercial Interior Design of the Year,  
2010, More than 5,000 sq. ft.  
*417 Magazine*

The facility received a Design Award from the Metal Building Manufacturers Association for excellence in design.



FIREWORKS OVER AMERICA | Springfield, MO | 105,000 sq. ft.

This facility includes 6,875 sq. ft. of corporate office space, a 4,875 sq. ft. retail sales component, a 6,000 sq. ft. assortment assembly area, and an 85,000 sq. ft. warehouse on six acres. The project also included the development work on the parent 18-acre tract which included streets, utilities, zoning, annexation of all property except for this tract, and negotiating the "Consent to Annexation Agreement," which keeps this tract out of the city as long as this fireworks business exists.



OZARKS MAILING SERVICE | Springfield, MO | 20,000 sq. ft.

Ozark Mailing Service (OMS) was founded in May 1982 as the first pre-sort service in the Springfield area. The discounted postage program was the basis for the formation of Ozark Mailing Service. As the company grew, many clients asked if they could perform other mailing tasks.

In 1988, OMS began the letter shop services division, which processed standard (third class) bulk mail and began offering services such as affixing self-adhesive and

cheshire labels, hand inserting envelopes and preparing the bulk mailings for Postal Service acceptance office.

Butler, Rosenbury & Partners, Inc. was retained as architect for their new building. By relocating from their old location to a new business park, we were able to design a building around their business instead of being forced to adapt to an existing building. Location and visibility were not as important as it might be for some businesses, since they pick up and deliver for their clients.

This new facility includes corporate offices, computer data and technical support and processing equipment along with their mail processing center.



NIXA PUBLIC WORKS COMPLEX | Springfield, MO | 15,000 sq. ft.

The problem was to design a low-cost, easy-to-build headquarters for the Public Works Department of one of Missouri's fastest-growing small towns. The square, five-acre site is at the end of a new industrial park filled with small businesses in metal buildings of marginal quality. The street dead-ends at the midpoint of the north property line; one half of the site is reserved for future development. Two buildings, each designed for expansion, were located to separate the service area and employee parking area from the public side of the

site. One building is dedicated to administrative uses and serves as the front door to the site for visitors, while the other is more utilitarian, reserved for equipment maintenance and storage. Each were designed in a no-nonsense way, using standard metal building framing and panels, inexpensive aluminum storefront, and industrial materials often used by public works personnel. A custom sign over the entry to the administrative building signifies the nature of the work there and the civic pride of the city's staff. The result is an unpreten-

tious two-building complex intended to communicate to the public an image of economy, openness, service and familiarity — all important values in municipal government.

**RECOGNITION**

Award for Architectural Design, 1995  
AIA Springfield Design Awards



JORDAN VALLEY PARK MAINTENANCE FACILITY | Springfield, MO | 7,508 sq. ft.

Known among its peers for excellence and innovation, the Springfield-Greene County Parks Board requested a maintenance facility to support parks staff responsible for downtown parks. The site – a bluff adjacent to urban greenway and a highly-visible public park area – is unexpectedly prominent for such a humble use. The site within Jordan Valley Park suggested an additional use: a rooftop café, convenient to park patrons and downtown visitors. The solution is an expression of these functions. The maintenance facility is burrowed into the bluff, its roof creating a pedestal for the café and a

small suite of park management offices. The structure above is intended to be like an open rooftop pavilion. Innovations include a “butterfly” roof which allows rainwater to be collected efficiently and then harvested, use of local materials, pervious paving methods, and extensive daylighting. The facility is LEED® certified at a Silver level.

**RECOGNITION**  
Merit Award, 2014  
AIA Springfield Design Awards



LEED®, and its related logo, is a trademark owned by the U.S. Green Building Council® and is used with permission. LEED® is the preeminent program for the design, construction, maintenance and operations of high-performance green buildings.



HONDA OF THE OZARKS | Springfield, MO | 23,703 sq. ft.

The new Honda of the Ozarks facility is the only Level 5 Honda Powerhouse dealer in Missouri. The dealership sells the complete line of Honda motorcycles, ATVs, personal watercrafts and power equipment as well as genuine Honda parts, licensed apparel and accessories. The facility features an expansive showroom, administrative offices, parts department and a Honda Certified service department.



## SPRINGFIELD REMANUFACTURING CORPORATION WAREHOUSE & OFFICE RENOVATION | Springfield, MO | 325,000 sq. ft.

BRP completed a multiphase adaptive reuse of the former Regal Beloit Manufacturing facility. 30,000 sq. ft. of office and administrative areas were renovated along with 256,000 sq. ft. of manufacturing and warehouse operation space.

Work completed included a remodel of the administrative wing, a warehouse renovation, as well as a renovation of underutilized spaces. In the administrative wing, a remodel was needed to meet the current

needs of SRC. In the warehouse, BRP worked in various areas to document SRC's work that required permits. A former fan room was also gutted to create additional engineering offices.

The project also included an evaluation of the exterior skin of the building, which resulted in the complete removal and replacement of the 1960's uninsulated glass storefront with a new insulated storefront. The new front will pay for itself over time in energy savings.

BRP was also retained to work on SRC's Heavy Duty Plant and Administrative Offices in Springfield. This will be a complete refresh of all interior elements as the facility was built during the 1970's.



SANITARY SERVICES BUILDING & LOCKER ROOMS | Springfield, MO | 3,000 sq. ft.

Designed for the Sanitary Services Division of the City of Springfield's Public Works Department, this facility is a pre-engineered building designed to store equipment for sewer maintenance. The facility also contains locker rooms for employees to use before and after shifts as well as for other Public Works employees to utilize in conjunction with on-site fitness facilities.

Additional challenges were to connect two existing pre-engineered buildings and employing sustainable techniques such as construction waste management, innovative daylighting, waterless urinals, artificial lighting, and re-use of demolished materials.



RIVERBLUFF CAVE STORAGE BUILDING | Springfield, MO | 2,500 sq. ft.

With grant funding from HUD, the Missouri Institute of Natural Science built a storage building and office to complement the existing Field House at the Riverbluff Cave site. This pre-engineered metal storage building was designed to store, and display fossils gathered from this cave discovered in 2001. BRP worked closely with the Missouri Institute of Natural Science and Greene County to accommodate the special needs of the facility including climate control, site placement to protect re-established grasslands, and proximity to the cave. Construction was completed in January 2009.



SHAPIRO SALES COMPANY | Springfield, MO | 34,600 sq. ft.

This project was a development of a 17.5-acre site that included an extensive portion of the site in the flood plain and the inclusion and the construction of a railroad spur. The building has warehouse and administration areas, with the main function of the space being the processing of recycled materials. The structural system consists of a hybrid system that utilizes precast concrete walls and columns as well as a double tee girder beam that supports an open web steel bar joist roof system. The construction of the building also included heavy foundations for the operations bailer equipment.

# Client TESTIMONIALS



Bass Pro Shops Outdoor World -  
Denver, CO

“We have found them to be very responsive, conscientious and creative in their approach to our projects.”

**Johnny Morris**  
Founder & CEO  
Bass Pro Shops



Thompson Sales Company -  
Springfield, MO

“You really helped us on our remodel. Couldn’t have done it without you and your expertise. Turned out 10 times better than I ever dreamed.”

**Lynn Thompson**  
President  
Thompson Sales Company



Diamond International New & Used  
Truck Sales Facility - Springfield, MO

“I just finished touring our new facility, I must tell you I was nearly overcome with emotion on how nice it turned out. I truly believe this facility will make us the market leader in Springfield within the next several years. There is our facility and then everyone else’s.”

**Dick Sweebe**  
President & CEO  
Diamond Companies



Sight & Sound Theater - Branson, MO

“Your team approach, management skills, and focus on quality were key to the success of this project. It was apparent from day one through completion that we had the best Architectural firm...in the area.”

**Doyle Heisey**  
Director of Facilities &  
Development  
Sight & Sound Theaters



Legacy Bank and Trust Headquarters -  
Springfield, MO

“The Board of Directors and management team of Legacy Bank are thrilled that we selected BRP to design our new headquarters. The scope of this project was far beyond anything that we had done in the past and BRP guided us through the entire project. BRP listened to elements that we wanted and gave us ideas that we had never considered, and it came together seamlessly. The facility came in on-budget and is truly one of the finest buildings in Springfield. This has given us a tremendous advantage to attract and retain customers and employees alike. We are grateful for the entire team at BRP and look forward to working with them again in the future.”

**John Everett**  
Chief Executive Officer  
Legacy Bank and Trust