

# FINANCE & COMMERCE

## Finance & Commerce names Top Projects of 2012

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The massive renovation of the Union Depot in St. Paul and the striking new Lowry Avenue Bridge in Minneapolis are among the high-dollar public construction projects named to Finance & Commerce's Top Projects Series of 2012.

But comparatively low-dollar projects made the list, too: a park gazebo made out of old timber from the former Boeing B-17 plant in Duluth and the Minnesota Fallen Firefighters Memorial on the Capitol Mall in St. Paul.

Nearly 70 nominations — a record — were submitted this year, and 26 projects were selected for the honors. Projects were judged for their degree of difficulty, creativity in design, innovative construction techniques, cooperation among contractors and management, and sustainability efforts. To be eligible for consideration, projects had to be fully completed in 2012.

The honorees will be highlighted [here](#) starting July 10 and ending Oct. 4.

Honorees spanned the state including a new school built in Wadena after a tornado destroyed the previous one and the University of Minnesota's NOVA Far Detector Building in Ash River Falls.

But there was plenty of room on the list for private projects including the dramatic makeover of a vacant Shinders store in downtown Minneapolis, the new MoZaic mixed-use building and its outdoor art park in Uptown Minneapolis, and the Target Commons "alternative workplace" in downtown Minneapolis.

Health care-related honorees are the Mother Baby Center, which created a critical link between Abbott Northwestern and Children's in Minneapolis; the HealthEast Midway Clinic, which reworked a former Borders store in St. Paul, and the Minnesota Veterans Home's Building 19, which replaced an old structure in Minneapolis.

And we couldn't ignore the apartment construction boom. Besides the Flux apartments in Uptown, honorees are the 430 Oak Grove conversion of an office building in Minneapolis and Soltvå in the city's North Loop area. Affordable housing honorees are the new Fort Road Flats building in St. Paul and the iconic Riverside Plaza's massive upgrade in Minneapolis.

While senior housing projects are among the most frequent nominees for the Top Projects list, the new Carondelet Village on the campus of St. Catherine University stood out for its design and the fact that it already has a three-year waiting list. The development is a joint effort between the Sisters of St. Joseph of Carondelet and Presbyterian Homes and Services.

Here are the honorees:

**430 Oak Grove**

Address: 430 Oak Grove, Minneapolis  
Description: conversion of office building into upscale apartments  
Contractor: Kraus-Anderson  
Architect: Elness Swenson Graham

**8th and Hennepin Building**

Address: South Eighth Street and Hennepin Avenue, Minneapolis  
Description: redevelopment of old Shinders bookstore into offices for Shea Architects as well as for the rooftop Union restaurant and Marquee Lounge  
Contractor: Welsh Construction and Diversified Construction  
Architect: Shea Architects  
Engineer: Mattson MacDonald

**American Academy of Neurology**

Address: 201 Chicago Ave., Minneapolis  
Description: new headquarters  
Contractor: Mortenson Construction  
Architect: Elness Swenson Graham Architects  
Engineer: Horwitz/NSI; Gephardt Electric

**American Swedish Institute**

Address: 2600 Park Ave., Minneapolis  
Description: construction of Nelson Cultural Center; renovations to Turnblad mansion  
Contractor: Adolfson & Peterson Construction  
Architect/engineer: HGA Architects and Engineers

**Carondelet Village**

Address: 525 Fairview Ave. S., St. Paul  
Description: senior housing project developed by the Sisters of St. Joseph of Carondelet and Presbyterian Homes & Services  
Contractor: Frana Cos.  
Architect: InSite Architects

**Evans Hall**

Address: Carleton College, Northfield  
Description: renovation of 1927 dormitory  
Contractor: PCL Construction  
Architect/engineer: Collaborative Design Group

**Flux**

Address: 2838 Fremont Ave. S., Minneapolis  
Description: 216-unit new apartment building with vacation-style amenities  
Contractor: Frana Cos.  
Architect/engineer: BKV Group

**Fort Road Flats**

Address: 2242 W. Seventh St., St. Paul

Description: new affordable housing building

Contractor: Watson-Forsberg Co.

Architect: UrbanWorks Architecture

Engineer: BKBM Engineers; Emanuelson-Podas; McConkey Johnson Soltermann

**Hamline University Anderson Student Center**

Address: 1536 Hewitt Ave., St. Paul

Description: new student center

Contractor: McGough Construction

Architect: Shepley Bulfinch

Engineer: Dunham and Associates

**HealthEast Midway Clinic**

Address: 1390 W. University Ave., St. Paul

Description: conversion of former Borders bookstore

Contractor: Welsh Construction

Architect: HGA

**Julia Marshall Gazebo**

Address: Enger Park, Duluth

Description: permanent gazebo made of recycled timbers from old Boeing plant, which built B-17 aircraft in World War II

Contractor: Hovland Inc., Timber Framers Guild

Architect/Engineer: Collaborative Design Group

**Lowry Avenue Bridge**

Address: North of downtown Minneapolis, spanning Mississippi River

Description: 1,600-foot bridge with basket-style design

Contractor: Lunda Construction Co.

Architect/engineer: SRF Consulting and T.Y. Lin International

**Minnesota Fallen Firefighters Memorial**

Address: State Capitol Mall, St. Paul

Description: monument

Contractor: Meisinger Construction Co.

Architect/engineer: Leo A Daly

**Minnesota Veterans Home, Building 19**

Address: 5101 Minnehaha Ave. S., Minneapolis

Description: New 100-bed replacement building

Contractor: Adolfson & Peterson

Architect/engineer: Horty Elving

**Mother Baby Center**

Address: 902 E. 26th St., Minneapolis

Description: construction of 96,000-square-foot facility and remodel of 22,000 square feet, connecting Abbott Northwestern's labor delivery and newborn nurseries to Children's Hospital's neonatal intensive care unit and other facilities

Contractor: Knutson Construction

Architect: HDR Architects

Engineer: Palanisami & Associates

**MoZaic**

Address: 1350 Lagoon Ave., Minneapolis

Description: conversion of two-acre parking lot into 10-story mixed-use building, outdoor art park

Contractor: Ryan Cos. US

Architect: BKV Group

Engineer: RLF Inc.

**North Education Center**

Address: 5530 Zealand Ave. N., New Hope

Description: new three-story center for learning

Contractor: JE Dunn

Architect/engineer: TSP Architects & Engineers

**NOvA Far Detector Building**

Address: Ash River Falls, Minn.

Description: University of Minnesota's advanced physics laboratory to study neutrinos

Contractor: Adolfson & Peterson

Architect/engineer: Burns & McDonnell

**Olson**

Address: 420 N. Fifth St., Minneapolis

Description: new office in Ford Center

Contractor: RJM Construction

Architect: Gensler

Engineer: BKBM

**Riverside Plaza Renovation**

Address: 1600 S. Sixth St., Minneapolis

Description: infrastructure upgrades and renovations involving 11 buildings including 1,300 apartments, school, day-care center, grocery and ramp

Contractor: Knutson Construction

Architect: Blumentals/Architecture

Engineer: Karges-Faulconbridge

**Siebert Baseball Field**

Address: 516 15th Ave. SE, Minneapolis

Description: replacement of field and stadium for University of Minnesota

Contractor: PCL

Architect/engineer: DLR Group

**Soltvå**

Address: 701 N. Second St., Minneapolis

Description: conversion of polluted warehouse site into 100 apartments

Contractor: Weis Builders

Architect: Tushie Montgomery Architects

Engineer: Nelson Rudie & Associates; Civilsite Group

**Target Plaza Commons**

Address: Nicollet Mall and South 10th Street, Minneapolis

Description: renovation of two historic buildings into "alternative workplace"

Contractor: Ryan Cos. US Inc.

Architect: Julie Snow Architects, Ryan

Engineer: Ryan; Ericksen Roed & Associates

**Union Depot**

Address: 214 E. Fourth St., St. Paul

Description: Redevelopment of defunct rail station into multimodal transportation hub

Contractor: Mortenson Construction

Architect: HGA

Engineer: URS Corp.

**University of Minnesota Lind Hall First Floor Renovation**

Address: 207 Church St. SE, Minneapolis

Description: renovation for the College of Science and Engineering

Contractor: McGough Construction

Architect/engineer: Collaborative Design Group

**Wadena Deer Creek Middle and High School**

Address: 600 Colfax Ave. SW, Wadena

Description: replacement of school destroyed by tornado

Contractor: Kraus-Anderson

Architect: Perkins+Will

*Finance & Commerce* will recognize Minnesota's top construction projects in the sixth annual Top Projects Series. The selected projects will be featured on Wednesday and Friday each week in *Finance & Commerce* from July 10 through October 4.

Projects will be judged for their degree of difficulty, creativity in design, innovative construction techniques, cooperation among contractors and management, and sustain-

ability efforts. Projects have to be completed in 2012 to be eligible for the honors. Projects featured in the past have been new construction, significant additions or a remodel.

For information about Top Projects contact [Courtney](#) at 612-584-1574.

Top Projects Series of 2012 Honorees

- Wednesday, July 10, 2013..... 430 Oak Grove
- Friday, July 12, 2013.....8th and Hennepin Building
- Wednesday, July 17, 2013.....American Academy of Neurology
- Friday, July 19, 2013.....American Swedish Institute
- Wednesday, July 24, 2013.....Carondelet Village
- Friday, July 26, 2013.....Evans Hall
- Wednesday, July 31, 2013.....Flux
- Friday, August 02, 2013.....Fort Road Flats
- Wednesday, August 07, 2013.....Hamline University Anderson Student Center
- Friday, August 09, 2013.....HealthEast Midway Clinic**
- Wednesday, August 14, 2013.....Julia Marshall Gazebo
- Friday, August 16, 2013.....Lowry Avenue Bridge
- Wednesday, August 21, 2013.....Minnesota Fallen Firefighters Memorial
- Friday, August 23, 2013.....Minnesota Veterans Home, Building 19
- Wednesday, August 28, 2013..... Mother Baby Center
- Friday, August 30, 2013.....MoZaic
- Wednesday, September 04, 2013.....North Education Center
- Friday, September 06, 2013.....NOvA Far Detector Building
- Wednesday, September 11, 2013.....Olson
- Friday, September 13, 2013.....Riverside Plaza Renovation
- Wednesday, September 18, 2013.....Siebert Baseball Field
- Friday, September 20, 2013.....Soltvå
- Wednesday, September 25, 2013.....Target Plaza Commons
- Friday, September 27, 2013.....Union Depot
- Wednesday, October 02, 2013.....University of Minnesota Lind Hall First Floor Renovation
- Friday, October 04, 2013.....Wadena Deer Creek Middle and High School

**Thank you to all the nominators, we received an amazing amount of nominations for this year's series.**