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More signs of recovery for the design and construction industry: Quality collegiate and multifamily-housing projects are popping up in numbers.

ON THE COVER
Macalester College
Janet Wallace Fine Arts Center
St. Paul, Minnesota

"The creative energy in the Janet Wallace Fine Arts Center's Arts Commons is palpable," says photographer Paul Crosby. "Students pause while passing through, sharing thoughts and ideas. I imagine that some of these ideas will make their way to the gallery walls and performance spaces of this engaging arts complex."

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Ryan Siemers  |  Architectural Filmmaker & Photographer
Great Expectations

Our third annual architecture-themed video competition (page 9) is heating up this winter, and it's got me thinking about the City of the Future. We conceived this much-handled-about topic for Videotect 3 to give entrants the ultimate in creative license. Think about it: The subjects of the first two competitions—the impacts of the skyway and transportation choices, respectively, on our cities—limited video-makers to reality, for the most part. But the future is limited only by one's imagination. We won't be surprised if some Videotect 3 participants take us 500 years into the future, or even to another planet.

But the more I've been ruminating on the subject the more I realize that we see glimpses of the City of Tomorrow every day. We see it in the growing popularity of bicycle transportation, in solar-powered street signs and parking meters, and of course in construction projects slowly taking their final form and appearance. We begin to grasp how the smaller projects will change our neighborhoods, the larger ones our skylines. Some ongoing projects, like the Central Corridor light-rail line in the Twin Cities, we know will be momentous, forever altering the quality and rhythm of a long stretch of urban fabric.

Especially forward-looking new buildings can retain their air of tomorrow for years or even decades. This issue's Wayfarer department (page 19) turns the camera on perhaps the most futuristic environment in the world: Santiago Calatrava's City of Arts and Sciences in Valencia, Spain. Closer to Minnesota, the Modern Wing of the Art Institute of Chicago, by Renzo Piano, and the expansion of the Nelson-Atkins Museum of Art in Kansas City, Missouri, by Steven Holl, will no doubt look very much at home at mid-century. In St. Paul, another arts complex, Macalester College's airy and crisply detailed Janet Wallace Fine Arts Center (page 24), envisions the near future as one in which learning is inspired as much through casual interaction as it is in the classroom.

How will the Videotect 3 entries manage to paint a picture of the City of the Future without a $150 million production budget? Some may posit that tomorrow looks a lot like today. Will the visions be Jetsons light or Blade Runner dark? I hope both. Many of the building projects on the rise today fill me with optimism, but I have to admit that film dystopias such as Code 46, Children of Men, and, most recently, Looper draw me in with their artful depictions of the consequences of our economic and environmental stewardship today. For now, all I can tell you is: Be absolutely sure to tune in architecturemn.com on February 6, when the videos go live for viewing and voting.

Christopher Hudson
hudson@aia-mn.org
You don’t get on a big stage like this, by pretending.

It’s not quite ready for prime time, the crowds haven’t begun to gather, and the first performance isn’t even booked yet, but work has started and Egan’s electrical group is hitting the bright lights with their part in the $80.8 million Northrop Auditorium renovation.

Originally built in 1929 as a massive performing arts venue, The Northrop is being re-purposed as a “bustling academic center of excellence for students, faculty and the community,” according to U of M sources. And Egan is right in the middle of everything gutting the original, out dated equipment, installing critical electrical systems, and restoring historic light fixtures.

While in the past the 4,800-seat auditorium was used less than 50 days a year by The University, after the renovation it will house several academic departments and have enough study space to double the amount of public study area on the campus. It will also have a 2,800 seat multi-purpose, state of the art concert hall.

If you have a campus project requiring head of the class electrical, mechanical, systems or curtainwall/glass construction, put Egan in your plans. You will be thrilled with the performance.

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AIA Minnesota is the voice of the architecture profession, dedicated to serving its members, advancing their value, and improving the quality of the built environment.

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Get to know our writers and photographers. They're an interesting bunch.

BILL ARMSTRONG, AIA, recently completed his term on the State Designer Selection Board.

CAMILLE LEFEVRE teaches arts journalism in the Twin Cities and writes on the arts and architecture.

AMY GOETZMAN is a Minneapolis freelance writer. She writes about the arts and culture and other inspiring things that happen in inspiring spaces.

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MINNEAPOLIS-based LINDA MACK writes on architecture and design for local and national publications.

THE MINNESOTA MAGAZINE & PUBLISHING ASSOCIATION HELD ITS
2012 EXCELLENCE AWARDS
GALA EARLIER THIS MONTH, AND ARCHITECTURE MN RECEIVED
THREE GOLD AWARDS IN THE HIGHLY COMPETITIVE CATEGORY OF
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VIDEOTECT 3: THE CITY OF THE FUTURE  Who doesn't love a good Jetsons episode or sci-fi thriller? Film and TV audiences have always been drawn to visions of what buildings and cities will look like in the future. So for our third annual video competition we're asking you to take us into your imagination. Will the building you work in years from now be more healthful or responsive to you than the one you work in today? Will your city have less green space? Give us a glimpse of the future in a 30- to 120-second video. You don’t need Hollywood art direction to explore this topic—just a creative approach.

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Describe your studio space or culture in three words or less: Collaborative, quiet, modest

How does your location reflect or reinforce your values or interests as a firm? We’re surrounded by neighbors involved in all types of creative endeavors, in a solid old building with character, right on the Central Corridor line. We have a view of the river, tree-covered bluffs, and the occasional soaring eagle.

If you had $5,000 for office improvements or staff development, what would you do with it? Add a large-screen monitor and AV setup for the conference room.

$500,000? First, take everyone in the office to the Netherlands for a bicycle tour of great Dutch housing and urban design. Second, get Walkstations and completely new hardware setups for everyone. Third, add a shower and a rooftop garden/patio.

Employee with the most interesting or unusual extracurricular: Emily—spelunking!

What’s the greenest feature of your space? We have big operable windows and lots of daylight. But really it’s our staff: Todd is a Great River Greening board member. Chris is a Minnesota Green Roofs Council board member, and we all work diligently to find the best green features to incorporate into our tight-budget housing projects.

Favorite Minnesota buildings not designed by your firm: Saarinen’s Christ Church Lutheran in Minneapolis and the Finnish dovetailed log structures around Embarrass, Minnesota.

The firm that designed Higher Ground (page 40), winner of the inaugural Affordable Housing Design Award, thrives on bringing quality housing to those who need it most.
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KIDS’ CHOICE

A new history exhibition, theater production, and arts day help keep the young from getting restless this winter

PINOCCHIO
CHILDREN’S THEATRE COMPANY
JANUARY 15-FEBRUARY 24

Carlo Collodi’s enduring story of a wooden boy brought to life—complete with a nose that extends when he tells a lie—has been imparting an important moral lesson to children since it debuted in 1883. Its longstanding popularity can be attributed in part to its openness to adaptation. Case in point: This winter, the Tony Award-winning Children’s Theatre Company premieres a new version of Pinocchio by English director Greg Banks. Envisioned as a story within a story, Banks’ fast-paced and imaginative retelling is set inside a theater where a group of painters perform the play.
—Camille LeFevre

PICTURES OF YOU
FREE FIRST SATURDAY
WALKER ART CENTER
JANUARY 5

Kids love to play dress up. And they like to make art. So do big kids. Like artist Cindy Sherman. She’s turned her fascination with art history, popular culture, and photography into an astounding collection of portraits (of herself, disguised with makeup, wigs, costumes, prosthetics, and props) that mock and mystify. Illuminate and provoke ideas about contemporary identity and photographic representation. Now the whole family can do the same, during the Walker Art Center’s January Free First Saturday program, “Pictures of You.” Set yourself free and discover what you might want to be during a day of performances and art making. Remember the Norman Rockwell tableau vivant on Modern Family? That could be your family, but perhaps with more digital flair.

THEN NOW WOW
MINNESOTA HISTORY CENTER
ONGOING

Smartphones and iPads are an integral part of an interactive exhibition exploring Minnesota’s history. “Then Now Wow” at the Minnesota History Center in St. Paul ushers kids into a past that’s been enlivened with the multimedia of the present, some of which they activate with their handhelds. Imagine, for example, huddling inside a tipi while listening to Dakota slam-poet Bobby Wilson give a spoken-word history lesson, or visiting an 1870s sod house. Kids can also get a close-up view inside the school bus involved in the I-35W bridge collapse, or “ride” a streetcar from the Minnesota State Capitol to downtown Minneapolis as tommy guns blast and windows open onto history in the making. “Then Now Wow” is being touted as a revolution in the museum field trip. The exhibition certainly encourages learning on today’s terms, as young “digital natives” encounter a history unique to Minnesota.

minnesotahistorycenter.org

CULTURE CRAWL

Got some free time and an interest in design? Culture Crawl rounds up the latest cultural offerings from around the state.
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The AIA Minnesota architect has solutions that can help you become more environmentally conscious; working within your budget and designing with the environment in mind.

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A-Mill Artist Lofts

After years of false starts, Minneapolis' landmark Pillsbury A-Mill complex is being renovated into 252 affordable live/work units for artists and cultural workers. And preservationists can cheer: The property's many late-19th-century industrial elements are key features in the transformation.

Project team: Dominium, developer; BKV Group, architect, interior designer, landscape architect, and structural, mechanical, and electrical engineer; Loucks Associates, civil engineer; MacDonald & Mack Architects, exterior restoration consultant; WJE, exterior restoration consultant; Weis Builders, general contractor

Warehouse 2's loading dock becomes its main entrance and outdoor gathering space. Grasses and trees soften an artfully arranged hardscape that borrows heavily from the complex's industrial material palette.

The A-Mill building's iconic river-facing facade gets a deliberately modest entryway at the location of a former loading door. Its form echoes the chutes that once funneled grain and flour through the building.

A sunken ruins garden at the north end of the complex unearths a buried transfer table used to move freight cars from one track to another. The garden and the catwalk above it trace one of the historic rail lines.
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St. Paul’s Macalester College enjoys a stellar academic reputation, earning lofty spots in annual rankings of the best U.S. liberal-arts colleges. But part of its campus has been a work in progress. Until relatively recently, the area south of the architecturally established north half of campus was little more than an open field between an undistinguished athletic facility and a somewhat forbidding complex of 1960s arts buildings. Many students avoided the area, and those who did pass through it had no walkways to follow.

But today the south half of the heart of campus is thriving, thanks to a new master plan, improved landscape design, and two recently completed building projects—a more welcoming athletics complex and a crisp transformation of an arts building into a bustling campus hub (page 24). The north end of campus got a jolt of 21st-century design, too, in the form of Markham Hall, the first collegiate building in Minnesota to be certified LEED-Platinum. We sat down with the school’s president, Brian Rosenberg, to find out if the three new buildings are living up to expectations.

We enjoyed photographing you in the newly revamped Janet Wallace Fine Arts Center for this feature. How often do you get over there? I’ve made a point to be over there a lot, because I’m interested in getting an informal sense of how it’s being used. Our great hope for the public spaces in the building was that they would become a hub for the campus. We wanted students to use the large, open communal spaces to study and socialize in groups, and that’s happened. And we also created quieter spaces—the nooks and crannies of the building—for students who want to read or take a nap or have a quiet conversation, and that’s played out as well. It really has become a living building—a building that the campus has inhabited very, very quickly.

Are more than just music and art students using the building? Absolutely. I was talking to an economics major the other day who’d been in the previous incarnation of the building twice in his three years at Macalester. He’s in the new building every day.

>> continued on page 48

Macalester College president Brian Rosenberg talks with Architecture Minnesota about the role architecture plays in building community on campus
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**ANDREA RUGG PHOTOGRAPHY**

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ON A CRUISE TO BARCELONA THIS PAST APRIL, MY WIFE LINDA AND I DECIDED TO TAKE A TOUR OF VALENCIA—a new port for us—that listed Ciudad de las Artes y las Ciencias as one of the attractions. Imagine our surprise when we came upon a futuristic complex of mostly Santiago Calatrava-designed structures in the center of what we had thought to be a traditional industrial city. After we completed the city tour, I rushed back to spend the rest of the day walking and photographing the complex.

Valencia built its tourism jewel between 1996 and 2005 on the former riverbed of the Turia. The dry channel is now a seven-kilometer-long promenade of parks, fountains, ponds, athletic fields, and cafes that culminates in the City of Arts and Sciences. Each of the city-within-a-city’s major sights—two bridges; a steel-shelled opera house; an eye-shaped IMAX cinema and planetarium; a sculpture-garden walkway; a science museum resembling a whale skeleton; a covered plaza; and an open-air oceanographic park designed by Félix Candela—is a structural marvel.

“As the site is close to the sea, and Valencia is so dry, I decided to make water a major element for the whole site, using it as a mirror for the architecture,” says Calatrava, a Valencia native. His use of pure white concrete and fragments of tile—an important industry in Valencia—ties all of the structures together and creates a dramatic contrast to the water and blue sky.

Did I make it back to the ship on time? Yes, but only after the crew had informed Linda that they were leaving without me.

—Bill Armstrong, AIA
When we profiled Quality Bicycle Products' LEED-Gold headquarters expansion in our January/February 2007 issue, we knew its raft of environmentally friendly design features—photovoltaic roof panels and runoff-reducing rain gardens, to name just a few—would lead to impressive building performance. But what are the actual numbers now that the building has been in operation for nearly seven years? Is the LHB-designed office and warehouse facility meeting or exceeding its ambitious energy and environmental targets?
The Secret to Achieving Substantial Energy Savings?

LHB senior vice president Rick Carter puts it this way: "If I gave you a list of the things you should do—like open the blinds and turn down the lights—and you did those things, you’d probably do a good job of reducing energy use. If I put a meter in the building that showed real-time energy consumption but I didn’t tell you what to do, you’d probably still do a good job—you’d try things and see their impact on the meter numbers. But if I gave you both—the list and the meter—you’d knock it out of the park every time."

ENERGY

LHB's Rick Carter, FAIA, describes the standard metric for a building's energy use—kBtu (1,000 British thermal units) per square foot per year—as "architectural miles per gallon." QBP's architectural MPG beats projections and the Minnesota Sustainable Building 2030 (SB 2030) standards, thanks to extensive daylighting in the 34,000-square-foot office area, high-efficiency lighting throughout the building, and the 5 kBtu per square foot per year generated by onsite photovoltaic technology.

WATER

QBP's water usage, measured in gallons per occupant per day, is especially impressive, coming in at less than 30 percent of that of a typical office/warehouse building. The secret to going so low on water? Committing to it. You need water-efficient fixtures, dual-flush toilets, waterless urinals, and, perhaps most important, a landscape that needs little or no irrigation. Drought-resistant plants are obviously better for water savings than manicured lawns.

STORMWATER

Visit QBP and you'll notice several ponds and shallow rain gardens full of water-tolerant, mostly native plants. These important site features keep 3.4 million gallons of annual stormwater runoff out of nearby lakes and rivers. By allowing the stormwater to soak into the ground rather than run downstream, they also filter 95 percent of all pollutants from the water—exactly as they were projected to do.
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TWOS AND THREES

With building projects, there's optimism in numbers

If you've been reading or watching the news the past several years, you probably know that the design and construction industry has been especially hard hit by the downturn in the economy. In the face of bleak economic forecasts and dried-up credit markets, many building plans have been abandoned or postponed. But there are reasons to be hopeful in 2013. One, it's a new year, so why not embrace a little optimism? Two, buildings and building types are beginning to sprout up not in single shoots but in twos and threes. Institutions of higher learning (pages 24–33), for example, are taking advantage of low interest rates and competitive bidding to meet their growing and changing facility needs. Where condominium developments were shelved, multi-unit rental housing (34–39) is now booming. And new affordable housing (40–47) is beginning to rival the design quality of market-rate housing. Want proof? Check out the following duos and trios.

—CHRISTOPHER HUDSON
Major Lift

Macalester College’s reconceived Music Building and Arts Commons—the first of a three-phase transformation of the Janet Wallace Fine Arts Center complex—strikes a chord with students and faculty.
The Janet Wallace Fine Arts Center is the Lincoln Center of Macalester College, a 2,000-student St. Paul liberal arts college. Like its more famous counterpart, the center was built in the early 1960s to house arts programs in a complex of connected buildings. And like Lincoln Center, by the mid-2000s, it was functionally and stylistically outdated.

The pared-down 1960s interior looked grim. The masonry and concrete envelope and curtain wall had failed. The arts commons that linked the four buildings was a commons in name only. And the monumental exterior was as inviting as a mausoleum.

Enter HGA Architects and Engineers in 2009. Hired to resuscitate the Music Building and Arts Commons in Phase One of a three-phase project, the HGA team, led by Tim Carl, AIA, has propelled Janet Wallace into the 21st century. With only one phase complete, the arts center has already become a campus magnet where light-filled spaces draw students from the arts and beyond.

Key to this success is the inviting Arts Commons. The original architects had the right idea: Give each art form its own building and arrange them around a central shared space. But the original one-story commons was claustrophobic. "We just blew that up and started over," says Kathy Murray, the Macalester provost.
Janet Wallace’s 1960s architecture may have faded, but its classical plan of four buildings separated by courtyards and anchored by a commons provided a solid base for HGA’s spirited renovation.
who shepherded the $33.8 million project for the administration. “What we wanted was a place where students could come out of their classrooms and talk.”

Like a town square, the new commons acts as both crossroads and oasis. Clerestory boxes and the glassy east entry infuse the two-story space with light. Comfortable seating and lounges on both the main floor and mezzanine offer places to read and relax. Sightlines to the four entries provide orientation to the campus beyond. And strategically located interior windows further animate the space by allowing views into the classrooms, media viewing room, and art gallery that border the space.

The elegant two-story gallery is also new to the complex. Pure in volume and finish, the soaring space formed a perfect backdrop for the opening show by Minneapolis sculptor Harriet Bart. The gallery’s location just off the main entrance from campus encourages popping in for a quick view. Its beauty invites a longer stay. “Simplicity, in the end, was exactly what was needed,” says Murray.

HGA’s strategy for reviving the Music Building was judicious. The core of the building—faculty offices, practice rooms, and the all-important concert hall—was kept. The north wall was pushed out to add two acoustically sophisticated rehearsal rooms with big windows. The south wall was pushed out to create a lobby and new entry for the concert hall. And the concert hall was transformed from blah to wow.

> continued on page 50
THE UNIVERSITY OF ST. THOMAS GIVES ITS STUDENTS TWO MORE REASONS TO INTERACT ON CAMPUS: A bustling, amenities-filled student center and a high-energy athletic complex

SOCIAL STRUCTURES
Left: The student center (back left) and the athletic complex (right) "bring the north and south campuses together and create a wonderful gathering space that's the heart at the center of UST," says Mark Vangsgard, the school’s vice president of finance and administration. Both buildings draw students in with diverse recreation options.

BY CAMILLE LEFEVRE

Located in the Mac-Groveland neighborhood of St. Paul, where traditional homes along sleepy tree-lined streets house on-the-go families, the University of St. Thomas (UST) has long had a town-and-gown issue. On the college’s website, the University Relations department presents a lengthy list of Neighborhood Initiatives as well as resources for reporting student disturbances; there’s even an image of a fire-engine-red phone that links to instructions. Heading the list of expectations drilled into freshmen during orientation is, “Behave with civility and respect in the neighborhood.”

So when it came time to develop a new student center and replace the aging athletic and recreation complex, UST was determined to create “an exciting, energizing, interactive environment for students with social and entertainment opportunities that would keep them on campus—and out of the neighborhoods,” explains Mark Vangsgard, UST vice president of finance and administration.

Bowling? Dancing? Art gallery? Nail salon? UST students can now find all of these amenities and more in the new Anderson Student Center, including an array of dining and coffee options and a game room with flat screens for Wii and PS3, Xbox gaming stations, table tennis, air hockey, foosball, and pool tables.

"Keeping students on campus was a driving force for UST," echoes architect Dan Young Dixon, AIA, of Opus AE Group, the firm that served as architect, structural engineer, and design-build contractor for the school’s two new buildings. "Our charge was to embed, throughout the student center, functions designed to make the building competitive with outside food, social, and entertainment venues."

“Our overall purpose in designing and constructing these new buildings was to generate excitement, particularly as the costs of education increase and marketing our school becomes more competitive. These structures allow us to differentiate ourselves and drive enrollment.”

—UST vice president Mark Vangsgard
Plan: The new student center defines a high-profile corner of campus that was previously a sea of surface parking, while the athletic complex takes its logical place next to the athletic field.

Bottom left: The placement of the athletic complex created an opportunity for an elevated viewing porch on the east side of the field.

Perhaps the student center's greatest amenity is its "living room," a soaring 3,200-square-foot atrium with a four-story elliptical staircase. The open environment provides students with "an energetic gathering space at the heart of the campus, where they can see and be seen," says Vangsgard.

Overall, Young Dixon adds, "The student center design was driven by a concept we dubbed 'energy, flow, and utilization.' We created a center that's highly efficient in terms of square footage, functions, and programs, and yet it's a 'wow' space that exudes excitement and energy and invigorates campus flow."

The other new "wow" building at UST is the adjacent Anderson Athletic & Recreation Complex. The 180,000-square-foot building reinforces the school's stay-and-play-on-campus message with an indoor track; recreational basketball, volleyball, and tennis courts; fitness, aerobics, and weight-training areas with locker rooms; and a new gym and deep-water pool for the Tommie sports teams. Its signature outdoor space is the football veranda, which provides new seating on the east side of the stadium (where no seating existed before).

Both new buildings were designed to meet high sustainability standards, with the student center achieving LEED-Gold certification.

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Ten years ago, it seemed like a new condo development was popping up on every corner in Minneapolis. Then came the housing crash, which ushered in a recession and an entirely new way of thinking. “A lot of people aren’t willing to buy a house today. They don’t want to be tied down to one location—they want flexibility,” says architect Michael Krych, AIA, whose firm, BKV Group, specializes in luxury lifestyle housing for renters. “Lifestyle living is more than a place to live; it’s a place to meet new people, create a network, and have amazing amenities.”
In addition to featuring the amenities many renters have come to expect, Flux boasts an expansive, resort-like outdoor pool surrounded by cabanas, fire pits, lawn bowling, and outdoor bars.

FLUX

Two of BKV Group’s newest projects in Uptown Minneapolis, 1800 Lake on Calhoun and Flux, illustrate a shift in the way people want to live in the new housing market. Conveniently situated along the Midtown Greenway in the heart of the Lowry Hill East neighborhood, Flux helps set the standard for a new kind of lifestyle living, says Brent Rogers, vice president of Greco Real Estate Development/Fremont Development Partners, LLC. In addition to featuring the amenities many renters have come to expect, such as a fitness center and flexible community spaces, the six-story, 216-unit development boasts an expansive, resort-like outdoor pool surrounded by cabanas, fire pits, lawn bowling, and outdoor bars.
The lobby, too, looks like something straight out of a high-end luxury hotel in South Beach. Krych and his team used an open design scheme to establish a heightened sense of activity and inclusion. From the entrance, for example, guests have clear views into the central courtyard to the pool and beyond to the 2,500-square-foot fitness center and spa. “All of the amenity spaces surround and open onto the courtyard, so you’re always part of the action,” says Krych. “The spaces are designed so that multiple groups of people can be participating in different activities yet simultaneously be a part of the larger community.”

On the exterior, the architects used a crisp arrangement of brick, metal panel, fiber-cement panel, and cast stone to create visual interest and make the U-shaped building appear less massive. At the north end of the east and west sides of the building, where the neighborhood transitions to single-family homes, the design team reduced the street-level scale of the building by adding two-story bays with walkouts. High above, large projecting cornices lend a bit of structural flair to the roofline; at night, they glow purple and green.

The BKV team also transformed a partial lot to the north of Flux into a neighborhood dog park to further appeal to the property’s target demographic. Meanwhile, access ramps and pedestrian bridges offer residents an array of convenient paths to the Midtown Greenway and nearby shops, restaurants, and transit. “We thought a lot about how the development would work and function in the neighborhood,” says Krych. “Now it’s got these pedestrian corridors that create a much broader urban vision for the area.”
To celebrate lakeside living and give 1800 Lake on Calhoun a maritime air, BKV Group used wave walls in the lobby and accented the interior with blues, whites, and greens.

To break down the scale of the building, BKV designed a small, intimate courtyard for the Lake Street entry and clad the building in an energetic mix of copper, composite metal, fiber cement, and cast stone—materials chosen for their resonance with the eclectic neighborhood. Steel balconies and large windows offer residents additional connections to their scenic and activity-filled surroundings.

"With both of these projects, we focused on creating a design that was contextual and progressive," says Krych. Is there strong market demand for this sophisticated urban mix of contemporary design and amenities? There is, if Flux and 1800 Lake on Calhoun are any indication. Both developments were full with waiting lists within months of opening.

1800 LAKE ON CALHOUN
About a half-mile to the west, on Lake Calhoun, Nick Walton and his partners at CPM Development also set out to create a distinctive luxury housing development. Today, the mixed-use 1800 Lake on Calhoun features 57 market-rate rental units, including walk-ups, terrace units, flats, and penthouse units ranging in size from 545 to 1,300 square feet. Its corner restaurant and cafe spills out onto the sidewalk, helping to activate the once quiet, retail-less corner, says Walton. "With this project, we wanted to create something that felt like a boutique hotel, where different age groups and income levels could enjoy living on the lake and having access to a variety of luxury amenities like the rooftop patio," he adds.

That patio, perched atop the cafe corner of the building, is home to breathtaking panoramas of Lake Calhoun, Lake of the Isles, the East Calhoun neighborhood to the south, and bustling Uptown to the east. It's small in size but not in appealing features: A fireplace, grilling stations, a bar table, a range of seating options, and an artificial turf area for lounging and sunbathing accommodate just about every use residents could have for the patio.

"With both of these projects, we focused on creating a design that was contextual and progressive," says Krych. Is there strong market demand for this sophisticated urban mix of contemporary design and amenities? There is, if Flux and 1800 Lake on Calhoun are any indication. Both developments were full with waiting lists within months of opening. AMM
BKV designed a small, intimate courtyard for the Lake Street entry and clad the building in an energetic mix of copper, composite metal, fiber cement, and cast stone.
Higher Ground

Location: Minneapolis, Minnesota
Clients: Community Housing Development Corporation; Catholic Charities of St. Paul and Minneapolis

Architect: Cermak Rhoades Architects
www.cermakrhoades.com

Principal-in-charge: Todd Rhoades, AIA

Project lead designers: Todd Rhoades, AIA; Chris Wegscheid

Project manager: Lisa Germann, Assoc. AIA

Energy modeling: Emanuelson-Podas Consulting Engineers

Landscape architect: Spencer Jones
Landscape Architect

General contractor: Frencich Construction

Size: 75,000 gross square feet

Cost: $14.4 million

Completion: June 2012

Photographer: Brandon Stengel, Assoc. AIA
Higher Ground, an innovative new housing facility in Minneapolis, takes home the first annual Affordable Housing Design Award. Its message? That emergency and transitional housing can inspire.

BY AMY GOETZMAN

Higher Ground is strategically placed to take advantage of downtown transit and services. Yet it maintains a warm and homelike quality for its residents through its color scheme and lighting.
The building borrows from the material and color palettes of neighboring buildings to fit amiably into its urban environment.

It's a joy to design a dream home that will bring years of comfort and pleasure. But it can be even more rewarding to design a home for those whose dream is simply to have a home, or even merely shelter for the night.

Just ask Cermak Rhoades Architects. The small St. Paul firm known for its work in affordable and supportive housing (page 11) reached new heights in 2012 with Higher Ground in Minneapolis, a building designed to lift its residents up from homelessness to transitional housing and on to permanent homes.

The project posed considerable challenges for the architects, including a tight budget and an even tighter site, but the results couldn't be more uplifting. Filled to the brim with grateful clients, Higher Ground was recently named the winner of the inaugural Affordable Housing Design Award, an honor bestowed by the American Institute of Architects Minnesota and the McKnight Foundation.

Higher Ground's owners—Catholic Charities of St. Paul and Minneapolis and the Community Housing Development Corporation—developed the property with a novel idea: to combine emergency shelter and transitional and permanent housing in a single building just west of downtown, with easy access to services and transit. The first floor houses check-in, housing-assistance and healthcare services, and 171 overnight-shelter beds; the second level has 80 pay-for-stay beds (57/night) with adjacent lockers. Higher up, floors three through six offer 74 private sleeping rooms with shared baths and kitchens for longer stays, and 11 affordable efficiency apartments line the top floor.

"Residents are at various stages, yet they can find what they need all in one place, and advance as they are able to within the same building and with the same support system," says Brandy

Overnight shelter: 171 beds. The space looks out onto a garden and a bike trail that passes behind the building.
Brooks, director of community programs at the Food Project in Boston and one of the Affordable Housing Design Award’s three jurors, "I really like that you can see evidence of that goal—to help people literally move up in life.”

All three jurors—Brooks was joined by noted architects Peter Landon, AIA, of Chicago’s Landon Bone Baker and Julie Eizenberg, AIA, of Koning Eizenberg Architecture in Santa Monica—admired the way Higher Ground fits neatly into its setting, fully utilizing a very tight lot without overwhelming it or the neighborhood. The building could easily have been a big boring box. But in Cermak Rhoades’ hands the exterior became a lively geometric interplay of material textures and warm fall colors, with dark brick visually anchoring the base of the building to the sloping street. Banks of recessed red picture windows add dimension and interest while bringing ample light inside.

“How a building relates to the street and the community as a whole is really important," says Landon. "So often this consideration seems to drop out of the design process when we talk about affordable housing. How does the building meet the ground, and is it on the right street, and how do you enliven it? Does it do what it needs to on the inside and on the outside?"

These are vital questions, the jury agreed, for communities tasked with providing emergency and affordable housing. "There’s a big fear that

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The Next Stop

A FORMER TROLLEY SHED LEAVES BEHIND ITS INDUSTRIAL PAST TO BECOME A ONE-OF-A-KIND AFFORDABLE HOUSING COMMUNITY

TROLLEY QUARTER FLATS

Location: Wausau, Wisconsin

Client: MetroPlains Development, LLC

Architect: Meyer, Scherer & Rockcastle, Ltd. (MS&SR)

Principal-in-Charge: Paul C.N. Melibom, AIA

Project lead designer: Paul C.N. Melibom, AIA

General contractor: Dave Cecil Builders

Size: 45,500 square feet (6,000 renovated)

Construction cost: $5 million

Completion: March 2012

Photographer: Don F. Wong

In this trolley-shed unit, a mezzanine level creates space for a third bedroom while giving the apartment an expansive feel.
By Amy Goetzman

Once upon a time, streetcar lines crisscrossed most major American cities. Even little Wausau, Wisconsin, had a trolley system. It’s long gone, of course, but one visible reminder still stands—a 1920s trolley shed that’s just been granted a second life as the centerpiece of a new affordable housing complex.

The building that gave Trolley Quarter Flats its name escaped the wrecking ball when Wausau officials identified it as an ideal place to begin revitalizing a neglected part of town. The city chose MetroPlains Development, a St. Paul firm with extensive experience renovating historic properties, to redevelop the industrial site.

"When it was shown to us, it was described in context of the great site—it has river views, proximity to downtown—with the buildings having to come down. But when I saw the trolley shed, I thought, 'Wait a minute, let’s not be hasty,'" says MetroPlains’ Randy Schold. "I started thinking about MS6R. I knew of their experience with blending the old with the new, and I thought this site would be very appropriate for them."

Meyer, Scherer & Rockcastle principal Paul Mellblom, AIA, immediately thought the building was beautiful and worth saving. "It represents the memory of an important era in Wausau, and we shouldn’t tear places like this down," he says. "We should be rehabilitating and repurposing buildings that make our communities special and distinct."

The 42-unit complex that stands today combines an inspired renovation of the 6,000-square-foot shed with nearly 40,000 square feet of new construction. The simplicity of the long, rectangular shed—textured cast-block walls and a gable roof—are its defining features—lent itself to a modern vision for the two new wings. "We wanted the additions to look clean and modern but not cold," says Mellblom. Meanwhile, the MS6R team refreshed the landmark by repainting it a crisp white and transforming an adjacent structure that once supported a device used to lift the tops off trolleys into an eye-catching industrial pergola.

Inside, generously sized apartments and inviting communal spaces have made Trolley Quarter Flats a hit with working families and artists. Construction costs came in at only $109 per square foot, and the building’s energy-smart systems bring utility bills down for residents. "You can design a building that’s really great and doesn’t cost a ton of money," says Mellblom. "You just have to be thoughtful about it." AMN

The simplicity of the long, rectangular shed—textured cast-block walls and a gable roof are its defining features—lent itself to a modern vision for the two new wings.

The continuation of the trolley-shed rafters into the second-floor hallway creates a reading nook for kids.

January/February 2013 Architecture Minnesota 45
TURNING OVER A NEW LEAF

GREENLEAF APARTMENTS

Location:
Minneapolis, Minnesota

Client:
Brighton Development Corporation

Architect:
LHB, Inc.
lhbcorp.com

Project lead designer:
Kim Bretheim, AIA

Energy modeling:
The Weidt Group

Principal-in-charge:
Kim Bretheim, AIA

Landscape architect:
LHB, Inc.

Construction manager:
Frana and Sons

Size:
87,000 square feet

Cost:
$8.5 million (including commercial and parking)

Completion:
October 2011

Photographer:
Dana Wheelock Photography
A developer and an architecture firm transform an underutilized city corner into Greenleaf Apartments, affordable housing that works for the entire neighborhood

BY AMY GOETZMAN

Here's a tall order: Turn a quiet corner in a busy Minneapolis neighborhood into modern affordable housing that's simpatico with a neighboring Gothic-style church, complements its other historic surroundings, and relates to the street with lively ground-floor commercial space—all while making a wary neighborhood happy.

It can be done. In fact, when the LHB-designed Greenleaf Apartments was still under construction, residents at a Whittier neighborhood meeting actually applauded the project.

"There is a set perception about what affordable housing looks like," says Mark Lucas, who served as vice president of Brighton Development during Greenleaf's development and construction (he's now vice president at National Wind). "People were expecting a generic box, but LHB was able to design a building that fits the neighborhood and uses first-class materials while staying on budget."

In the 1960s, Salem English Lutheran Church added a modern wing, but the congregation subsequently shrank, and the extra space was "strangling them," says Kim Bretheim, AIA, leader of LHB's housing studio. "Turning that corner into affordable housing was something they cared deeply about. But we wanted the larger community to feel good about it, too."

So the LHB team carefully considered density, height, strategies to share parking with Salem, and ways to make the new building relate to Lyndale Avenue without overpowering the nearby single-family homes. "We divided the building into smaller-scale facade elements to make it more interesting and approachable," says Bretheim.

Much more interesting. Brick, stone, and metal detailing, including cornice moldings and soldier coursing, give the facade texture and echo design elements found in other, older Whittier buildings. Setbacks and balconies add variety while simultaneously creating bookends for the building. "We've been working with LHB for many years—we knew they had a nice, practical design point of view, not a fleeting one," says Lucas. "This is design that will endure."

Greenleaf needed to strike a respectful contrast with its Gothic-style neighbor while asserting a modern presence on the corner. The two buildings share parking, pedestrian infrastructure, and a stormwater management system.
Macalester’s three new buildings differ in function and style. Do they share any design goals?

I’m a big believer in the fact that architecture really does shape and inform human activity, and to the extent that we’ve had central priorities [with this building campaign], I think the top one has been strengthening the sense of community on campus. We had a campus master plan done in 2005, and probably the most important message that came out of that was the need for more spaces on campus that allowed for and encouraged communal gathering. So in every building we’ve built we’ve tried to make the campus a better place for student interaction.

The Leonard Center, our health and wellness and athletics complex, was the first piece of that. We wanted it to be welcoming in everything from its design to its colors, so that football players and people who work in my office and want to go over there for a circuit-training class felt equally at home. And I think we accomplished that. The building gets a remarkable number of visits per day, thanks in part to spaces that can be used for a variety of formal and informal gatherings, and we’ve seen an increase in the percentage of our students who say they exercise regularly.

And we tried to continue that theme through the other buildings. Markim Hall, the home of the Institute for Global Citizenship, brought offices with overlapping missions but different campus locations together in one place, and now students have a space both to meet with people and just to talk informally about civic engagement or study abroad. Janet Wallace used to be a fortress-like structure with very little public gathering space; now it’s a place with lots of large windows where the arts are on display and boundaries have been eliminated. With each of these buildings we’ve created more opportunities for people to gather.

It looks as if the Leonard Center was designed to blend into campus and buffer Snelling Avenue, while Markim was designed to be a statement building—to stand out. Both of those observations are correct. When we sat down and did the campus master plan, we had what I would describe as an A quadrangle and a B quadrangle. The A quadrangle, the one in which my office sits, was much more developed. It had, at the time, all of the architecturally impressive buildings, and people spent all of their time there. The B campus—which we call Shaw Field and what now has the Leonard Center on its east side and Janet Wallace on its west side—really looked like a prairie. It was just...
Mac Guy
<< continued from page 48

a big open space; there wasn’t even a pathway that went from one building to another.

My goal was to enlarge the campus without enlarging its boundary, by making both of those areas equally inviting and inhabited. A key part of achieving that was redesigning the B quadrangle’s landscape, pathways, and wayfinding. But we also needed buildings that made people want to be in that part of campus, and Leonard and Janet Wallace do just that. We chose to make the Leonard Center consonant with the buildings around it because of its location along the edge of the heart of campus.

Markim was clearly different. I won’t pretend that there wasn’t some difference of opinion among people, including members of our board, about the extent to which Markim should be a statement building. It’s not Frank Gehry—we didn’t try to design a stand-alone piece of sculpture. But it struck me that if we were ever going to be a little more daring with our architecture, a LEED-Platinum building for a global leadership institute was the place for it.

LEED-Platinum isn’t easy to achieve.
What challenges did you face in getting there?
The most important thing for us was deciding at the very beginning that’s what we wanted to do. My sense is that the deeper you get into the process, the harder and more expensive it is to change direction and decide you want to do LEED-Platinum. We set that as a goal at the very beginning of the design process, and that allowed us to think about the whole building in terms of that goal—to make some important decisions early on based upon that fundamental assumption going in.

LEED-Platinum is expensive. My recollection is that we paid about a 15 percent construction premium over what we might otherwise have spent, to make Markim a Platinum building. I think we got that back on the fundraising side. Markim was fully funded by gifts, and there were people who gave gifts because it was going to be a LEED-Platinum project. So in that way the environmental statement paid for itself.

What’s your favorite spot in Janet Wallace?
Probably the concert hall. It’s such a beautiful and functional space. I was in there yesterday showing a young alum around when a couple of students started moving music stands in for a concert this coming weekend. They didn’t know I was there, but I heard one say to the other, “This is the most beautiful concert hall I’ve ever been in.”

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Major Lift

<< continued from page 29

Although the configuration of stage and seating is the same, the 318-seat Mairs Concert Hall bears no resemblance to its colorless predecessor. Curving ribbons of red-oak slats create warm, sensuous walls. A larger stage reaches out to the audience, which is seated in slightly curved rows. LED uplights that can change color add to the drama.

Acoustics drove the design. “We worked closely with Acoustic Dimensions,” says HGA’s Carl. “They wanted the space to have more volume, so we brought the rake of the seating down. The red-oak slats provide both acoustic transparency and the variety of surfaces acousticians like. Behind them is industrial metal panel and insect screen, all painted black.”

In the plenum behind the screens are curtains that can be drawn all the way for absorption or stacked behind a hard wall for total reflectivity. “Acoustics is a science and an art,” says Carl.

Project designer Steven Dwyer, AIA, an avid jazz musician, says the undulating pattern of the wood slats was inspired by the polyrhythms of Macalester’s famed African Drumming Ensemble—rhythms played independently that come together coincidentally. In addition, five acoustic towers can be wheeled out from back stage to maximize projection for soloists or smaller ensembles.

On the exterior, Janet Wallace has shed its 1960s curtain wall for a new skin of brick, glass, and dark anodized aluminum panel. “It’s still modernist, but there’s a playfulness,” says Dwyer. On the Music Building’s north wall, facing campus, bronze vertical fins recall the syncopated rhythm of the wood slats in the concert hall. “It’s not an obvious musical metaphor—just something that feels right,” says Carl.

When the whole complex is done, each building will have a distinct exterior personality. The Studio Arts Building, which will be redone in Phase 2 starting in 2013, will have a three-story facade animated by colorful terra-cotta fins interspersed with large windows (see sidebar on page 29). The exterior courtyards will be re-landscaped in Phase 2, while Phase 3 will renovate the Theater Building and add new space for dance in the west courtyard.

Janet Wallace’s 1960s architecture may have faded, but its classical plan of four buildings separated by courtyards and anchored by a commons provided a solid base for HGA’s spirited renovation. That renovation has already made Macalester’s arts—and architecture—soar. AMN

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UST's strict design guidelines for its academic buildings made getting there a challenge. Predominant on campus are Collegiate Gothic-style buildings clad in Kasota limestone. "That style limited our aesthetic vocabulary and challenged our sustainability initiatives with respect to the creation of interior spaces that maximize daylighting," says Young Dixon. The Opus team also had to adhere to the requirements of the Summit Avenue Historic District. For example, Opus was required to use clear glass rather than more-energy-efficient tinted glass "to stay in keeping with the historic vocabulary of the campus," says Young Dixon.

Still, the student center's glass atrium is flooded with natural light, which conserves energy needed for interior illumination while providing spectacular views of the campus. And the energy-smart measures deployed in the athletic complex—including energy-efficient glazing in the aquatic area and occupancy sensors throughout the building—will save UST more than $100,000 annually.

The environmental care taken with the athletic building doesn't end there. All of the project's cast-in-place concrete—from foundations to composite decks to the veranda—contains a minimum of 15 percent fly ash. The structural steel is approximately 93 percent recycled steel scrap, while the rebar used in the cast-in-place concrete has up to 98 percent recycled content. In addition, 71 percent of the total waste from the demolition of the old athletic and recreation center was diverted from landfills through recycling or reuse.

Also contributing to both buildings' environmental performance are high-quality mechanical systems, energy-efficient lighting and building-management controls, water-saving plumbing fixtures, high R-value exterior-wall assemblies, premium-efficiency fan and pump motors, and "really thorough, detailed planning," says Young Dixon.

"Our overall purpose in designing and constructing these new buildings was to generate excitement, particularly as the costs of education increase and marketing our school becomes more competitive," adds Vangsgard. "These structures allow us to differentiate ourselves and drive enrollment. The student center and the athletic complex have created a whole new dynamic in how we build buildings at St. Thomas." AMN
Mac Guy
<< continued from page 49

I'm not a trained musician. I've never claimed to have anything other than a tin ear. But even to me the quality of the acoustics is remarkable. Jazz artist Terence Blanchard and his quintet opened the hall for us. Last weekend we had the Chopin Society do solo piano music. We've had ensembles as large as about 20 pieces in there. In a city with a lot of great concert halls, I think this one takes its place as one of the best. To pull off something that's both aesthetically pleasing and acoustically flexible and effective—that's hard to beat. So I just walk into that space and feel very, very good.

And the other space is the atrium, which is a totally different experience. The concert hall is like a sanctuary: You feel a sense of peace and near spirituality in there. The atrium is where you feel the vibrancy and the life of campus. Seeing so many people there, enjoying themselves as they move through or sit in that space—that's the other part of the building that brings me a lot of joy. AMN

Building Hope
<< continued from page 43

affordable housing will be poorly built," Landon continues. "And maybe in the past that was a reality. But today we realize that these must be durable, lasting buildings. They're paid for largely with public money and need to serve for many generations, so it's in everyone's best interest that they be solid, energy-efficient, and attractive."

The jury judged Higher Ground to be all three and more. The finishes and furnishings are simple, but the combination of generous glazing and high ceilings (the overhead mechanicals are mostly left exposed) creates an open and airy feeling in many areas of the building. And those big windows frame spectacular views of the farmers market, Target Field, and the downtown skyline. On the building's south-facing side, a glass-lined stairwell becomes a beacon at night, a shining symbol of the residents' upward climb.

"We as architects have an obligation to design buildings that not only provide basic shelter for those in need but also function as part of the community," Eizenberg concludes. "Kids will be raised in these communities, and when we give them a good home, we give them a better chance. AMN
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**LEGEND**

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- AICP American Institute of Certified Planners
- CCM Certified Construction Manager
- CID Certified Interior Designer
- CHI Certified Industrial Hygienist
- CCA Certified Commissioning Authority
- LA Landscape Architects (licensed)
- PE Professional Engineer
- PG Professional Geologist
- PLS Professional Land Surveyor (registered)
- RA Registered Architect
- RCDD Registered Communications Distribution Designer
- LS Land Surveyor (licensed)
- SE Structural Engineer (certified)
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Macalester Fine Arts Center, St. Paul, MN; Cowles Center for Performing Arts, Minneapolis, MN; Maple Grove Library, Maple Grove, MN; St. Cloud Public Library, St. Cloud, MN; Como Polar Bear Exhibit, St. Paul, MN; BMW Import Autos, Minnetonka, MN; Macalester Athletic Facility, St. Paul, MN; Great River Energy, Maple Grove, MN.

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Steven J. Flaten, AIA
Gregg Jandro, PE

Assisting public and private organizations and property owners with site evaluations, site preparation recommendations and construction support services has been at the heart of Braun Intertec for more than five decades. Our multi-disciplinary approach and wealth of resources enable us to find cost-effective solutions while providing you with timely, quality service. Our more than 600 employees represent multiple technical disciplines including environmental consulting, geotechnical engineering, testing, special inspections, geothermal consulting and facilities evaluations.

I-169 & I-494 Highway Interchange, Minneapolis; U of M Physics and Nanotechnology Building, Minneapolis; Central Corridor Light Rail Transit Project, Minneapolis/St. Paul; Bishop Whipple Building-Geothermal, Minneapolis; American Swedish Institute, Minneapolis; Maryland Avenue Bridge, St. Paul; Northrop Auditorium, Minneapolis; Cargill Processing Plant, Fargo, ND.

Cain Thomas Associates, Inc.

1310 East Highway 96
White Bear Lake, MN 55110
Tel: (651) 426-9549
Fax: (651) 426-5048
Email: jcain@cainthomas.com
www.cainthomas.com
Established 1993

Total in MN Office: 8
Contact: Jay J. Cain, (651) 287-1120

Firm Principals:
Jay J. Cain, PE
Scott D. Thomas, PE, LEED AP, BD+C

Cost effective energy conscious mechanical and electrical engineering on a wide variety of different project types including healthcare, specialty housing, retail, transportation, public works, vehicle maintenance, office, education, worship, recreation, and industrial. Design specialties include interior and exterior lighting, geothermal heating and cooling, sustainable and green design, data center specialties, deferred maintenance programs, displacement ventilation, heat recovery, vehicle specialties, renewable energy, commissioning and energy modeling.

Shalom Home East SNF/AL/IND Housing, St. Paul, MN; Public Works and Utilities Facility North St. Paul, MN; MN Capitol Complex Seven Ramp LED Lighting Retrofit, St. Paul, MN; TW Telecom Collocation Site, Minnetonka, MN; Mainstreet Downtown Reconstruction, Anoka, MN; Stearns County West Side Service Center, Waite Park, MN; Hmong Academy Charter School, St. Paul, MN; Wooddale Pointe Assisted Living, St. Louis Park, MN.

Clark Engineering Corporation

621 Lilac Drive North
Minneapolis, MN 55422
Tel: (763) 545-9196
Fax: (763) 541-0036
Email: info@clark-eng.com
www.clark-eng.com
Established: 1938

Total in MN Office: 30
Other Offices: Aberdeen, Brookings, Sioux Falls, Watertown, SD
Total in Other Offices: 24
Contact: Douglas Fell, (763) 595-3115

Firm Principals:
Abi Assadi, PE
Doug Fell, PE
Cory Casperson, PE
Tim LaBissoniere, PE
Vlad Scheglovski, PE
Kevin Coff, PE
Don Weigel, PE

Clark Engineering Corporation provides structural engineering, civil engineering and surveying services for commercial, educational, industrial, hospitality, and public sectors for new and existing facilities throughout the world. Clark also offers a wide-range of specialty services, including emergency response, 3D laser scanning, restoration, sustainable design, and vibration and blast-resistant structures. Civil engineering offers site development, bridge design/inspection, and highway design/pavement management.

Austin 5-6 Intermediate School, Austin MN; Alexandria High School, Alexandria, MN; East Side Medical Clinic, St. Paul, MN; Ohiya Casino and Lodge, Nibinamik, NE; Klein Bank, Big Lake, MN; State Capitol Laser Scanning, St. Paul, MN; Mauer Chevrolet Addition, Inver Grove Heights, MN; Metrodome Roof Collapse Emergency Response, Minneapolis, MN.
Complete structural engineering services for commercial/retail, office/warehouse, academic, industrial, governmental, medical/health, housing, religious and parking facilities. With expertise in steel, concrete, masonry and wood, DBM has engineered new construction, additions and renovations/restorations on over 7,000 projects in 23 states.

Friendship Haven Hospitality, Fort Dodge, IA; Fire Station, Shakopee, MN; St. Therese of Debay Lake, Brookline Park, MN; Sun Well (office/shop), Williston, ND; Francis Macom Deaconess Hospital Addition, Glasgow, MT; Lilydale Senior Living, Lilydale, MN; Professional Office Building, Williston, ND; MNDOT Bridge Crew Building, Maplewood, MN.

EDI provides innovative M/E engineering solutions for a variety of building types. Our services include M/E engineering, building commissioning, energy modeling and daylighting services. EDI is committed to delivering designs that are energy efficient, maintainable and sustainable. We are passionate in our creative design, attention to detail and commitment to teamwork – from defining initial performance goals through validation by commissioning.

Dunham offers mechanical, electrical, and low voltage consulting engineering services to our clients across the United States. Our major practice areas are commercial, education, healthcare, hospitality, mission critical, retail, and commissioning and energy services. We have teams of specialists in indoor air quality, sustainable design, LEED certification, and CFD modeling, enabling us to help our clients optimize the performance of their building systems.
Ericksen, Roed and Associates, Inc. (ERA) provides full service structural engineering for a broad range of facility types. We pride ourselves on being a team of bright individuals, working toward the common goal of providing exceptional structures for our clients. We make it our highest priority to meet scheduled delivery dates with quality documents and state-of-the-art design.

In 2013, the Minnesota chapter of the American Society of Civil Engineers presented ERA with the Minnesota Outstanding Small Firm Award for their excellence and commitment to the design and improvement of Minnesota’s infrastructure. ERA continues its work towards reimagining the future of the state through sustainable design, including projects such as the Minnesota Pollution Control Agency’s Energy Recovery Center and the Minnesota Department of Transportation’s Interstate 35W Bridge Replacement Project.

We are an award-winning structural engineering firm serving the needs of public and private sectors. Our services include new facility design, system upgrades, and building renovations. We approach each project with a commitment to sustainability and client satisfaction.

### Firm Principals

**Michael A. DeSutter, PE**

**James D. Roed, PE**

**William T. Buller, PE, SE**

**Robert J. Quinn, PE**

**Michael S. Steenson, PE**

### Services

- Building design
- Infrastructure design
- Structural engineering
- Project management
- Sustainability consultation

### Projects

- **Hroach Lake School:** Design and construction of a new school.
- **St. Louis County Government Services Center:** Design of a new government services center.
- **Mall of America:** Design of a large shopping mall.
- **Minneapolis Convention Center:** Design of a convention center.

### Contact Information

**Tel:** 612-255-1480  **Fax:** 612-255-1481  **Email:** info@eraseng.com  **Website:** www.eraseng.com

**Established:** 1954  **Total in MN Office:** 15  **Total Other Office:** 11

**Contact:** Kent Larson  **CEO:** Michael DeSutter, PE

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### GAUSMAN & MOORE ASSOCIATES, INC.

**1700 Highway 36 West, Ste. 700**  
**Roseville, MN 55113**

**Tel:** (651) 639-9606  **Fax:** (651) 639-9618  
**Email:** gmmail@gausman.com  **Website:** www.gausman.com

**Established:** 1935  **Total in MN Office:** 70  
**Other Offices:** Duluth, MN; Los Angeles, CA  
**Total in Other Offices:** 13

**Contact:** Mark Leutgeb, Principal, Bus. Dev.  
**Fax:** (651) 604-3141

**Firm Principals**

- Edward L. Studinski, PE, LEED AP BD+C
- James A. Keller, PE, LEED AP BD+C
- D. Lane Hersey, PE, LEED AP BD+C
- Robert B. Full, PE
- James D. Manning III, PE, LEED AP BD+C
- Dave T. Blume, PE, LEED AP BD+C
- Paul D. Haslach, PE, LEED AP BD+C

**Summary:** Gausman & Moore Associates is a full-service engineering firm with a focus on providing sustainable solutions for our clients.

### Services

- Architecture
- Building design
- Infrastructure design
- Structural engineering

### Projects

- **Shoreview Marketplace:** Design of a large shopping mall.
- **Mall of America:** Design of a large shopping mall.
- **Minneapolis Convention Center:** Design of a convention center.

### Contact Information

**Tel:** (651) 748-9370  **Fax:** (651) 748-4386  
**Email:** rluco@hallbergengineering.com  
**Website:** www.hallbergengineering.com

**Established:** 1979  **Total in MN Office:** 31  
**Contact:** Rick Lucio, PE

**Firm Principals**

- Joseph Hallberg, PE - CEO
- Tim Rabbits - President
- Rick Lucio, PE - Vice President
- Jennifer Farr, CDA - Controller
- Ward Arms, PE - Elec Dept Head

**Summary:** Hallberg Engineering specializes in mechanical, electrical and technology design along with building analysis, recommissioning and commissioning. Our services include design of new facilities, system upgrades, reuse, retrofits.

### Services

- Architecture
- Building design
- Infrastructure design
- Structural engineering

### Projects

- **Shoreview Marketplace:** Design of a large shopping mall.
- **Mall of America:** Design of a large shopping mall.
- **Minneapolis Convention Center:** Design of a convention center.

### Contact Information

**Tel:** (651) 748-1100  **Fax:** (651) 748-9370  
**Email:** rluco@hallbergengineering.com  
**Website:** www.hallbergengineering.com

**Established:** 1979  **Total in MN Office:** 31  
**Contact:** Rick Lucio, PE

**Firm Principals**

- Joseph Hallberg, PE - CEO
- Tim Rabbits - President
- Rick Lucio, PE - Vice President
- Jennifer Farr, CDA - Controller
- Ward Arms, PE - Elec Dept Head

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**HGA ARCHITECTS and ENGINEERS**

**420 Sth Street North, Ste. 100**  
**Minneapolis, MN 55401**

**Tel:** (612) 758-4000  **Fax:** (612) 758-4199  
**Email:** info@hga.com  **Website:** www.hga.com

**Established:** 1953  **Other MN Office:** Rochester  
**Total in MN Office:** 301  
**Other Offices:** Rochester, MN; Milwaukee, WI; Sacramento, Los Angeles, San Francisco, CA; Washington DC  
**Total in Other Offices:** 290

**Contact:** Julie Luers, Dir. Mktg.  
**Fax:** (612) 758-4613

**Firm Principals**

- Paul Asp, PE, SE LEED AP (Structural)
- Chuck Cappellini, PE, LEED AP (Light Industrial)
- Jeff Harris, PE, LEED AP (Mechanical)
- Leigh Harrison, PE, LEED AP (Electrical)
- Kenny Horns, PE, LEED AP (Civil)
- Craig Lema (Developer MEP)
- Doug Maust, PE, LEED AP (Infrastructure)
- Cory VanHouten, PE (Mechanical)

**Summary:** HGA offers Civil, Electrical, Mechanical, Structural and Industrial engineering services. HGA also has specialists in commissioning, clean environments, plants, energy saving, utility infrastructure, facility assessments, telecommunications systems, lighting and sustainable design. Our engineering teams work collaboratively with owners, stakeholders, contractors and architects to create comprehensive solutions that meet the needs of each project.

**American Swedish Institute - Nelson Cultural Center - Minneapolis, MN; B.H. Whipple Federal Building Renovation - Ft. Snelling, MN; Lakewood Cemetery Garden Mausoleum - Minneapolis, MN; Minnesota State Capitol Renovation - St. Paul, MN; Olmsted Medical Center - Rochester, MN; University of Minnesota, Northrop Auditorium Renovation - Minneapolis, MN; Union Depot - St. Paul, MN; VA Battle Creek, Michigan Gas, Oil and Biomass Combined Heat and Power Plant - Battle Creek, MI**
Kimley-Horn and Associates, Inc. is a national consulting engineering and transportation firm with a growing Twin Cities office that serves private and public clients across the Midwest. Our capabilities encompass all phases of a project from early planning through construction administration. Kimley-Horn effectively integrates planning, transportation planning, traffic engineering, transit design, civil engineering, structural engineering, and environmental services to efficiently meet our clients' objectives and goals.

Central Corridor LRT, Minneapolis to St. Paul, MN; Metropolitan Airports Commission. MSP International Airport, MN; Lindau Lane Grade Separation Project/ Mall of America Expansion, Bloomington, MN; The People's (Vikings) Stadium EIS, Minneapolis, MN; Penn and American Development, Bloomington, MN; Target Store, Argenta Hills, Inver Grove Heights, MN; Southdale Residential Project, Edina, MN

Krech, O'Brien, Mueller + Associates (KOMA) offers comprehensive architectural, structural engineering, and interior design services. KOMA creates inspiring, functional, people-oriented structures and spaces to meet the varied needs of a broad spectrum of organizations and industries. For more than 25 years, KOMA has maintained that open and honest communication with clients and genuine collaboration yield aesthetically pleasing, functional, inspiring, healthy places for people to live, work, play and worship.

Krech, O'Brien, Mueller + Associates (KOMA) offers comprehensive architectural, structural engineering, and interior design services. KOMA creates inspiring, functional, people-oriented structures and spaces to meet the varied needs of a broad spectrum of organizations and industries. For more than 25 years, KOMA has maintained that open and honest communication with clients and genuine collaboration yield aesthetically pleasing, functional, inspiring, healthy places for people to live, work, play and worship.

Larson Engineering, Inc.

Founded in 1979, Larson Engineering specializes in structural, civil, cladding, and façade renovation services. Our structural experience includes new designs and remodels for industrial, commercial, retail, religious and residential facilities, as well as, materials handling systems and plant expansions. Our civil engineering expertise includes not only site design, but also pavement maintenance management programs, rehabilitation services, and athletic facility engineering services. We also excel in exterior cladding, curtain and masonry wall renovation, and lifeline anchor inspections.

Vertical Endeavors Climbing Wall - Minneapolis, MN; Philadelphia Family Courthouse Thermal Analysis - Philadelphia, PA; Project One - Greenville, SC; Three Constitution Square - Washington, DC; Centennial Sr. High School turf field - Circle Pines, MN; Park Center Sr. High School Tennis Courts - Brooklyn Center, MN; Cambridge-Iranti High School Track - Cambridge, MN
LKPB ENGINEERS, INC.

1935 West County Road B2, Suite 300
St. Paul, MN 55113
Tel: (651) 633-1223
Fax: (651) 633-1355
Email: karla.sampson@lkpb.com
www.lkpb.com
Established 1963
Total in MN Office: 42
Contact: Karla Sampson (651) 288-6110

Firm Principals
Peter A. Potvin, PE
Gayland J. Bender, PE
John M. Killeen, PE
Michael A. Westemeier, PE
Allen V. Theisen, PE

LKPB Engineers, Inc. (LKPB) is a mechanical and electrical consulting engineering firm founded in 1963. The firm provides services to clients in the education, healthcare, corporate, commercial, historical, recreational and government environments. Services include design phase, master planning, construction documentation, construction administration and commissioning.

Gustavus Adolphus College Nobel Hall Addition, St. Peter, MN; St. Paul College Science Building, St. Paul, MN; Minnesota State University Mankato Pieska Hall, Mankato, MN; Metropolitan State University Science Building, St. Paul, MN; Governor’s Residence Renovation, St. Paul, MN

MATTSON MACDONALD YOUNG, INC.

901 North 3rd Street, Suite 100
Minneapolis, MN 55401
Tel: (612) 827-7825
Fax: (612) 827-0805
Email: Stephanie@mattsonmacdonald.com
www.mattsonmacdonald.com
Established 1983
Total in MN Office: 13
Contact: Stephanie J. Young, PE (612) 827-7825

Firm Principals
David H. Macdonald, PE
Stephanie J. Young, PE
Joe A. Cain, PE

Mattson Macdonald Young is a full-service structural engineering firm providing innovative and economical design for a wide range of building types and sizes. With expertise in wood, light gauge, structural steel, concrete and masonry, our engineers collaborate with clients on everything from residential renovations to public sculptures to multi-million dollar high rises. Our history of client satisfaction is evident in our many long-standing relationships with architects, contractors, homeowners and other clients.

Higher Ground Building, Minneapolis, MN; Hmong Academy Addition, St. Paul, MN; Emanuel Housing, Minneapolis, MN; MnDOT Maintenance Facility, Maple Grove, MN; Pillsbury “A” Mill Design/Development Package, Minneapolis, MN; The Chambers Hotel, Minneapolis, MN; Lyndale Green Housing, Minneapolis, MN; “Homes by Architects” Tour, Multiple Residences

MEYER, BORGMAN JOHNSON

12 South Sixth Street, Suite 810
Minneapolis, MN 55402
Tel: (612) 338-1073
Fax: (612) 337-5325
Email: info@mbjeng.com
www.mbjeng.com
Established 1955
Total in MN Office: 52
Other Offices: Duluth, MN; Phoenix, AZ; Green Bay, WI; Des Moines, IA
In Other Offices: 22
Contact: Daniel Murphy (612) 604-3604

Firm Principals
Daniel E. Murphy, PE
Michael J. Ramerth, PE
Jerod J. Hoffman, PE
Brion P. Szwed, PE; LEED AP
Jason D. Pederson, PE
Matt E. Thomas, PE; SE

Thorough, responsive, and creative structural design and engineering for all building types. Providing design solutions that fulfill the architectural vision while maintaining constructability and value to the owner. Services include design, analysis, feasibility studies, construction documents, field observation, special inspections, forensics, ramp condition surveys, preservation engineering, fabricator services, integrated steel design and detailing, and more.

Amplatz Children’s Hospital, Minneapolis, MN; University of Minnesota Physics and Nanotechnology Center, Minneapolis, MN; ASU Business School, Tempe, AZ; Duluth Airport Terminal, Duluth, MN; Minnesota Orchestra Hall, Minneapolis, MN; St. Cloud Hospital Addition, St. Cloud, MN; Carleton College Weitz Center for Arts, Northfield, MN; Fairbault Woolen Mill, Fairbault, MN

MICHAUD COOLEY ERICKSON

333 South Seventh Street, Suite 1200
Minneapolis, MN 55402
Tel: (612) 339-4941
Fax: (612) 339-8354
www.michaude Erickson.com
Established 1946
Total in MN Office: 130
Contact: Angela Rafferty, (612) 673-6964

Firm Principals
Dean Rafferty, PE; LEED AP
Douglas Cooley, PE; LEED AP
Joseph Tennyson, PE

Michaud Cooley Erickson has provided consulting engineering services for over 65 years. With a team of over 125, we are the largest consulting engineering firm in the region. In addition to mechanical and electrical engineering, we have specialists in fire protection, lighting design, low-voltage/technology systems and commissioning. Our primary markets include aviation, corporate, cultural/special use, education, healthcare, high-tech, public, retail and mission critical sectors.

Metropolitan Airports Commission, Minneapolis/St. Paul International Airport; University of Minnesota 4th Street Residence Hall, Minneapolis, General Mills, MN; Valspar Renovation, Minneapolis; Target, Multiple Locations; Hamenepin County Interchange, Minneapolis; Confidential Tier IV Data Center (financial client), KS.
Reigstad & Associates, Inc.

192 West 9th Street
St. Paul, MN 55102
Tel: (651) 292-1123
Fax: (651) 292-9565
Email: reigstad@reigstad.com

REIGSTAD E ASSOCIATES, INC.
Established 1979
Total in MN Office: 26
Other Office: Gulfport, MS
Total in Other Office: 1
Contact: Gordon H. Reigstad (651) 292-1123

Firm Principals
Gordon H. Reigstad, PhD, PE, SE
Charles R. Ashton, PE
Vendranata, PE

Reigstad & Associates provides structural engineering design, parking consultation, precast engineering and construction inspection services to clients throughout the United States. We offer alternate design options, consider the availability of material and labor to make sure requirements are met in a timely and cost-effective manner. Our Parking Consulting team provides full service parking consulting including parking analysis, functional/conceptual design, wayfinding design, documentation and project management. The Precast Engineering Department provides precast engineering and shop drawings to produce precast components.

Potawatomi Hotel & Parking Garage,
Milwaukee, WI; Deephaven Woods Senior Housing, Deephaven, MN; Stanhope Parking Ramp, Raleigh, NC; Orono Professional Building, Orono, MN; Diamondhead Medical Office Building, Diamondhead, MS; Hemingway Resort & Casino, Gulfport, MS; Park N’ N’ N’ot Orange Garage Signage Study, St. Louis Park, MN; Metropolitan Marketplace (precast design engineering)

Sebesta Blomberg
2381 Rosegate
Roseville, MN 55113
Tel: (651) 634-0775
Fax: (651) 634-7400
Email: jnelson@hotmail.com

Sebesta Blomberg is a nationally-recognized provider of full-service engineering and design services. We promote collaborative and sustainable solutions that are designed to promote occupant comfort, improve efficiency, reduce operational costs, and ultimately enhance client effectiveness. We create exceptional built environments that meet the most complex of challenges.

Pentagon Renovation, Washington, DC; BRAC 133 Construction, Arlington, VA; TMH Research Institute, Houston, TX; U of Massachusetts Central Heating Plant, Amherst, MA; U of MN CMRR Addition, Minneapolis, MN; NC State Cogeneration Plant, Raleigh, NC; Department of State Embassy Commissioning, Veteran’s Affairs Commissioning, Medical Centers

Short Elliott Hendrickson Inc. (SEH)

3535 Vadnais Center Dr.
St. Paul, MN 55110
Tel: (800) 325-2055
Fax: (888) 908-8166
Email: jnelson@hotmail.com

SEH is a full-service professional services firm comprised of 550 engineers, architects, planners, and scientists. Our purpose is Building a Better World for All of Us. To do this by providing civil, environmental, transportation, drinking water, wastewater, and structural engineering; funding acquisition; planning and landscape design; architectural design; surveying, and technology and GIS services. We’ve been in business for 85 years and serve public and private clients from more than 30 offices across the nation.

Hoyt Lakes Public Safety Facility, Hoyt Lakes, MN; East Metro Fire Training Facility, Maplewood, MN; Murray County Sheriff’s Office, Murray County, MN; Clear Lake Fire Station, Clear Lake, IA; Shantz Hall Remodel, St. Peter, MN; Cannon Falls Library, Cannon Falls, MN; AMSOIL Addition, Superior WI; Cambridge Wastewater Treatment Plant, Cambridge, MN.
single source. Multi-disciplinary firm serving clients in the following markets: corporate/industrial; higher education, K-12 schools and community and technical colleges; government; and energy services. Services include: mechanical, electrical, structural, and civil/site engineering; and architecture, interiors, and landscape architecture. Systems: structural and architectural building systems; boiler and chiller, process piping, HVAC, plumbing, and fire protection; power distribution, lighting, fire alarm, security, instrumentation and controls; access roads, rail, parking lots, utilities, water supply, water & wastewater treatment.

VAA, LLC
2955 Xenium Lane North, Suite 10
Plymouth, MN 55441
Tel: (763) 559-9100
Fax: (763) 559-6023
Email: shuey@vaaelc.com
www.vaaelc.com
Established 1978
Total in MN Office: 96
Other Office: Hutchinson, KS
Total Other Office: 2

Firm Principals
Scott A. Stangeland, PE
Keith W. Jacobson, PE
Kelsey F. Brown, PE, SE
Marc D. Miekle, PE
Jeffrey J. Schrock, PE
Berne Jansen
Shawn Shahriar, PhD, PE
David Oheiser, PE

VAA, LLC (Van Sickie, Allen) is committed to meeting the expectations of our clients, providing collaborative thinking, proactive communication, innovative solutions, and unparalleled service and support. We provide structural and civil engineering services for mission critical, commercial, corporate, retail, hospitality, education, civic, healthcare, multi-family housing, mixed use, industrial, senior housing, government, and parking facilities.

Veteran’s Administration, Minneapolis, MN; Polar Semiconductor, Bloomington, MN; Hazeltine National Golf Club, Chaska, MN; Target Corporation, Nationwide; Sydney Hall, Minneapolis, MN; Wilderness Road Complex BBHQ, Fort Carson, CO; Parkview/Jackson Elementary, Champlin, MN; Roseville Fire Station, Roseville, MN

WENTZ ASSOCIATES, INC.
7225 Ophms Lane, Suite 160
Edina, MN 55439
Tel: (952) 831-1180
Email: info@wentzassoc.com
www.wentzassoc.com
Year Established: 1977
Total in MN Office: 8

Firm Principals
Tom Wentz, PE
Larry Justin, PE

Wentz Associates is a Mechanical Engineering design firm with a broad range of project experience including athletic clubs, churches, commercial buildings, due diligence investigations, educational, energy conservation studies, medical facilities, industrial/manufacturing facilities, laboratories, landfill power generation facilities, maintenance buildings, municipal/airport facilities, senior housing, office buildings, postal facilities, prison facilities, restaurants, sewage/water treatment facilities, technical advisory services, and warehouses. Many of our projects involve renovation, remodeling and mechanical equipment replacement.

Special School Dist. 1, Minneapolis; North Memorial Health Center; Buffalo Wild Wings; United States Postal Service; Kempenp County Libraries; Burger King Restaurants; Litchfield Fire and Rescue; Carlton College Housing.
Flux and 1800 Lake on Calhoun

Page 34

Location: Minneapolis, Minnesota
Architect: BKV Group
Principal-in-charge: Jack Boarman, AIA
Project lead designer: Michael Krych, AIA
Project manager: Mathew Nugent, AIA
Structural, mechanical, and electrical engineer: BKV Group
Civil engineer: RLK Incorporated
Interior and lighting design: BKV Group
Landscape architect: BKV Group
Stone: Arriscraft Cast Stone
Photographer: Saari & Forral Photography

Flux

Client: Greco Real Estate Development
Project architects: Gretchen Camp, AIA; Eric DeVyoung, AIA; Doug DeVos
Project team: Tom Daszkiewicz; Joel Otto
Energy modeling: The Weidt Group
General contractor: Frana Companies
Face brick: Sioux City Brick
Cabinetwork: Mid-Continent
Flooring systems/materials: Mannington; Lamett; Slütter-Rondec; Back Bay; US Ceramic Tile; RBC Tile
Window systems: Gerkin; Minneapolis Glass Company
Architectural metal panels: Alucobond
Concrete work: Kelleher
Millwork: Damschen Wood

1800 Lake on Calhoun

Clients: CPM Development,
The Sheldar Group
Project architects: Gretchen Camp, AIA; Michael Moeller
Project team: Greg Metz
General contractor: Weis Builders
Cabinetwork: Smart
Flooring systems/materials: Shaw; Masland;Amtico; Mirage; Schuler-Rondec; Riverrock
Window systems: Traco
Architectural metal panels: Alucobond; Firestone UNA-CLAD
Millwork: Builders Millwork, Inc.

CORRECTION

In the caption on page 17 of the previous issue, we incorrectly described Rick Carter, FAIA., as the president of LHB and the leader of the firm’s Minneapolis office. Carter’s actual title is senior vice president. Bill Bennett is the firm’s president and CEO, and Michael Fischer, AIA, leads the Minneapolis office.
**Higher Ground**  
*Page 40*

Location: Minneapolis, Minnesota  
Clients: Community Housing Development Corporation, Catholic Charities of St. Paul and Minneapolis  
Architect: Cermak Rhoades Architects  
Principal-in-charge: Todd Rhoades, AIA  
Project lead designers: Todd Rhoades, AIA; Chris Wegscheid  
Project manager: Lisa Germain, Assoc. AIA  
Project team: Todd Rhoades, AIA; Terri Cermak, AIA; Chris Wegscheid; Lisa Germain, Assoc. AIA; Matt Finn, Assoc. AIA  
Structural engineer: Mattson MacDonald Young  
Energy modeling and mechanical and electrical engineer: Emanuelson-Podas Consulting Engineers  
Civil engineer: Pierce Pini and Associates  
Landscape architect: Spencer Jones Landscape Architect  
Landscape contractor: Kahnke Brothers  
Architectural and structural precast concrete: Hanson Structural Precast  
Masonry: Hanson Structural Precast (veneer brick from Endicott Clay Products); Hines & Sons (Premier glazed block)  
Architectural metal panels: Atomic Sheet Metal; Alucobond  
Window systems: National Window Associates; Traco  
Waterproofing: Spec7 Group  
Flooring systems/materials: HTP Flooring (dry shake concrete floor); Shaw Contract Group (carpet tile)  
Cabinetwork: Mincor Industries  
Photographer: Brandon Stengel

**Greenleaf Apartments**  
*Page 46*

Location: Minneapolis, Minnesota  
Client: Brighten Development Corporation  
Architect: LHB, Inc.  
Principal-in-charge and lead designer: Kim Bretheim, AIA  
Project manager: Bill Niebur, AIA  
Project team: Kim Bretheim, AIA; Bill Niebur, AIA; Andy Madson, Assoc. AIA; Anne Ryan, AIA; Roger Purdy  
Energy modeling: The Weidt Group  
Structural engineer: Mattson MacDonald Young  
Mechanical and electrical engineer: Steen Engineering  
Civil engineer: LHB, Inc.  
Lighting design: Steen Engineering  
Interior design: LHB, Inc.  
Construction manager: Frana and Sons  
Landscape architect: LHB, Inc.  
Face brick, stone, and concrete work: Kiffmeyer Inc.  
Cabinetwork: David Daniels Co.; GF Services  
Flooring systems/materials: Jerry's Floor Store  
Window systems: Pella Impervia  
Architectural metal panels: Pac-Clad; Atomic Sheet Metal  
Custom millwork: Frana and Sons  
Photographer: Dana Wheelock Photography

**Trolley Quarter Flats**  
*Page 44*

Location: Wausau, Wisconsin  
Client: MetroPlains Development, LLC  
Architect: Meyer, Scherer & Rockcastle, Ltd. (MS&R)  
Principal-in-charge, lead designer, and project manager: Paul C.N. Mellblom, AIA  
Project team: Aaron Wittkamper; Michael Stickley; Megan Echhoff; Sam Edelstein; Nick Wallin; Tamer Azzazi  
Structural engineer: Cooper Engineering  
Civil engineer: Point of Beginning, Inc.  
Interior and lighting design: MS&R  
General contractor: Dave Cecil Builders  
Face brick: Ochs Brick (installation by Kowalski Masonry)  
Cabinetwork: Smart Cabinets (distributed by Lakewood Kitchens)  
Solid surface cabinets: Silestone  
Cultured marble sinks and vanity tops: Leslie Marble  
Aluminum framed storefront system: Kawneer  
Vinyl plank flooring: Armstrong  
Carpet tile: Shaw Contract  
Broadloom carpet: Cambridge  
Mini-blinds: Hunter Douglas  
Building trusses and prefabricated wall panels: Pro-Build  
EPDM roof product: Firestone (installation by Quality Roofing)  
Drywall: Cherry Drywall  
Flooring materials: Hayward Home Center  
Window systems: Pella Windows Plumbing and HVAC: A to Z Plumbing & Heating  
Electrical: Kadlec Electric  
Sprinkler: Integrity Fire Protection  
Concrete work: T and J Concrete  
Appliances: All Inc.  
Millwork: J-L-S (supplier: Builders Millwork)  
Elevator: ThyssenKrupp  
Photographer: Don F. Wong

**AIA Contract Documents**  
1. AIA Contract  
2. AIA Minnesota  
3. Borgert Products  
4. Clark Engineering  
5. Directory of Consulting Engineers  
6. Diversified Construction  
7. Egan Company  
8. Gausman & Moore  
9. Chad Holder Photography  
10. LHB, Inc.  
11. Dennis J. Linder & Associates  
12. Meyer Borgman & Johnson  
13. Minnesota Architectural Foundation  
14. Minnesota Brick & Tile  
15. Minnesota Ceramic Tile Industry  
16. RJM Construction

**Roof Spec**  
17.  
**Room & Board**  
18. Andrea Rugg Photography  
**Schuler Shook**  
19.  
**SEH Landscape Architects**  
20. Peter J. Sieger Architectural Photography  
**Ryan Siemens Architectural Filmmaker & Photographer**  
21.  
**Brandon Stengel—Farm Kid Studios**  
22.  
**Synergy Products**  
23.  
**TCH—Twin City Hardware**  
24.  
**VAA, LLC**  
25.  
**The Weidt Group**  
26.  
**Wells Concrete**  
27.  

*January/February 2013 ARCHITECTURE MINNESOTA 63*
Before Carleton College renovated the old Northfield Middle School as the Weitz Center for Creativity, photographer and Carleton professor John Schott spent time wandering the halls of the abandoned building with his camera. Schott’s indelible image of the old theater instantly evokes the era of its construction—the 1930s. Weitz Center architects Meyer, Scherer & Rockcastle converted this space to a cinema with an artful entrance canopy composed of the historic wood seatbacks. Part of the balcony above these seats was also saved, as an unoccupied fragment. —Christopher Hudson