b+a architecture

Company Profile

b+a architecture
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Kansas City, MO 64108

BAARCHITECTURE.COM
Our Mission

YOU HAVE A VISION
WE HAVE A WAY TO GET YOU THERE.
Our Story

Founded in 1995, b+a architecture has primarily been involved in providing architectural services for multifamily and mixed-use projects, adaptive reuse of historic buildings, condominium developments, villa style subdivisions, independent senior and active senior facilities, assisted living and memory care facilities throughout the country and abroad.

In the Kansas City area, we provide architectural services for retail and commercial buildings, church structures, restaurants, night clubs, children's day care, recreational facilities and office design/space planning. We have also become adept at bringing new life to underutilized structures converting them to viable multifamily or condominium projects.
Our Services

Entitlement

We start out all projects identifying any jurisdictional requirements that may be placed on a project, including any public hearings that may be required for zoning, special use permits, zoning adjustments that may be desired or required. We define the capacity of the site, setbacks, zoning requirements and limitations, and required presentations to neighborhood associations. Every location will have different requirements. Before any design work begins, the necessary due diligence is required.

Architectural Design

The way we design does not follow a rigid formula or cookie cutter process. We question everything during the process and are always looking for better materials, methods and options. We work directly with the client in a collaborative effort to meet their needs and achieve their goals.

Architectural Illustration

There are a number of illustration techniques we utilize depending on the proposed purpose, from conceptual sketches to highly detailed and realistic renderings. A rendering can convey a concept or present an image of the finished project. They can also assist the client in obtaining financing, pre-leasing or attracting investors. That includes quick conceptual sketches, high quality photo realistic images, animated walk-through/flyby’s and massing studies.
Our Services

Construction Document Production

Clear construction documents are critical for a variety of reasons: in the bidding process to obtain clear and competitive bids; in the construction process to assure the design intent is clearly and concisely communicated and eventually for maintenance and repairs throughout the life of the structure. To achieve this level of clarity we prepare our documents with close coordination with various consultants, hold regular meetings and joint reviews and periodic quality control checks from start to completion. A contractor bidding one of our projects recently stated, “We bid a lot of projects and this set of documents was the clearest and most detailed set we have seen”.

Construction Administration

During the construction period, we make ourselves available to the contractor to answer any questions and address any concerns they may have. We are involved during the construction to represent the owner and to respond to any contractor RFI’s, to conduct site observation visits, to monitor progress, to prepare any required change orders, to review shop drawings and pay applications.

Interior Design

Interior design completes the project and goes a long way in defining the image or identifying the structure. Our entire design team collaborates with the client in defining the image and how to achieve it in the selection of colors, materials, textures, and FF&E.
Our Services

Permitting

With years of experience in dealing with the various jurisdictions, we have a thorough understanding of planning, zoning and code requirements. With the relationships developed over the years, we are, on occasion, able to expedite the process.

Sustainable Design

Responsible design requires attention to sustainable and environmentally sound solutions. We approach every project with that in mind. Practical solutions to design will provide the client with added value over years of use. We are committed to this approach of sustainable, energy efficient, and green solutions.
Our Process

Design Thinking

- Pre-Design
  - Programming
  - Site and Building Analysis
  - Project Cost and Feasibility
  - Planning and Zoning Regulations

- Design
  - Schematic Design
  - Engineering Systems
  - Construction Cost
  - Codes and Regulations
  - Design Development
  - Construction Documents
  - Material Selection & Specifications

- Project Management
  - Bidding and Contract Negotiation
  - Construction Administration
  - Construction Phase: Observation
  - General Project Management

Design Doing

- Practice Management
  - Business Operations
  - Leadership and Service
Our Process

EVERY PROJECT IS DIFFERENT. BUT OUR WAY OF THINKING STAYS THE SAME.

Listen

We listen to our clients and their needs for expertise. We pay close attention to what's right and relevant.

Anticipate

We think not only about what clients say they want, but also how we can anticipate their needs and make the architectural design better.

Empathize

We always put our clients at the center of our strategy so our work can create real benefits for them.

Collaborate

Great ideas can come from anywhere, so we and our engineering and construction partners work together as one team.
Project Types

- Custom Homes
- Multifamily
- Mixed-use
- Senior Housing
- Health Care
- Hospitality
- Commercial
Project Types

- Restoration
- Adaptive Reuse
- Daycare & Education
- Religious
- Recreational / Pool
- Arts & Entertainment
As the Founder and Principal of b+a architecture, Dennis Bradley has been leading the design of a wide range of corporate, civic, and institutional projects that have helped redefine and enhance the urban and suburban environments of Kansas City and the Midwest Area. With a focus on integrating architecture and sustainable strategies, he approaches each project as a singular opportunity to explore ideas of environmental, economic and social context and spatial experience.

Bradley has extensive experience in designing projects including adaptive reuse of historic buildings, commercial buildings, mixed-use developments, multifamily apartments, retail, hospitality, health care centers. Notable completed projects that Bradley was involved in include the Gem Theater of the American Jazz Museum, the Kansas City Missouri School District, including the Northeast Middle School addition; several projects for the Kansas City Zoo, most notably the Elephant Exhibit and the Animal Hospital. He is currently working on the notable mixed-use Midtown Plaza project, and the adaptive reuse of the Historic Ridenour Baker Building at 933 Mulberry in the West Bottoms of Kansas City, which will be the first large scale multifamily housing complex in the West Bottoms.

Bradley remains involved in advancing and supporting architectural education through b+a architecture’s International Internship Program, which aims to help architectural students from around the world to develop their specialized skills in their fields.
Our Team

People Make All The Difference

Pablo Patiño
Architectural Designer

Originally from Ecuador, Pablo has worked in New York City and San Diego and possesses a diverse architectural background in residential, mixed-use and office buildings.

Matthew LaBreche
Architectural Designer

With a Master of Architecture degree from Kansas State University, Matthew is an architect that lives and breathes the designed environment.

Thong Thai
Architect
Project Manager

As a licensed Vietnamese architect, Thong has diverse experience of architectural project design, project management, production of design presentation and construction documents for architectural projects.

Surabhi Khanderia
Architectural Designer

Surabhi is an architecture student from India who has a passion for enhancing her knowledge and skills for the all around progress of her architectural obsession.

Misty Fuimaono
Accountant

Misty has 17 years of experience in accounting. She likes working with b+a architecture because of the creativity of the architectural firm.

Jane Yang
Marketing

With extensive experience with brand communications in the Chinese and U.S. markets, Jane is helping integrate the spirit of our firm into every facet of our marketing efforts and brand image.
Recognitions & Community Involvement

Recognitions

- Home of the Year Award for Most Innovative Architecture 2004
- Home of the Year Award for Best Custom Home 2004

Community Involvement

- Pro bono architectural design work for The Rehabilitation Institute of Kansas City (RIKC), Kansas City, MO
- The adaptive reuse of the Historic Ridenour Baker Building at the historic West Bottoms, Kansas City, MO
- Architectural design of the Gem Theater at the 18th and Vine District, Kansas City, MO
- A major contributor to Walt Disney Studio Restoration Group in Kansas City, MO
- Architectural design of townhomes for Catholic Housing of Wyandotte County (CHWC), Kansas City, KS
- Architectural design of the Elephant Exhibit and the Animal Hospital of the Kansas City Zoo
What Our Clients Say About Us

**Wayne Reeder**

We selected them and continue to work with them based on the reputation, their attention to detail, they listen to our ideas and explore options to present to us and are very responsive to our demands and requests...We have worked with b+a architecture since 2005 and have been very pleased with their service and plan to continue working with them for years to come.

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**Henry “Butch” Dougherty**

Every project has its own set of issues that need to be overcome to become successful. Your ability to work with an aging facility, a diversified group of stakeholders is greatly appreciated. Your patience and ability to listen to the needs of the users while keeping a keen eye on the budget has contributed in what we all hope will be a successful fund raising campaign which will result in a facility that will meet our current and future needs.

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**Sharon Edrei**

Mr. Bradley designed an ingenious master plan for the project and three elegant residential towers that have already earned the development praise and support from city officials, the press, and the community as a whole. Working within a very restrictive budget, Mr. Bradley has demonstrated leadership, creative problem-solving abilities, and a strong commitment to sustainable practices.

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**John T. Julian**

United Resource Holdings completed our first project with Dennis Bradley and his firm in 2006. Since then he has been the architect of record for all our projects ranging from $850,000 to $25,000,000 which have included assisted living properties, commercial buildings, retail buildings and most recently, three multi-family projects... I recommend b+a architecture for any project, large or small.