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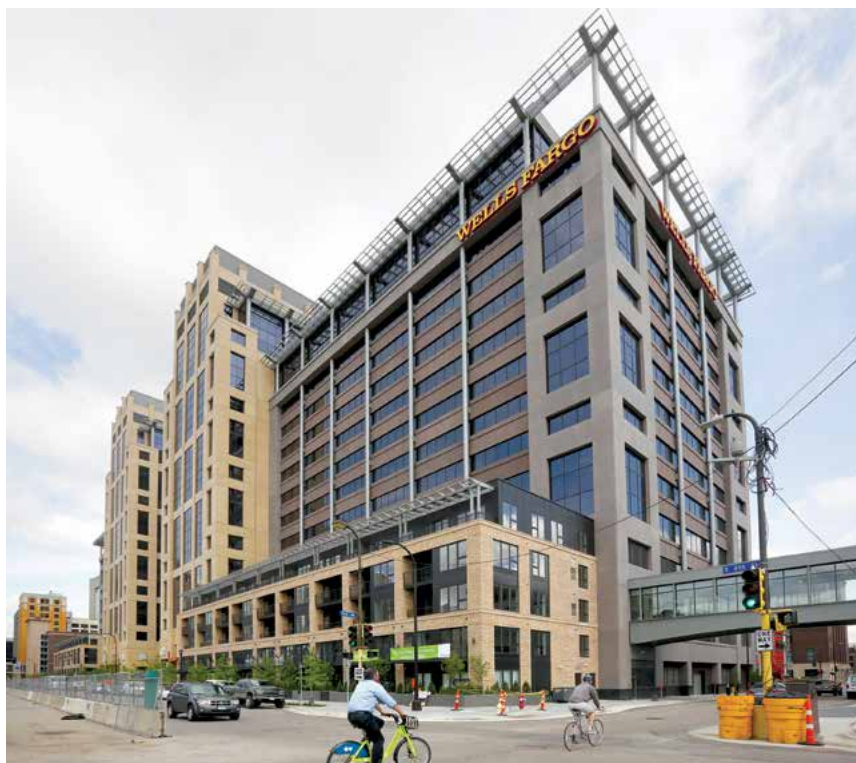
CONGRATULATIONS

2016 Top Projects Honorees

Winthrop & Weinstine is proud of our collaborations with so many of the honorees.

We congratulate and thank all those devoted to advancing, developing and improving our community.





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Historic mixed-use renovation

Transit-oriented affordable housing



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From the editor

The Minnesota Vikings have a new home in Minneapolis; downtown Duluth has a changed skyline; Shakopee now hosts a sprawling Amazon fulfillment center; and the Capitol in St. Paul sports its first new neighboring legislative building since 1932.

And those are just four of the many impressive projects finished in 2016 that

are honored by Finance & Commerce as Top Projects.

Inside you'll find profiles of all 33 honorees. A panel of experts in construction and related industries selected the 2016 honorees, which were feted at a July 26 ceremony at the Minneapolis Event Center.

The winners will also be featured in the Top Projects of 2016 series in the Finance

& Commerce newspaper as well as at finance-commerce.com, with additional photo galleries. The series will run daily starting Aug. 1.

Please join me in celebrating these innovators, these dreamers, these builders. Congratulations to all the project teams.

— David Bohlander

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The renovation of 100 Washington Square melded the work of a renowned architect with the needs of a modern, urban office building.
Submitted photos / TJ Turner Pictures





PROJECT DETAILS

100 WASHINGTON SQUARE



Address: 100 Washington Ave. S., Minneapolis

Project cost: \$7 million for lobby expansion;
\$7 million for site improvements

Project size: 4,000 square feet of lobby expansion;
43,000 square feet of total plaza area modified;
109,000 square feet of total site area modified

Owner: Shorenstein Realty Services

Contractor: Adolfson & Peterson Construction

Architect: Shea Inc.

Engineer: BKBM Engineers (structural); Michaud Cooley Erickson (mechanical, electrical, plumbing and fire protection); Oslund & Associates (landscape); Inspec (waterproofing)

100 Washington Square

It's not easy to rewrite the work of a renowned architect, but the designers and renovators of 100 Washington Square were able to do just that.

Built in 1981 and based on a design by Minoru Yamasaki (the architect behind New York's iconic World Trade Centers), the 22-story building at Washington and Second avenues in Minneapolis needed a thorough renovation of its interior and exterior.

Owner Shorenstein Realty Services sought to better integrate the building into its urban surroundings, expand the ground floor and inject some energy into the plaza and green space surrounding it.

"The original design was iconic," said Kimberly Aune, principal with project architect Shea Inc. "But it didn't necessarily work with how buildings are positioned today."

For one thing, the skyway connection to the building was substandard, requiring pedestrians to take an exit stair outside to reach another skyway. Contractors cut into the building and skyway to make a new, seamless connection.

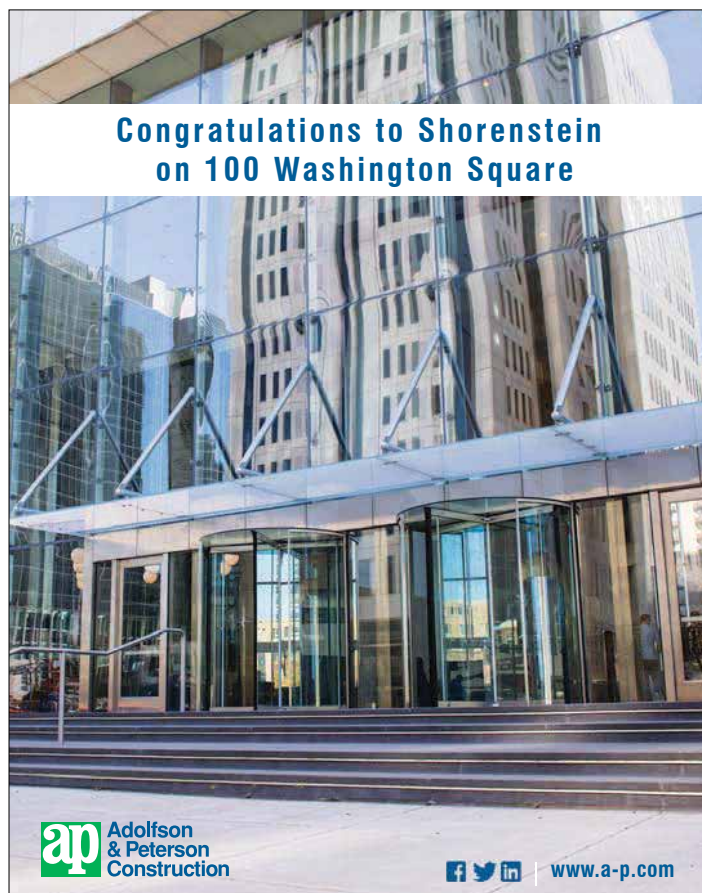
"Our main goal was to better integrate the building into the urban context of Washington Avenue," Aune said.

Part of that was engaging W&W Glass to create a 40-foot structural glass enclosure surrounding the lobby. That wrinkle enables the lobby to fill with light, and the addition of modern furniture encourages tenants to hold meetings or take breaks in the lobby.

The outside features a landscaped area with bocce ball courts, patio seating, a full pergola and a fire pit, making the area suitable for corporate events.

"That space gives people a reason to use the main floor, which used to be an outdoor space," said Aune, who noted in June that the building was 86 percent leased. "It's more inviting to tenants and more connected to pedestrians."

— Dan Heilman





The 700 Central project transformed two buildings from the turn of the 20th century into apartments and retail space in northeast Minneapolis.
Submitted photo

700 Central

Bought out of foreclosure after being empty for more than a decade, 700 Central consists of a four-story brick and timber building constructed in 1897 and a seven-level concrete structure from 1909. The building had served many functions, originally as a furniture factory, showroom and storage.

The warehouse features were kept intact as the building was converted to apartments and retail space, with exposed brick walls, hanging metal doors and timber floors seen throughout the structure.

A grand staircase – built with wood reclaimed from the building -- was added to the lobby to connect basement space, where the Prohibition-era style club room, the LaBelle Lounge, is available to tenants for work, relaxation and parties, said Katelyn Murray, senior development associate, Nolan Properties Group. A fitness center was added to the lower level, which connects to a two-story, underground garage. On the roof is an additional amenity room with an outdoor patio that boasts great views of northeast and downtown Minneapolis.

700 Central offered developers a host of challenges. Lead and asbestos had to be removed. Most of the building's windows were removed years ago, Murray said. However, the windows that remained were refurbished and reinstalled. New windows were designed and constructed to resemble the same profiles as the original windows.

Continued on page 12

700 CENTRAL

Continued from page 11

One of the most challenging requirements of the historical renovation was that no penetrations could be made through the existing brick façade. The entire site has been reconfigured to accommodate all necessary accessibility upgrades. The parking lot sits on a formerly contaminated site that had to be cleaned.

Dealing with the issues required not only architectural and engineering talent but also different funding sources. Six federal, state and local agencies supported the extensive rehabilitation project to help it reach fruition, Murray said. The developers gained a better understanding of the building's history by working with Charlene Roise of Hess, Roise and Co., she added.

700 Central's retail area offers The Bad

Waitress restaurant and room for more tenants. "700 Central was not a typical development project," said Murray. "But the

entire team is thrilled with the outcome."

— Frank Jossi

PROJECT DETAILS

700 CENTRAL



Address: 700 Central Ave. NE, Minneapolis

Project cost: \$30 million+

Project size: 80 units

Owner/Developer: Nolan Properties Group and Bader Development

Contractor: Greiner Construction

Architect: Kaas Wilson Architects/ESG interior design

Engineer: BKBM Engineers (structural); Leaf Mountain Design (electrical); Kenneth S. Kendle PE (mechanical)

Other contributor: Hess, Roise and Co. (historical consultant)



The 700 Central project transformed two buildings from the turn of the 20th century into apartments and retail space in northeast Minneapolis.

Submitted photos



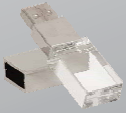
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2700 University brings a transit-oriented, mixed-income development to University Avenue near the Minneapolis-St. Paul border. **Submitted photos**

2700 University

When you're on University Avenue, it's difficult to tell where Minneapolis ends and St. Paul begins. The facade of 2700 University makes it easy, with the words "Saint Paul" in large letters near the rooftop.

The city of St. Paul was instrumental in making the mixed-income apartment building happen. City officials had wanted a vibrant use for the long-vacant site. Indianapolis-based developer Flaherty & Collins wanted in on the Green Line light rail corridor's multifamily housing boom, agreeing to make 20 percent of the building's 248 units affordable. The Metropolitan Council, nonprofits Local Initiatives Support Corp. and National Equity Fund Inc., and BMO Harris Bank joined St. Paul's Housing and Redevelopment Authority to secure funding.

The developer had to contend with light-rail traffic and proximity to neighboring condominium buildings. Financing was tricky, too. Flaherty & Collins had to set up different entities to own the affordable and market-rate units.

All of the affordable units had been leased as of mid-June, according to Ryan Cronk, vice president of development at Flaherty & Collins. Those units are mixed in among and indistinguishable from the market-rate apartments.

The building's location across the street from the Green Line's Westgate Station should attract commuters to the Hodges Bend coffee shop and bar, scheduled to open in 3,000 square feet of the building's first floor in October, Cronk added. Residents can congregate in the

200,000-square-foot courtyard, with its saltwater swimming pool. An outdoor "bark park" includes a doggie fountain. Indoors, there's a fitness room and yoga studio, and ample bike parking.

Flaherty & Collins has applied for LEED Silver certification. Sustainable design features include an Energy Star roof and washer/dryers, low-flow fixtures, LED lighting, NEST thermostats and living walls where units are not facing the street. Landscaping was designed to reduce irrigation demand.

Meanwhile, the Hoosiers are sold on St. Paul.

"We'd love to do some more deals in St. Paul," Cronk said. "We are looking for them at the moment."

— Nancy Crotti



PROJECT DETAILS 2700 UNIVERSITY



Address: 2700 University Ave., St. Paul

Project cost: \$52 million

Project size: 345,000 square feet

Owner: Flaherty & Collins, Indianapolis

Contractor: Kraus-Anderson Construction

Architect: UrbanWorks Architecture LLC

Engineers: Landform Professional Services LLC (civil and landscape architect); G2 Group (interior design); BKBM, (structural); Steen Engineering (mechanical, electrical and plumbing)





The Amazon Fulfillment Center in Shakopee was delivered in 12 months from groundbreaking to turnover.
Submitted photos

Amazon Fulfillment Center – Shakopee

It wasn't free two-day shipping but the Amazon Fulfillment Center in Shakopee was a relatively speedy delivery for such a massive, complex undertaking.

Racing against Amazon's aggressive schedule and winter's onset, Minneapolis-based Ryan Cos. US Inc. and its subcontractors had the roof on the 2.3-million-square-foot warehouse just four months after the July 2015 groundbreaking.

The push continued as Ryan made way for Amazon's materials-handling contractors in February 2016, six weeks ahead of schedule, said Todd Schell, Ryan's vice president of industrial operations. The entire project was done by July.

"Not only is this the largest industrial building here in the Twin Cities, it was constructed in 12 months from groundbreaking to turnover," Schell said.

One key to keeping up the pace was partnering with pairs of subcontractors on steel, concrete and electrical work, Schell said. With a contract allowing no work days lost to weather, multiple crews sometimes worked 16 hours a day and seven days a week.

The earthwork contractor worked with Ryan to develop ways to weatherproof the site at the end of each day so work could resume the next morning even if rain fell overnight, Schell said.

Ryan used an animated "4D" schedule simulation to plan and coordinate the work. The simulation pairs a three-dimensional virtual model of the project with a schedule of construction activities.

Compared with paper plans, "the amount of time needed to get that level of coordination together was probably reduced by 70 percent," Schell said.

The company got an idea of what taking on such a project would mean after pursuing a sister project a few years ago in another state, Schell said.

"You have to be flexible and patient with a client like this," said Schell, who added that plans change along the way. "Retailers are probably known for that ... and Amazon is probably even more so -- and on steroids to some extent -- because of their forward thinking."

— Todd Nelson



PROJECT DETAILS

AMAZON FULFILLMENT CENTER – SHAKOPEE



Address: 2601 Fourth Ave. E., Shakopee

Project cost: \$120 million to \$130 million (construction only)

Project size: 2.3 million square feet

Owner: RELP Shakopee LLC

Contractor: Ryan Cos. US Inc.

Architect: Macgregor Associates Architects

Engineer: HSA & Associates Inc. (structural); BKBM Engineers (civil); Jordan & Skala Engineers (MEP)



With 20 apartments and 28 townhouses, Beacon Hill housing development serves a diverse mix of more than 120 tenants in Grand Rapids. ***Submitted photos***



Beacon Hill

The Beacon Hill housing development is a testament to what can happen when several agencies pull together to create affordable housing.

Beacon Hill grew from a partnership between Itasca County Health and Human Services, Itasca County Housing and Redevelopment Authority (HRA), GRACE House shelter, Northland Counseling Center Inc., the Minnesota Department of Corrections, Itasca County Probation and KOOTASCA Community Action.

With 20 apartments and 28 townhouses, Beacon Hill serves a diverse mix of more than 120 tenants in Grand Rapids.

“The fact that you have family housing, formerly homeless housing and housing for people with disabilities, that’s incredibly inclusive,” said Warren Hanson, president of the Greater Minnesota Housing Fund.

For example, the complex has 10 apartments dedicated to disabled homeless individuals and serving their needs, from rental assistance to 24/7 client-centered care plans from mental health professionals.

Meanwhile, Beacon Hill officials said their townhomes have some attractive features, such as patios and high-speed

internet connections, that aren’t always found in multifamily projects.

Beacon Hill officials said the development is unusual because of its support from a diverse group of agencies, from corrections to mental health.

In 2013, seven Itasca County leaders assembled to participate in the Housing Institute, an initiative of the Minnesota Housing Partnership to bring new affordable housing to Grand Rapids.

During the 13-month process, the team met more than 50 times to identify housing goals, research types of supportive housing, and work on Beacon Hill project details.

Audrey Moen, housing manager at Northland Counseling Center, said of the collaboration: “Many hands make for light work.”

One result of the Beacon Hill collaborations: Inmates from MINNCOR Industries, the state’s prison industry, made all of the project’s bathroom, kitchen and front-desk cabinetry. The federal Department of Housing and Urban Development granted a waiver to allow that work to be done.

— Scott Carlson

PROJECT DETAILS BEACON HILL



Address: 415 SW 21st St., Grand Rapids

Project cost: \$9.2 million

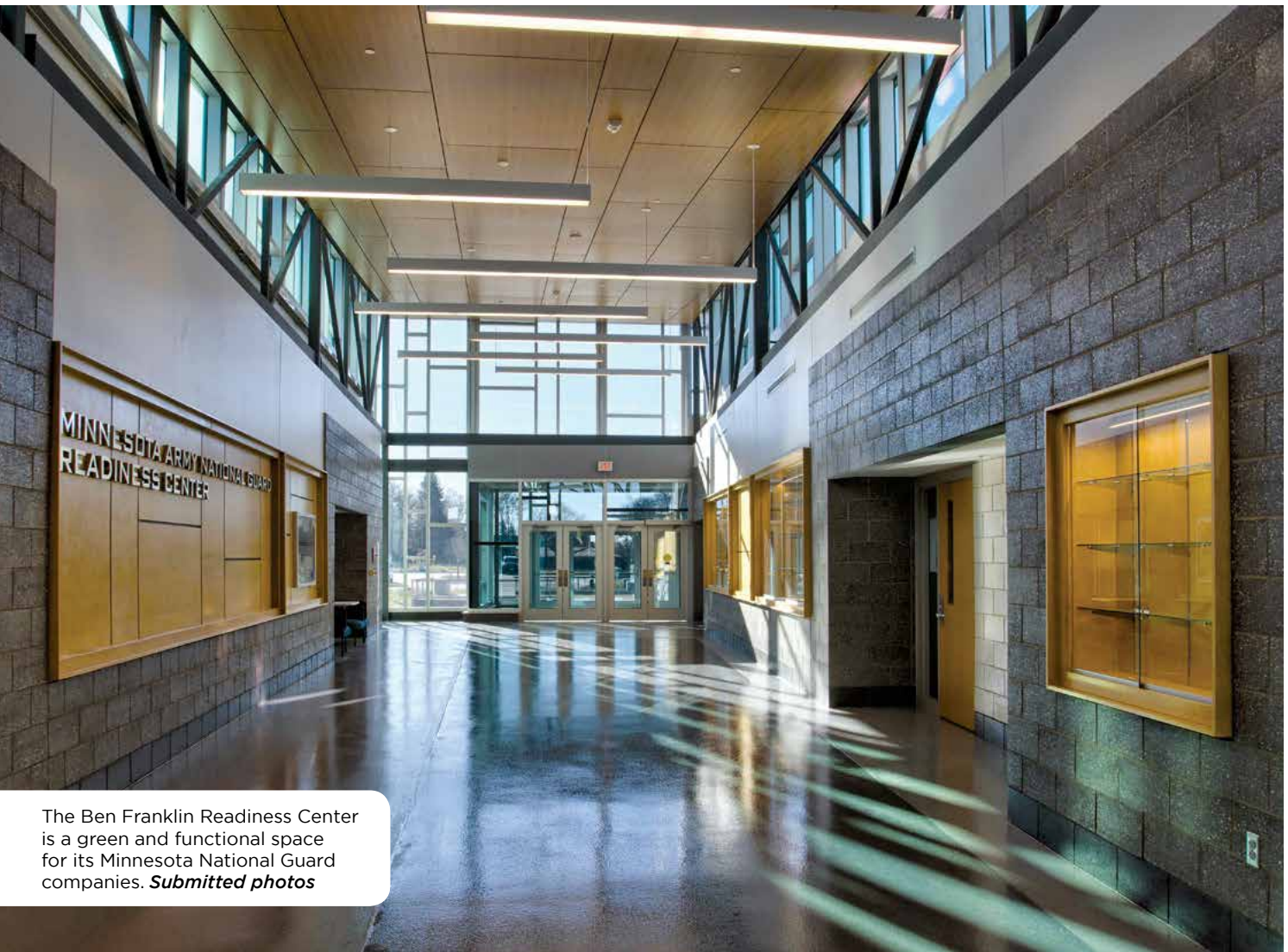
Project size: 48 housing units

Owner: Itasca County Housing and Redevelopment Authority

Contractor: Voronyak Builders Inc.

Architect: Ringdahl Architects Inc.

Engineer: Schultz Engineering



The Ben Franklin Readiness Center is a green and functional space for its Minnesota National Guard companies. *Submitted photos*

Ben Franklin Readiness Center

PROJECT DETAILS

BEN FRANKLIN READINESS CENTER



Address: 1536 Ben Franklin Drive, Arden Hills

Project cost: \$17 million

Project size: 64,000 square feet

Owner: Minnesota Army National Guard

Contractor: LS Black Constructors

Architect: Burns & McDonnell; LHB (commissioning)

Engineer: NAC Mechanical & Electrical Services (electrical); Albers Mechanical Contractors (mechanical); Klamm Mechanical (mechanical); Burns & McDonnell

The Minnesota Army National Guard's new Ben Franklin Readiness Center in Arden Hills was designed to be green and sustainable while creating a functional and efficient space for the three companies stationed there.

The \$17 million, 64,000-square-foot structure represents the future of readiness centers as an energy-efficient facility with minimal impact on the environment. Additionally, it was designed to save operating costs.

For instance, the Ben Franklin center,

Continued on page 22

Collaboration creates bold solutions.

The combined team of Burns & McDonnell and LS Black Constructors is proud to have its work on the Ben Franklin Readiness Center at the Arden Hills Army Training Site recognized by *Finance & Commerce* as one of the Top Projects of 2016. Learn more about this project at burnsmcd.com/TopProjects16.



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Submitted photos

BEN FRANKLIN READINESS CENTER

Continued from page 20

with a geothermal heating and cooling system and daylighting window and roof designs, has projected annual energy costs of 52 cents per square foot, well below the Minnesota Guard's average of \$1.08 per square foot.

Capt. Robert Walquist, branch chief of planning and programming for the Minnesota Army National Guard's facilities management office, says the Guard builds each readiness center differently because the jobs and needs of the units using them are different, as are their communities and settings.

Readiness centers are designed and built around the units that are going to occupy them, he says. They are tailored to provide the amounts and kinds of space needed for preparation for the missions of the units.

The Ben Franklin Readiness Center has administrative offices, classrooms, training simulation, an assembly hall, weapons vault, locker room, unit storage, and vehicle storage and maintenance bay areas.

In terms of being green and sustainable, repetitive soaring roof forms, a large atrium and clerestory windows allow daylight to penetrate deep into the facility. It has LED lighting throughout the center, which contributes to energy savings. Its geothermal well field and multiple rain gardens throughout the site will manage stormwater.

It is a LEED Silver certified facility.

The project meets all anti-terrorism/force standards of the U.S. Department of Defense, with concrete foundations, load-bearing masonry walls and structural steel roof framing, including trusses in the main lobby, assembly and maintenance areas.

— Betsy Carlson



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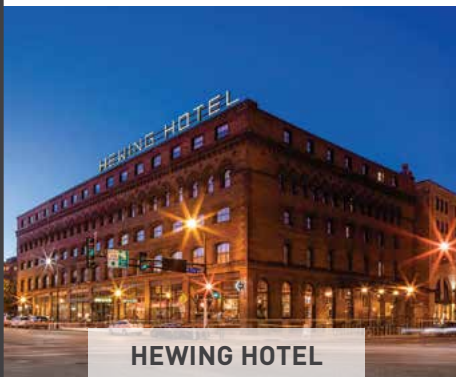
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Blue Line Flats brings affordable, transit-oriented housing that connects residents to the Blue Line's Lake Street Midtown Station. ***Submitted photos***



Blue Line Flats

What do you do with a relatively small, triangular piece of vacant property that was a remnant from the construction of the Blue Line on Hiawatha Avenue in Minneapolis? Twin Cities developer Wellington Management saw the site's promise and took advantage of the close proximity to the light rail to build transit-oriented affordable housing.

The result is Blue Line Flats, a 135-apartment complex that connects residents to the Lake Street Midtown Station just 300 feet away.

"The Lake Street light rail station had a large impact on our design and was an important component to how we planned and developed the whole site," said David Wellington, director of acquisitions and development at Wellington Management. Residents have easy access to the station via a new street and a bike trail through the property that quickly connects them to transit.

Wellington Management purchased the parcel in 2007 and began assembling funding partners.

"One of the most challenging components for affordable housing project development is getting all of the funding sources

to bless it at the same moment," Wellington said of the process that took about five years. The project received \$4.9 million in direct public subsidy and \$7.5 million in tax credits. One funding piece was for a partnership with Clare Housing, a provider of housing options for people living with HIV/AIDS.

Blue Line Flats offers one-, two-, and three-bedroom apartments and is home to individuals and families, including about 300 children. Family-friendly elements include a landscaped courtyard fenced for safety that includes a playground, grills and picnic tables. Other gathering spaces in-

clude a first-floor public room and a community room on the fourth floor with a patio.

The building's façade is modern and inviting, with elements that provide a sense of permanence. Dark brick is a sturdy anchor and it is accented with metal panels and colorful highlights.

Wellington says there is an enormous need for affordable housing in the Twin Cities and his organization welcomes the role they can play. "It is something as a company we care about and want to invest in," he said.

— Julie Swiler

PROJECT DETAILS BLUE LINE FLATS



Address: 2340 E. 32nd St., Minneapolis

Project cost: \$25 million

Project size: 135,000 square feet

Owner: Wellington Management

Contractor: Shaw-Lundquist Associates Inc.

Architect: Collage Architects LLC

Engineer: Ericksen Roed & Associates



PROJECT DETAILS

BOATWORKS COMMONS**Address:** 4495 Lake Ave. S., White Bear Lake**Project cost:** \$20 million**Project size:** 160,016 square feet (including parking)**Owner:** At Home Apartments, The Lander Group, city of White Bear Lake**Contractor:** Moeding Partners**Architect:** Collage Architects; Bob Close Studio (landscape)**Engineer:** Mattson Macdonald Young (structural); Kimley Horn Associates Inc. (civil)

Boatworks Commons

For years, the north shore of White Bear Lake was the home of Johnson Boats, a respected boat manufacturer. But once Johnson went out of business, its property sat idle for years. It took an ambitious public-private collaboration to bring the space back to life.

That collaboration took the form of 85 market-rate apartments and 8,000 square feet of restaurant and community event spaces. A combination community room and museum pays tribute to the building's boat-making roots. The overall look of the development is meant to simulate the feel of a marina village, and as a nod to the site's history, the developers kept the timbers from the original boat working building for use in the community room of the museum.

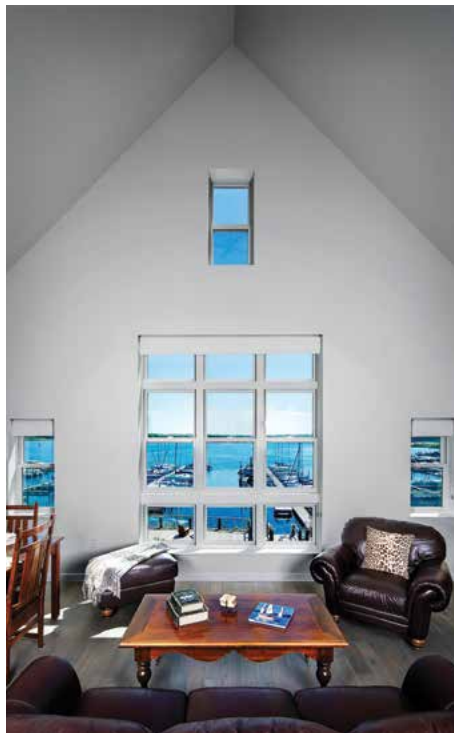
"The main thing was that we wanted to create a great public space," said Pete Keely, president of Colledge Architects. "We wanted the building to connect to the lake and provide kind of a quiet area away from

highway noise. We also wanted it to integrate with the lake and its amenities — that drove the shape of the building."

The development also includes an underground parking ramp for the apartments along with a city-funded public parking ramp and restrooms for patrons of the nearby marina and restaurants. The city also paid for a mosaic tile mural depicting White Bear Lake. The new public park facing the lake provides a buffer from the bustle of Highway 61, which is less than 100 feet away.

"The scale of the project needed to be big enough to accommodate commercial and parking, but small enough to be appealing to the people who live around there," said Keely. "Trying to get all of that density in a small area and still maintain the feel of a public commons was the trickiest part."

— Dan Heilman



The Boatworks Commons project transformed the former site of a boat manufacturer in White Bear Lake into space for apartments, a restaurant, a museum and event space. **Submitted photos**

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Broadway Flats brought retail and commercial space to an area of north Minneapolis destroyed in a May 2011 tornado. *Submitted photos*

Broadway Flats

The tornado that hit North Minneapolis in May 2011 destroyed many buildings, including the third-generation, family-owned Broadway Liquor Outlet. The Rose family chose to rebuild it and also add desperately needed workforce housing to the neighborhood.

commercial space, and tenant common areas anchor the first of four floors, with resident parking underground.

Broadway Flats is located at the busy northwest corner of West Broadway and Penn Avenue, along the route of the C Line bus rapid transit, which is set to open in 2019. The building has 150 bike racks and a built-in, heated bus shelter with plans for electronic ticketing. Other sustainable aspects include green roofs, an underground stormwater management system, and a 40-kilowatt rooftop solar system.

The Metropolitan Council was first to pledge funds to the project with \$2 million for transit-oriented design and brownfield cleanup. Other public funders include the U.S. Department of Housing and Urban Development, the Minnesota Housing Finance Agency, the city of Minneapolis, the Hennepin County Housing and Redevelopment Authority, and the Minnesota Department of Employment and Economic Development.

Broadway Flats would not have happened if it weren't for the Met Council, said Dean Rose, managing partner of

"They wanted to see density added to a transit thoroughfare. I shared a similar vision for this corner and that is how Broadway Flats developed."

- **Dean Rose** | managing partner, Rose Development

The city of Minneapolis even asked the owners — Rose Development and Lupe Development Partners — to add 29 apartments to the original 74. That added 1½ years to the Broadway Flats project, but the studio, one- and two-bedroom apartments filled within four months of its September 2016 opening. Broadway Liquor, another 10,000 square feet of

Continued on page 31





Submitted photos



BROADWAY FLATS

Continued from page 28

Rose Development and a 30-year member of the West Broadway Coalition.

“They wanted to see density added to a transit thoroughfare,” Rose said. “I shared a similar vision for this corner and that is how Broadway Flats developed.”

Units rent for \$790 to \$1,200 and include finishes comparable to what may be found in first-ring Minneapolis suburbs, he added. Once the remaining retail space is filled, Rose will begin planning a second phase across Broadway, on the site that Broadway Liquor Outlet had occupied since 1989.

— Nancy Crotti

PROJECT DETAILS BROADWAY FLATS



Address: 2505 Penn Ave. N., Minneapolis

Project cost: \$25 million

Project size: 152,000 square feet

Owner: Rose Development and Lupe Development Partners

Contractor: Frana Cos.

Architect: ESG Architecture & Design

Engineer: Steen Engineering (mechanical and electrical engineer); Ericksen Roed & Associates (structural engineer)

TO BUILD A TOP PROJECT, IT TAKES...



...A WINNING TEAM!





Chroma

A new mixed-use development called Chroma has been a boon for Minneapolis' Whittier neighborhood.

Located at East 26th Street and Stevens Avenue, Chroma has brought "high-density, high-design, market-rate housing to an area that previously lagged in new construction," said Nick Walton, co-founder of Minneapolis-based CPM Cos.

The project includes Tilt, Minneapolis' first pinball bar, on its ground floor with 70 apartment units spread over the building's second through fifth floors.

Before Chroma's arrival, the site was a brownfield that sat empty for more than a decade.

A major challenge for Chroma's developers was undertaking an environmental cleanup of the site.

"During construction, contaminated soils were removed, and under the entire site and building, a vapor collection and venting system was installed," Walton said. Landmark Environmental helped coordinate the remediation work.

Beyond restoring the once-polluted site,

the Chroma project brought additional rental housing to the area, particularly helpful to students of the nearby Minneapolis College of Art and Design. Chroma residents are within walking distance of several cultural amenities, including the Minneapolis Institute of Art, Eat Street, and the Midtown Greenway trail.

In a bid to keep Chroma's rents lower, CPM built some apartments as small as 500 square feet while still providing

Continued on page 34



Chroma brought "high-density, high-design, market-rate housing" to Minneapolis' Whit-tier neighborhood. **Submitted photos**



Congratulations Chroma Team
Construction Grounded in Collaboration

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CHROMA

Continued from page 32

tenants with a full array of amenities, including washers/dryers, full kitchens and designated bedrooms separated from living rooms. Rents for one-bedroom apartments are as low as \$1,050 per month.

Chroma also incorporates a few energy-saving features. For example, the general contractor, Reuter Walton Commercial, and energy design consultant, the Weidt Group, collaborated to develop the building's thermal envelope design, which reduced construction costs and helped exceed energy code requirements. The building's exterior wall studs are 2-by-8 inches thick, with that greater-than-standard thickness enabling workers to install

PROJECT DETAILS CHROMA



Address: 113 E. 26th St., Minneapolis

Project cost: \$12.6 million

Project size: 78,000 square feet

Owner: CPM Cos.

Contractor: Reuter Walton Commercial LLC

Architect: DJR Architecture Inc.

Engineer: Ericksen Roed & Associates; Civil Site Group (landscape/civil engineering)

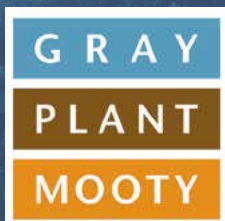
more insulation. Additionally, Chroma's roof has a white membrane to reduce solar heat gain.

Another green feature: The building's

rooftop includes space for a community garden, allowing residents to grow their own produce.

— Scott Carlson

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Staff photos: Bill Klotz



Custom House

The 750,000-square-foot Custom House is the result of an ambitious renovation of the Eugene McCarthy Post Office building in downtown St. Paul into a hotel and apartments.

Exeter Group Principal Thomas Nelson said the project faced three enormous challenges. One was the sheer size of the building and the issue of financing such a large tax credit renovation.

Secondly, a 1961 annex on the back side blocked natural light from coming into part of the building and presented the problem of what to do with the space, he said.

Continued on page 39

PROJECT DETAILS CUSTOM HOUSE



Address: 180 E. Kellogg Blvd. St. Paul

Project cost: \$120 million

Project size: 202 apartments; 149 hotel rooms

Owner: Exeter Group (apartments); Nelson Construction and Development (hotel)

Co-Developer/Co-Owner: SPMU LP

Contractor: Frana Cos. (apartments); Stahl Construction (hotel)

Architect: BKV Group (apartments); INVISION Architecture (hotel)

Engineer: BKV Group (both sections)



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CUSTOM HOUSE

Continued from page 37

The solution to the first problem was to sell off part of the post office to Nelson Construction and Development, which constructed the Hyatt Place hotel on the first five floors. Exeter turned the sixth through 17th floors into 202 apartments. To bring in natural light the annex blocked, a 12,000 square-foot five story light well was created. The annex became a self-storage center, the first in downtown St. Paul, Nelson said.

With two developers came two sets of contractors, said Jessie Houlihan Bingen, president of Stahl, which built out the hotel.

"It worked out pretty well," Bingen said. "We had to coordinate around access and staging areas that we shared. But we worked through those issues."

"We had to coordinate around access and staging areas that we shared. But we worked through those issues."

- Jessie Houlihan Bingen
president, Stahl Construction

The hotel's many windows were brought back to their original 13-foot size to meet historic guidelines, she said. The Stahl team installed new materials with historic, matching legacy marble, preserving plaster walls, and incorporating many building features within the hotel.

Nelson and the design firms had the additional task of negotiating with Hyatt to plan for the variances from its standards involving

taller ceiling heights, Bingen said.

"Our firm had the great task of working with the expanded team to evolve our portion of the building while preserving its historic integrity," she said.

Added Nelson: "It was an incredible team effort, with the city of St. Paul, Exeter Group and Nelson coming together to make it happen."

— Frank Jossi



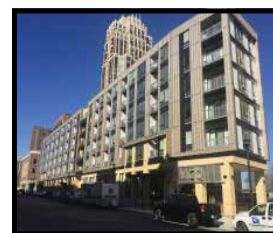
The Custom House project transformed the historic post office building in downtown St. Paul into apartments and a hotel. **Staff photos: Bill Klotz**

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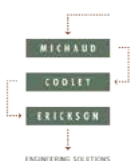
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The Giants Ridge Ski Chalet and Event Center is designed to serve skiers, golfers and wedding banquets. *Submitted photos*



Giants Ridge Ski Chalet and Event Center

The Giants Ridge Ski Chalet and Event Center is among the latest efforts to boost the Iron Range ski and golf resort's four-season appeal.

Designing the 34,000-square-foot building to serve skiers, golfers and wedding, banquet and other guests, however, was a challenge, said Cynthia Poirier, architectural project manager with LHB Inc. in Duluth.

The chalet's main facade faces the ski slope to the west, a first-level entry is on the south side, wedding and event guests usually come in from the east and the north side faces an adjacent hotel.

"The year-round seasonal functions are very different, from skiing in the winter to golf and multi-season biking, functions

"They have a first-class golf course and now they have a first-class ski facility."

- Cynthia Poirier

architectural project manager, LHB Inc., Duluth

and weddings," Poirier said. "It really had almost four fronts that we had to deal with."

The first level includes ticketing and other skier services while the second level offers a cafeteria-style food court and a sit-down restaurant and bar. Large picture windows on the second level afford views of the alpine mountain.

The chalet was designed by LHB for sustainability according to Minnesota's B3 Guidelines, a requirement for projects receiving state-funded bonds. LHB also provided architectural, mechanical, electrical, civil, structural, landscape and

Continued on page 44



CONGRATULATIONS



Commonbond Communities - Seward Towers
Minneapolis, MN

State of Minnesota - Giants Ridge
Biwabik, MN



GIANTS RIDGE SKI CHALET AND EVENT CENTER

Continued from page 43

interior design services. Sustainable features include insulated concrete foam walls, in-floor heat and high-efficiency HVAC and lighting systems and use of sustainable materials that were regionally sourced whenever possible.

“They have a first-class golf course and now they have a first-class ski facility,” Poirier said.

Linda Johnson, managing director at Giants Ridge Recreation Area, said the chalet has been booked almost every Saturday of the wedding season, typically from May through October, since it opened in July 2016. Guest traffic increased

PROJECT DETAILS

GIANTS RIDGE SKI CHALET AND EVENT CENTER



Address: 6329 Wynne Creek Drive, Biwabik

Project cost: \$11.5 million

Project size: 34,000 square feet

Owner: Iron Range Resources & Rehabilitation Board/Giants Ridge; State of Minnesota Real Estate & Construction Services

Contractor: Donlar Construction

Architect: LHB Inc.

Engineer: LHB Inc.; JK Mechanical; Tromco Electric

during the ski season as well.

“The building is proving to suit the needs of all seasons and all audiences,” Johnson said. “It serves thousands of skiers during the

snow sports season, and is wildly popular for wedding receptions and other catered affairs.”

— Todd Nelson





Submitted photos



The expansion of the Hazelden Betty Ford Foundation campus in St. Paul has created more and better space for the organization to help those needing treatment for drug and alcohol addiction.
Submitted photos





Hazelden Betty Ford Foundation Campus Expansion

Fellowship Club — since the 1950s those words have meant a big, old St. Paul mansion that was a place of community and healing for many affected by addiction to alcohol and other drugs.

But the face of the Fellowship Club was updated with the opening last year of a 55,000-square-foot addition to the mansion that effectively doubled the number of patients served to 3,000 per month at the Hazelden Betty Ford Foundation facility.

“The expansion of the Hazelden St. Paul campus has allowed for a growth in services so that we can continue in our mission to serve individuals and families affected by alcohol and other drugs,” said Terri Hayden, executive director of Minnesota outpatient services, St. Paul, Chaska and Maple Grove.

“The variety of services and programming times available now offer the right treatment at convenient times.”

The addition includes offices, group rooms for outpatient services and mental health care, waiting areas, community lounges, meditation space, a dining room, fitness room, computer lab and 55 bedrooms for structured, sober living, said architect Rebecca Kleinbaum Sanders of HGA Architects and Engineers.

The project included remodeling the

PROJECT DETAILS

HAZELDEN BETTY FORD FOUNDATION CAMPUS EXPANSION



Address: 680 Stewart Ave., St. Paul

Project cost: \$25 million

Project size: 55,000 square feet

Owner: Hazelden Betty Ford Foundation

Contractor: Knutson Construction

Architect: HGA Architects and Engineers

Engineer: HGA Architects and Engineers; Horwitz Inc. (design/build mechanical and plumbing); Parsons Electric (design/build electrical); LHB (civil)

Other participants: Aune Fernandez Landscape Architects (landscape design); Rippe Associates (kitchen consultant)

mansion into administration offices and a mental health clinic, which is on its lower level. A 1960s building annex that housed 55 beds and a kitchen was torn down.

Challenges of the project were designing a contemporary addition to complement a historic building and fitting a 55,000-square-foot building into a residential neighborhood.

They did this by taking elements of the old, such as stained glass windows, dark

wood paneling and a grand staircase, and reinterpreting them in a contemporary way with colored glass in some windows and installing a dark wood, paneled, open staircase in the new building.

In order not to overwhelm the neighborhood, they recessed the addition from the street and nestled it into the hilly, down-sloping topography of the land.

—Betsy Carlson

Hennepin County Library - Brooklyn Park

As Brooklyn Park grew larger and more diverse, it became apparent the city's 15,000-square-foot library no longer adequately served the community.

The Brooklyn Park Library Community Advisory Committee, which included citizens and community leaders, was formed to determine what a new library would look like. They decided it should be a place to gather and access the world's knowledge.

Three themes were identified: geography, world culture and STEM (science, technology, engineering and math) and incorporated into the library's activities and design, as was an emphasis on serving youth.

"What we're doing at Hennepin County libraries is really focused on the library as a community resource," said James Scott, senior project manager, Hennepin County Facility Services.

The library is divided into adult, children and teen sections. Three vaulted ceilings help define these areas and provide natural light. The children's area includes a STEM-themed early literacy area and play-based spaces for active learning. The teen area includes technology stations and a soundproof recording studio.

A community room is available

The new Hennepin County Library branch in Brooklyn Park brought improved resources and community space to a growing and diverse area of the county.

Staff photos: Bill Klotz

for meetings, children's story time, and Skyping with relatives across the globe. Study rooms are named after raw materials and have wall coverings inspired by different cultures.

The front of the library features a butterfly roofline and a wall of windows.

"The community and our leadership wanted a building with a strong civic presence," said Scott. The façade features cut-slate stone, zinc panels and cedar highlights.

The building has high-efficiency systems and meets Minnesota sustainable building guidelines. Windows are glazed

to minimize summer heat while maximizing natural daylight. LED lighting is programmed to turn on and off as needed.

The library's floor is raised and the mechanical, plumbing and electrical systems are housed underneath. Heating and cooling enter from under the floor, a more energy-efficient model.

Outside, there's a commissioned sculpture that's also a bike rack, and a pollinator garden with native plants. When the Blue Line light-rail extension is complete, it will stop right outside the library.

— Julie Swiler

PROJECT DETAILS

HENNEPIN COUNTY LIBRARY - BROOKLYN PARK



Address: 8500 W. Broadway Ave., Brooklyn Park

Project cost: \$20 million

Project size: 39,600 square feet

Owner: Hennepin County

Contractor: Knutson Construction Services

Architect: HGA Architects & Engineers

Engineers: HGA Architects & Engineers; Damon Farber Associates (landscape)







The Hewing Hotel was built in the 120-year-old Jackson Building in Minneapolis. **Staff photos:** Bill Klotz



Hewing Hotel

The 120-year-old Jackson Building, which once housed a farm implement warehouse and showroom, was recently transformed into a high-class, Nordic-themed hotel. The Hewing Hotel employs an open concept on its ground floor, which is home to the Tullibee restaurant, a bar, reception area, wine cellar and ballroom.

"This was a great building with great bones," recalled Tim Dixon of building owner Fe Equus Development in Milwaukee. "My partners and I looked at it, and we felt the only thing it could be in that neighborhood was a hotel."

Part of the redevelopment of the historic space involved taking advantage of those solid bones. After all, the word "hewing" itself refers to squaring off logs to make them usable for construction.

The development incorporated a number of the original building features, including exposed brick, arched windows and heavy timber columns and beams. In putting together the restaurant space, the project team worked with the State Historic Preservation Office to preserve the windows, structural timber framing and exterior masonry.

To the surprise of nobody, some shoring up had to be done. The building structure, victim of years of settling and neglect, had to be stabilized, meaning the remodel started at the bottom rather than the top.

"We drove hard compact materials underneath the shale foundation to stabilize

PROJECT DETAILS HEWING HOTEL



Address: 300 Washington Ave. S., Minneapolis

Project cost: \$38 million

Project size: 116,123 square feet

Owner: Fe Equus Development

Contractor: Greiner Construction

Architect: ESG Architecture & Design

Engineer: Steen Engineering (mechanical/electrical); Ericksen Roed & Associates (structural)

it and allow for future settling," said Dixon.

Also, the original fifth floor and roof of the west two bays of the building were removed and rebuilt at matching floor elevations. An enclosed rooftop bar offers an abbreviated version of the main floor restaurant's menu, while elsewhere on the roof, there's an oversized sauna and an outdoor pool that can be converted into a hot tub during winter months.

"It was a clean site and it was a

great project to work on," said Dixon. "It's stood there for a hundred years and I'm sure it will stand for a hundred more."

— Dan Heilman



Finance & Commerce

HEWING HOTEL

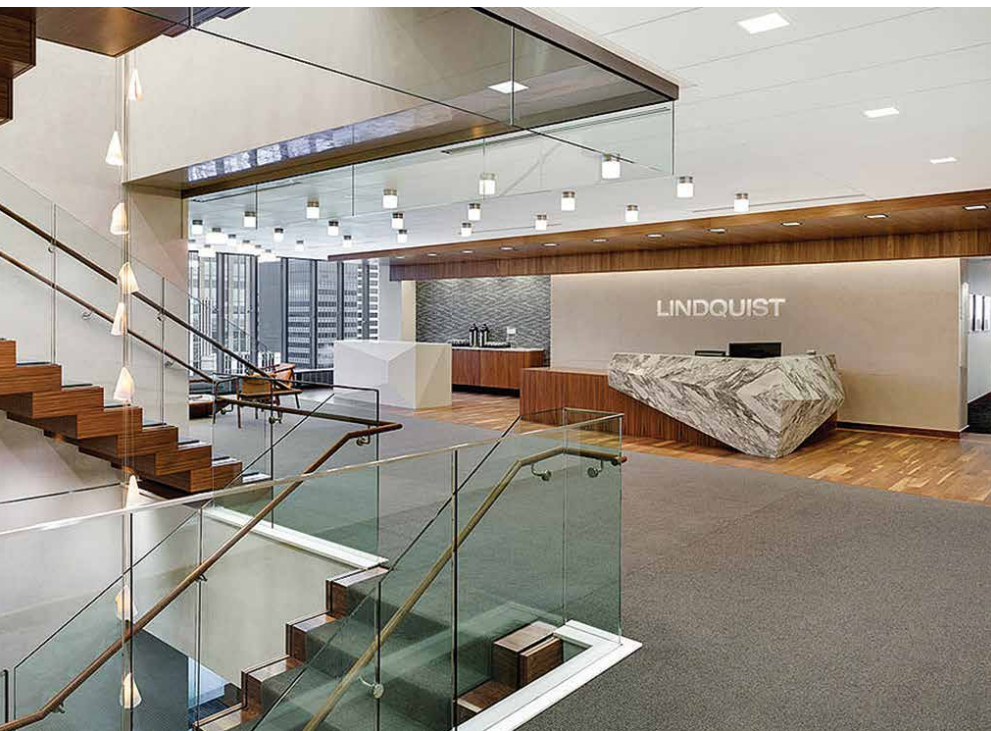
Top Projects of 2016 Honoree



CONGRATULATIONS

A well-deserved honor for Fe Equus Development, Greiner Construction, ESG Architects, and the rest of the Hewing Hotel project team!





Lindquist & Vennum's new space in the IDS center has given the law firm more collaborative space and given everyone at the firm access to natural light. **Submitted photos**



Lindquist & Vennum Renovation

Minneapolis law firm Lindquist & Vennum has moved into the age of collaboration without abandoning its roots.

Those roots date to 1946, when Leonard Lindquist and Tom Vennum founded separate firms that merged in 1968. Lindquist & Vennum moved into Minneapolis' IDS Center when the building opened in 1972. By the time its latest lease was set to expire, the firm had spread 115 attorneys and 100 staff among 95,000 square feet on four floors. Floors 41, 42 and 43 were connected by an internal stairwell on the office's north side. Accessing the 40th floor meant using a common building stairwell or an elevator.

"We spent a lot of time with Lindquist doing upfront strategic work with them and their staff, really getting to know what's working and what's not for them," said architect Kim Batcheller, a partner at Yellow Dog Studio.

Some younger lawyers felt disconnected, and non-legal staff and associates were spread out in the interior while partners had the windows, she said.

The firm also didn't need all that square footage, and it wanted to make all offices the same size, add collaborative space and give everyone access to natural light. To replace break rooms, the firm opted for a

commons room along the windows near the lobby, with comfortable seating for work, lunch or meetings, and space for firm and client events.

"We envisioned a bright and open internal stairwell as an opportunity to bridge the physical gap between floors and enhance the sense of connection among our attorneys and staff," added Dawn Costa, the firm's chief administrative officer who helped to spearhead the search, remodel and move.

Construction took seven months, and the firm moved to floors 18-21 within IDS in November 2016. The new stairwell, also near the lobby, links floors 19-21 with an open design that encourages interaction. Marketing, accounting and other non-legal staff occupy half of floor 18, with plenty of windows and natural light.

"The benefit of the Commons Room is it provides a space to gather, bringing people together," said executive director Paul Donovan, who led the search and lease negotiation for Cushman. "To improve communication and familiarity amongst staff and attorneys has proven to be beneficial to firms across the country. It's absolutely, I think, essential, and Lindquist clearly has adopted this philosophy."

— Nancy Crotti

PROJECT DETAILS

LINDQUIST & VENNUM RENOVATION



Address: 2000 IDS Center, 80 S. Eighth St., Minneapolis

Project cost: \$11.7 million

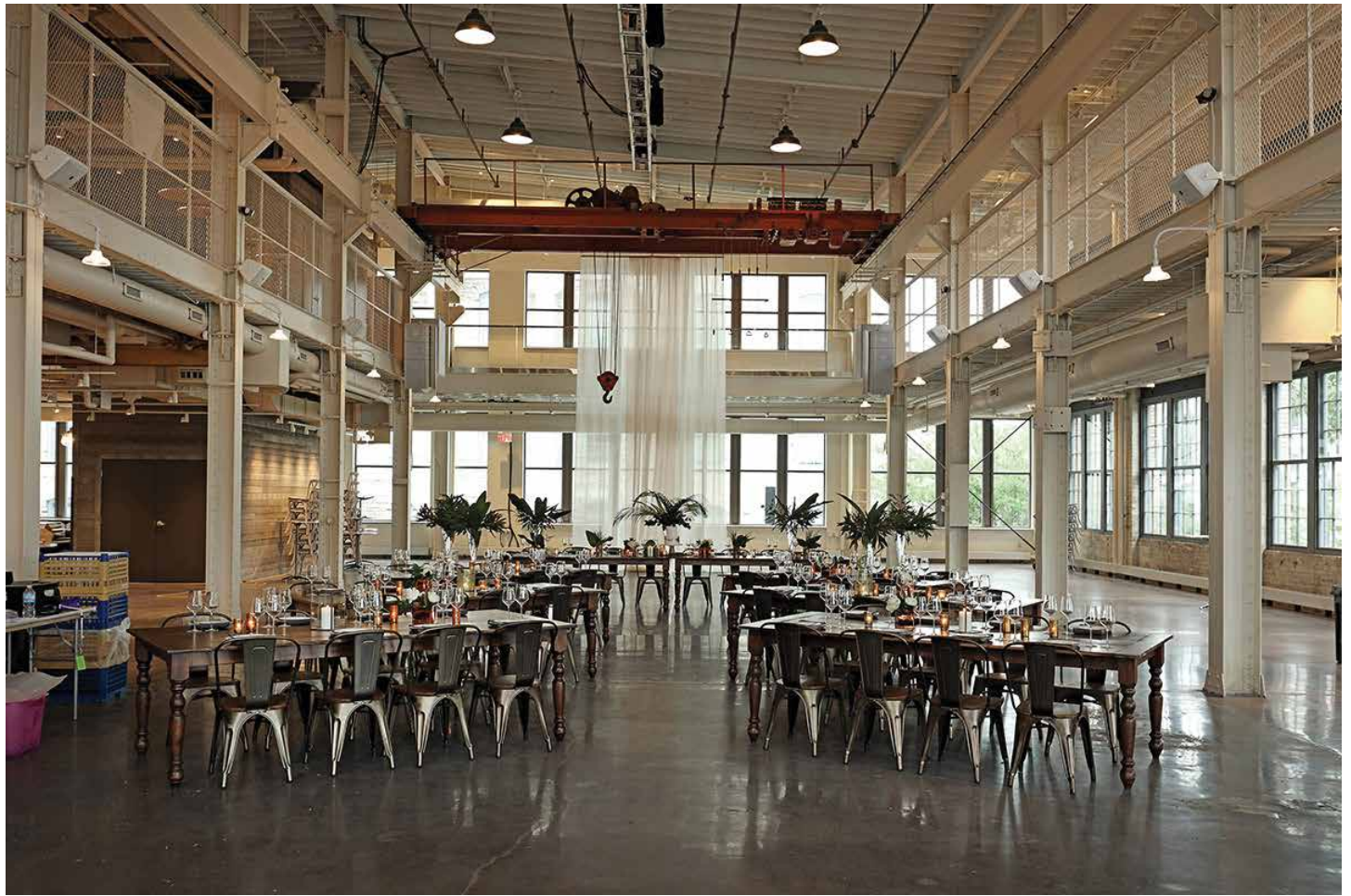
Project size: 81,000 square feet

Owner: Lindquist & Vennum LLP

Contractor: Greiner Construction

Architect and Interior Design: Yellow Dog Studio

Engineer: Schadeegg Mechanical Inc. (mechanical and plumbing); Fraser-Morris Electric Co. (electrical); Dunham Associates (design)



The Machine Shop renovation transformed a 100-year-old building in Minneapolis' historic Mill District into a wedding and event center. **Submitted photos**



Machine Shop

Renovating a designated historic property takes painstaking attention to detail, but the payoff can be worth it. That was the case for the redevelopment of the Machine Shop, a 100-year-old building in Minneapolis' historic Mill District that is now a sought-after wedding and event destination.

Originally used to fabricate and repair tools used in the adjacent Pillsbury flour mill, the space already had two great features: a two-story span of open space and natural light from 140 windows. The location was right, too.

"It is a prime riverfront location and in the historic center of the city," said Amanda Janzen, project manager for Schafer Richardson Inc., the company engaged to help redevelop the property.

The Machine Shop applied for historic

"Historic buildings are like opening a can of worms. You don't know what you are getting into until you start demoing."

- Amanda Janzen

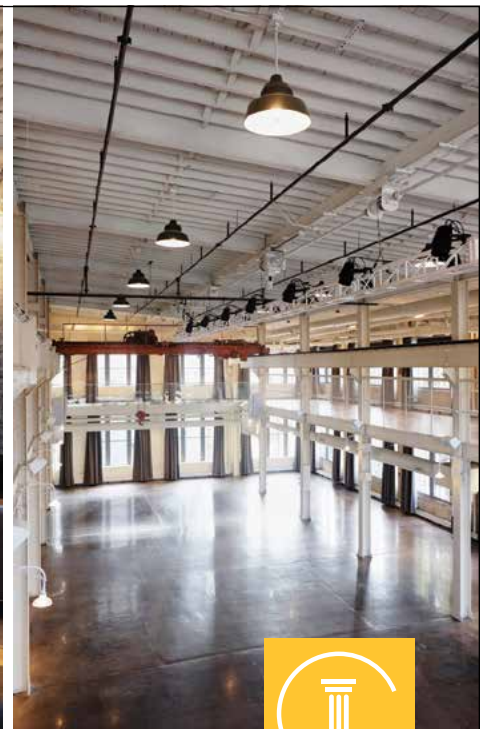
project manager, Schafer Richardson Inc.

tax credits, which pay up to 40 percent of the cost for designated historic renovation. However, that means meeting strict and often-expensive restoration requirements.

"Historic buildings are like opening a can of worms, said Janzen. "You don't know what you are getting into until you start demoing."

Restoration of the windows is a prime example. While new energy-efficient windows would have been less expensive, the Machine Shop was required to remove, reglaze and repair each window. Those they couldn't repair were fabricated to match.

Continued on page 57



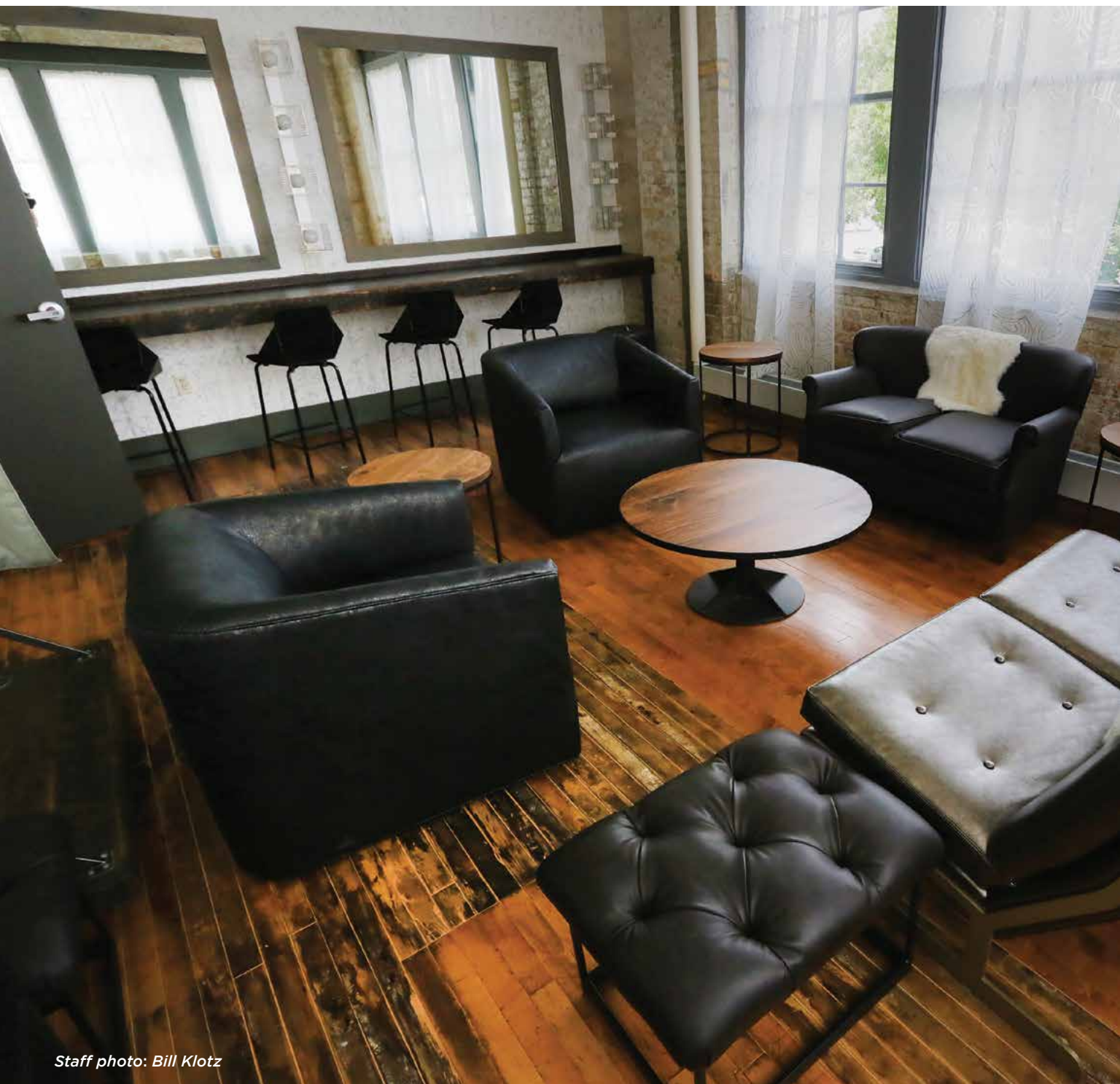
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cunningham.com



Staff photo: Bill Klotz



PROJECT DETAILS

MACHINE SHOP



Address: 300 Second St. SE, Minneapolis

Project cost: \$10 million

Project size: 24,900 square feet, 19,000-square-foot event center

Owner: Machine Shop LLC

Contractor: Synergy Builders LLC

Architect: Cermak Rhoades Architects (shell); Cuninghame Group Architecture Inc. (event center)

Engineer: Emanuelson-Podas Consulting Engineers (electrical); Pierce Pini and Associates Inc. (civil); Mattson Macdonald Young (structural).

MACHINE SHOP

Continued from page 55

Other restoration challenges included jacking up and stabilizing the building's crumbling southeast corner, which was 10 inches lower than the rest of the structure, and replacing the south wall because the original was destroyed in a fire.

The finished space includes the main floor and a second-floor mezzanine. Jessica Barrett, Machine Shop executive

director, said that authentic details were incorporated into the interior design. Two original cranes were kept in place and a historic drill press flanks the entrance.

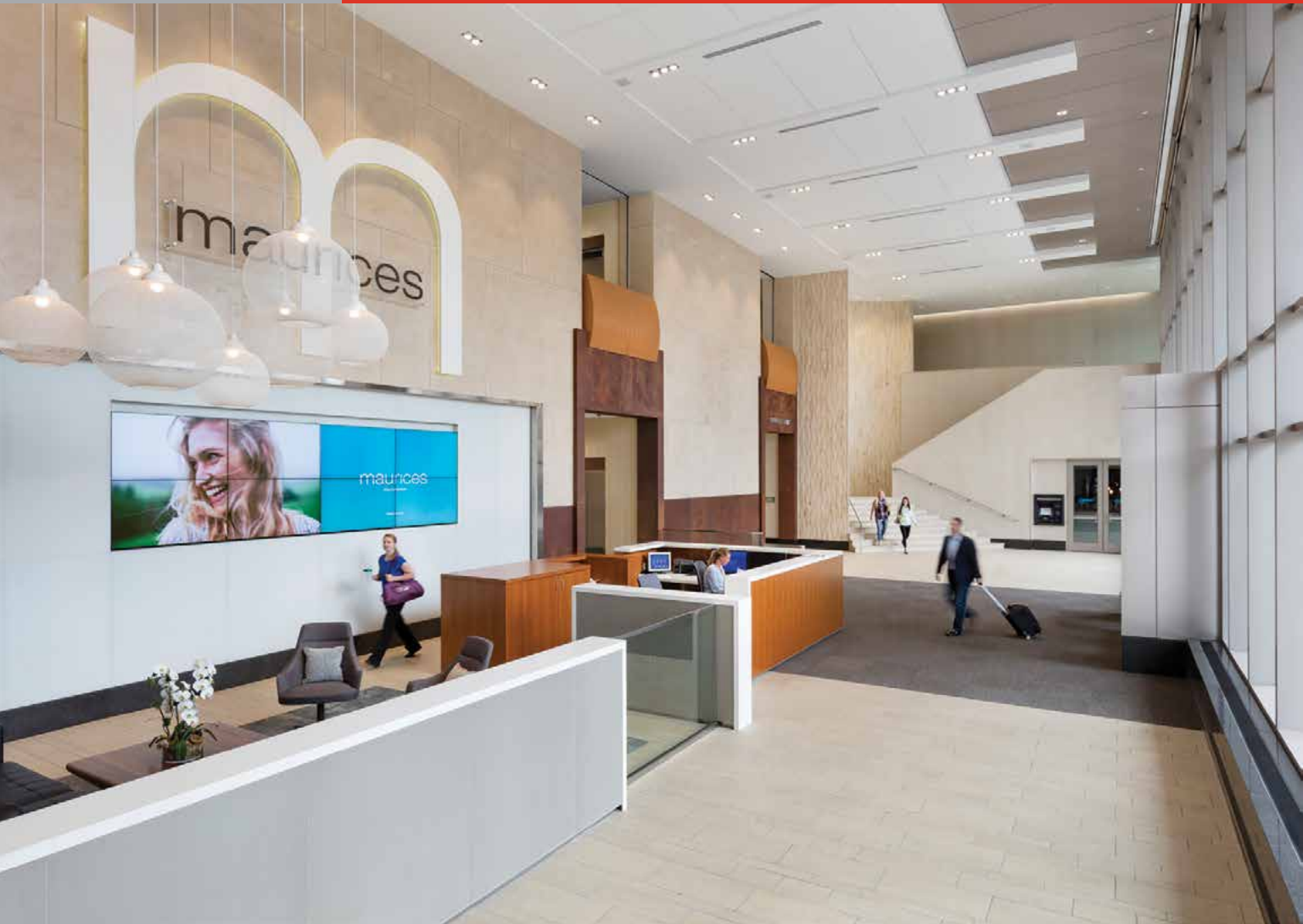
They also tapped local craftspeople to create custom details, including counter-tops and rolling racks.

"We honored the tradition of the Machine Shop in working with local people who work with their hands and do beautiful work," said Barrett.

— Julie Swiler



Submitted photo



The new Maurices building brought a new headquarters for the retailer and provided needed parking in downtown Duluth.

Submitted photos



Maurices Headquarters and City of Duluth Parking Structure

An ambitious public-private collaboration recently resulted in downtown Duluth's largest building, as well as a new headquarters for a leading retailer of women's clothing. Because the 11-story structure is essentially three buildings in one, it was also one of the more complicated construction projects in the port city's history.

"This was an unusual project because there was so much at stake for both the public and private partners," said Connie Shields, project manager for owners Tegra Group. "The volume of city involvement was huge."

The new Maurices headquarters boasts an exterior of brick, precast concrete and glass. Some complicated thermal requirements were met in order to have four floors of "cold" space for the parking ramp in be-

"[A matching grant program] added an extra \$20 million to fund the building and provide extra parking for downtown Duluth as well as parking for employees. It was a win-win for everybody."

- Connie Shields

project manager for owners Tegra Group

tween multiple floors of conditioned space.

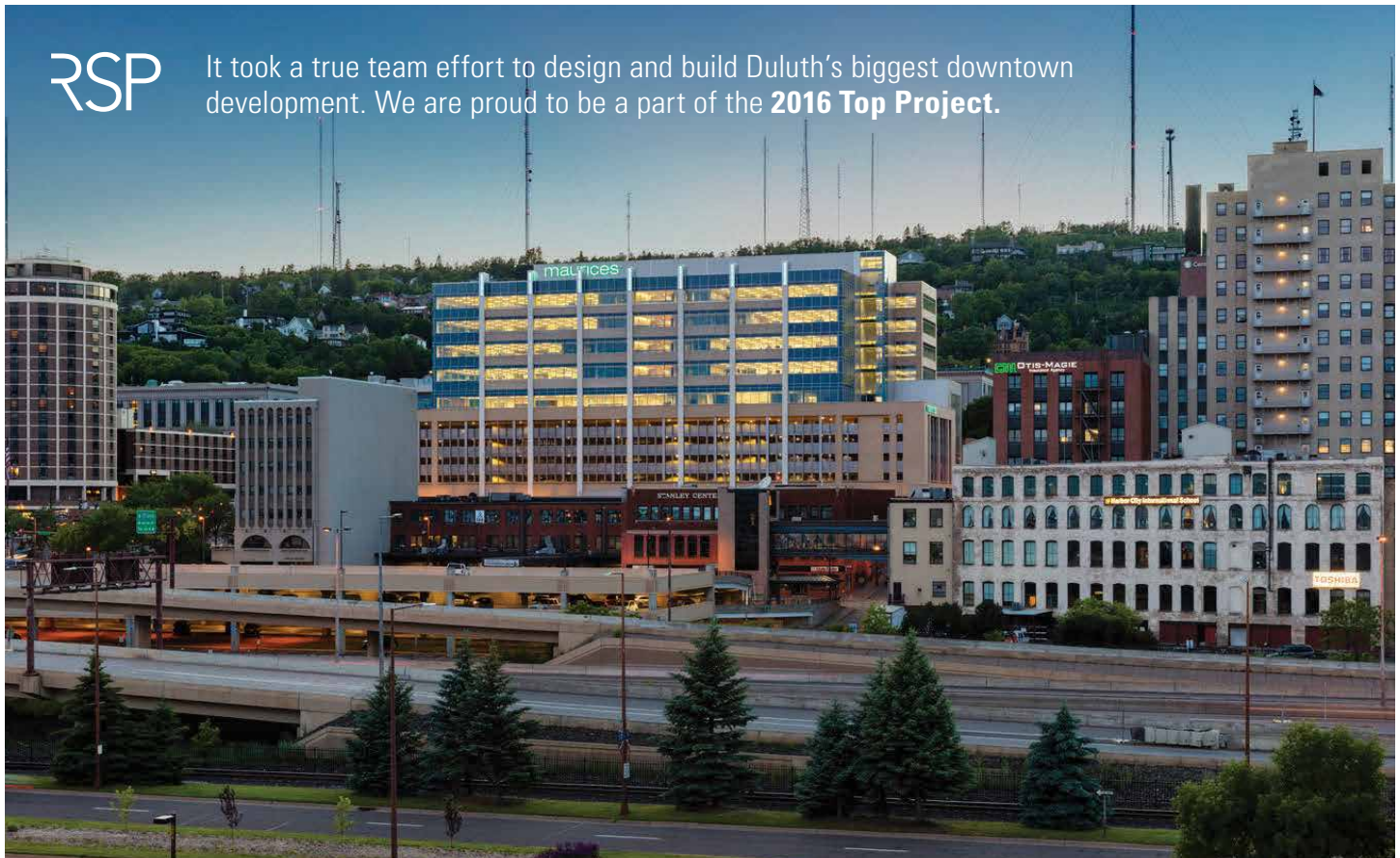
The two-story lobby entrance includes retail and office space, while the second through sixth floors include skywalk infrastructure and the 491-space ramp, which is owned by the city. While most

parking ramps aren't noted for their aesthetic charm, this one has a perforated metal skin to keep headlight glare from escaping the ramp.

Continued on page 61

RSP

It took a true team effort to design and build Duluth's biggest downtown development. We are proud to be a part of the **2016 Top Project**.





Submitted photos



MAURICES HEADQUARTERS AND CITY OF DULUTH PARKING STRUCTURE

Continued from page 59

“The city needed the parking, so they were able to put together a matching grant program that the state Department of Employment and Economic Development was able to participate in,” said Shields. “That added an extra \$20 million to fund the building and provide extra parking for downtown Duluth as well as parking for employees. It was a win-win for everybody.”

Floors seven through 11 contain office space for Maurices and Ascena Retail Group.

Shields noted the monumental amount of teamwork necessary to make the project go, and singled out architect Terry Helland and Dave McLaughlin of Mc-

PROJECT DETAILS

MAURICES HEADQUARTERS AND CITY OF DULUTH PARKING STRUCTURE



Address: 425 W. Superior St., Duluth

Project cost: \$80 million

Project size: 246,688 square feet (Maurices); 204,833 square feet and 491 stalls (parking ramp)

Owner: Maurices, Tegra Group

Contractor: McGough Construction Inc.

Architect: RSP Architects (core/shell and public areas); HGA Architects & Design (Maurices tenant improvements)

Engineer: Meyer Borgman Johnson (structural); Gausman & Moore (mechanical/electrical/plumbing)

Gough Construction for special praise.

“Periodically during construction Dave would say we were using this many miles of wire, this many pounds of a certain

material,” she said. “That gave everyone some real perspective of what was going into the project.”

— Dan Heilman

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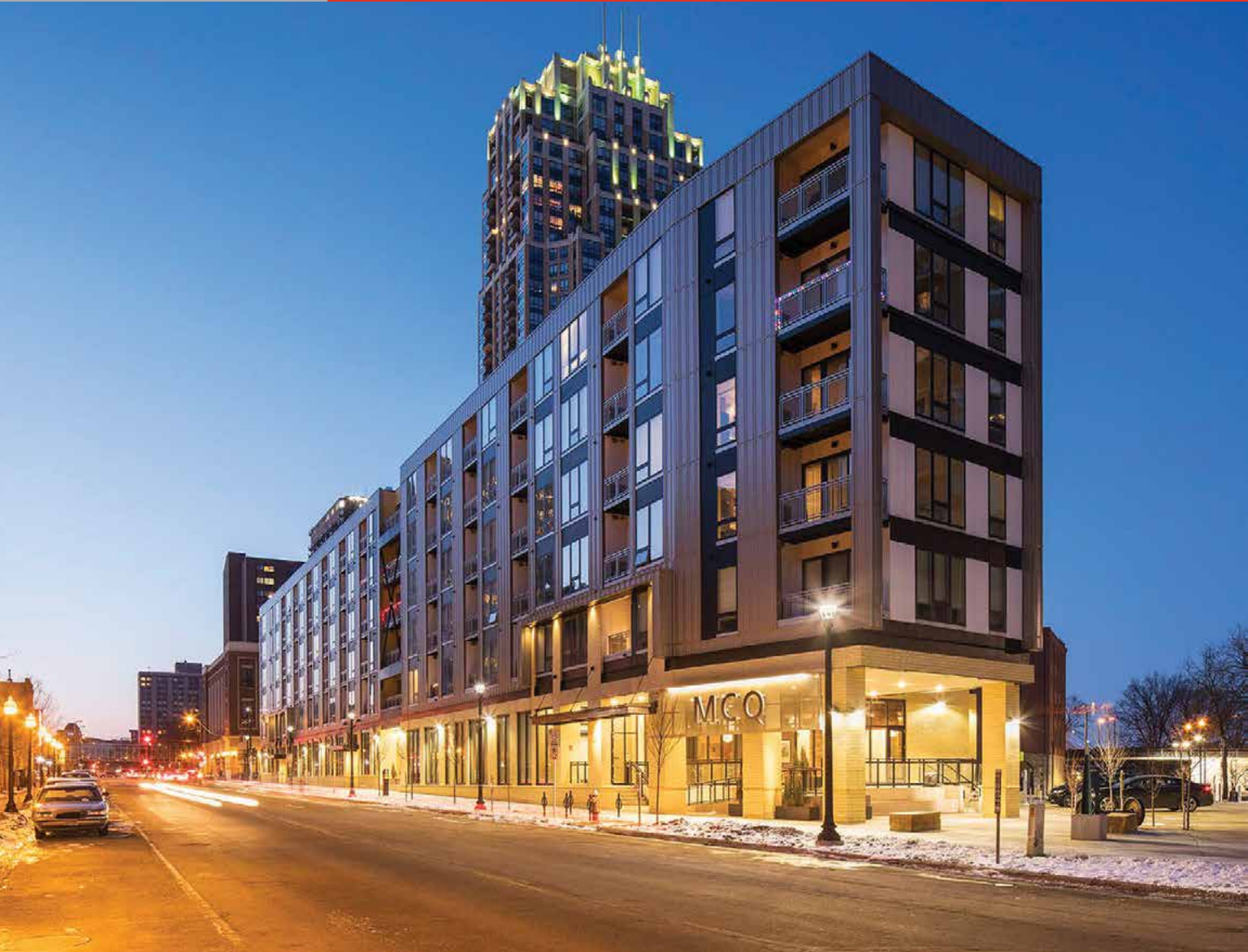
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Mill City Quarter is a new-apartment building that blends into Minneapolis' historic Mill District. *Submitted photo*

Mill City Quarter

Plenty of creativity was required to transform a Minneapolis parking lot into a mixed-use development that embraces European ideas and blends into the historic Mill District.

Located at the northeast corner of South Second Street and Third Avenue South, Mill City Quarter is a six-story, 150-unit senior-friendly affordable apartment building, whose property features the city's first "woonerf," a pedestrian-friendly shared street.

In remaking the former city park-

ing lot, Mill City Quarter's developers, Lupe Development Partners and Wall Cos. (doing business as 322 2nd Street Apartments LP) used a steel sheet pile foundation design to address poor soil conditions and the presence of bedrock from a nearby building, said Jay Hake, architectural designer at BKV Group, the project's architect. They also succeeded in the deep excavation needed to build a two-story underground parking

Continued on page 64

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Submitted photos

MILL CITY QUARTER

Continued from page 62

ramp, he said. The project also includes 14,500 square feet of first-floor commercial space.

Another challenge: Designing the building so it blended aesthetically with the historic Mill District. Developers used innovative materials on the building's exterior, including creatively detailed cement board panels, decorative metal grills, glass and some masonry. Also, architects designed a hybrid wood and steel structure to support the building's decorative metal cross bracing, a visual nod to the nearby historic Milwaukee Railroad Depot.

But the Mill City Quarter's most notable feature is its woonerf, a Dutch-based concept where bikes, cars, pedestrians and public spaces can coexist. The woonerf was made possible when owners of the ad-

PROJECT DETAILS

MILL CITY QUARTER



Address: 322 S. Second St., Minneapolis.

Project cost: \$36.8 million

Project size: 232,000 square feet.

Owner: 322 2nd Street Apartments LP

Contractor: Frana Cos.

Architect: BKV Group

Engineer: BKV Group; Pierce Pini (civil)

jacent Mill Place Inc. office development granted easements to the former railway corridor that divides the two properties.

"The Mill City Quarter development has transformed the site from parking to residential buildings and re-established a unique pedestrian, bike and vehicular connection to the Mississippi River," Hake said.

Mill City Quarter also has several green features, including best practices for managing and retaining stormwater and using recycled building materials and efficient construction waste management through recycling, salvaging and diversion strategies, according to BKV Group.

— Scott Carlson



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Congratulations to John Wall, for receiving the Finance and Commerce Top Projects Award of 2016!

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The Miller Textile Building embraced its history to help attract a wide variety of businesses. *Staff photo: Bill Klotz*



Miller Textile Building

The Miller Textile Building unifies four different structures into a cogent whole that after a year on the market is almost fully leased. The former agricultural bag factory has become fashionable space for a wide collection of businesses ranging from a brewery to a coffeehouse to a construction company.

It may not have appeared that way in the beginning, however.

"We knew there were structural items that needed to be addressed but, as is usually the case, there were unexpected items," said Frank Clark, Ackerberg's

Continued on page 69

PROJECT DETAILS

MILLER TEXTILE BUILDING



Address: 861 E. Hennepin Ave., Minneapolis

Project cost: Less than \$10 million

Project size: 49,272 square feet

Owner: The Ackerberg Group

Contractor: The Bainey Group

Architect: RoehrSchmitt Architecture

Engineer: Ericksen Roed & Associates (structural);
Pierce Pini and Associates (civil)

The Bainey Group congratulates Ackerberg and their team on being selected as a Top Project!



Photos courtesy of Ryan Siemers



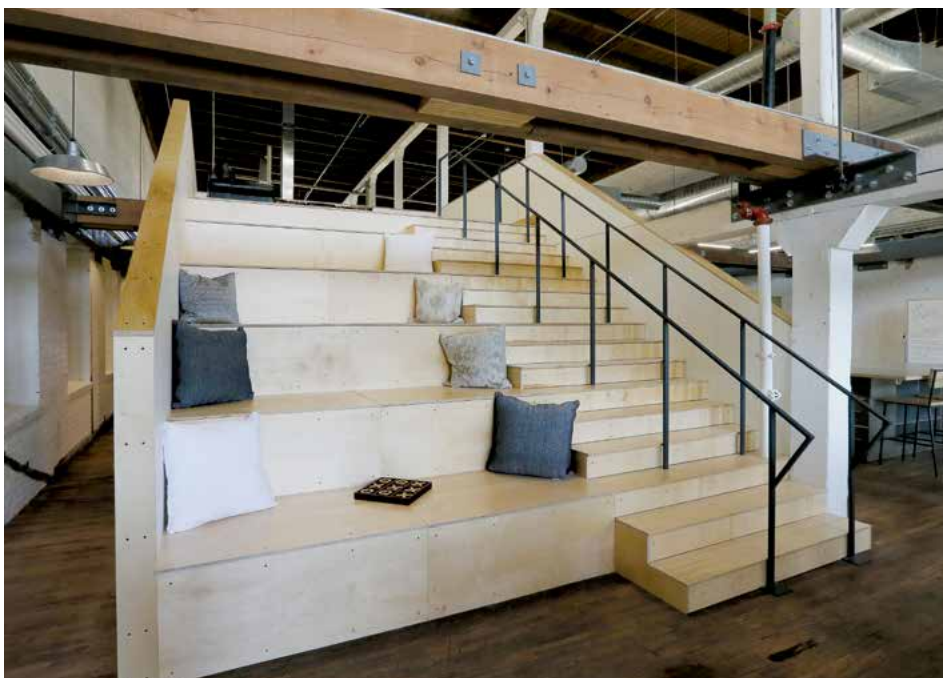
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Miller Textile Building



Staff photos: Bill Klotz



MILLER TEXTILE BUILDING

Continued from page 67

Group senior development manager. “The other challenge was how to create something that would work in the market.”

The first floors of two buildings had ceilings too low for modern office space, leading to the removal of a third level and the installation of structural cross beams there and throughout the property. The ceiling height went from 8 feet to 19 feet, he said.

The structures needed to have windows replaced, facades repaired, and elevators and stairs installed. New mechanical and electrical equipment was added. Soil contamination in the parking lot required environmental remediation. The team managing the renovation had 138 change

“We wanted to be respectful of the Miller family and the building’s history while giving it a new distinctive look.”

- Frank Clark

senior development manager, The Ackerberg Group

orders by the end of their work.

Those changes may have been “counter-intuitive,” as Clark noted, because they took away leasable space. Yet when completed Miller Textile was attractive to higher-end office users and to retail clients looking for unique space, he said.

The building also serves as a testament to the Miller family. The lobby – once a loading dock – boasts a large photo mural of the Miller family, timber from the floor

that had been removed and an art display of bags that were found in the building. A cart serves as a place to sit at the lobby’s door.

A bright red fire escape overlooks Hennepin Avenue. The building’s logo offers up an “M” with a needle.

“We wanted to be respectful of the Miller family and the building’s history while giving it a new distinctive look,” Clark said.

— Frank Jossi

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Minnesota Senate Building

Charged with completing a big job on an aggressive schedule, the Minnesota Senate Building project team benefited from a “special session” of team members co-locating near the site.

The group had just 20 months to design and build a structure that would house all 67 Minnesota senators, support public participation in the legislative process, and serve the public for a century. The building, which had to be ready for occupancy by January 2016 to accommodate that year’s legislative session, was completed on time.

Architects from St. Paul-based BWBR and Connecticut-based Pickard Chilton, a variety of engineers, and design-builder Mortenson Construction of Golden Valley met daily to collaborate on the design and assess progress.

Design-build team members gathered on the upper floor of a credit union building that Mortenson rented across the street from the project. In industry jargon, it’s called the “Big Room” concept.

“I think you’re going to see more of it, particularly with projects with compressed schedules,” said Eric West, BWBR senior project manager. “It was the only

PROJECT DETAILS

MINNESOTA SENATE BUILDING



Address: 95 University Ave. W., St. Paul

Project cost: \$76.3 million

Project size: 293,000 square feet

Owner: State of Minnesota

Contractor: Mortenson Construction

Architect: BWBR, Pickard Chilton

Engineer: Ericksen Roed & Associates (structural); Gephart Electric (electrical); Horwitz (mechanical); EVS Engineering (civil)

way we would have gotten this project done in a timely fashion and still maintain the opportunity for owners to make good, quality decisions.”

The process helped identify \$500,000 in waterproofing and related savings, which went into the building’s LED lighting system.

The 293,000-square-foot Senate building, the first new legislative building neighboring the Minnesota Capitol since 1932, includes offices for senators

and their support staff and serves as a workplace for more than 360 people. It includes a 250-seat theater-style hearing room and two 150-seat hearing rooms.

Citizens and future building occupants offered input on the design. “One of the things that made it ‘of Minnesota’ was the involvement of Minnesotans along the way,” said Stephen Harris, architect with Pickard Chilton.

— Todd Nelson



The Minnesota Senate Building provides offices for all 67 of Minnesota’s state senators. **Submitted photos**

Perkins+Will's studioIDS

STORY STARTS ON PAGE 74

"We wanted a space that was malleable and embodied a studio ethic more than a corporate office."

- Russell Philstrom
project architect



Perkins+Will's new offices bring the open-office concept to the IDS Tower in downtown Minneapolis.
Staff photo: Bill Klotz



Staff photos: Bill Klotz



Perkins+Will's studioIDS

Flexible space and access to transportation were the focus of a search for new office space when Perkins+Will decided to move after 15 years above the Local restaurant at 84 S. 10th St. The interdisciplinary design firm found what it wanted on the third floor of the IDS Center in downtown Minneapolis.

"Our old space was once cutting edge but that had whittled away," said Russell Philstrom, project architect. "We wanted a space that was malleable and embodied a studio ethic more than a corporate office."

The open office workplace allows the firm's 65 employees to sit wherever they need every day – at a desk, a high-top table, a focus room or at other seating areas.

"We wanted a space that could evolve with us," Philstrom said.

The design pulls walls away from the windows to allow views of Nicollet Mall and the Crystal Court while collaborating at tables or soft seating, he said.

The design team chose just five materials for the project, based on their sustainability and health. Formaldehyde-free plywood was selected because it can be disassemble and reused. Homasote, a product made from recycled newspapers, absorbs sound

and doubles as a tackable surface.

"Compared to our old office, we quadrupled the amount of tackable and writable surface – a real need," Philstrom said.

Perkins+Will looked for opportunities to both use healthy materials and avoid adding superfluous materials when possible. For example, they embraced the existing concrete floor rather than applying carpet. They left the exposed ceiling unpainted as the existing fireproofing offered great acoustic properties, he said.

The verdict by employees is favorable,

as seen in extensive occupancy surveys.

"The sense of energy and buzz was night and day between our old office and here," Philstrom said. "People feel like they're working more collaboratively and creatively, even a year later."

Added Minneapolis managing director Tony Layne: "This is really the first time our workplace is supporting the way we work and innovate. Its complete flexibility and mobility allows everyone to self-organize."

- Frank Jossi

PROJECT DETAILS

PERKINS+WILL'S studioIDS



Address: 80 S. 8th St., Suite 300, Minneapolis

Project cost: \$710,000

Project size: 9,800 usable square feet

Owner: Perkins+Will

Contractor: Gardner Builders

Architect: Perkins+Will

Engineer: Dunham Associates

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River North Senior Apartments

Dominium's River North project brings 167 new, affordable senior apartments to Coon Rapids, complementing the city's revitalization and redevelopment vision for Coon Rapids Boulevard.

The \$31 million, four-story elevator building offers housing for active seniors who may want maintenance-free living or to move out of their homes but who don't need a lot of services, said Ryan Lunderby, a Dominion vice president and project partner.

Amenities and activities such as a card and craft room, spa, happy hours, fitness center, community parties and transportation provided by a shuttle encourage resident interaction. Lunderby expects residents will develop a sense of community and even a calendar of community events.

The one-, two- and three-bedroom units are newer than the bulk of Coon Rapids housing stock and have 9-foot ceilings, large walk-in closets, granite countertops, full-size washers and dryers, and dishwashers.

The apartments have programmable thermostats, low flow faucets and fixtures, high-efficiency water heaters and heating and cooling with individual high-efficiency packaged air conditioners. Appliances and windows and doors are Energy Star certified.

Rents are below market rates and resi-

PROJECT DETAILS

RIVER NORTH SENIOR APARTMENTS



Address: 10940 Crooked Lake Blvd., Coon Rapids

Project cost: \$31 million

Project size: 4.74 acres, 234,800 total square feet, 167 apartment units

Owner: Dominion

Contractor: Eagle Building Co.

Architect: BKV Group

Engineer: Loucks

dents' incomes must fall below 60 percent of the area's median income.

Support from the city of Coon Rapids, low-income housing tax credits from the Minnesota Housing Finance Agency, tax exempt bond financing and use of a post-construction permanent loan product from Freddie Mac through its new Tax Exempt Loan program all helped make the project possible.

The city provided \$1.4 million in tax increment financing, a \$300,000 deferred loan and a discounted price for the land, reflecting how the project fit into it rede-

velopment plans. The city's issuance of tax-exempt bonds for the project allowed U.S. Bank to provide a tax-exempt construction loan. In addition, RBC Capital Markets invested \$9 million through the purchase of low-income housing tax credits allocated to the project.

Dominium was the first developer in the country to use the new Freddie tax exempt loan financing on an affordable new construction project, with Greystone & Co. as its servicer.

— Betsy Carlson



The River North development brought new, affordable senior apartments to Coon Rapids. ***Submitted photos***



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Community Room

The Self Esteem Brands Corporate Campus was built with the natural world and physical activity in mind. **Staff photos: Bill Klotz**



Self Esteem Brands Corporate Campus

Opened in 2016, the Self Esteem Brands corporate campus offers employees and visiting Anytime Fitness franchisees a comfortable place that celebrates nature, natural light, physical activity, fun — and tattoos.

Visitors entering on the second floor of the building immediately view a two-story bank of windows overlooking a wetland. A staircase brings them down to a “commons” where employees lunch, meet formally and informally and gather for larger team-building events.

Jennifer Stukenberg, BWBR associate principal and workplace specialist, said the goal of the headquarters was to reinforce Self Esteem Brands’ core ethos of improving people’s lives by creating a place that does that for their own employees.

The headquarters location had a few challenges. Because it abuts a wetlands and natural area the buildable space was limited. BWBR followed the contour of the wetland in designing the building while developing a blueprint in which every part of the office has natural light and employees traverse balconies that overlook the wetlands-facing commons area.

Stukenberg points out stairs are in prominent areas to encourage

walking. Half the building is devoted to training and education of franchisees, the rest for employees. The commons area and outdoor patio serves as a bridge where they can meet and collaborate.

The building includes an Anytime Fitness gym where employees can work out and franchisees can test out new equipment, she said, as well a place where they can get a company logo tattoo. The headquarters’ wow factor — natural wood walls, sleek design, great collaboration space — works to recruit, retain and make more productive employees — and franchisees.

“Culture is so important, it makes all the difference in the success of an organization,” Stukenberg said.

Mike McGrath, CEO of MG McGrath Inc., noted Self Esteem Brands CEO Chuck Runyon and his partner, Dave Mortensen, had a “specific” vision and paid close attention even to finishes and patinas for the metal, glass and glazing his firm provided.

“They wanted something to represent their brand and offer a space that their team could enjoy and be proud of,” he said. It’s original and unique.”

— Frank Jossi

PROJECT DETAILS

SELF ESTEEM BRANDS CORPORATE CAMPUS



Address: 11 Weir Drive, Woodbury

Project cost: \$20+ million

Project size: 80,000 square feet

Owner: Self Esteem Brands

Contractor: D.J. Kranz

Architect: BWBR

Engineer: Ericksen Roed & Associates (structural); Kimley-Horn and Associates (civil); Michaud Cooley Erickson (electrical)

The renovation of Seward Montessori School helped make room for the school's larger student population. *Submitted photos*



Seward Montessori School

Seward Montessori School badly needed a building update when Minneapolis Public Schools authorized a \$17.5 million makeover.

Built in 1965 for fewer than 700 students, the school was bursting at the seams in 2016 with about 900 students from kindergarten through eighth grade. One sign of the crowding: Teachers conducted individual tutoring sessions with some students in the hallways, noted Andrew Lesch, Minneapolis Public Schools construction manager.

The district responded, hiring Shaw-Lundquist Associates Inc. to oversee a 50,034-square-foot renovation and addition at Seward Montessori. Due to the project's complexity, the contractor divided the project into three phases.

In the first phase, construction crews removed 17,000 square feet of roof so a new third floor could be added over an existing two-story section of the building. Crews did this during a six-week summer break and made sure the area was weathertight so students could use the space when classes resumed in the fall.

In the final two phases, workers demolished a 12,000-square-foot section of

PROJECT DETAILS

SEWARD MONTESSORI SCHOOL



Address: 2309 S. 28th Ave., Minneapolis

Project cost: \$17.5 million

Project size: 50,037 square feet

Owner: Minneapolis Public Schools

Contractor: Shaw-Lundquist Associates Inc.

Architect: LSE Architects

Engineers: KFI (mechanical/electrical design); Clarke Engineering (structural design)

the building and erected a new two-story structure in its place, along with adding a cafeteria, more classrooms, offices and a media center. Dave LaPree, Shaw-Lundquist senior project manager, said the biggest challenge of the project was having an occupied school while construction crews did their work.

"We needed to maintain the least amount of disruption possible to ensure the students could continue to learn and grow, not only in their daily classes, but extracurricular activities as well," LaPree

said. "We had a lot of temporary walls (during construction) and special attention was given to safety."

Lesch said that one of the project's several notable features is that it recycles stormwater, with rain runoff from the building going into an underground storage tank before being released into the soil.

The project brought the school from a "1970s building into a modern building," Lesch said.

— Scott Carlson



Staff photo: Bill Klotz



Seward Towers

The logistics of renovating 640 occupied apartments were amazing, but that was just one part of the three-year, \$99 million Seward Towers rehabilitation project. Other challenges included arranging financing and keeping the buildings' Section 8 affordable housing status.

Local nonprofits CommonBond Communities, Seward Redesign and Seward Neighborhood Group did it and completed it seven months ahead of schedule.

The rehabilitation included much more than fresh paint or new flooring and appliances. The towers were originally built as retirement homes in 1969 and 1970. They were not structured as a typical 21-story high-rise, general population building and weren't conducive to a quick makeover or rehab.

"The team needed to get creative," said Amanda Novak, CommonBond associate vice president of development. "We invested over \$60,000 per unit in updates. The major component was replacing the plumbing and waste stacks."

They also opened up walls, did layout and cosmetic updates, and added new windows and temperature controls in each apartment, a feature requested by the residents.

The greatest logistical challenge was

PROJECT DETAILS SEWARD TOWERS



Address: 2910 E. Franklin Ave., 2515 S. Ninth St.

Project cost: \$99 million

Project size: 640 units (623 units of project-based Section 8)

Owners: Seward Towers Renovation LP, including Wells Fargo, CommonBond Communities and Seward Towers Corp.

Contractor: Frerichs Construction

Architect: LHB Inc.

Engineer: Martin Pevzner Engineering

that residents had to be out of their apartments for at least two weeks during the work. Communication with the Towers' culturally diverse community was critical. The CommonBond team brought in four translators for community forums, one-on-one conversations and regular updates.

To facilitate moving tenants out of their units temporarily, CommonBond asked 36 residents to move out to other pre-leased locations for 10 months. Their empty units became "hotel units" during the short-term relocations. Novak called it "rolling relocation" as each

set of vertical units was renovated.

Key to maintaining Section 8 status were affordable housing financing programs.

Working with Winthrop & Weinstine, CommonBond obtained low-income housing tax-credit equity from Wells Fargo; nearly \$50 million of tax-exempt bond financing issued by Minneapolis; nearly a \$30 million loan from JLL that is insured by HUD; a loan from the Minnesota Housing Finance Agency; and additional loans and grants from Minneapolis, Hennepin County or the Metropolitan Council.

— Betsy Carlson



The Seward Towers renovation brought new life to the affordable apartments originally built in 1969 and 1970.
Submitted photos



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Star

Star Exhibits & Entertainments Inc., which makes trade show and retail displays that highlight customer brands, has created such an environment for itself at its new Brooklyn Park headquarters.

“From a marketing perspective we’ve done a really good job of selling our brand and creating the experience that we want our customers to experience when they meet with their clients,” said CEO Mark Johnson, who founded Star in 1993.

The lobby in Star’s new 200,000-square-foot build-to-suit project features a gallery of client projects. That leads to modern, collaborative office space, a 50,000-square-foot fabrication area, a large warehouse, and shipping and receiving.

From inside a conference room, a large

glass panel offers clients the “big reveal” of their new project from Star, which designs and builds displays for trade shows and conventions, corporate interiors and retail environments. Star also produces events.

“We can open up the big theater curtains and go ‘Ta-da!’ and show them the structure. There’s a door access and they can just pop out and interact with it,” Johnson said.

Amenities at Star’s headquarters include an outdoor fireplace and patio and the Hoku Cafe, serving family-grown Kona coffee amid reclaimed-wood walls. Nearby a new Hy-Vee grocery store anchors Ryan Cos. US Inc.’s 610 Zane Business Park at Highway. 610 and Zane Avenue.

“They are an environments company and they create environments for a lot of

the companies we work with,” said Casey Hankinson, Ryan’s senior vice president, national build-to-suit, said of Star. “When you walk in you understand right away what they do. It’s a greater connection of manufacturing to office, to see the flow of how everything works together.”

As hoped for, the new space is already helping business development, Johnson said. A growing medical device company that did a small project last year with Star likely will top \$1 million in business this year. An out-of-state agency had recommended another exhibits company but changed its mind after visiting Star’s new home.

“It’s already making a difference for our clients,” Johnson said.

— Todd Nelson



The new headquarters for Star Exhibits & Entertainments Inc. is designed to help the company sell its brand and show off its display-building acumen. ***Submitted photos***

PROJECT DETAILS

STAR

Address: 6688 93rd Ave. N.,
Brooklyn Park

Project cost: \$15 million

Project size: 200,000 square feet

Owner: STAG Industrial

Contractor: Ryan Cos. US Inc.

Architect: Ryan A+E Inc., Hagen Christensen
& McIlwain Architects

Engineer: Ryan A+E Inc. (civil);
Advanced Structural Technologies (structural)



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T3

STORY STARTS ON PAGE 88



The T³ building embraces timber construction to create a building that stands out in Minneapolis' North Loop neighborhood.
Staff photo: Bill Klotz

A new idea in office

T3

T3NorthLoop.com

JLL congratulates T3
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Staff photos: Bill Klotz

T3

Billed as the largest modern mass timber commercial office building in the country, T3 stands for Timber, Transit and Technology. With a North Loop location next to the Cedar Lake Trail and Target Field Station, the moniker fits the bill.

Hines Director Bob Pfefferle said the developer's adjacent, historic brick and timber Union Plaza building served as an inspiration. The idea was to create a modern interpretation informed by the needs of today's generation while fitting it into an existing historic district. "We wanted to put something together that looked and felt liked it belonged here," he said.

With an amber exterior clad in corrugated and flat panel Cor-Ten steel, the six-story T3 certainly has a different appearance from the mostly brick North Loop offices and apartments. Hines hired Michael Green, North America's preeminent architect of wood buildings, in conjunction with the DLR Group for the design.

The devotion to timber continues through two retail spaces adjacent to a lobby entrance, where a wood staircase in front of a photographic mural of a forest leads to the second floor. Upstairs in the tenant space, columns, beams and ceil-

ings are composed of imported Austrian spruce and Douglas fir from sustainably managed forests. Large windows allow for daylight and frame views of downtown and the North Loop.

The first floor's large social lounge space provides a variety of seating areas, from cafeteria-style booths to multiple soft seating options. The room offers the kind of "shared open and collaborative space" favored by millennials and other office workers, Pfefferle said.

Tenants can enjoy the outdoors by

visiting a mural-enhanced patio next to the trail or a rooftop patio.

T3's has earned a LEED Gold designation from the U.S. Green Building Council.

"We designed and built T3 to respond to the changing nature of work and to create a compelling experience that energizes and empowers today's workers," Pfefferle added. "The building is focused on work-life integration encouraging collaboration, productivity and creativity."

— Frank Jossi

PROJECT DETAILS

T3



Address: 323 N. Washington Ave., Minneapolis

Project cost: \$25 million to \$50 million

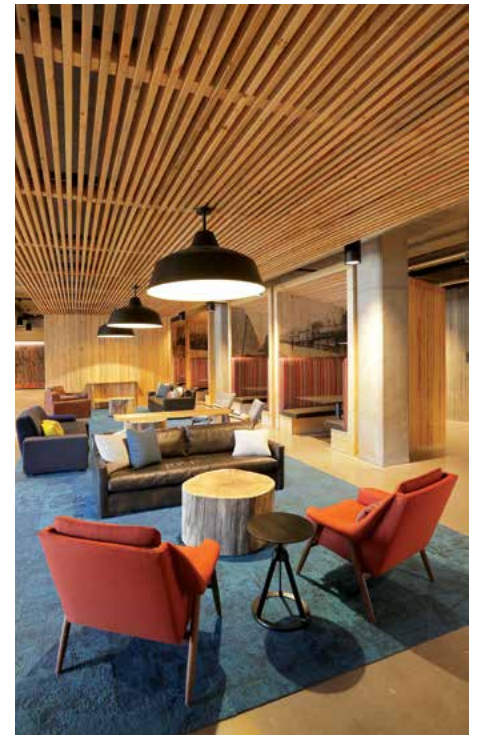
Project size: 221,552 square feet

Owner/Developer: Hines

Contractor: Kraus-Anderson Construction

Architect: Michael Green Architecture, DLR Group

Engineer: Magnusson Klemencic Associates; StructureCraft (structural); Steen Engineering (electrical)



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The Cambric provides new, affordable senior housing on the east side of St. Paul.
Submitted photos

The Cambric

The word cambric refers to lightweight, closely woven white linen or cotton fabric. The new 113-unit affordable senior housing project bearing that name comes by it honestly – because it’s housed on the site of a former hospital linen factory, and because it so deftly wove itself into the fabric of its surroundings.

The Cambric serves St. Paulites 55 years and over – those who are ready to move out of their homes, but not yet ready for assisted living. Almost two-thirds of the units in The Cambric fit area median income and fair market rent guidelines.

What’s more, The Cambric offers numerous avenues by which residents can

interact, including a movie theater, salon and fitness center.

“The city owned the land, and the property had been vacant for a decade,” said Owen Metz, vice president and project partner for owner Dominium. “Previous attempts to redevelop it were hurt by the recession.”

The city of St. Paul did preliminary environmental cleanup. By partnering with Mississippi Market food co-op, which built a new location next to The Cambric, the developers were able to use TIF for an additional \$1 million in subsidies for

Continued on page 92



Congratulations to The Cambric!
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Submitted photos

THE CAMBRIC

Continued from page 90

senior affordable housing. Thanks to tax credits from the Minnesota Housing Finance Agency, and because the city provided a seller note as part of the land sale, the project was able to collect the financing needed.

“This project was unique in a lot of ways,” said Metz. “The fact that we bought the land from the city was a bit unusual. We had cross-easements and joint development agreements, things that needed to facilitate one so the other could happen.”

Metz added that Mississippi Market’s involvement was crucial.

“We don’t often take on projects where our destiny is partially in the hands of

someone else. But they were wonderful partners,” he said. “They started construction about six months before we did,

and they were able to get a lot of their work done before we started.”

— Dan Heilman

PROJECT DETAILS THE CAMBRIC



Address: 720 E. Seventh St., St. Paul

Project cost: \$27 million

Project size: 158,353 square feet, 113 senior apartments

Owner: Dominion

Contractor: Weis Builders

Architect: BKV Group

Engineer: Loucks

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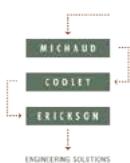
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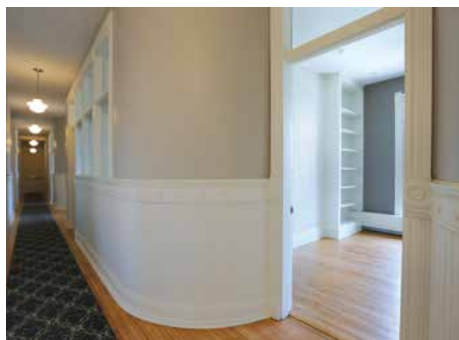
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The First National Bank of St. Cloud restoration has brought the building back to its original grandeur.

Staff photos: Bill Klotz



LEFT, *Submitted photo*

The First National Bank of St. Cloud

The First National Bank building in St. Cloud, once a hub for development in central Minnesota, has been restored to its original condition and grandeur and is serving that economic role again, says one of its owners.

"It was the goal and vision of the development group to restore the building to that position in the community," says Shannon Wiger of Spring Hill Capital LLC.

That vision was realized, as the First National Bank of St. Cloud building is now home to the Greater St. Cloud Economic Development Corporation, the Initiative Foundation, the St. Cloud Downtown Council, Kensington Bank and a co-working space for a number of small businesses.

The bank opened in 1889 and closed in the 1920s. The building had undergone previous renovations but had fallen into disrepair.

Getting it to its former glory took historical research, searching newspaper archives and attics, restoring original marble and wood plank floors, taking out non-historic material, bringing in 25 tradesmen and upgrading lighting, heating and accessibility features.

Molds were made from re-

maining ornate plaster ceilings and used to make pieces to fill in where originals were gone. Beautiful wood trim was created to match remaining earlier ornamentation.

A local artist fashioned new stained glass windows to replace several that had been removed or lost over the years.

Dropped acoustical ceilings were removed throughout the building and HVAC distributions were reworked to highlight historic features rather than hide them. The developers kept the existing the boiler and steam heat system

and added a new, multi-unit, split HVAC system.

For accessibility, they used the original elevator shaft and had a new elevator cab made to match an earlier one. They installed a chairlift in the front lobby.

The exterior of the building was cleaned and tuck-pointed.

To achieve this historic renovation, the developers worked with many individuals and groups, including the Stearns County History Museum, the State of Minnesota Preservation Office and the National Park Service.

—Betsy Carlson

PROJECT DETAILS

THE FIRST NATIONAL BANK OF ST. CLOUD



Address: 501 W. St. Germain St.

Project cost: \$3 million

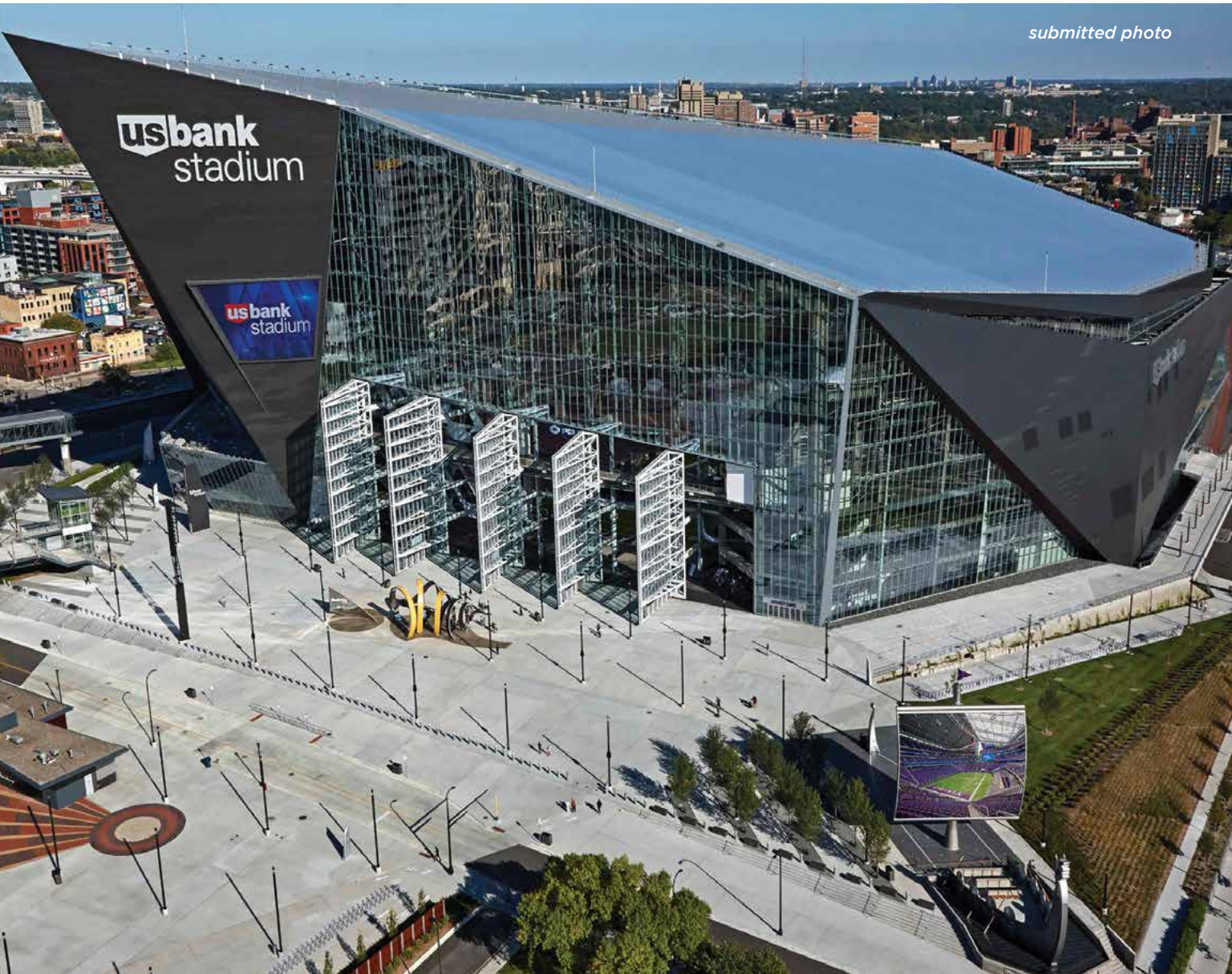
Project size: 19,000 square feet

Owner: Douglas J. Boser of Inventure Properties LLC, Brian Schoenborn and Shannon Wiger of Spring Hill Capital LLC

Contractor: Boser Construction Inc.

Architect: JLG Architects

Engineer: Boser Construction Inc.

submitted photo

U.S. Bank Stadium

A modest little stadium opened for business last year. Maybe you've heard of it.

U.S. Bank Stadium, the Minnesota Vikings' billion-dollar baby, debuted last summer as the largest – and perhaps the most debated -- construction project in Minnesota history. The goal for all stakeholders was the same: to build the best multipurpose stadium in the U.S.

U.S. Bank stadium seats up to 65,400 fans, expandable to 72,000 for concerts

and other major events. The seven-level stadium includes two general admission concourses, 116 suites, 8,000 club seats, 430 concessions stands, gift shops, restaurants and a Vikings museum.

All of that bling didn't come easily. Apart from the very public bickering that preceded the stadium's groundbreaking, a number of unusual design elements challenged the acumen of the project team led by Mortenson Construction.

"Once we got into the design, the thing that caught our attention was the singular long-span roof structure," said Kevin Dalager, a construction executive in Mortenson's Sports + Entertainment Group. "This is the only NFL stadium that has that singular truss in the center of the structure. Understanding how that was going to come together was an

Continued on page 98



Staff photos: Bill Klotz



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The \$1.12 billion U.S. Bank Stadium is the home of the Minnesota Vikings and will host the Super Bowl in 2018 and the NCAA Men's Final Four in 2019. **ABOVE, submitted photo. Below, Staff photo: Bill Klotz**

U.S. BANK STADIUM

Continued from page 96

important point of concentration.”

Another challenge was its aggressive schedule. Mortenson had just 32 months to build a one-of-a-kind enclosed NFL stadium. The project was completed six weeks early. “It was a daunting task,” conceded Dalager.

Other design twists to be dealt with included five operable doors on the west side of building and the transparent ethylene tetrafluoroethylene roof – the largest in the United States. Although the stadium has a fixed roof, the ETFE roof and nearly 200,000 square feet of glass throughout the building create a sense of being outdoors. Dalager said that learning how the material would react to

PROJECT DETAILS

U.S. BANK STADIUM



Address: 401 Chicago Ave., Minneapolis

Project cost: \$1.12 billion

Project size: 1.75 million square feet

Owner: Minnesota Sports Facilities Authority

Contractor: Mortenson Construction

Architect: HKS Inc.

Engineer: Thornton Tomasetti

the climate was a key area of emphasis for his team.

“The building itself is unique,” he said. “It’s an indoor stadium, but when you step

in on a sunny day, it feels like you’re outside. I’ve gotten a lot of comments about that from other contractors.”

— Dan Heilman



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Staff photo: Bill Klotz



The University of Minnesota's new Bee and Pollinator Lab helps support field research and biological science research.
(ABOVE) Submitted photo

PROJECT DETAILS

UNIVERSITY OF MINNESOTA BEE AND POLLINATOR LAB**Address:** 1634 Gortner Ave., St. Paul**Project cost:** \$6.4 million**Project size:** 10,500 square feet**Owner:** University of Minnesota**Contractor:** Kraus-Anderson Construction**Architect:** Alliance**Engineer:** Sebesta/NV5 (mechanical, electrical, plumbing); Ericksen Roed & Associates (structural); Pierce Pini and Associates (civil)

Staff photo: Bill Klotz



University of Minnesota Bee and Pollinator Lab

Bees and researchers doing ground-breaking work to protect bee health are all abuzz at the University of Minnesota's new state-of-the-art Bee and Pollinator Research Lab.

The 10,500-square-foot building supports field research and biological science research, said Peter Nickel, U of M project manager.

And, of course, it has bees coming and going from outdoors to indoor hives researchers can observe and extract honey from. Outside is a beekeeping apiary and demonstration pollinator gardens.

The lab serves to advance internationally recognized research activities, train next-generation scientists and support dialogue on food security and the well-being of rural and urban agriculture, Nickel said.

Bees are important pollinators of many fruits, vegetables and seed crops, but

the number of colonies has decreased drastically in the face of threats including disease, parasites, pesticides and loss of habitat.

The lab replaces a much smaller building that Nickel said looked like a "dilapidated concrete garage."

Extensive effort went into making sure the building would meet the Bee Lab's needs while staying within budget, two-thirds of which was from state-funded bonds and the remainder from private gifts.

Floors are sealed concrete, for example, instead of having elaborate floor coverings. The building is pre-engineered and has architectural accents to blend in with the look of the St. Paul campus.

The new lab complies with the state's B3 sustainable building guidelines with features including clerestory windows, or windows extending to the roof line,

on the building's south face. The daylight the windows admit reduces the electrical lighting needed inside, said Matt Stringfellow, a mechanical, electrical and plumbing systems manager at Kraus-Anderson Construction.

"It's low-tech but a highly functional sustainability feature," Stringfellow said of the windows. "Sustainability doesn't have to be expensive."

Using a pre-engineered steel building frame boosted the project's sustainability, appearance and budget, Stringfellow said. Prefabrication saved on labor and enabled incorporation of higher-quality custom shapes in larger sections that went up faster on the site.

"It had more architectural appeal in keeping with the agrarian building style that was desired," Stringfellow said.

— Todd Nelson



More than 5,000 employees work in the new Wells Fargo Downtown East Corporate Campus. **Staff photos:** *Bill Klotz*





PROJECT DETAILS

WELLS FARGO DOWNTOWN EAST CORPORATE CAMPUS**Address:** 550 S. 4th St., 600 S. 4th St., Minneapolis**Project cost:** \$300 million**Project size:** 1.33 million square feet**Owner:** Wells Fargo & Co.**Contractor:** Ryan Cos. US Inc.**Architect:** Ryan A+E Inc.; Perkins+Will**Engineer:** Michaud Cooley Erickson (mechanical/electrical/plumbing); Ericksen Roed & Associates (structural); Environmental Systems Design Inc. (mechanical/electrical/plumbing)

Wells Fargo Downtown East Corporate Campus

The Star Tribune is in the news business, not the real estate business. So when it decided to sell its downtown Minneapolis headquarters so banking giant Wells Fargo could build a new corporate campus, it was an all-or-nothing proposition.

“They wanted to sell all of the parcel at once,” said Tony Barranco, vice president, real estate development, for Minneapolis-based Ryan Cos. US Inc. “Lining up multiple uses and not wanting to carry a lot of expensive urban land, we didn’t want to carry it without a plan for very long.”

Holding a hot potato such as that parcel of land was only one of the many moving pieces that needed to be negotiated during the development of the Wells Fargo Downtown East Corporate Campus. Also a source of concern was the concurrent construction of U.S. Bank Stadium, which was being built down the street.


“The timing was the most unique challenge,” said Barranco. “Investment in the stadium was an important catalyst. We had to make sure we could catch up to the stadium, because a lot of the overall value of the projects – skyway connections, parking ramp, the Downtown East Commons – all had to keep pace with the schedule the stadium construction was on.”

The final product was worth the angst. The regional headquarters facility has two 17-story towers offering 1.2 million square feet of office space. More than 5,000 Wells Fargo employees work in a space meant to encourage team collaboration and communication. To top off the project and create an inviting atmosphere, Ryan proposed a new 4.2-acre urban park adjacent to the campus, which the city and Wells Fargo both welcomed.

“Projects of that scale don’t get done by one person,” said Barranco. “With a whole lot of people moving in one direction, you can get a lot accomplished, and this was the perfect example.”

— Dan Heilman

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