



# RETAIL

Architecture • Planning • Project Management





# About BRP ARCHITECTS



Branson Landing – Branson, MO



Bass Pro Shops Outdoor World – Las Vegas, NV

## Quick Facts

- Member of the Springfield business community for more than 45 years
- 26 professional staff members
  - 10 licensed architects
  - 10 architectural interns
  - 1 architectural designer
  - 2 student interns
  - 3 administrative staff
- Professional disciplines: Architecture, Project Management, Planning & Development
- Industry Rankings
  - 2022 Top Design Firms named by *Hotel Management*
  - 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
- 9 Projects achieved LEED® certification (1 Certified™, 5 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 ARCHITECTS

More than 45 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 by Architect Geoffrey Butler, AIA, 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

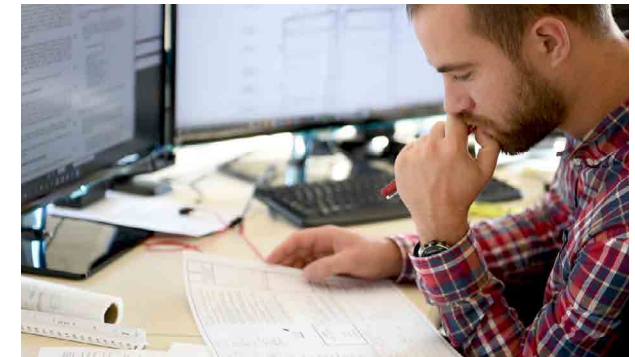
At BRP, we believe that service is more than an attitude. To us, service is backed by action with positive results. We strive to provide great customer service and take pride in our ability to consistently deliver projects exceeding our client's expectations. We believe that service means rolling up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

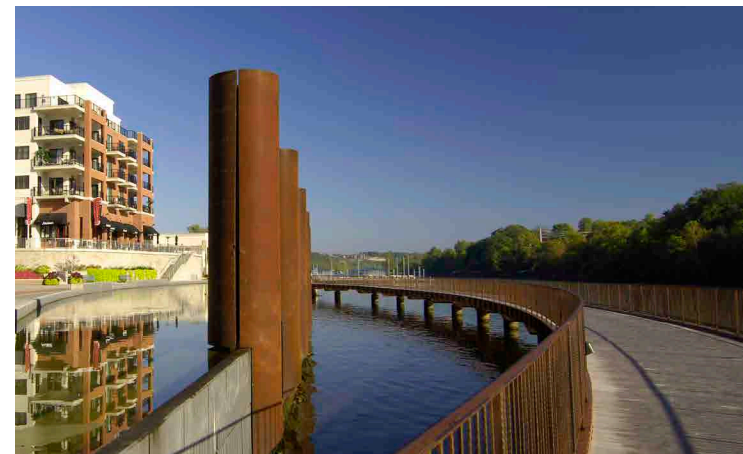
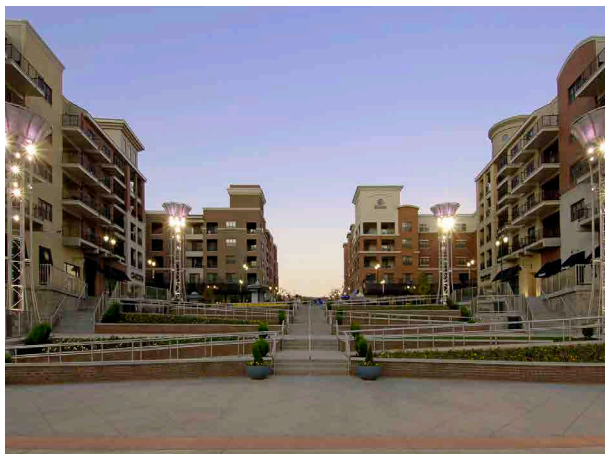
# About BRP ARCHITECTS

## What can we DO FOR YOU?

### **BRP Architects 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





**BRANSON LANDING PUBLIC PLAZA** | Branson, MO | 1.5 million sq. ft.

The Branson Landing is a 1.8 million sq. ft. mixed-use project situated on a 95-acre site, between U.S. Highway 65 and Lake Taneycomo in Branson, Missouri. It includes themed waterfront boardwalk and mixed-use development including anchor tenants, specialty shops and restaurants, convention center, hotels, condominium residences, entertainment and recreation.

These destinations are complemented by nature's own beauty – the scenic Ozark Mountains and Tri-Lakes Area.

BRP provided planting and irrigation design, hardscape design and site amenity selection services for this project.

**RECOGNITION**

First Place Design Award, Mixed-Use Retail Project, 2008

Innovative Design & Construction of a New Project, International Council of Shopping Centers



Images provided by HCW, LLC

**BRANSON LANDING NORTH RETAIL DEVELOPMENT | Branson, MO | 29,600 sq. ft.**

Opened in June 2015, the Branson Landing North Retail Development extends the footprint of the popular Branson Landing mixed-use destination to the north, overlooking Roark Creek and Lake Taneycomo.

BRP provided architecture and structural engineering design services, and will provide construction administration, for the development.

BRP designed this \$2.5 million project for developer HCW, LLC of Branson, MO. The development consists of three buildings containing 16 storefront lease spaces ranging in size from 1,375 sq. ft. to nearly 4,200 sq. ft., totaling 29,600 sq. ft.





## BASS PRO SHOPS OUTDOOR WORLD | Various Locations around the U.S.

BRP has worked with Bass Pro Shops on new store roll-outs since 1995. BRP has been the architect of record on Outdoor World Stores all over the country from the Florida Keys, to Detroit to Las Vegas. BRP has also provided additional design support and signage/graphics packages for many other stores across the country.

The scope of these projects is generally 129,000 to 190,000 square foot retail stores, with many specialty features such as aquariums, merchandise displays, and entrance lobbies. BRP's involvement is to work with design staff at Bass Pro Shops corporate office, known as the Bass Pro Creators.

Their team includes architectural design staff, construction staff, and a group of craftsmen and artists. The BRP team works alongside this group during the design process, implementing their ideas into construction documents.

The main focus is always the customer experience and their interaction with the merchandise. The goal is to build an environment that acts as a reinforcing backdrop for the merchandise, and to help guide the customer through the store.

### OUTDOOR WORLD

Grapevine, TX; Las Vegas, NV; Auburn Hills, MI; Katy, TX; Myrtle Beach, SC; Cincinnati, OH; Atlanta, GA; Denver, CO; Garland, TX; Bolingbrook, IL; Independence, MO; Leeds, AL; Lac Mirabel, Quebec, Canada; Orlando, FL; Springfield, MO

### OUTPOST

Anchorage, AK

### WORLD WIDE SPORTSMAN

Destin, FL; Islamorada, FL

### ISLAMORADA FISH CO.

Myrtle Beach, SC; Denver, CO; Islamorada, FL; Garland, TX; Bolingbrook, IL; Independence, MO; Leeds, AL





## BASS PRO SHOPS SPORTSMAN'S WAREHOUSE | Nationwide Rollout | Varies by Location

Starting as early as 1999, BRP began working with Bass Pro to develop a retail format that would be a secondary market version of their Outdoor World brand. We implemented the second Sportsman's Warehouse project, (the first one was a test project in Atlanta, Georgia developed in 1996) which opened in the fall of 2001 in St. Charles, Missouri.

These stores are typically 70,000 - 90,000 sq. ft., and many times a redevelopment of on old retail box, as

in the case of St. Charles, Missouri. This strategy puts a new store in an already established retail location, within a quicker schedule, and lower capital expense. It also gives them the opportunity to recycle buildings instead of spending the resources to build them, and to redevelop land that has already been disturbed. These stores have many features of an Outdoor World, but are generally smaller in scale.





**BASS PRO SHOPS OUTDOOR WORLD | Denver, CO | 180,000 sq. ft.**

The Denver, CO Bass Pro Shops is a retail environment store with aquariums, merchandise displays, restaurants, and entrance lobbies. BRP's involvement was to collaborate with design staff at Bass Pro Shops corporate office. Their team includes architectural design staff, construction staff, and a group of craftsmen and artists. BRP then serves as Architect of Record for projects which we collaborate on design.

The main focus is always customer experience and interaction with the merchandise. The goal is a reinforcing

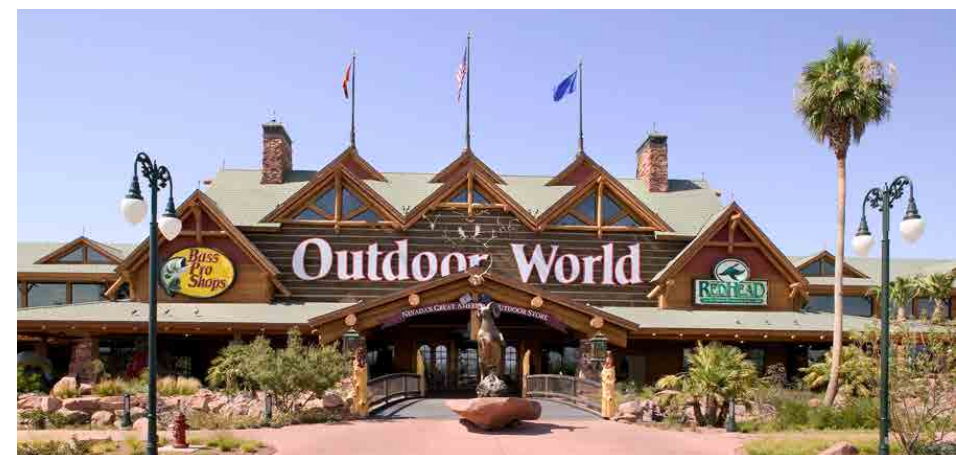
backdrop for the merchandise, and to help guide the customer through the store.

BRP collaborated with an energy consultant and the utility company to develop an energy efficiency strategy that resulted in a six figure rebate from the utility company. The strategy included day lighting, high efficiency mechanical systems and building envelope systems. BRP also designed within landlord-driven requirements to incorporate site sustainability elements.

**RECOGNITION**

First Place Design Award, 2006  
Large-Format Specialty Store,  
ISP/VM+SD International Store  
Design Competition





**BASS PRO SHOPS OUTDOOR WORLD** | Las Vegas, NV | 155,000 sq. ft.

This Outdoor World store is attached to The Silverton Hotel and Casino just south of Las Vegas on Interstate 15. The project was a partnership between Bass Pro Shops and The Silverton Casino to build the store and upgrade the casino. The connection to the hotel is visually seamless, however extensive fire shutter systems were designed to maintain a fire separation between the facilities. A comprehensive analysis was completed to develop a design that reduced energy usage through the use of skylights, lighting control systems as well as evaporative cooling systems.

The store includes many features that make it unique to the area, and different from other Bass Pro Shops stores. For instance, there is an escalator built into a rock tunnel taking visitors to the second floor, with a view of the aquarium along the way. A canyon that is more than 60' deep depicts some of the region's famous red rock formations and wildlife. Dozens of fish hang from the ceiling in the boat showroom, complete with a partial boat hull and a mural making it appear as though you are looking up through ocean.

**RECOGNITION**

Grand Prize for Specialty Store over 25,000 sq. ft., 2006, National Association of Store Fixture Manufacturers





**BASS PRO SHOPS OUTPOST** | Anchorage, AK | 80,000 sq. ft.

The 80,000 sq. ft. Anchorage, AK Bass Pro Shops Outpost is, for Bass Pro, “a tribute to Alaska’s awesome beauty, abundant wildlife and regional heritage.”

Adding to the unique destination retail experience are Alaskan themes throughout the store in hand-painted regional murals, museum quality wildlife mounts, area artifacts and antiques, and period photos. The store also features a 12,000-gallon freshwater aquarium with native fish. These displays complement a wide selection of apparel, fishing, boating, camping, hunting, hiking, and related merchandise.

Following concept work developed in-house by Bass Pro, BRP was project manager in collaboration with RIM Architects as architect of record, Larson Binkley as mechanical, electrical and plumbing engineer, CRW Engineering Group as civil engineer, BBFM Engineers as structural engineer, and Timberlake Construction as general contractor.

This location presented some unique challenges, such as:

- Coordinating shipping and timing of construction materials, in particular, from the lower 48 states.

- Detailing the project, especially the foundation and steel structure, to meet the code requirements due to Anchorage’s seismic activity status.
- Renovating an existing big box store to meet the needs of the project vs. building a custom, ground-up facility.
- Working in extreme weather elements.





**WORLD WIDE SPORTSMAN** | Islamorda, FL | 27,047 sq. ft.

BRP worked to convert a series of commercial properties that encompassed approximately 2.3 acres of bayside property into the World Wide Sportmans store. The BRP team collaborated with local, county and state environmental agencies to remove structures in the waterfront setback, and to bring the site into compliance with storm water runoff requirements through a series of exfiltration trenches and mulch parking areas.

Multiple septic systems were removed and replaced with a central sewage treatment plant. The bay bottom envi-

ronment was improved by creating watercraft channels. World Wide Sportsman (WWS) is a Bass Pro Shops retail brand for salt water sports. This location, which is the flagship World Wide Sportman store, is a former metal shed adaptively re-used as a Florida Keys-themed retail experience. In addition to the store, several existing outbuildings were also adaptively re-used as oceanfront attractions.

Audubon Signature status was awarded to this project. Several factors, including adaptive re-use of an existing

building, improved storm water runoff and sewage treatment, on-site recycling stations, and a dock-based sewage pump station for public use contributed to this award.

**RECOGNITION**

Public Recognition Award, 2001  
AIA Springfield Design Awards

Audobon Signature Award  
The Audobon Society





NOC GATLINBURG | Gatlinburg, TN | 18,000 sq. ft.

Nantahala Outdoor Center (NOC) specializes in outdoor adventures in the Smokey Mountain area of Tennessee and North Carolina. NOC Gatlinburg is a new retail project designed to sell a variety of merchandise and outdoor family adventures. The store is located adjacent to the Great Smokey Mountain National Park and their business is centered on clear running streams that are fed from a system of hydro electric dams - so their business depends on maintaining fresh, clean water and generating electricity.

The project is LEED® Certified and utilizes lots of natural daylight, reclaimed store fixtures, and many other points. BRP provided retail design, interior design and LEED Certification coordination on the project.



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.





PFI WESTERN STORE | Springfield, MO | 30,000 sq. ft.

Originally a catalog retailer, BRP designed a destination retail showcase for western fashion and accessories to reinvent the business. The atmosphere is a combination of refined, yet rustic elements which provide a comfortable, yet upscale feel to the store.

BRP has an on-going relationship with PFI, serving as a design coach for a flexible, memorable, ever-evolving retail environment.





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 completed, 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.



CLIFTON PARK RETAIL CENTER | Clifton Park, NY | 26,700 sq. ft.

Clifton Park Retail Center is a single-story retail center shell building incorporating a signature central red tower to create a unique identity for the center. This area used to be a mall until the developers started converting the area into a lifestyle section, consisting of outdoor storefronts, each with individual entrances, as seen above.





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.





## O'REILLY AUTOMOTIVE | 5,000-10,000 sq. ft.

In 1993 BRP was challenged to design a store prototype for O'Reilly Automotive, a national leader in automotive parts. At that time, the company was expanding nationwide and they needed a new, fresh image for their stores. The idea was an economical, identifiable and adaptable prototype that could be constructed in different sizes and site orientations.

O'Reilly's red and green color scheme was maintained in the prototype, which draws upon the traditional car

race finish line banner, and racing stripes were continued inside.

The prototype was adapted by BRP for more than 75 stores in six states, each store ranging in size from 5,000 to 10,000 square feet.

### LOCATION

Missouri; Kansas, Oklahoma, Iowa, Nebraska; Arkansas



# 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.”

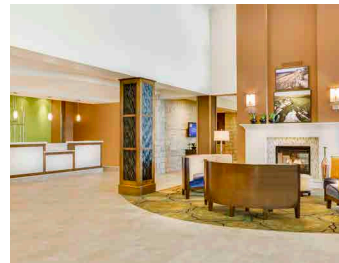
**Johnny Morris**  
Founder & CEO  
Bass Pro Shops



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



Hilton Garden Inn, Convention Center  
& Parking Garage - Manhattan, KS

“We use BRP, and their quality of work is good for our company...We can go from design of the project - from dirt, all the way to the end of the completion of delivering the furniture. And that saves time and that saves money, and you can get that at BRP.”

**Rick Huffman**  
CEO  
HCW, LLC



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