



# PRESERVATION & ADAPTIVE RE-USE

Design Portfolio





YOUR VISION. OUR FOCUS.

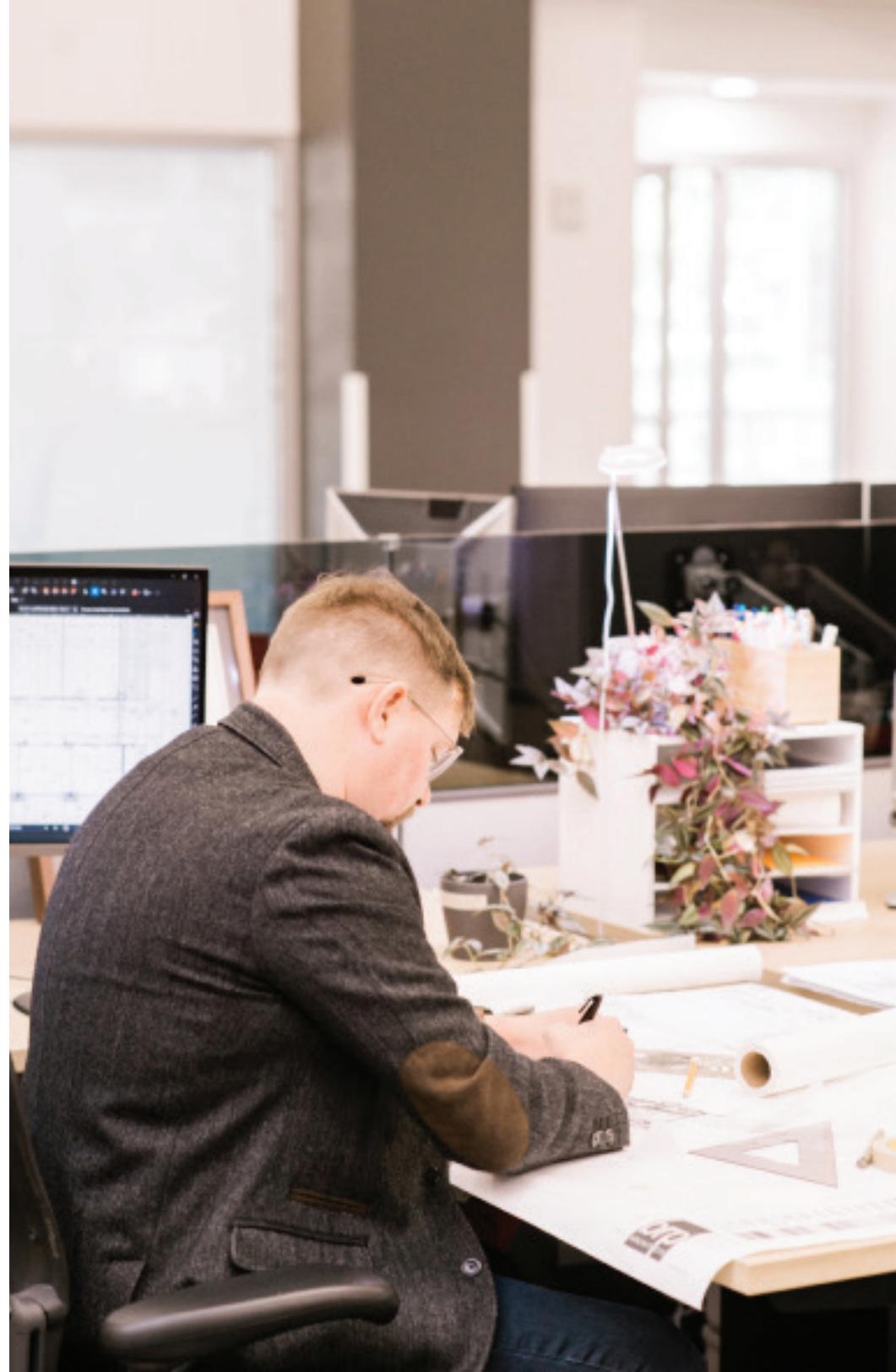
## Company PROFILE

BRP Architects is a leading architectural design and planning firm with decades of experience in the [insert industry].

With more than 46 years of enhancing the relationships between people and their environments, we can 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.

*purposeful, impactful design*



# Our FOCUS



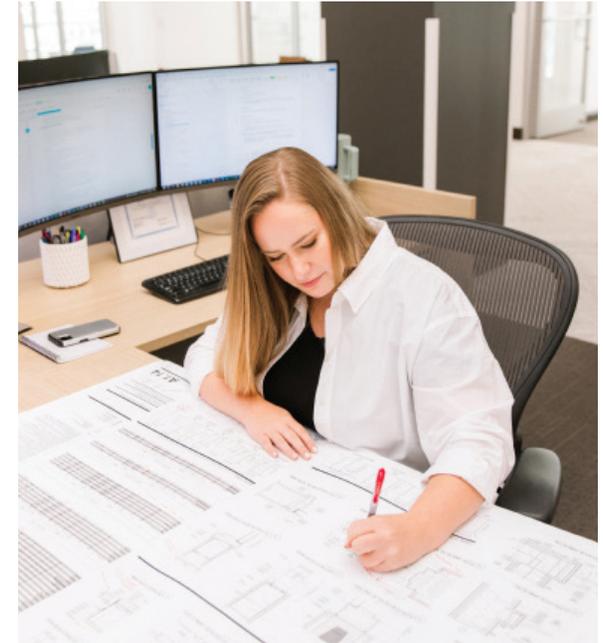
## Service

At BRP, service is more than an attitude—it's action with meaningful results. We take pride in exceeding client expectations through hands-on dedication, innovative solutions, and exceptional customer service.



## Clientele

We take the time to get to know our clients and approach their projects from all angles, guiding them through every phase. Our goal is to set the standard for excellence, integrity, and leadership in professional design services.



## Design

Great design balances quality, economy, and scope through smart, simple solutions. We build trust by presenting multiple options and collaborating with clients to find the best solution.

# Core VALUES

The pillars of our success are found in the BRP core values.

Our core values shape every project we undertake, driving our commitment to understanding client goals, crafting meaningful designs, and creating spaces that make a lasting impact.

## Value People

We prioritize the visions, experiences, and needs of our clients, ensuring every project reflects the individuals and communities it serves.

## Promote Growth

Through collaboration and design, we create spaces that empower our clients to grow and thrive, both personally and professionally.

## Practice Simplicity and Ingenuity

We deliver creative yet straightforward solutions that streamline the design process and maximize the potential of every project.

## Ensure Sustainability

We design with the future in mind, integrating sustainable practices to create spaces that are as environmentally responsible as they are functional.



# Our PARTNERS



**Christopher Swan, AIA**  
*Architect & Managing Partner*

Bachelor of Architecture, 1998  
Drury University

Licensed in: AL, CO, MI, MO, MT,  
NH, OH, OK, TN

With BRP since: 1998



**Benjamin Van Eps, AIA**  
*Architect & Partner*

Bachelor of Architecture, 1999  
University of Arkansas

Licensed in: AZ, IL, IN, KS, KY, MO,  
NH

With BRP since: 1999



**Gerri Kielhofner, AIA, LEED  
AP® BD+C**  
*Architect & Partner*

Bachelor of Architecture, 1985  
Kansas State University

Licensed in: AR, IA, MA, ME, MO,  
NC, NE, NY, TX

With BRP since: 1987



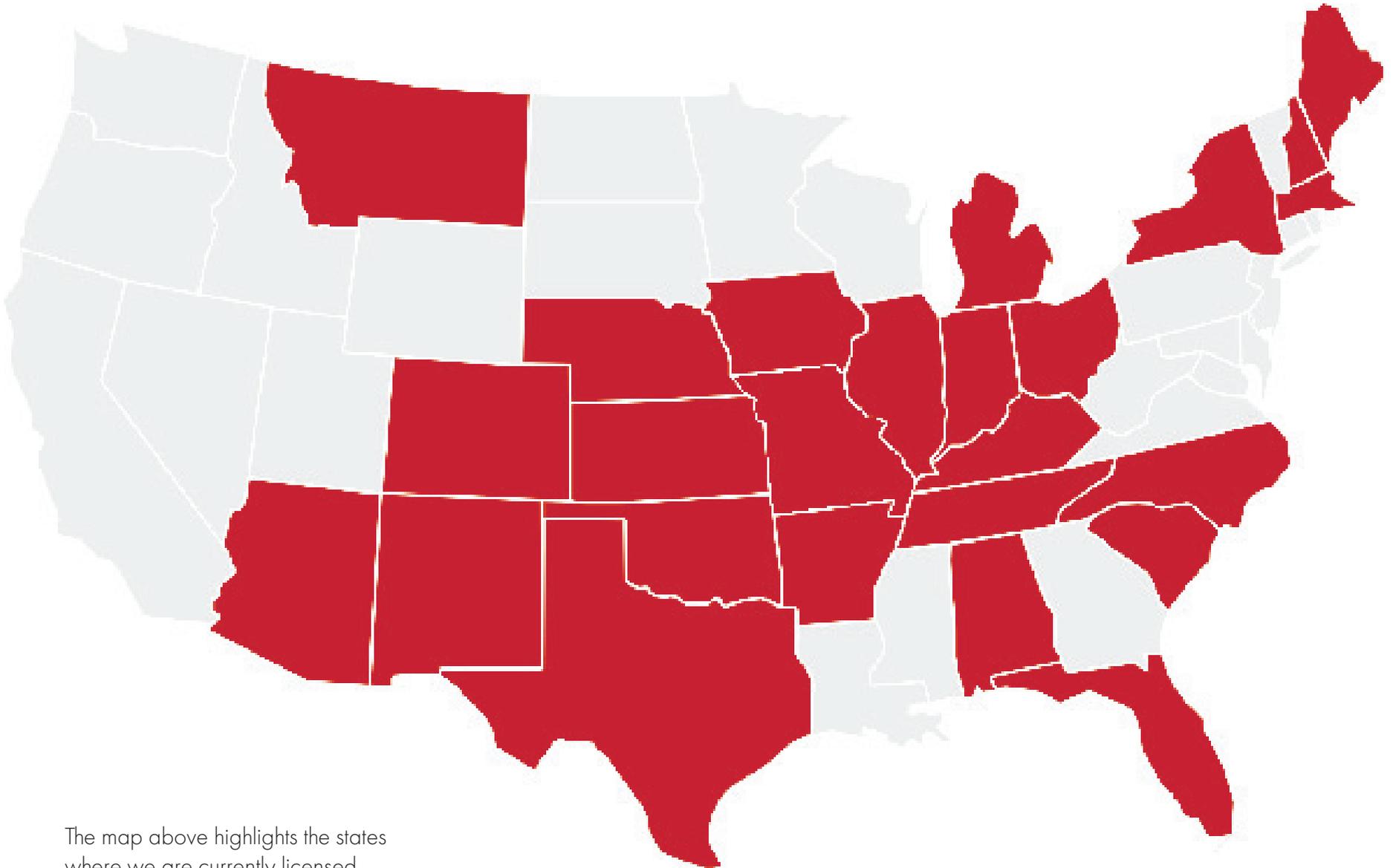
**George Mandrik, AIA,  
GREEN LEED ASSOC.**  
*Architect & Partner*

Master of Architecture, 2013  
Drury University

Licensed in: MO, FL

With BRP since: 2019

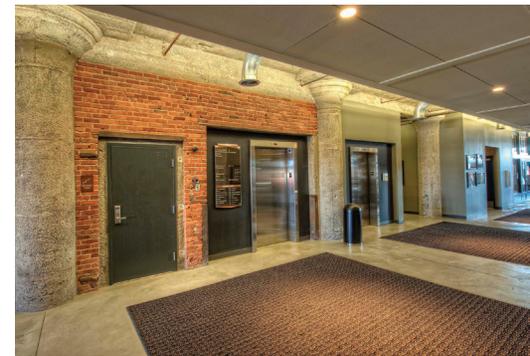
Our  
**LICENSURE**



The map above highlights the states where we are currently licensed.



**OUR EXPERIENCE**



INTERSTATE GROCER BUILDING | Joplin, MO | 123,000 sq. ft.

Completed in 1915, the National Register building is located in downtown Joplin. This building was originally a warehouse and office for the Interstate Grocer Company and has served many uses since. The building included unique features such as terra cotta decorative trim, decorative concrete columns, large steel windows, a structure housing an old water tower, and transom glass designed by Frank Lloyd Wright.

The project includes completely restoring the exterior per the Secretary of Interior's Standards for Rehabilitation and converting all five floors into Class A office and retail space. The modernization of the building included new traction elevators, heating and air systems, new electrical and plumbing distribution, a fire protection system, a new fire stair, and new public lobbies. BRP provided consultation for LEED® certification.

**RECOGNITION**

Joplin Heritage Trust Award, 2011  
 Outstanding Preservation Work  
 Missouri Preservation

Preserve Missouri Award, 2012  
 Outstanding Preservation Project  
 Missouri Preservation



**GILLOZ THEATRE** | Springfield, MO | 35,000 sq. ft.

The renovation of this 1926 movie palace, listed on the National Register of Historic Places, was completed in late 2006. This project was partially funded by the Community Development Block Grant Program.

In the early 1990's a group of citizens who were passionate about preservation rallied around the Gillioz. The group formed the Springfield Landmarks Preservation Trust with the idea of acquiring threatened buildings and holding them until redevelopment could occur.

Realizing they were going to have to redevelop the theater themselves, BRP was selected to be the architect for conversion of the abandoned movie palace into a community performance venue.

When working with historic projects, the challenges of combining the old with the new is ever present. To update the theater, BRP had to insert modern technology and conveniences into the historic environment. The challenge was to avoid leaving a mark, and instead

bringing the best out of what was already there.

Working with expert consultants, BRP designed modern performance systems for the multi-purpose theater and assembly hall. At the same time, BRP worked with artists, craftsmen and engineers to integrate new HVAC, lighting and power into the restored decor for a successful transformation.



## COMMUNITY IMPROVEMENT DISTRICT (CID) BUILDING | Springfield, MO | 5,700 sf

The Downtown Springfield Community Improvement District is a non-profit corporation established to support Downtown Springfield through the maintenance of public spaces, supporting new business and investments, and contracting other services to maintain a clean, safe environment. In their search for a new base of operations, the Downtown CID purchased a vacant building at the edge of the Downtown. The site was selected due to its proximity to the center city as well as its prominent location in Springfield at the intersection of Chestnut Expressway and Boonville. Boonville exits the city square to the north and intersects a major thoroughfare in Springfield, Chestnut Expressway.

Given the building's location, the Downtown CID wanted the building to serve as a marker at a primary entrance to downtown. The stark, monolithic exterior lent itself to the application of super-graphics that identify downtown, provide wayfinding for visitors to the city, and branding for the Downtown CID by using their existing graphics. The simple, economical design strategy has also increased the Downtown CID's prominence in the community. A future vehicle garage was contemplated during design and was conceived as a solid removed from the existing building where there is currently a void. Originally built in the 1950s as the local dealership for Harley-Davidson, the building

was constructed of a cast-in-place concrete frame with stucco-clad concrete masonry unit walls. The Downtown CID wanted the adaptive reuse of the building to maintain the integrity of both the exterior and the structural frame. The approach limited waste heading to the landfill and allowed for open floor plates that required minimal interior construction. The interior has a small Downtown CID office and a larger shop that houses the equipment and materials necessary for the maintenance of downtown. Additional lease space is available for other community organizations.



FIRST & CALVARY PRESBYTERIAN CHURCH | Springfield, MO | 78,000 sq. ft.

In the late 1920's, First Presbyterian Church began construction of an impressive 30,000 sq. ft., neo-Gothic style church outside downtown Springfield. Soon after the departure of its pastor and the stock market crash, the church merged with Calvary Presbyterian Church. Twenty years later a four-story, 15,000 sq. ft. education wing was constructed in a style matching the original building.

The church's membership grew steadily to 2,500, and by the early 1990's the church had acquired its entire city block. The church decided to further invest its resources and ministries in what is now a center-city

site and embark upon the church's first building project in more than 50 years.

BRP's design process included a series of multiple "open houses" held during the design phase. These offered the congregation the opportunity for input and a shared understanding of the facility challenges facing the church.

The challenges included a 48,000 sq. ft. addition of classrooms, offices and a recreation room, which could also be used for fellowship and contemporary worship. The existing building was completely renovated, which included restoring several landmark interior spaces, pro-

viding complete wheelchair access, enlarged gathering and hallway spaces, and new mechanical and electrical systems. New support facilities were also programmed to support the seven-day ministry of a 21<sup>st</sup>-century church. The entire facility now has a familiar "First and Calvary feel," inside and out. This \$8.8 million project was completed in early 2003.

**RECOGNITION**

Public Recognition Award for Best Overall Design, 2005  
AIA Springfield Design Awards



KENTWOOD HALL RENOVATION | Missouri State University, Springfield, MO | 40,000 sq. ft.

This much-beloved hotel was converted to a residence hall for 176 students. Its lobby and ballroom were renovated to their historic character and are used for special university events. The former restaurant is now used as a cafeteria; the motel and pool behind the hotel are used for additional student residences. The renovation was completed in 1988.



## KENTWOOD HALL ELEVATOR INSTALLATION & RENOVATION | Missouri State University, Springfield, MO

BRP has completed numerous major renovation projects at what is now known as Kentwood Hall, a Missouri State University residence hall.

This project consisted of a replacing the existing elevator, constructing new stairs to serve floors one through five, and installation of a generator. The project also addressed water infiltration issues in the lower floors, as well as a repair of the ramp walls that lead to that area.



LOFTS AT JORDAN CREEK | Springfield, MO | 90,000 sq. ft.

Located at a prominent intersection, the former Springfield Furniture Company Building, is one of the largest historic structures in Springfield. BRP was hired to master plan the site and the facility as a mixed-use development including residential condos, mercantile shopping, restaurants, and offices.

This process included gaining approvals from the State Historic Preservation Office, as well as working with state and local authorities to coordinate development

requirements in the 100 year flood plain. Some of the improvements for this facility included masonry restoration and cleaning, new and restored windows, structural stabilization, roofing, an elevator, new construction for the condos, and white box infill for the lease spaces.



WALNUT STREET APARTMENTS | Springfield, MO | 3,500 sq. ft.

This project involved renovating the upper two floors of a three-story building into a two bedroom apartment. On the first level of the apartment, shown here, the kitchen is tucked behind the staircase. The opening above the kitchen cabinets allows sunlight from the existing skylight to shine through. The master bedroom is located on the second floor and overlooks the living area.

**RECOGNITION**  
Public Recognition Award, 1993  
AIA Springfield Design Awards



PARKIE'S APARTMENTS | Springfield, MO | 4,100 sq. ft.

One of the first loft apartment renovations in downtown Springfield, this project was a pioneer in the recent flurry of renovated space for urban living. The project consists of three apartments in a 4,100 sq. ft. vacant second floor over a stained glass studio which is operated by the owner of the building.

The apartments were planned to take advantage of the existing features of the loft space: the maple floor, expansive windows on three sides, and the openness of the existing space. Two ordering devices were employed:

1) for the overall space, a broad arc was struck across the plan; 2) a rectangular "core" in each unit intersects the arc.

These two strategies result in the visual separation of new and existing construction, and an order to the open and closed spaces within the units. The top of the arc wall is left open to provide air and daylight to the spaces behind it, and act as a sculptural element expressing the method of the new construction.

Over time, the owner intends to add stained glass pieces within the wall. Each core houses bathrooms, closets, and HVAC and hot water units - essentially a "servant" core for each apartment which allows the rest of the space to remain open.



**BOONE COUNTY COURTHOUSE** | Columbia, MO | 20,000 sq. ft.

BRP designed a complete restoration and an expandable addition in 1990. That facility, which was completed in 1992, was designed to accommodate future growth for 10 years.

In 2002, the county retained BRP to program the courthouse. BRP met with each of the key stakeholders to determine projected 10-year growth, required functional relationships, future justice trends, ADA compliance requirements, additional parking needs and construction

feasibility. BRP completed the assessment in 2003.

This report included campus expansion recommendations and other information to be used to support a tax. After the tax passed in 2006, BRP designed an expansion to the annex completed in 1992.

**RECOGNITION**

Justice Facilities Review, 1998-1999  
AIA Committee on Architecture for Justice Facilities

Honorable Mention, 1997  
AIA Mid-Missouri

Honorable Mention for Architectural Design, 1995  
AIA Springfield Design Awards



AFTER

BEFORE

## SPRINGFIELD BREWING COMPANY | Springfield, MO | 15,000 sq. ft.

This project involved the adaptive re-use of a former farmers' co-op building into a micro-brewery and brew pub. The goal was to keep as much original character as possible while creating a friendly and engaging atmosphere.

The design also demonstrates our ability to design a space that offered the client a great atmosphere in which customers dine and socialize, but also provides a storefront to their core business, which is the sale of brewing systems and tanks.

### RECOGNITION

Public Recognition Award, 1999  
AIA Springfield Design Awards



HISTORIC SPRINGFIELD CITY HALL | Springfield, MO | 42,400 sq. ft. (Phase I), 8,000 sq. ft. (Phase II)

In the Phase I project BRP was tasked with improved accessibility to the disabled as well as shell improvements. The shell improvements included replacing the roofing, replacing the windows, and masonry restoration. The limestone exterior was completely restored, including re-pointing all masonry joints with new mortar, and then cleaning and sealing the limestone.

The roof was replaced and copper detailing that matched the original was re-created and installed. The

windows were replaced with new wood windows that matched the originals. The accessibility improvements consisted of a new handicap-accessible ramp and an elevator modernization.

Phase II included a complete overhaul and replacement of the building's mechanical systems. The Rotunda Window Replacement consists of reproducing the existing sash and rehabilitating the frames at the rotunda windows at the Historic City Hall in Springfield, Missouri.

Scopes of Work include joint sealants, historic treatment of wood windows, glazing, painting, and staining. As a unique feature, the new sash will incorporate insulated glazing that is both curved and arch-topped. Phase II was completed in the fall of 2007.



SPRINGFIELD SEED COMPANY/UNIVERSAL PAINT BUILDING | Springfield, MO | 36,000 sq. ft.

This early 20th century concrete building has, over time, housed warehouse operations for a seed company and then for a paint company. It is located adjacent to Jordan Creek, which is the focal point of a 250-acre city park being created from reclaimed industrial land in center city Springfield. After being vacant for 10 years, the building became the new offices of BRP on the upper floors and commercial tenants on the first floor.

The project is a model of sustainable workplace design and development economics. Listed on the National Register of Historic Places, the renovation qualified as an historic rehabilitation and the attendant tax benefits for the owners. In addition, the project is one of two redevelopment projects identified by the City of Springfield's successful application for a Brownfields Economic Development Initiative (BEDI) grant from the U.S. Department of Housing and Urban Development.

**RECOGNITION**

Remodel Projects, Commercial, 2010  
Historically Sensitive Project  
417 Magazine

Landscape Architecture Winner, 2009  
Improvement or Rehabilitation of an Existing Site,  
City of Springfield, MO  
Planning & Zoning Commission



## SPRINGFIELD-GREENE COUNTY HEALTH DEPARTMENT | Springfield, MO | 8,100 sq. ft.

BRP conducted a feasibility study of the former First Church of Christ, Scientist building constructed in 1915 that included master planning as well as structural and environmental analyses. The purpose of this study was to assist the City of Springfield in determining the feasibility in (1) reusing the existing building and (2) which of two City departments would be best suited to occupy the building. The result of the feasibility study was a document that outlined the structural, shell and infill recommendations as well as the result from environmental

studies. It also included the recommended approach in reusing the building, approach for rectifying the environmental concerns, approach to the historic components, and a cost estimate.

After completion of the feasibility study, BRP was then hired as architect for the adaptive re-use of this facility into the offices of the Springfield-Greene County Health Department, Environmental Services Division. The work also included significant interior renovations, a discrete addition, environmental remediation/encapsulation, and

exterior preservation all in accordance with the Secretary of Interior's Standards for Rehabilitation of Historic Properties. The most impressive result was the meticulous restoration of the original stained glass windows to their original beauty.

### RECOGNITION

Merit Award, 2010  
AIA Springfield Design Awards



SPRINGFIELD REGIONAL ARTS COUNCIL CREAMERY BUILDING | Springfield, MO | 35,000 sq. ft.

In 2002, the Springfield Regional Arts Council leased the historic Creamery Building located in downtown Springfield in Jordan Valley Park. As the first ever facility for this organization, the Springfield Regional Arts Council needed assistance in master planning the building.

In 2003, BRP was hired to provide the master planning of this facility. These services included assisting the SRAC in providing a long term vision for the facility that both emphasized the mission of the organization as well as maximized the use of the warehouse building.

The facility now includes offices for the Springfield Ballet, Springfield Regional Opera, Springfield Regional Arts Council, Springfield Symphony Orchestra, Missouri Literary Festival, Springfield Community Center, and Care to Learn. Additional spaces include a costume shop, design studio, dance studio, exhibition hall, board room, an arts library, and classrooms.

BRP completed Phase I of the improvements, and Phase II improvements were completed in April 2008.



## COMMERCIAL CLUB BUILDING | Springfield, MO | 7,100 sq. ft.

The Phase I restoration of the historic Commercial Club Building in Springfield included providing new roofing, masonry restoration, and general maintenance repairs. A LEED® Assessment was performed to investigate certification feasibility both with the initial phase and in future phases.

building, Energy Star rated roofing over the remaining roof and accommodations for future rain water storage tanks for non-potable uses. The work was performed according to the Secretary of Interior's Standards for Historic Rehabilitation.

As a result of that assessment, the project was designed to meet the standards for LEED® certification. Notable features include vegetative roofing over a portion of the

# Preservation, Restoration, & Adaptive Re-Use

## RELEVANT EXPERIENCE

Relevant Preservation, Restoration & Adaptive Re-Use Projects					
	Kentwood Hall Missouri State University Springfield, MO	Boone County Courthouse Columbia, MO	St. Mary's Catholic Church Seneca, MO	Springfield Brewing Company Springfield, MO	Walnut Street Apartment Springfield, MO
Year Built	1922	1910	1900	1910	Unknown
Year Renovated	1987	1990	1995	1998	2001
Installation of Air Conditioning	■		■	■	
Installation of an Elevator	■	■		■	
Renovation of Restrooms	■	■	■	■	
Floor Area, sf	48,000	75,000	2,000	15,000	3,500
Number of Floors	6	5	1	2	3
Addition		■	■		
Addition Floor Area, sf		45,000	96		
Masonry/Facade Restoration	■	■	■	■	
Roof Replacement	■	■	■	■	
Window Replacement	■	■	■	■	
Window Restoration			■	■	
Stained Glass Restoration			■		
Storefront				■	
Electrical Improvements	■	■	■	■	■
Plumbing Improvements	■	■	■	■	■
Structural Repairs		■		■	■
Interior Restoration	■	■	■	■	■
ADA Improvements/Compliance		■	■	■	
Secretary of Interior's Standards Met		■	■	■	
Reviewed by the SHPO					

# Preservation, Restoration, & Adaptive Re-Use

## RELEVANT EXPERIENCE

Relevant Preservation, Restoration & Adaptive Re-Use Projects					
	First Calvary Presbyterian Church Springfield, MO	Franklin Springfield Motor Co. Building Springfield, MO	Seville Hotel & Ozark Camera Building Springfield, MO	Springfield Seed Co. Building Springfield, MO	Historic City Hall Springfield, MO
Year Built	1929, 1952	1915	1902	1928	1896
Year Renovated	2003	2003	2004	2004	2005
Installation of Air Conditioning	■	■	■	■	■
Installation of an Elevator	■	■	■	■	■
Renovation of Restrooms	■	■	■	■	
Floor Area, sf	100,000	3,600	35,000	36,000	70,000
Number of Floors	4	3	4	3	4
Addition	■	■		■	
Addition Floor Area, sf	48,000				■
Masonry/Facade Restoration	■	■	■	■	■
Roof Replacement		■	■	■	■
Window Replacement		■	■	■	■
Window Restoration		■	■	■	
Stained Glass Restoration					
Storefront		■	■	■	
Electrical Improvements	■	■	■	■	■
Plumbing Improvements	■	■	■	■	■
Structural Repairs	■	■	■	■	■
Interior Restoration	■	■	■	■	■
ADA Improvements/Compliance	■	■	■	■	■
Secretary of Interior's Standards Met	■	■	■	■	■
Reviewed by the SHPO		■	■	■	■

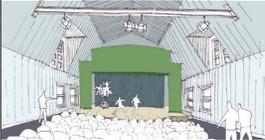
# Preservation, Restoration, & Adaptive Re-Use

## RELEVANT EXPERIENCE

Relevant Preservation, Restoration & Adaptive Re-Use Projects					
	Creamery Arts Center Springfield, MO	Parkie's Apartments Springfield, MO	MOPAC Depot Sedalia, MO	Yellow Bonnet Building Springfield, MO	Commercial Club Building Springfield, MO
Year Built	Varies	Unknown	1886	1930's	1926
Year Renovated	2006	2007	2008	2009	2010
Installation of Air Conditioning	■			■	
Installation of an Elevator	■				
Renovation of Restrooms	■		■	■	■
Floor Area, sf	45,000	4,100	8,000	19,000	7,100
Number of Floors		2	1	4	3
Addition	■				
Addition Floor Area, sf					
Masonry/Facade Restoration	■		■		■
Roof Replacement	■		■	■	■
Window Replacement	■	■	■	■	
Window Restoration	■		■		
Stained Glass Restoration					
Storefront	■		■	■	
Electrical Improvements	■	■	■	■	
Plumbing Improvements	■	■	■	■	
Structural Repairs	■	■	■	■	■
Interior Restoration	■	■	■	■	
ADA Improvements/Compliance	■		■	■	
Secretary of Interior's Standards Met	■		■	■	■
Reviewed by the SHPO	■		■	■	■

# Preservation, Restoration, & Adaptive Re-Use

## RELEVANT EXPERIENCE

Relevant Preservation, Restoration & Adaptive Re-Use Projects					
	1014 E. Walnut Springfield, MO	Cox Barn Springfield, MO	Famous Furniture Building Springfield, MO	Producer's Produce Building Springfield, MO	Weiser Gymnasium Springfield, MO
Year Built	2015	1938	1909	1920's	1940's
Year Renovated	N/A	N/A	N/A	N/A	N/A
Installation of Air Conditioning		■	■	■	■
Installation of an Elevator		■		■	■
Renovation of Restrooms		■	■	■	■
Floor Area, sf	7,940	5,000	16,800	200,000	31,267
Number of Floors	2	1	3	3	2
Addition		■	■		
Addition Floor Area, sf					
Masonry/Facade Restoration		■	■	■	
Roof Replacement		■	■	■	■
Window Replacement		■	■	■	■
Window Restoration		■	■	■	
Stained Glass Restoration					■
Storefront		■	■	■	
Electrical Improvements		■	■	■	
Plumbing Improvements		■	■	■	■
Structural Repairs		■	■	■	■
Interior Restoration		■	■		■
ADA Improvements/Compliance	■	■	■	■	■
Secretary of Interior's Standards Met	■	■	■	■	
Reviewed by the SHPO	■	■	■	■	

# Preservation, Restoration, & Adaptive Re-Use

## RELEVANT EXPERIENCE

Relevant Preservation, Restoration & Adaptive Re-Use Projects					
	Interstate Grocer Building Joplin, MO	Park Central Square Springfield, MO	St. Paul's United Methodist Church Springfield, MO	Landers State Office Building Springfield, MO	Bois d'Arc United Methodist Church Bois d'Arc, MO
Year Built	1914	1972	1915	1915	1934
Year Renovated	2010	2010	2013	2015	2015
Installation of Air Conditioning	■				
Installation of an Elevator	■			■	
Renovation of Restrooms	■		■		■
Floor Area, sf	120,000	N/A	Unknown	N/A	N/A
Number of Floors	6	N/A	1	11	1
Addition					■
Addition Floor Area, sf					
Masonry/Facade Restoration	■				
Roof Replacement	■				
Window Replacement	■				
Window Restoration	■				
Stained Glass Restoration					
Storefront	■				
Electrical Improvements	■	■	■	■	
Plumbing Improvements	■	■	■		
Structural Repairs	■	■	■		
Interior Restoration	■		■		
ADA Improvements/Compliance	■	■	■	■	■
Secretary of Interior's Standards Met	■	■	■		
Reviewed by the SHPO	■	■			

# Client TESTIMONIALS



"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*



"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*



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

*Johnny Morris, Found & CEO  
Bass Pro Shops*



"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*



"BRP has provided the Public Works Department with many high-quality streetscape projects in Downtown Springfield over a number of years. Their staff was always very professional and responsive to the needs of the project and the City...Thanks to the entire BRP team for a first-class job and many outstanding improvement projects."

*Jason Haynes, PE, PTOE; Traffic Engineer - Transportation Management  
Public Works Department, City of Springfield*

# LET US HELP BRING YOUR VISION TO LIFE

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