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From the editor

So, what exactly are those things on the cover of this magazine? The big glass beakers filled with colorful liquid are an artistic interpretation of the work done by coatings manufacturer Valspar Corp. The sculpture hangs in the lobby of the renovated Valspar Applied Science and Technology Center in downtown Minneapolis.

Valspar spent \$40 million to renovate the largest structure on its

campus and turn it into laboratories and executive offices across two joined buildings.

The Valspar center is one of Finance & Commerce's 28 Top Projects of 2014. From private to public projects, the honorees represent the best work by contractors, architects, engineers and all other team members in Minnesota. A panel of experts in construction and related industries

selected the 2014 honorees.

The magazine includes project profiles and photos featured in the Top Projects of 2014 Series, which was published between July and early October in the Finance & Commerce newspaper as well as at finance-commerce.com with additional photo galleries.

Congratulations to all the project teams.

— Casey Selix





FINANCE COMMERCE

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Alexandria Area High School



SLIBMITTED IMAGE

Sitting on a 167-acre previously undeveloped site, the school contains two three-story academic wings, commons and collaboration areas, a stadium, athletic fields and a performing arts wing with a 1,000-seat auditorium.

Project Details

Address:

4300 Pioneer Road SE, Alexandria

Project cost:

\$73.5 million

Project size:

283,000 square feet

Owner:

Alexandria Public Schools

Contractor:

Kraus-Anderson Construction Company

Architect:

Cuningham Group Architecture

Engineer:

Clark Engineering; Karges-Faulconbridge (mechanical and electrical) he new Alexandria Area High School is a triumph not only of design and engineering, but also timing. To fit all the pieces into place at the right time, the principals involved in the two-year project had to juggle to make sure everything was finished in time for the 2014-15 school year – and that meant rolling the dice.

"We were hired before the passage of a referendum ... so we had to package the project," said senior project manager Chad Rettke at Minneapolis-based Kraus-Anderson Construction Co. "A challenge for the owner, design team and ourselves was that the architect needed time to get their documents ready once the go-ahead was given to them."

The referendum date called for the project to be finished in spring 2015 – an awkward time for students and staff to occupy a new school. So Kraus-Anderson worked with the designers to come up with ways to stagger sections of the project, and actually started on the earth work, site utilities and mass grading ahead of finishing the design of the building itself.

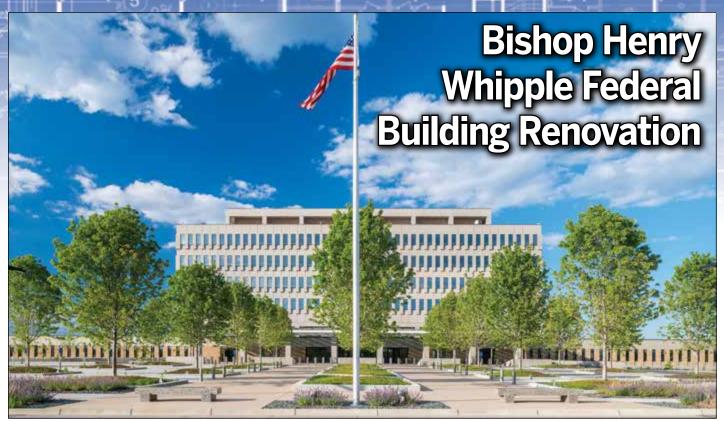
Despite the unusual timetable, the result was a sorely needed new place for the district's 1,400 students in grades nine through

12. Sitting on a 167-acre previously undeveloped site, the school contains two three-story academic wings, commons and collaboration areas, a stadium, athletic fields and a performing arts wing with a 1,000-seat auditorium.

It also comes with unusual modern touches, thanks to ongoing input from students, faculty and community members. Along with "Doing It Right This Time" (or DIRTT) sustainable modular walls, all classroom tables and chairs are on wheels, which means layouts of rooms can be changed in less than a minute. The modular style prompted Fast Company magazine to dub it "The Googleplex of schools," referring to the tech giant's ultra-modern California headquarters.

Once the school was completed, students gave dozens of tours to officials and teachers from other school districts, and St. Cloud officials were so impressed they hired Alexandria's architects, Cuningham Group.

"I was surprised and amazed at what the district ended up with as a finished product," said Rettke. "It was beyond what I thought we were all doing together. It exceeded my expectations."



The restoration of the Bishop Henry Whipple Federal Building included complete replacement of the mechanical, electrical, plumbing and life safety systems in the building.

Project Details

Address:

One Federal Drive, Fort Snelling

Project cost:

\$154 million

Project size:

688,800 square feet

Owner:

U.S. General Services Administration; Public Buildings Service; Property Development Division (5PC), Great Lakes Region

Contractor:

Ryan Cos. US Inc.

Architect:

Hammel, Green & Abrahamson (HGA)

Engineer:

HGA

ow do you rehabilitate a 700,000-square foot building, all the while keeping the 1,200 employees inside working smoothly? Very carefully.

The Bishop Henry Whipple Federal Building restoration at Fort Snelling was unusual in that it was financed under the U.S. General Services Administration's use of stimulus funding to enhance energy efficiency and generally upgrade older federal buildings. That led to standards that were beyond exacting, said Hammel, Green & Abrahamson architect Mia Blanchett.

"The trickiest thing was meeting the very strict, highly efficient energy goals set by the stimulus package," she said. "They called on us in some cases to beat code by 40 percent."

That meant complete replacement of the mechanical, electrical, plumbing and life safety systems in the building, along with an overhaul of its entries, signage and public spaces.

Already, the energy-efficiency measures, which included geothermal heating and cooling, have resulted in a 40 percent reduction in energy use and a 53 percent reduction in water use compared to record in the old building - and a Leadership in Energy and Environmental Design Gold certification.

Among other achievements, 89 percent of the construction waste from the project was salvaged or recycled.

During the design phase, the use of models dramatically reduced field work and made time for prefabrication of the main mechanical and electrical systems. Meanwhile, a facilities management database streamlined operations and maintenance functions.

In Blanchett's mind, the project's success had everything to do with having architects and engineers integrated under one roof.

"In the case of this project, it was all about total system replacement in order to do the work in the time frame of the stimulus package," she said. "It was about delivery and HGA's ability to make complex projects work."

The 1960s-era building has lots of granite touches and other distinctive features, so another challenge was preserving the building's character.

"We feel the best about preserving the building and meeting all the energy goals - and doing it in a way that was beautiful," said Blanchett. "There are a lot of agencies in that building, and we're happy about giving them a healthy work environment for the next 50 years."



SUBMITTED IMAGE

The new Lunds & Byerlys store in Edina offers outdoor dining on a balcony as well as on its ground floor.

Project Details

Address:

7171 France Ave. S., Edina

Project cost:

\$3.9 million (interior buildout cost)

Project size:

51,500 square feet

Owner:

Lund Food Holdings Inc.

Contractor:

Anderson Companies; Cresa, owner's representative

Architect:

Pope Architects (exterior); Shea Inc. (interior)

Engineer:

Seh Inc.

hen most shoppers go into a grocery store, they don't necessarily notice the layout. But the new Lunds & Byerlys store in Edina has plenty for the eye and the palate.

Building a new 51,000-square-foot store meant accommodating the recent rebranding of the chain, which combines the former Lunds and Byerly's upscale supermarkets. The rebranding removed the apostrophes from both names, but added a new identity to reflect the fact that the two have been owned by Lund Food Holdings for 20 years.

Two established architects made the new vision come alive. Minneapolis-based Shea Inc. has been working with Lund on interior design and décor for almost a decade, starting with a redo of the original Byerly's in Golden Valley. Meanwhile, St. Paul-based Pope Architects, which did the exterior, was selected by Byerly's to help with the master planning of the site and the design of the new store, including nearby apartments. Once Pope finished the design for the shell of the store, it partnered with Shea.

"The key to success when you're working with another architect is just understanding where the lines of demarcation are," said Paul Holmes, vice president and principal at Pope. "That wasn't a problem here."

Inside and out, the grocery chain sought a modern look but still wanted to nod to the tradition of the Byerly's experience, said Shea vice president Kim An-

The design took the two stores' histories and adapted them to 2015. "There were new things we got to leverage," she said. "There's a mezzanine with a wine and beer bar, community room and an outdoor patio. Figuring out how to take those experiences and extend them up to a second level was new."

The newly configured store also had to conform to Edina's goal to make France Avenue more accessible to pedestrians and bicyclists. Plus, the store had to remain open and easy to get to, in and out of. Having the owner and management work closely with the design team helped generate ways to keep disruption to shoppers at a minimum.

"A lot of stakeholders had specific needs," said Holmes. "We're proud that we were able to fulfill those."



Twin Cities, MN

This is the Surly Destination Brewery in the Twin Cities: built by a movement led by craft beer enthusiasts who helped us harness the power of the pint to change Minnesota law in 2011 — giving Minnesota breweries the right to sell pints of their own beer on their own premises.

Here, Surly Brewing Co.'s roster of nationally recognized beers are brewed and enjoyed alongside the sophisticated range of dishes offered in the airy and lively Beer Hall. Diners can also discover how Surly beers pair and harmonize with the elevated and adventurous menu at the brewery's finer dining restaurant, Brewer's Table.

Or, take your pint to the porch — the Destination Brewery offers an elaborate outdoor beer garden to sip under the sun.

In addition, Surly can host your event at Scheid Hall, the brewery's event center for weddings and receptions, corporate events and private parties featuring state-of-the-art amenities and a tailored menu.

Brewery tours and exclusive merchandise are also available at The Company Store.

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FILE PHOTO: BILL KLOTZ

The Green Line runs through Washington Avenue Southeast on the U of M campus, where the East Bank Station is among the busiest on the route between the downtowns of Minneapolis and St. Paul.

Project Details

Project cost:

\$957 million

Project size:

9.7 miles between the downtowns of St. Paul and Minneapolis

Owner:

Metro Transit/Metropolitan Council

Contractor:

Ames-McCrossan (joint venture); Walsh Construction

Architect:

AECOM

Engineer:

AECOM/Metro Transit

magine a contractor working in your backyard. You own the backyard, but the city owns the water main underneath it. Nearby a sewer line might be owned by the Metropolitan Council. Maybe you also need work done on the street, which is owned by the county, and the area where you want to set a backhoe is owned by the University of Minnesota.

That's how Justin Gabrielson, construction manager for Burnsville-based Ames Construction, characterized the mish-mash of owners, stakeholders and concerned parties involved in the nearly \$1 billion, nearly 10-mile Central Corridor Light Rail Transit project.

The project, which included the construction of 18 new stations and untold tons of infrastructure, brought to a close decades of discussion, debate and planning. More than 5,500 workers contributed to the six-year construction portion, which concluded in spring 2014.

Now that it's up and running, it's known as the Green Line.

The project ran into other challenges. The Washington Avenue Bridge connecting the University of Minnesota with downtown Minneapolis had to be redesigned to accommodate light-rail trains, a feat of engineering that earned AECOM an Engineering Excellence

Grand Award from the American Council of Engineering Companies of Minnesota.

Also at the U, arrangements and compensation were needed to move a lab and other sensitive equipment when concerns were raised that train vibrations would disrupt the work there.

Then all those disparate parties needed to be satisfied -- constantly.

"Probably the greatest challenge was daily communications with various stakeholders, including community groups and citizens along the corridor," said Gabrielson. "On any given day you dealt with three or four public entities, and you had to placate all of them while maintaining your construction schedule."

The project, which was completed on time, used a variety of recycled and sustainable materials and methods. More than a year since it started running, the Green Line has surpassed ridership projections by almost 10,000 riders per day, according to Metro Transit.

"We were very proud that we were able to complete the project on time," Gabrielson said. "There were some things we had to do that hadn't been done before, and that was pretty special."







SUBMITTED IMAGE

What sets Cozē Flats apart from other apartment buildings is that most of its 48 units are between 400 and 450 square feet.

Project Details

Address:

628 University Ave. SE, Minneapolis

Project cost:

\$6.7 million

Project size:

48 units

Owner:

628 Associates

Contractor:

Weis Builders

Architect:

Tushie Montgomery Architects

Engineer:

Sundee Engineering and Lindau Companies ozē Flats is 628 Associates' smallest project, but it faced some big challenges in the worst winter in decades.

The 48-unit building is on University Avenue, in an area that's convenient to downtown Minneapolis, the Northeast neighborhood and the University of Minnesota.

What sets Cozē Flats apart from other apartment buildings is that most of its units are between 400 and 450 square feet. The coziness and price point appealed to the target market: The 29 studios, 18 one-bedroom units and one two-bedroom were fully leased by the end of 2014.

The small size was a choice, not a compromise, explains Curt Gunsbury, owner of 628 Associates member company Solhem Companies. "We saw that what people were really looking for is privacy," he says, explaining that the building offers privacy and community at a low price point to mostly young professionals.

Weis Builders first demolished the existing building on the quarter-acre site. But previous occupants had burned their trash there, so it took an extra week to haul away about 500 cubic feet of contaminated soil, debris and ash, at a cost of about \$60,000.

The Sept. 1 completion date was essential to sign leases for the fall semester at

the U, but the project schedule's biggest enemy was the weather.

"The winter of 2013-2014 was not kind," says Weis project manager Jon Koehler. That's an understatement. After the project's December start, the wind chill plunged to 20-below and then 30-below, and stayed there. Backhoes became inoperable when their hydraulics froze.

As bitter cold and snow continued into late March, Weis workers heated and covered the foundation, and manually thawed the ground to continue pouring the footings. "If we had waited for better weather, we wouldn't have gotten done on time," Koehler says.

Electrical, plumbing and other contractors had to work practically on top of one another in the small units, and the site required more just-in-time coordination to prevent traffic jams of people and materials.

But in the end, the owners' confidence in their vision and schedule was justified. Cozē Flats was completed on time, its quick lease-up proved the demand, and now Gunsbury is planning a similar project in the North Loop. "At our other buildings, we don't have enough smaller units," he told Finance & Commerce earlier this year.

—Holly Dolezalek



Knutson Construction cut new holes for more than three dozen 12-foot-high windows as part of converting a former printing facility into a Hennepin County Human Services Center.

Project Details

Address:

1001 Plymouth Ave. N., Minneapolis

Project cost:

\$4.9 million

Project size:

24,000-square-foot remodeled; 826 square feet of new space

Owner:

The Ackerberg Group

Contractor:

Knutson Construction

Architect:

Mobilize Design and Architecture

Engineer:

EVS

onverting a 14-foot clear, 24,000-square-foot production facility into a public space is one thing. Making it acceptable to its users and neighbors is another.

Hennepin County has been decentralizing its human services from one downtown location to six hubs throughout the county. For its new North Side hub, the county chose a former printing facility on Plymouth Avenue.

But neighbors felt strongly about the potential impact on the neighborhood. They wanted to give input on the center's design and to know it would bring jobs to the area. Hennepin County wanted the space to appeal to its users' many different backgrounds, languages and needs.

"The challenges were all in the beginning," says JoAnna Hicks, senior managing director for The Ackerberg Group, owner of the building. "Transforming that building to create a new use, but still provide jobs in the area, was an important balance."

The Ackerberg Group, the Northside Residents Redevelopment Council and the county held multiple meetings to seek community input. The most frequent request was for the space to be comfortable and welcoming.

So contractor Knutson Construction

gutted the building and cut holes to install more than three dozen 12-foot-high windows, two skylights and nine solar tubes that would bring in a lot of daylight. "That was a big project because each window needed some structural steel to support the building load," says Mark Custer, Knutson project manager.

Hicks notes that Hennepin County opted for occupancy sensors for energy savings, an energy-efficient mechanical system, and a glass wall system to allow for easy reconfiguration. The building also sports colored glass, color-changing LED lighting, and other unusual features.

"The level of finishes was higher than normal for this type of office build-out," Custer says.

Nearby, Juxtaposition Arts created an outdoor sculpture and hip-hop-inspired bike racks for which Knutson built foundations and then installed. Hennepin County also required significant minority- and women-owned contractor participation in the project. North Minneapolis-based Tri Construction handled all wall framing and dry-walling, Custer said.

The center opened in June 2014.

- Holly Dolezalek



The renovated and expanded Highland Park Library and Community Center features a perforated metal sign depicting the neighborhood's place on the Mississippi River. The structure is hard to miss on a drive up Ford Parkway in St. Paul.

Project Details

Address:

1970 Ford Parkway, St. Paul

Project cost:

\$7.9 million

Project size:

18,000 square feet (6,000 square feet of new construction)

Owner:

St. Paul Public Library

Contractor:

Sheehy Construction

Architect:

Lawal Scott Erickson

Engineer:

Clark Engineering Corp.

he Highland Park Library and Community Center is a beacon of activity overlooking Highland Village in St. Paul. The modern window-filled structure -- with a perforated metal sign depicting Highland Park's place on the Mississippi River -- is hard to miss on a drive up Ford Parkway.

Lawal Scott Erickson fundamentally transformed the building, mainly the city library, in several ways. First, it replaced an underground parking lot with a first-floor entrance, checkout area, teen center and conference room.

"That was a really big change," said St. Paul Public Library director Kit Hadley. "People told us they couldn't even find the door of the old building."

The architecture firm's education and public sector director Jennifer Anderson-Tuttle considers the "re-imagining" of the parking garage as an entrance as the key to the entire project. "What was missing was a connection between Ford Parkway and the fabric of the neighborhood and the library," she said. "The entrance and first floor created that connection."

The first floor's teen center follows the

library's policy to create space specifically for that demographic. The nearby express center offers a convenient spot where patrons can unload books and materials and pick up items they reserved without having to enter the main upstairs library, Anderson-Tuttle said.

The sprawling second-floor library has an open floor plan with two conference rooms for community meetings. "We had heard community meeting rooms were really needed in that neighborhood and these are in locations where they can still be used even when the library is closed," Hadley noted.

To accommodate the digital age, the library offers 20 computer terminals and a shared table where patrons can plug in devices. Five private study rooms rarely go unfilled, said Hadley. Large windows deliver natural light to a children's area with birdhouses created by Amanda Lovelee.

The results still impress Hadley, who admires the architect's attention to details and budget. "I think the design is brilliant," she said. "I admire their creativity, design and their business skills."

-Frank Jossi



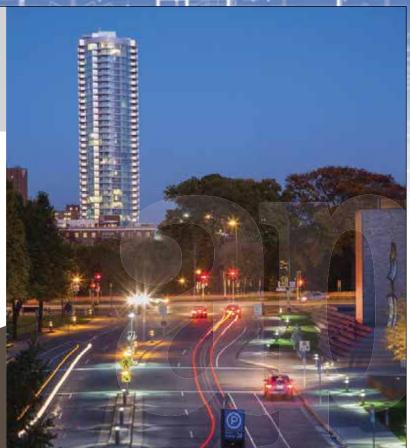
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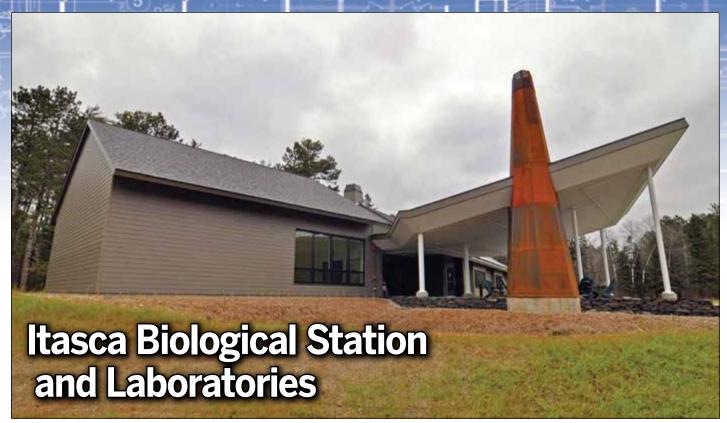
Proud to partner together in creating a space for young minds to heal and grow











The new University of Minnesota's new Itasca Biological Station and Laboratories features unusual design elements including a fireplace built into a pitched canopy. MSR Architecture designed the structure.

Project Details

Address:

28131 University Circle, Lake Itasca, Park Rapids

Project cost:

\$6.3 million

Project size:

11,800 square feet

Owner:

University of Minnesota

Contractor:

Kraus-Anderson

Architect:

MSR Architecture

Engineer:

Sebesta Inc.

uilding anywhere in the winter of 2013-2014 was rough. But building a biological research station in a remote area that often boasts the coldest temperatures in the nation was brutal.

Situated near the Mississippi River's headwaters at the convergence of three different ecosystems, the Itasca Biological Station has been a haven for University of Minnesota field biology research since the 1940s. Researchers there now are studying wild rice, carbon cycling in bacteria in Lake Itasca, and tick emergence, among other projects.

"The [original] buildings were simple wood-frame structures that were not insulated or heated enough for winter use," says station director David Biesboer. "They were falling apart and had become unusable after 60 years."

Contractor Kraus-Anderson began construction in 2013 on a new 11,800-square-foot facility with classrooms, laboratories, a library, an auditorium, and living quarters for students, faculty, and researchers who stay at the station for several nights or weeks. MSR Architecture designed the structure. MSR Architecture designed the structure.

During construction, engine heaters kept equipment from freezing, while trickle chargers protected batteries and magnetic heaters kept hydraulics from freezing. Kraus-Anderson installed a temporary hot-water system in the floor to prevent frost damage to systems already installed.

The station uses 16 geothermal wells and photovoltaic solar panels to generate as much energy as it uses, giving it a zero energy footprint. To prevent heat loss, explains Kraus-Anderson project manager Duane Kaiser, the walls are 12 inches thick, with layers of Styrofoam, plywood, sheetrock, air barriers and other materials.

Seam tape, triple-glazed windows and other supports helped the station to earn a 0.01 reading on a blow test, which measures how tightly a building is sealed. "That places Itasca Biological Station among the top five buildings ever tested in Minnesota," Kai-

Because the site is so remote, there's no water main or rural water system, so Kraus-Anderson also had to put in a well and a 40,000-gallon water reservoir for fire protection.

"The building isn't that big, but it has as many operating systems as any project I've worked on," Kaiser says.

— Holly Dolezalek



SUBMITTED PHOTO

The multiple landscaped entrances to the Karner Blue Education Center in Blaine create a buffering effect to reduce the chaos of students entering and exiting.

Project Details

Address:

3764 95th Ave. NE, Blaine

Project cost:

\$17.5 million

Project size:

72,000 square feet

Owner:

Northeast Metro Intermediate School District 916

Contractor:

Kraus-Anderson

Architect:

BWBR Architects

Engineer:

Hallberg Engineering (mechanical, electrical, plumbing); Erickson, Roed & Associates (structural); Larson Engineering (civil) arner Blue Education Center is a school in Blaine for students with autism, cognitive disabilities and other special needs. It's getting rave reviews – in part because students, parents, and teachers helped design it.

Northeast Metro Intermediate School District 916 consists of 12 member districts in northeast suburbs like Roseville and Stillwater. In 2009, a school for special needs students was proposed.

To make sure the school really served students, the project team solicited input from students, parents, and teachers, explains Supt. Connie Hayes. "We spent a lot of time getting [staff] to articulate what was getting in the way of doing good work with students," she says.

The design incorporated stakeholders' feedback. Colors are muted and warm, instead of bright and primary. In-floor heating is calming for students who lie on the floor, and so is LED lighting in different colors.

To make sure the walls stood up to likely abuse, Kraus-Anderson tested materials first. "Some kids have a tendency to kick the walls," said Kraus Anderson

project manager Jon Kuenstling. "So we put up half a dozen samples of different types of wall, so [teachers] could test them by kicking them."

The calming elements are structural and mechanical, too. Hallways curve to limit sight lines, so that agitated, running students can calm down. Kuenstling says that there's hardly a 90-degree angle anywhere. "Some radius walls were tough to install the glass, because it's easier to install windows in a straight wall," he says.

Since noise can be upsetting to students, noise abatement was key. High-grade ceiling tiles and walls that go all the way to the deck reduce class-room-to-classroom sound transfer. Insulated water pipes, extra-large HVAC ductwork, and sound attenuators prevent buzzing and other distressing sounds.

All the work has been worth it, Hayes says. "Students talk about having a home, parents say their kids actually want to come to school, and staff say they're spending more time teaching," she says. "That's exactly the turnaround we wanted."

— Holly Dolezalek



The two-wing LifeSource building in Minneapolis greets visitors and the public with a memorial garden and black granite wall listing the names of donors and recipients.

Project Details

Address:

2225 West River Road N., Minneapolis

Project cost:

\$15 million

Project size:

45,000 square feet

Owner:

LifeSource

Contractor:

Greiner Construction

Architect:

RSP Architects

Engineer:

Dunham Associates (mechanical and electrical); Meyer Borgman & Johnson (structural)

Landscape architect:

Coen + Partners

ith a mission to save lives through organ and tissue donation, LifeSource wanted a building that honored the union of donor and recipient and gave all parties a welcoming place to get through a difficult time. The nonprofit's rental space in St. Paul also was highly compartmentalized, keeping employees from interacting and communicating easily.

LifeSource, the federally designated facilitator of such donations for the Upper Midwest, sought a space that would accommodate its growth in employees and services. When its team discovered one of the last few developable parcels along the Mississippi River, they pounced on it, despite the need for significant environmental clean-up.

RSP Architects designed a building that takes advantage of the river while creating meaningful spaces for work, communion between donors and recipients and reflection. The two-wing structure greets visitors and the public with a memorial garden and black granite wall listing the names of donors and recipients.

Lead designer Derek McCallum, an RSP associate principal, says the building's most striking feature is a two-story glass-filled gallery off the main entrance, which offers copious natural light and connections to the river. Its sleek, modern exterior, clad in Prodema wood panels mixed with metal, also makes for an elegant, peaceful presence.

"The V-shaped building is opening its arms up to the river. Being next to the river and the metaphor of the circle of life is wonderful," McCallum says. "No matter where you are in the building, you always have a connection to the garden. It's a reminder to LifeSource of who they are and what they are doing."

The nearly 125 LifeSource employees enjoy the site's natural beauty and are pleased to work closer to one another in more integrated space, he adds. Mirroring the organization's objective to sustain life, the design team incorporated numerous sustainable features, including a green roof, natural rainwater filtration and daylight sensors.

The building is designed to allow Life-Source to add capabilities, such as clinical spaces and operating rooms for donors, to streamline its services.

—Suzy Frisch



TOGETHER WE SEE A WAY

Knutson Construction is proud to have three of the 26 Top Projects in 2014. Congratulations to the Hennepin County Human Services Regional Hub, Target Field Station, and 610 & Noble Park & Ride project teams!



KnutsonConstruction



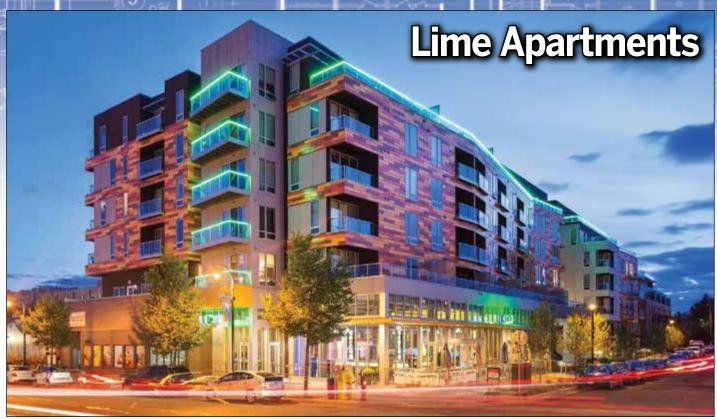
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BKV Group "took cues from the boutique hotel industry" in designing the 171-unit Lime apartment building in Minneapolis. The exterior is finished with metal panels in a color palette that echoes the LynLake Business Association logo.

Project Details

Address:

2904 Lyndale Ave. S., Minneapolis

Project cost:

\$36.5 million

Project size:

171 apartments; 8,500 square feet of retail space

Owner:

Lyndale Development Partners LLC (Partnership between developer Greco LLC and ASB Real Estate Investments)

Contractor:

Frana Companies

Architect:

BKV Group (exterior); BDH + Young (interior)

Engineer:

BKV Group; Westwood Professional Services (civil)

hen Greco Development executives sought to build market-rate apartments in the LynLake neighborhood of Minneapolis, they wanted to capture its hip, urban feel while offering amenities that would attract busy professionals.

Working with BKV Group, they developed Lime, a 171-unit building that offers residents a community with a lifestyle all its own. "We took cues from the boutique hotel industry," said project architect Michael Krych. "Lime captures the character of the neighborhood, but pulls it into a new age."

Lime is modern, angular and L-shaped. The exterior, finished with metal panels in a color palette that echoes the LynLake Business Association logo, is a bright beacon in the neighborhood.

Angular accents and bold colors continue inside to create inviting spaces for residents to gather and socialize. Amenities include a rooftop deck and clubhouse, pool and spa, fitness center, concierge and resident events. The open lobby, filled with natural light, features Marché, a bistro and

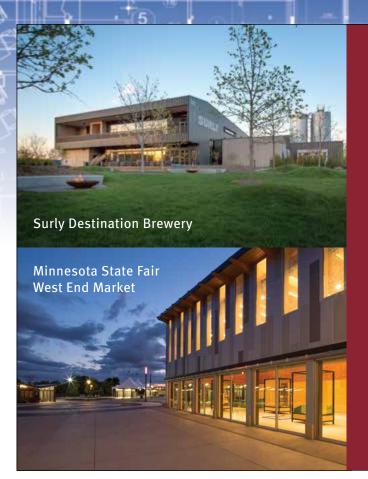
Developing the site came with challenges, some of which were solved by working with the neighborhood. To begin, they needed to determine how to make a limited space financially feasible, said Josh Brandsted, Greco project manager.

Looking south to the James Ballentine VFW. Greco made an unusual deal. "We purchased the air and below-ground rights to their parking lot, and in return, provide the VFW with surface parking," he said.

The project team worked with the Midtown Greenway Coalition to address a concern that the building would shadow the biking and walking trails just to the north, causing icing in the winter. The problem was solved by shifting the building back 15 feet and stepping the top floor back as well.

With a 96 percent occupancy rate, Lime has been well-received, said Brandsted. "It brings more people to LynLake to live. There is more activity and businesses benefit."

— Julie Swiler



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The 36-story LPM Apartments project broke ground in October 2012, and the first occupants started moving in almost two vears later.

Project Details

Address:

1369 Spruce Place, Minneapolis

Project cost:

\$86.3 million

Project size:

36-story, 354-unit tower with retail space

Owner:

Magellan Development Group LLC

Contractor:

Adolfson & Peterson Construction; McHugh Construction

Architect:

Loewenberg Associates

Engineers:

Magnusson Klemencic Associates

lthough the LPM Apartments tower offers considerable space in its rental units and on its amenities floor, that doesn't mean there was much room during construction.

Located in the Loring Park area of Minneapolis, the building came up to property lines on every side, which means there was no room for staging, storage of construction materials, or parking for construction personnel.

"Logistically, this one was a nightmare," said Tim Clark of St. Louis Parkbased Adolfson & Peterson Construction. "Thankfully, we had very patient and cooperative neighbors surrounding the project. Without that, we would have had a lot of problems."

The site also offered challenges in terms of foundation options, he said. Since the project was in a residential area — despite being on the edge of downtown the construction team didn't want to use noisy, earth-rumbling pilings, so they opted for numerous caissons instead. The result was a strong foundation that could be installed relatively quietly and quickly.

In fact, everything seemed to be put in

place quickly, Clark recalled.

"It was amazing how fast this project went up," he said. "Once we got our systems in place, we were adding a new floor every three days."

The project broke ground in October 2012, and the first occupants started moving in almost exactly two years later, he said.

In addition to construction speed, Clark also appreciates the extensive amenities of the building, which he feels set the project apart. The 41,000-square-foot amenity space includes a fully outfitted fitness center, lap pool, game room, resident lounge and business center. There's even a dog play room with washing stations.

Every apartment has large glass windows for exterior views of the downtown area, including glass-paneled balconies, he said.

"The building is pretty spectacular, which explains why we had people moving in while we were still finishing construction," he said. "That was another minor challenge, but everyone, from the project team to the new residents, was excited about how the building took shape."

- Elizabeth Millard



Metro Transit's environmental focus for the park & ride facility in Brooklyn Park extends to the outside, where low-level water filtration areas and ponding cleanse rainwater runoff.

Project Details

Address:

4401 95th Ave. N., Brooklyn Park

Project cost:

\$10 million

Project size:

170,000 square feet

Owner:

Metro Transit

Contractor:

Knutson Construction

Architect:

Snow Kreilich Architects Inc.

Engineer:

Stantec

he Highway 610 & Noble Parkway Park and Ride Facility is one of the most sustainable parking ramps ever built in the Twin Cities. Solar panels power LED lights. Geothermal heating warms the bus shelter. An occupancy sensor controls lighting.

Reflecting Metro Transit's commitment to sustainability and "getting the most bang for their buck" was the goal of the project, says architect Tyson McElvain of Minneapolis-based Snow Kreilich Architects Inc.

The firm has done a number of government projects, he said, and many of them require sustainable approaches as part of the design.

For the Noble Parkway project, the indoor waiting area employs in-floor radiant heat -- generated by the geothermal system -- for the comfort of passengers waiting for buses. The three-story ramp's environmental focus extends to the outside where low-level water filtration areas and ponding cleanse rainwa-

The park & ride's architecture is con-

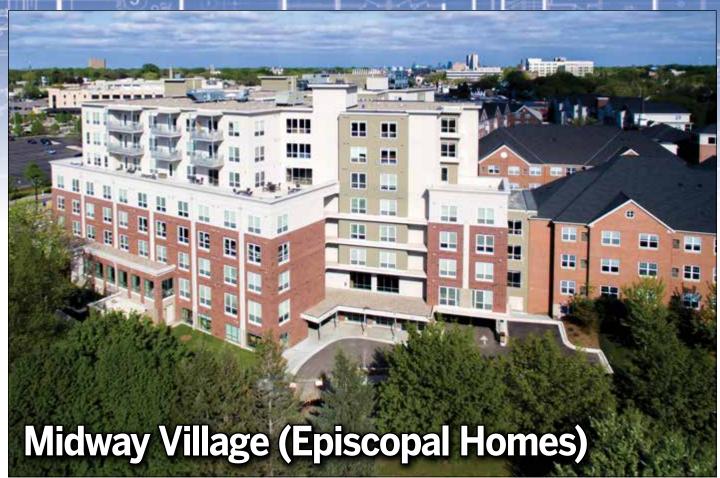
sidered intriguing even though McElvain makes clear the intention of the design was never to hide the fact the building is a parking garage. A white articulated facade -- rather than simply flat slabs -- creates abstract 3-D patterns. The whiteness plays off black precast panels enclosing the ramp and service areas.

"In ramps you're trying to hide the cars, create an interesting facade and make sure that light from headlights doesn't spill out to neighboring buildings," McElvain said. "Metro Transit wants their buildings to look good."

A separate tower section connected to the ramp encloses the waiting area, an elevator and stairs in a curtain wall of windows. An interior LED screen offers information not only on bus routes and times but also the ramp's solar energy production and geothermal activity.

The park & ride "is tremendously efficient in circulation of passengers" and energy use, McElvain said. "It has a lot of material interest without trying to be something it's not."

—Frank Jossi



Midway Village in St. Paul is Episcopal Homes' biggest project to date.

Project Details

Address:

1860-1880 University Ave. W., St. Paul

Project cost:

\$46 million

Project size:

225,000 square feet (168 units)

Owner:

Episcopal Homes of Minnesota

Contractor:

Benson-Orth Associates

Architect:

Trossen Wright Plutowski, PA

Engineer:

Lindell Engineering

he seven-story Midway Village in St. Paul serves the needs of seniors of different income levels on the former site of the famous Porky's drive-in.

Designed as a true "village," the complex offers a salon, fitness center, water therapy pool, theater, pub, cafe, meeting rooms, activity spaces and even a jungle gym of sorts for seniors. A day care center for neighborhood children also gives residents a chance to mingle with a new generation on a regular basis. "It's been wildly successful since the day it opened," said Episcopal Homes CEO Marvin Plakut. "It's really put us on the map."

Having a Metro Transit Green Line station just outside "has been a significant draw," he said. Active seniors use the light rail line and their families use it for visits. Employees have easy access to work.

Midway Village serves three distinct populations: age 62-plus, low-income seniors and memory impaired seniors.

The exterior is a brick and light paneled facade mix with plenty of windows from which residents can observe University Avenue or a grassy outdoor patio.

It was the first "steel and concrete post tension project" Episcopal Homes has ever done, Plakut said.

Having the building constructed on a busy street "added some challenges," he said.

Built following the state guidelines of SB 2030, Midway Village boasts several environmental attributes. Sustainability "was a challenging component" due to the urban setting and the wide mix of uses, said architect Mike Trossen of Trossen Wright Plutowski. Still, Midway Village still manages to consume 30 percent less than the state energy code requires, he said.

Expectations for Midway Village -- the largest Episcopal Homes project to date -- have been met. "Our vision for how we would use the space has come to pass," Platuk said. "It has everything we wanted."

-Frank Jossi



STAFF PHOTO: BILL KLOTZ

The new History & Heritage Center is one of the new features in the State Fair's West End Market.

Project Details

Address:

1265 Snelling Ave. N., Falcon Heights

Project cost:

\$16.9 million

Project size:

36,500 square feet of new buildings and pavilions; 215,300-square-foot gross area

Owner:

Minnesota State Fair

Contractor:

McGough Construction

Architect:

Cuningham Group Architecture Inc.

Engineers:

Reigstad & Associates (structural); Anderson Engineering (civil); Spriggs Plumbing & Heating (mechanical); Collins Electric (electrical)

aking major changes to an iconic landscape like the Minnesota State Fair is challenging enough, but developers and contractors also had less than a year — with a significant portion of it in the winter — to shepherd a project from groundbreaking to open-

Although visitors might appreciate all that hard work when they see West End Market, the timeframe was certainly the most challenging aspect of the project, said Mike McGough of Mc-Gough Construction.

"We started two months later than originally planned, and then ended up losing 32 days throughout the project due to cold weather and rain," he said.

Encompassing vendor pavilions, an amphitheater, service building, restaurants, museum, plazas and landscape areas, the West End Market replaces an area once known as Heritage Square. Built in the 1970s as a temporary project, the shops and restaurants there needed to be removed, and a new main entrance built as well.

McGough said that because of the

short timeframe, materials were ordered well in advance and developers implemented lean construction techniques to increase efficiency.

"My favorite aspect of the project, by far, was the experience of working collaboratively with the entire project team," he said. "Most important, without the leadership and timely decision making from every Minnesota State Fair team member, the project would have had zero chance of success of finishing on time."

Another aspect that everyone appreciated was the high-profile visibility of the project, said architect Brian Tempas of Cuningham Group Architecture.

"This is a project that has a profound effect on the fairgrounds," he said. "It will be seen by millions of people and enjoyed for a long time to come. I think everyone on the project had a sense that although this was a massive undertaking in a very shortened schedule, we were creating a place that's important and enjoyable. We were a part of the state's history."

— Elizabeth Millard



One Southdale Place consists of three apartment buildings that were built on a former parking lot at the Southdale Center mall in Edina.

Project Details

Address:

6800 York Ave. S., Edina

Project cost:

\$50 million

Project size:

232 apartments in three buildings representing 371,208 square feet

Owner:

One Southdale Place LLC/ StuartCo

Contractor:

Kraus-Anderson Construction Company

Architect:

Boarman Kroos Vogel Inc.

Engineers:

BKV Group

lthough the Southdale area of Edina is rich with developments, the new luxury apartment community of One Southdale Place not only stands apart but also manages to blend in.

That's a tricky combination, says Jamie Engelsma, project manager at Kraus-Anderson Construction Company. "The project was distinctive because it took an underutilized portion of a shopping center parking lot and created a complex that looks like it belongs there," he said.

The 232-unit project broke ground in summer 2013 and opened to its first residents a little more than a year later.

One Southdale Place consists of three buildings of varying heights that are connected by skyways and that wrap around a private, interior landscaped yard. This area features an outdoor pool, sundeck, putting green, and grilling stations — but it's the walkways leading to Southdale Center that are particularly notable, Engelsma said.

The area is not particularly known as "walkable," but developers and the city

of Edina wanted an apartment complex that would encourage residents to walk to retail and restaurants rather than drive. That connection also highlights the unusual partnership between local residential developer StuartCo and Southdale owner Simon Property Group that is at the heart of the development.

Other sustainable measures made their way into the project, including rain gardens and underground storm water treatment capability. The lobby features a green roof, and low-flow plumbing fixtures were installed for reduced water use.

The only challenge to crop up during construction was a large portion of the site had to be built right next to an underground garage that was being used at the same time.

Moving materials and doing staging was difficult, he said, but the result is a project that he feels proud to have been involved in. "This was a unique project, and I think it incorporates well into its surroundings," he said.

Elizabeth Millard



SUBMITTED PHOTO: SHERMAN ASSOCIATES

With high ceilings and large windows, the Rayette Lofts units offer historic details and modern amenities.

Project Details

Address:

261 E. Fifth St., St. Paul

Project cost:

\$25.7 million

Project size:

146,000 square feet

Owner:

Sherman Associates Inc.

Contractor:

Anderson Companies

Architect:

Kaas Wilson Architects

Engineer:

BKBM Engineers

Historic consultants:

Hess Roise and Company

hen Sherman Associates purchased a parking garage just up the street from the St. Paul Farmers' Market, they had more in mind than hourly rates. Lowertown was an increasingly desirable place to live in downtown St. Paul, and the structure was historically significant.

Built in 1909, its previous occupants included the Rayette Company, manufacturer of Aqua Net Hairspray. Through a painstaking transformation, the developer created the Rayette Lofts, which opened in 2014 with 88 market-rate apartments.

The developer accessed \$7.6 million in federal and state historic tax credits to help with the rehab. "We worked through an extensive design and approval process with the National Park Service and other federal and state agencies," said Will Anderson, associate project manager for Sherman Associates. "We were able to restore the building to its highest and best use as historic residential apartments."

Turning a parking ramp into lofts has its challenges. Topmost, according to Ryan DuPuis, Kaas Wilson designer and project manager, was that the building had been open to the elements for 15 years. "Road salt, ice and rain caused substantial damage to the concrete," he said.

In addition, some historic details, like windows that were torn out and replaced with mesh fencing, were destroyed.

The project required more masonry restoration and concrete repair than had been anticipated, as well as detailed research. To re-create the windows, they studied historic photos and windows in adjacent properties of the same era, as well as those on the alley side of the building.

The reconstruction included determining what to do with the giant hole in the center of the building that was left after the ramp was removed. "We repurposed it for the elevators, HVAC system and stairs," said DuPuis. "The building will push the design, one way or the other."

With exposed brick, high ceilings and large windows, the apartments offer historic details and modern amenities. Residents also enjoy a rooftop deck, lounge and fitness center. In June, the Saint Dinette, a full-service bar and restaurant opened in the building.

—Julie Swiler



SUBMITTED IMAGE: DOMINIUM

The Schmidt Artist Lofts project offers tenants a rooftop deck and clubroom.

Project Details

Address:

900 W. Seventh St., St. Paul

Project cost:

\$80 million

Project size:

350,000 square feet/260 units

Owner:

Dominium

Contractor:

Weis Builders

Architect:

BKV Group

Engineer:

BKV Group

hallenging would be a good word to describe the renovation of the sprawling Schmidt Brewery, which anchors St. Paul's historic West Seventh Street. The brew and bottle houses had not been used in more than a decade and had suffered from being left alone to battle the state's notoriously brutal weather.

"The vacancy, the fact that the buildings had not been conditioned, and the weather all took their toll on the brewery," said Patrick Ostrom, Dominium development associate. Renovating the buildings into 260 affordable housing units for artists while knitting together more than 20 additions took five years of planning,

The additions themselves, which included various ceiling heights and flooring, took creative thinking.

"The brew house was a complicated building because none of the floor plates matched up," Ostrom said. "That's the reason why in that building there are 126 units and 126 floor plans."

In some sense an aging brewery makes sense for artists. The basement had plenty of room available that could not be con-

verted to housing. "That space really fits well with artists housing because the space can be used for paint and clay studios, and for galleries," he said.

The design takes history into account. The bright colors selected for common areas reflect the same ones used in the brewery's advertisements. Brewery equipment was left in place. Modern furniture and more contemporary additions, such as skylights and perforated ceilings, seem to fit right in.

Heating and cooling such large buildings was of concern to Dominium, said Ostrom. The developer installed a natural gas generator for electricity that recycles the waste heat it produces for water heating, he said.

Schmidt Artist Lofts boasts efficient lighting, low-flow plumbing, sophisticated windows and Energy Star heating and cooling systems. "The buildings are performing a lot better than we expected," Ostrom said.

The 247 units and 13 townhouses filled quickly. "The project exceeded our expectations of everyone internally at Dominium," Ostrom said. "When we saw the final project we couldn't be happier."

—Frank Jossi



The Surly Destination Brewery's beer hall features walls of windows showcasing the brewery production on one side, pictured, and an outdoor area on the other.

Project Details

Address:

520 Malcolm Ave. SE, Minneapolis

Project cost:

\$17 million

Project size:

50,000 square feet

Owner:

Surly Brewing Company

Contractor:

McGough Construction

Architect:

HGA Architects and Engineers

Engineer:

HGA Architects and Engineers

hile Surly always has been widely heralded among beer geeks, its new "destination brewery" takes the brand to another level. Built not just as a brewery but also as a regional attraction, the Surly Destination Brewery seats hundreds on two floors and has an undeniable, and intentional "wow" factor.

The building looks nothing like its warehouse neighbors. A long line of bike racks leads visitors from the parking lot to an entrance with an outdoor fireplace and rock-encased fountain. Inside, a massive beer hall features walls of windows showcasing the brewery production on one side and an outdoor area on the other.

San Diego's Stone Brewery served as inspiration, but only to a point. "We made that design [of Stone Brewery] look like it was done by Boy Scouts compared to the theatrical awe and power and connectivity of Surly," said architect Steven Dwyer.

Indeed, everything connects. The second-floor restaurant and event area overlooks the beer hall and the outdoor area. Floor-to-ceiling windows are everywhere, including those along the first floor that open on warm days to the garden.

The architecture is intended to reflect the industrial site while focusing on the west side, where an outdoor patio, amphitheater, beer deck and garden seamlessly flow together outside, he said.

More than a dozen sustainable features, from storm water retention to solar-powered water closet flush valves, save money and lend an environmental patina to the operations. The project was also assembled from several brownfield sites in Minneapolis only a short walk from a Green Line light rail station, he added.

McGough's Tim Nagle said the site required removing substructures from the previous building on the site and the removal of contaminated soil, a process that took more than three months. Surly owner Omar Ansari "wanted to do it right and he wanted to do it smart," he said.

When approaching Surly, it's hard to miss a grain elevator, purposely left as a testament to the Twin Cities' architectural and economic heritage, added Dwyer. That beacon, the brew and the building have brought visitors from around the world. "We see Surly as an ambassador for all of Minnesota," he said.

—Frank Jossi



Target Field Station earned the American Institute of Architects' Honor Award for Regional and Urban Design. The group lauded the site for its integration of transit, public spaces, and iconic amenities.

Project Details

Address:

505 Sixth Ave. N., Minneapolis

Project cost:

\$82 million

Project size:

A four-acre site with 140,800 square feet of development, including a plaza, amphitheater, light rail station, office and retail space, and underground parking garage

Owner:

Hennepin County

Contractor:

Knutson Construction

Architect::

Perkins Eastman

Engineer:

TKDA; Palanisami & Associates, structural; SEH, civil

he Target Field Station turned what could have been a utilitarian transit hub into a cultural and community amenity, while creating a signature public space for all to enjoy. It has garnered numerous design and architecture awards for its successful execution of the concept of open transit.

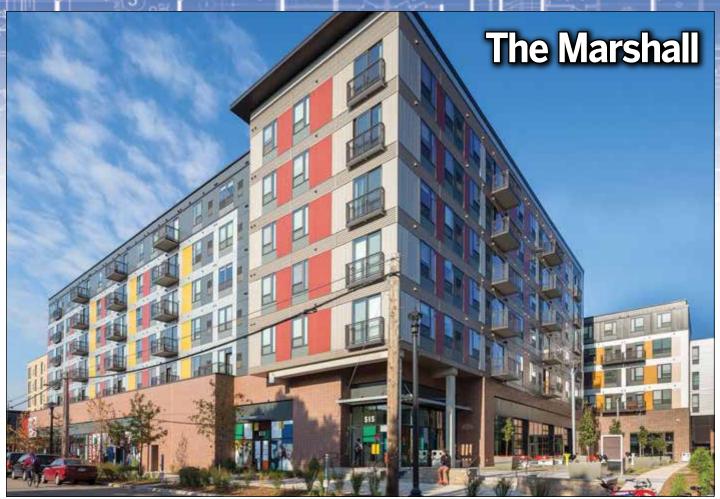
"Open transit comes down to creating places that are so desirable that people want to be there regardless of whether they are taking transit," explains Peter Cavaluzzi, design principal at Perkins Eastman, the New York architecture firm behind the North Loop project. "I think that's what we accomplished here. We created a transit station and turned it into a grand meeting place, a town center, and a performance venue."

Visitors have access to light rail lines, buses, and numerous biking and walking trails. But they can use the space for much more. Situated next to Target Field, the site includes a public plaza with a 1,000seat amphitheater and Great Lawn for enjoying pre-game events and concerts. It's become a lively gathering spot for watching movies or World Cup soccer while serving as an urban green oasis with rich architectural detail in its lighted, curvy station canopy.

Simultaneously, the station transforms the Hennepin Energy Recovery Center (HERC) into a sustainability partner by melting snow and ice with excess heat from its garbage burning. That water and 95 percent of stormwater runoff are funneled into HERC to power some of its systems. Two green roofs planted with hardy plants also reduce the city's "heat island" effect.

Target Field Station earned the American Institute of Architects' Honor Award for Regional and Urban Design. The group lauded the site for its pioneering and artful integration of transit, public spaces, and iconic amenities to create a focal point for downtown Minneapolis. Adds Cavaluzzi, "We wanted to create a beautiful public place that people want to be in — the Grand Central Station of the Twin Cities."

-Suzv Frisch



Set just north of the University of Minnesota campus, The Marshall opened as the state's biggest off-campus housing complex, boasting 316 units and 994 beds.

Project Details

Address:

515 14th Ave. SE, Minneapolis

Project cost:

\$65 million

Project size:

563,838 square feet

Owners:

EdR; Schenk Realty

Contractor:

Kraus-Anderson

Architect:

BKV Group

Engineer:

BKV Group

ohn Marshall High School in Minneapolis closed decades ago, but the Dinkytown location was revitalized recently into The Marshall, an apartment community for college-age adults.

Set just north of the University of Minnesota campus, The Marshall boasts 316 units and 994 beds. When it opened a year ago, it became the state's biggest off-campus housing complex.

But this isn't your standard off-campus housing - not by far. The Marshall's long list of amenities includes individual and group study rooms, a seasonal sunbathing deck, an indoor pool, an indoor basketball court, fitness centers, a yoga studio, and underground bike storage. It also has four outdoor courtyards featuring a gazebo, Zen gardens, an outdoor TV lounge, grilling areas, and a sand volleyball court.

Impressive as all that is, it didn't come easily, according to Bradley E. Severson, partner and structural group manager with architects BKV Group.

"We had to go through a couple of iterations to make the gym work," said Severson. "Also, some of the housing units were unique - one went upstairs and over to the other side of the building. And, there aren't corridors on every level. They are on every other level. That added some structural complications."

To accommodate those eccentricities, the designers and contractors adjusted the framing system and added some columns. Rather than the customary bearing walls in corridors, beams were run across corridors to pick up the joist loads, meaning more wood columns than one would typically find in a modern multi-housing project.

Despite the challenges, the response to the Marshall has been positive: The project is on track for 90 percent leasing in the 2015-16 school year, according to BKV.

"It was a very successful project in the end," said Severson. "To see the finished product was very rewarding."



On Nic on Fifth's sixth-floor outdoor rooftop, residents can run their dogs and take advantage of a pool, fire pits, cabanas and a garden path

Project Details

Address:

465 Nicollet Mall, Minneapolis

Project cost:

\$100 million+

Project size:

423,000 Gross Square Feet

Owner:

Nicollet Residences LLC

Contractor:

Opus Design Build LLC

Architect:

Opus AE Group LLC and Elness Swenson Graham Architects Inc.

Engineer:

Opus AE Group LLC

he Minnetonka-based Opus Group built the towering, 26-floor, Nic on Fifth apartment building on a site the contractor/builder had controlled since 1986. Over the years, the parcels had been home to a department store, a surface parking lot, a nightclub and a McDonald's restaurant.

Ideas about how to redevelop the site came and went. Then, in 2010, as the economy shifted toward apartments, Opus decided the time was right to cash in on its prime real estate.

"We saw that the luxury market was not being met," says Nick Murnane of Opus Development Company. "We wanted to capitalize on what we were seeing in the market, so we built the first high-rise apartment building in the central business district in 30 years."

The Nic on Fifth opened its 253 units to renters in September 2014. Units range from 560 square feet for a studio, to 2,800 square feet for a penthouse. The building is 95 percent leased as of July, according to Murnane.

Construction of the LEED Silver certified glass and precast concrete building lasted about two years, with crews negotiating site restrictions imposed by the high density of the downtown core, with Nicollet Mall to the west, and light rail to the south.

The allure of Nic on Fifth is precisely its transit-oriented lifestyle. The Blue and Green light rail lines literally stop at The Nic's doorstep, buses are just a few paces away, and the building is connected by skyway. Murnane says The Nic's luxury amenities are equally as important to its residents; a mix of "young professionals, millennials, and empty nesters."

The Nic on Fifth offers 24-hour concierge service and 30,000 square-feet of common space with a catering kitchen, a bike maintenance shop, and a fully-equipped fitness center with a yoga room. And on the sixthfloor outdoor rooftop, residents can run their dogs and clean them, too. There's also a pool, fire pits, cabanas and a garden path called the "Zen Walk."

— Marisa Helms



SUBMITTED IMAGE: RYAN COMPANIES US INC.

Toro's new office building in Bloomington boasts an understated exterior of architectural metal panels and precast concrete.

Project Details

Address:

8111 Lyndale Ave., Bloomington

Project cost:

\$20 million

Project size:

75,000 square feet

Owners:

The Toro Co.

Contractor:

Ryan Companies US Inc.

Architect:

Leo A. Daly

Engineer:

Leo A. Daly

s architects, engineers and contractors all know, you can plan for everything but the weather. That truism was more than borne out during construction of Toro's new 75,000-square-foot, three-story office building in Bloomington.

Shortly after work began in the fall of 2013, the project was beset by one of the roughest winters in recent memory, followed by one of the rainiest springs.

"The weather didn't cooperate at all," said Jason Gabrick, a division manager for contractor Ryan Companies. "Starting later in the fall, the work was doable, but we had the bad winter and the wet spring."

No excuses were to be had: The turnover of the project was critical since Toro was planning its centennial celebration in early July 2014. "They wanted this building to be a showpiece representing their next 100 years of innovation," said Gabrick.

The building was finished on time, and Toro was happy. It offsets Toro's existing corporate campus and has an understated exterior of architectural metal panels and precast concrete, accentuated with expansive glass curtain wall windows to create an open office environment.

The project's genesis can be traced back to a good problem for a company to have: a need for more space. Toro opted against an addition to their existing headquarters, leading it, Ryan and designer/architect Leo A. Daly to settle on a new structure.

The building houses Toro's Operations and Information Services departments, and with the space saved in the company's existing building, its Product Development and Evaluation department has room to expand when the time comes.

Ryan and Toro both benefited from a 35-year work history together, so a challenging timeline wasn't a problem this time and likely won't be in the future.

"We're embedded in their day-to-day operations to make sure they're running smoothly," said Gabrick. "When we tell them we're going to deliver a successful project, we do just that."



FILE PHOTO: BILL KLOTZ

U of M seniors Emma Abbott (left) and Collin Holgate prepare a sample in the Valspar lab. The 42,000-square-foot Gore Annex gives the university enough room to welcome students and conduct research.

Project Details

Address:

421 Washington Ave. SE, Minneapolis

Project cost:

\$30 million

Project size:

42,314 square feet

Owner:

University of Minnesota

Contractor:

Kraus-Anderson

Architect:

Perkins + Will

Engineer:

BKBM Engineers Inc. (structural), Affiliated Engineers Inc. (mechanical, electrical)

n recent years, the University of Minnesota has had to turn away applicants to its chemical engineering and materials science department. Demand for this fast-growing major was outstripping the department's capacity in Amundson Hall on the Minneapolis campus. There just wasn't enough space to accommodate the influx of new students.

Now, thanks to the university's 7,500 square-foot renovation and infrastructure upgrades to Amundson Hall, and a new, 42,000-square-foot addition called the Gore Annex, the department has enough room to welcome students and conduct research on polymers, coatings, and other materials used in industries including energy, electronics and pharmaceuticals.

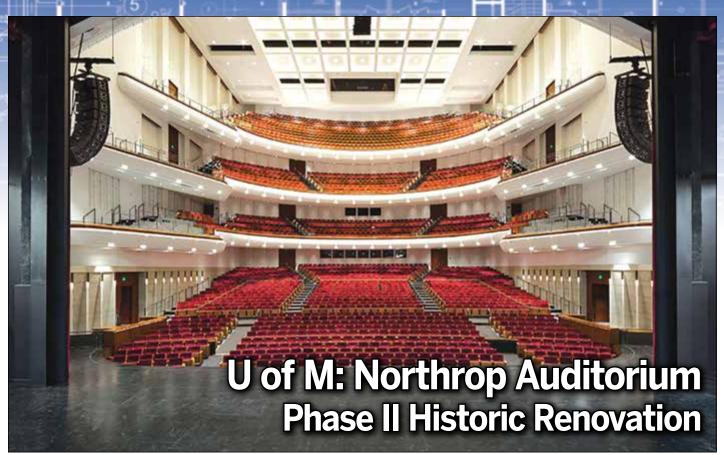
The new Gore Annex houses office space, collaborative workspaces, and state-of-theart research labs. The annex is named after Bob Gore, creator of GORE-TEX, who graduated from the university in 1963 with a Ph.D. in chemical engineering. Gore donated \$10 million to the department for the expansion.

The annex sits four levels above grade, and is anchored by two below-grade levels. The second-level basement includes a tightly controlled room designed specifically for the department's newest acquisition: an FEI Tecnai Femto ultrafast electron microscope. This super-sensitive machine must be isolated from any vibrations and electromagnetic waves that could be coming from the Green Line light rail line just a few hundred feet away. Inside the new lab, the microscope sits on a 35-ton concrete slab that was poured directly on soil, and a gap between the lab walls and the rest of the building mitigates vibration.

"[The microscope] is as far away from light rail as we could get it and still be in the building," notes department professor Jeff Schott.

Aesthetically, the renovation and addition have transformed Amundson Hall from a non-descript academic facility into a campus landmark and a showcase of materials science in action. For example, an old curtain wall facing Washington Avenue is now an expansive rainbow of changing colors. The effect was created by sandwiching 3M's multi-layered dichroic film between rows of 16-inch glass fins.

-Marisa Helms



SUBMITTED PHOTO

Northrop Auditorium's renovation improved the site lines, added two more balcony levels and improved the auditorium's acoustics to "world class" levels.

Project Details

Address:

84 Church Street SE, Minneapolis

Project cost:

\$88 million

Project size:

170,000 square feet

Owner:

University of Minnesota

Contractor:

JE Dunn Construction

Architect:

HGA Architects and Engineers

Engineer:

Meyer, Borgman and Johnson (Structural), HGA Architects and Engineers (Mechanical and Electrical)

hen the old Northrop Auditorium opened in 1929 on the University of Minnesota's Minneapolis campus, it was already beset with one big problem: it had dreadful acoustics. So, for generations, Northrop audiences didn't have the best listening experience and usually had trouble hearing what was being said onstage.

Over the decades, the university conducted study after study about what to do with the iconic neo-classical building that was not aging gracefully.

Finally, in 2009, the university pooled together institutional funds, state bonding, and private donations to cover the \$88 million needed to completely renovate and repurpose 150,000 square feet of Northrop's interior and build a 20,000-square-foot addition. The university already spent \$15 million in 2006 to upgrade Northrop's exterior.

Northrop's interior renovation didn't get started until 2011, and was completed in 2014.

Architects kept intact Northrop's shell and the Memorial Hall lobby, but gutted the rest of the interior. Historic design elements were salvaged, including portions of the theater's proscenium arch, and crews reintegrated original design materials like terrazzo and Venetian plaster.

Additionally, the renovation improved Northrop's site lines. The footprint for the main performance space shrunk from 4,800 seats to 2,700 seats, and two more balcony levels were added. As for the auditorium's pesky acoustic problem? Beyond fixed. "World class," in fact, says University of Minnesota Director of Project Development, Mike Denny.

The new Northrop is also more of a multipurpose and academic facility. Classrooms now line the hallways surrounding the auditorium and the building houses amenities like a café and coffee bar, and a 169-seat film and lecture hall.

"[Northrop Auditorium] is a huge success story," says Denny, adding that the project recycled 92 percent of all demolished materials and exceeded B3 guidelines for energy efficiency. "It's a Minnesota icon and had to be preserved. We wanted to do it right and make a statement for the next 100 years about how the university wants to steward its assets."

— Marisa Helms



The first-floor lobby in the Valspar Applied Science and Technology Center includes a sculpture made of beakers containing colorful fluids, as shown on the cover of the magazine.

Project Details

Address:

1101 S. Third St., Minneapolis

Project cost:

\$40 million

Project size:

170,640 square feet

Owner:

Valspar Corporation

Contractor:

Kraus-Anderson

Architect:

Hagen, Christensen & McIlwain Architects

Engineer:

Harris Mechanical

ust a few years ago the two connected buildings housing the Valspar Applied Science and Technology Center were empty as the company figured out what to do with the property.

Valspar decided on an ambitious renovation that would blend together a five-story 1903 building with a three-level 1912 concrete addition. "It's a combination of putting high-tech state-of-the-art laboratories into a 110-plus-year-old building -- one half being concrete, one half being a wood timber building -- plus restoring it back to its historic beginnings," said Roger Christensen, principal with Hagen, Christensen & McIlwain Architects.

Constructing high-tech labs proved challenging because they require "a lot of infrastructure" changes to the historic building. The labs needed utilities and high-tech exhaust systems that required "cutting a lot of holes in the building" without diminishing the historic nature of the structure. Christensen said.

Floors were leveled and new connections were built between work areas. Kraus-Anderson, the contractor, did an infrared data scan of the building and then developed a three-dimensional model, said Jackie Barrett, Valspar facilities manager.

The architect and Harris Mechanical used the data to inform the building's design, the ductwork fabrication and other construction. "I would tell you that (the scan) probably saved six months on the project," she said.

In the construction phase the renovation team paid close attention to ensuring the renovation stayed within state and federal historic requirements, Christensen said. A great deal of the old building was saved, from historic window frames to hardwood floors and the original entrance.

Working with the interior design firm Star, Christensen created a high-ceiling, historic lobby/showroom with an exhibition detailing the company's rich history in one area and a glass-enclosed conference room in another. The lobby was so impressive that Valspar's executive team decided to have the top floors of the 1903 structure renovated to house corporate offices, said Barrett.

"Once we moved people into the laboratories and opened the showroom, our executives said 'this is where we need to be, this is our home," she said. "They saw this as the place they wanted to be here."

-Frank Jossi



The new Washburn Center for Children is a three-story, 56,000-square-foot L-shape building anchored by a light-filled glass and steel, leaf-shaped atrium.

Project Details

Address:

1100 Glenwood Ave., Minneapolis

Project cost:

\$24.5 million

Project size:

56,000 square feet

Owner:

Washburn Center for Children

Contractor:

Mortenson Construction

Architect:

DLR Group (Architect); Lawal Scott Erickson Architects Inc. (Interior Architect): Oslund & Associates (Landscape Architect)

Engineer:

DLR Group; Clark Engineering (civil and structural)

efore the Washburn Center for Children built its new home in north Minneapolis, the 132-yearold nonprofit spent decades serving its clients in a dark and cramped storefront in south Minneapolis.

So, when it came time to build a larger center for Washburn's staff and the 2,700 children they serve each year, CEO Steve Lepinski says he knew the organization had both the burden and the opportunity to design the new space from the ground up.

"There aren't a lot of stand-alone children's mental health centers to look at," says Lepinski, adding that Washburn serves children coping with a variety of illnesses, including anxiety, depression and trauma. "So, our starting point was: 'How could the new building support the therapeutic work we do, and how do we create a healing environment?""

Lead Designer Mohammed Lawal, of Lawal, Scott Erickson Architects, focused on natural light and spaces. He found inspiration in Richard Louv's book, "Last Child in the Woods: Saving Our Children from Nature-Deficit Disorder," which

espouses the importance of nature to a child's healthy emotional and intellectual development.

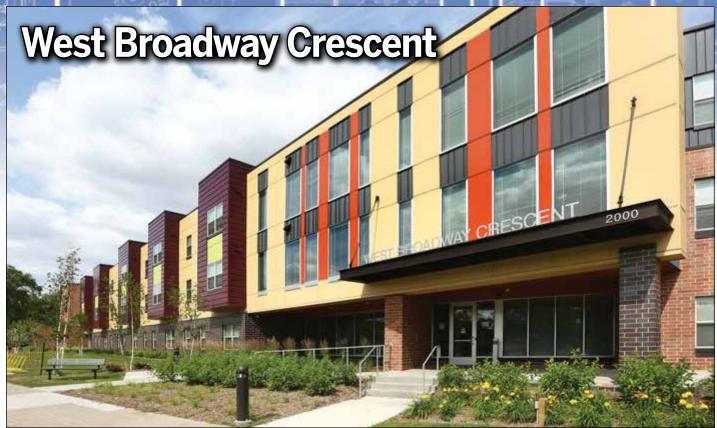
Lawal brought in author Louv to consult on the project, and the result of this unique design collaboration is a three-story, 56,000-square-foot L-shape building anchored by a light-filled glass and steel, leaf-shaped atrium.

The building's narrow footprint allows the structure to harvest daylight and pull more natural elements inside. Central to the urban 2.5 acre site are gardens, green space, and a whimsical playground nestled into the building's L-shaped wings.

The LEED Gold certified building's interior is awash with light and color, purposefully resisting an institutional feel. Lawal designed curving hallways with cubbies, and created flexible modules to allow a single outpatient therapy room to be expanded into a conference room for group therapy.

"The primary thing I was concerned with as an architect was the well-being of the kids and families at Washburn," says Lawal.

— Marisa Helms



The inspiration for West Broadway Crescent, a 54-unit affordable housing community, came from the Basilica of St. Mary, whose congregants wanted to do something that would help revitalize the neighborhood.

Project Details

Address:

2000 W. Broadway Ave., Minneapolis

Project cost:

\$12.5 million

Project size:

54 units

Owner:

CommonBond Communities

Contractor:

Frerichs Construction

Architect:

Elness Swenson Graham Architects

Engineer:

Meyer Borgman Johnson

est Broadway Crescent, a 54unit affordable housing community, now stands on what was a series of vacant lots in North Minneapolis' commercial district. Developed by CommonBond Communities, the Midwest's largest nonprofit provider of affordable housing, the rental apartments are available to families with incomes at or below 50 percent of the area medium income.

"Our goal was to serve families in the area," said Justin Eilers, CommonBond housing development manager. "We offer two - and three- bedroom units that are sizeable."

The building also features a number of family-friendly amenities including the Advantage Center, a communal space designed for activities and mentoring. It is staffed by professionals and volunteers, and offers a computer lab, afterschool programming, academic assistance for children, as well as employment assistance for their parents.

"We want to help our residents be economically empowered," explained Eilers.

Outside spaces are inviting as well. The building is located on a transit stop for easy access, and there is a tot lot and a pocket park with public art designed by Juxtaposi-

tion Arts, a neighborhood nonprofit arts organization.

The inspiration for the property came from the Basilica of St. Mary, whose congregants wanted to do something that would help revitalize the neighborhood. They approached CommonBond with their idea and \$700,000 to put toward financing and services. CommonBond ran with it, assembling additional financing through city, county, state and Metropolitan Council low income housing funding sources.

Construction, which began in 2014 during the infamous polar vortex, had its challenges. "It was brutal. We lost 60 days to weather delays," said Eilers. In addition, once they dug, they discovered significantly more rubble and debris than anticipated, costing time and dollars. CommonBond was able to access additional public resources to deal with the soil. And in the end, said Eilers, they were able to make up time on the back end and meet their schedule.

The building was designed to comply with Enterprise Green Communities criteria. Sustainable features include lowflow fixtures, Energy Star appliances and high-quality windows.

—Julie Swiler

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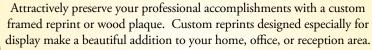
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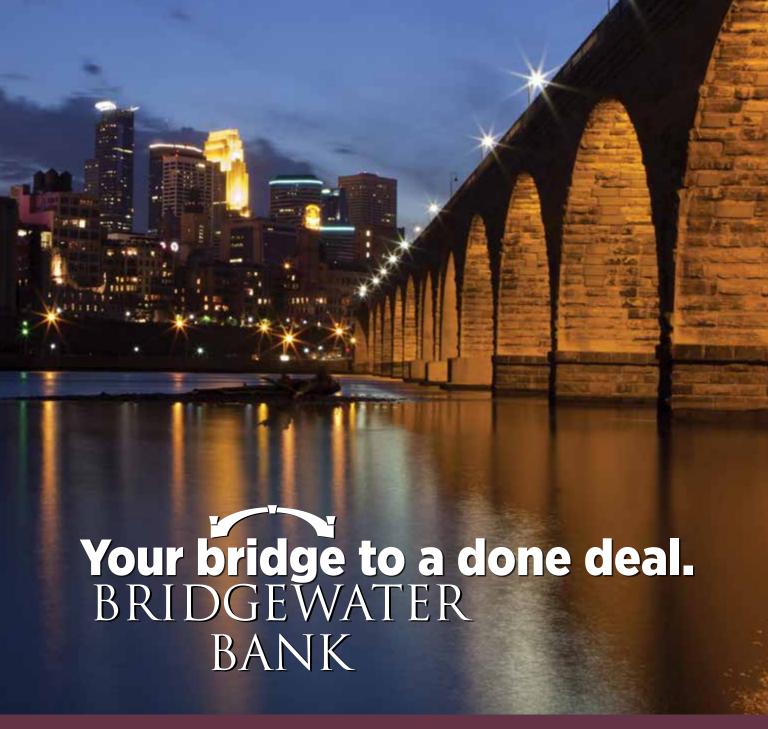
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