



# Mississippi Headwaters Chapter *Transformation*

The Newsletter

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## LEED® Gold Status Offers Campus a Progressive Edge and Exemplifies UMD's Exceptional Leadership and Environmental Stewardship

by Vicki Knutsen, Editor



Dean Kjell Knutsen's hopes have come to fruition. In September, the University of Minnesota Duluth's new Labovitz School of Business and Economics became the first higher education building in the State of Minnesota to be LEED Certified with Gold status. As is usually the case, deep and lasting change in business comes from the top. When asked who suggested LEED first, Jeff Ziebarth, Perkins and Will's Principal in Charge said, "Chancellor Kathryn Martin was very forward-thinking. She and Dean Knutsen saw this as an opportunity from the start, for the School to elevate the status of the campus in general with this progressive, sustainable initiative."

In a case study prepared by Perkins and Will on the subject, it is further emphasized, "UMD's commitment to the welfare of their faculty and students in addition to their concern



for the natural surroundings was at the core of design and construction for the School. The entire design and construction team is proud to present this new building as a representation for the direction of growth on the campus."

Dean Knutsen added, "We did not set out for Gold, initially. We just knew we wanted a LEED certified building. We knew that

Silver was likely but it was in the collaboration between our facilities management people and Perkins and Will that made the increase in status to Gold possible." Candice Richards directs the Facilities Management Department at UMD and, under her leadership, the campus now has two LEED certified buildings; the renovated Life Science Building as well as the Labovitz facility.

In the past, architects and others in the A/E/C community have struggled with how to "sell" clients on sustainability, depicting great graphic arcs of lengthy time spans until returns on investment can be realized. However, as energy costs continue to rise, "the greening of America's schools is part of a larger trend toward more energy-efficient construction, from homes to shopping malls, city halls and office buildings," said Wendy Koch, USA Today, *Eco-friendly schools offer students fresh lessons.*

"There's been a focus shift from just 'green, green, green' to actual feasibility," said Shannon Sentman, a real estate attorney at Holland & Knight in Washington, DC, who specializes in green building. "People are realistic. Most realize that this is now a bottom line issue and it's not only economical to do it. It's bad for the bottom line if you don't."

Ziebarth named daylighting as one of the most exceptional

### In this issue:

*LEED Gold Status Offers Campus a Progressive Edge and Exemplifies UMD's Exceptional Leadership and Environmental Stewardship* 1

*USGBC Mississippi Headwaters Chapter Member Profile: Carol Boyles* 3

*Green Buildings Feature* 4

*Chapter Board and Sponsors Info* 5

### SAVE THE DATES

#### Quarterly Chapter Meeting

**Date:** January 20, 2009

**Time:** 11:30 a.m.

**Location:** Wilder Foundation, 451 Lexington Parkway North St. Paul, MN

#### Twin Cities Green Drinks

**Date:** January 14, 2009

**Time:** 6:00 - 7:30 pm

**Location:** The Duplex Restaurant & Wine Bar, 2516 Hennepin Ave, Minneapolis, MN 55405

#### 8200 Tower LEED Gold Core & Shell Tour

**Date:** January 22, 2009

**Time:** 3:45 - 6:00 pm

**Location:** 8200 Norman Center Drive  
Bloomington, MN 55420

*Images of UMD School of Business - courtesy of Perkins+Will*

**Environmental Stewardship** *cont. from pg. 1*

sustainable design features of the project. “The orientation of the building on the site and the thoughtful use of daylight stands out as one of its most beautiful design features.”

Though concrete sustainable measurement statistics comparing before and after “studyplace” productivity factors are yet undocumented in the building (such as improvements in grades and the ability to concentrate for longer periods of time), Dean Knudsen is confident that they exist. “The students behave differently in this new building,” Kjell comments. “They are wild about the classrooms and the open, daylit, high tech space. And, students have been equally respectful of the art and the new space in general.” A valuable and vibrant collection of paintings, created by artist Dr. Harold Adams, were donated to the School by Sharon and Joel Labovitz.

“The building is very open. There is more daylight in this one building than anywhere else on campus,” Knudsen adds. Critically important, one has to agree, with daylight hours limited from November through February in Duluth.

Other sustainable campus initiatives include rain gardens, created in several places on campus to clear run-off from parking lots, before water



reaches the many trout streams in the area and, eventually, Lake Superior. UMD Facilities Management also leads an effective campus recycling program.

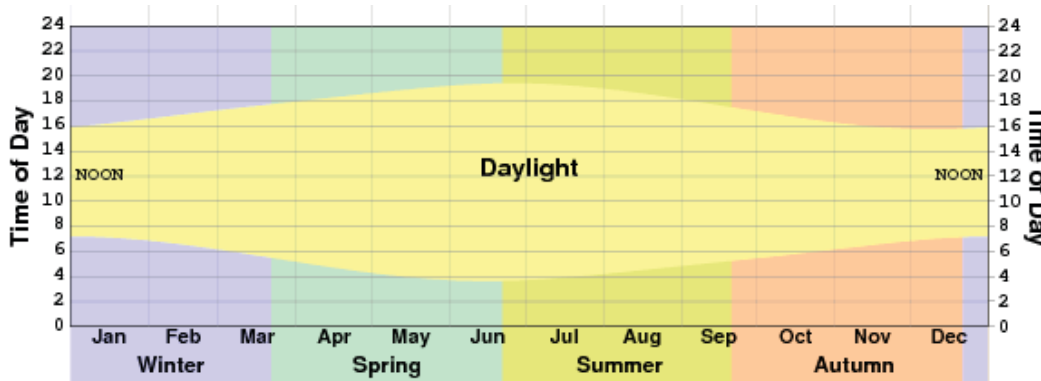
One of Dean Knudsen’s goals is to make the School of Business and Economics the school of first choice for more students in the area, the State and across the country, in the future. “The naming of the School and its new, state-of-the-art design has truly given an identity to the school.” The building was named after Duluth natives and business community leaders Sharon and Joel Labovitz, who gave \$4.5 million for the construction of the new building. “We feel that UMD has become one of the best looking campuses in the state. We are delighted with the great accomplishments achieved

by Perkins and Will and others on the team.”

The Labovitz School of Business and Economics is the sixth new building to be completed on the UMD campus since 2000. The University’s new Civil Engineering building is set for completion in 2010. If you factor in major additions, 11 new UMD projects have been completed since 2000. And, a proposal for a new Native American learning resource center is currently on the street.

**Sustainable Design Project Data:**

- CERTIFIED DATE:  
September, 2008
- LOCATION:  
On 3.16 Acres on northeast corner of UMD campus
- CAMPUS ENROLLMENT:  
11,000 students
- BUILDING SIZE:  
67,000 SF, 3 floors
- SPACES AND FEATURES:  
150 seat auditorium, Financial Markets lab, distance learning and conferencing space, rotated instructional wing, two-level administrative block, sky-lit common area, harvested daylight.
- NATURAL MATERIALS:.  
Weathering steel, exposed concrete, multi-colored patterned curtainwall, taconite feature wall.
- ARCHITECT:  
Perkins+Will
- CONTRACTOR:  
Oscar J. Boldt Construction of Cloquet
- STRUCTURAL ENGINEER:  
MEYER Borgman Johnson
- MEP ENGINEER:  
Gausman & Moore
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Electronic Interiors



Daylight hours in Duluth chart: © 2008 Climate-Charts.com



## USGBC - Mississippi Headwaters Chapter Member Profile: Carol Boyles Interior Designer, Allied Member ASID

**Sustainability is Second Nature to Carol Boyles**

by Heather Gay



**What led you to join the Mississippi Headwaters Chapter?**

**Carol:** I was a member of ASID's Green Design Committee and wanted more information and direction concerning local sustainable projects. I also wanted to learn more about LEED and plan to be more active in 2009.

**What compelled you to become a Master Gardener? How has that informed your designs for interior and exterior projects?**

**Carol:** I have always been a gardener, beginning when I was a young girl. The desire for more knowledge and to share this knowledge with others became the driving force. I use plants on interior projects and feel that outdoor spaces are just as important as interior spaces, even here in Minnesota. Outdoor projects can impact energy efficiency and water quality inside the home, as well as window views. I sincerely believe in a total integration of interior and outdoor designs.

**You're actively involved in ASID, and interiors can play a big role in green buildings. What criteria do you use when selecting products for people's homes with sustainability in mind?**

**Carol:** I first look at the pieces and elements that can be reused on the project. Then, I look to local sources and low VOC products. I also consider their life cycle. As an example, my husband and I restored an old house on the banks of the Mississippi River in Wabasha. In 1920, this house was constructed of re-used wood and siding. The floors were "short ends" from other jobs. Almost everything was local. What a wonderful concept!

**It sounds like you do a bit of traveling; does that influence your designs and your thoughts about sustainability?**

**Carol:** Travel exposes you to wonderful cultures and other ways of thinking. You can observe how other countries cope with the same problems that we do. In Thailand and Malaysia, people use much less paper. They live in much smaller spaces and design accordingly. Wherever I go, I am constantly observing and making mental notes to apply later.

**You've won some awards through ASID over the last few years. Tell us about the process for competing, and your projects.**

**Carol:** Both of my ASID award-winning rooms were done for the ASID Showcase House events. This is important to me because designers have a chance to not only show their skills but the event is also a fundraiser for local charities and ASID. After the rooms are done, the viewing public votes and this is important recognition. Then the room can be entered in the annual ASID awards competition. This judging is done by design professionals and it is gratifying to win when judged by colleagues. These competitions force designers to sharpen their presentation skills and raise their standards.

**You describe your clients as unique and busy with a desire to find "unique solutions." What's your ideal client? Or what is your typical client?**

**Carol:** I have had many great clients and they bring a willingness to share their ideas and work closely with me. Their homes may be large or small, but the communication is most important. I tend to like to work with people remodeling and facing challenges. They are looking for unique solutions, not the ordinary. They are interested in long term, quality solutions. Having a realistic budget helps too!

**Tell us about one of your current projects.**

**Carol:** My favorite current project involves a retired couple who have moved to her mother's home. The home is full of memories and we have been incorporating some of her mother's pieces along with new furniture. The woodwork and carpet have been retained and the fireplace surround redesigned. Original doors have been painted and the home is taking on a new personality. This transformation is making the home their own! The other current project that I'm very excited about is a textile design project incorporating Malaysian batiks. These fabrics are organic cottons and the wax and dyes used in printing are recycled as part of the process. I hope this will lead me in a new design direction.

**What sort of challenges are you and your clients facing with the spotlight on healthy and green homes? (ie, are they requesting low VOC paints or bamboo floors more often than previously?)**

**Carol:** Using green materials is important to many people I work with and the main challenges concern budgeting and educating

the client on the benefits. Setting criteria for the products and finding the sources is challenging. Many green products are more expensive and budgeting for them becomes an issue.

**Do you try to incorporate sustainable principles even when a client doesn't ask for it?**

**Carol:** Yes, I do try to include sustainable products even if a client doesn't ask for them.

**Tell us how you became involved in the sustainability movement.**

**Carol:** I became involved in sustainable projects as a result of personally having limited financial resources and wanting to stretch my budget as far as possible. Purchasing quality products in the first place goes a very long way in achieving this. I was a camper and loved the outdoors. So I've always been interested in our environment and issues of air and water quality. Sustainability is second nature to me.

**It's a Friday afternoon. Where would we find you?**

**Carol:** Friday afternoons find me rushing to complete what I've set out to do in a week and getting ready to do something outdoors. I love to go boating; especially sailing. I might be working on a garden project. I love relaxing on weekends with my husband and family.

**Carol Boyles Interiors  
15358 Breezy Point Road SE  
Prior Lake, MN 55372**

## Green Buildings Feature

By Carol Stoltzfus

*Each quarter we provide a glimpse of some regional projects that may be featured in future newsletters. To submit your project for consideration, email [editor@usgbcmmn.org](mailto:editor@usgbcmmn.org) with information provided in the format below.*

### St. Paul Western District Police Office



Photo by Kate Smith Photography

**Project Team:** Architect: Roark Kramer Kosowski, DESIGN; Energy Design Assistance: The Weidt Group; General Contractor: Flannery Construction; LEED Consultant: LHB

**Completed:** November 2007

**Green Features:** The St. Paul Western District Police Office achieved LEED Gold certification with an accumulation of 43 points. 100% of storm water was retained on site by installing water efficient landscaping. Rain gardens hold rainwater. Asphalt and underground holding tanks control the release of rainwater into the earth. Within occupied areas, 96% of the building has access to exterior views. Daylight was enhanced through the use of windows and solar tubes. High efficiency heating and cooling systems were installed, with the use

of in-floor heating, energy recovery exhaust systems, and the use of an A-410 refrigerant (doesn't produce ozone depleting emissions) as well as a white ENERGY STAR® roof system. More basic initiatives also help to reduce the environmental load, such as the use of green cleaning products and allowing the building to "off gas" before people move into the structure. Tours of the building are offered to educate and promote continuing discussion of green building alternatives.

### Amherst H. Wilder Foundation - LEED Gold



Photo by Don F.Wong Photography

**Project Team:** Architect: Perkins & Will; Energy Design Assistance: The Weidt Group; General Contractor: Duke Construction; Landscape Architecture: Damon Farber Associates MEP

**Completed:** December 2007

**Green Features:** Wilder Foundation is a non-profit health and human services organization located at the corner of Lexington and University Avenues in St. Paul. Because of their work with human services, the client wanted their building to mirror a vibrant, welcoming campus that contributes to the local surroundings. Because LEED certification promotes the bigger picture towards sustainability, this harmonizes

with Wilder's philosophy of being a steward for the environment. Their goal is to obtain Gold certification for the 100,000 square foot building on a 3.32 acre site. To produce better indoor air quality, raised access floors and an under-floor air displacement system were utilized. Integration of building automation systems, HVAC controls and lighting controls with potential integration of the security system were installed to minimize energy requirements. To add enhancement to the high traffic area, much consideration was given to the native landscaped backyard and outdoor space. In order to have visible access to the outdoor area and daylight for the occupants, glass is a large part of the brick and precast façade.

### Mortenson LEED Office Renovation



Photo courtesy of  
Mortenson Construction

**Project Team:** Architect: SHEA; Contractor: Mortenson Construction; Electrical Design-Build Contractor: Parsons; Mechanical Design-Build Contractor: Egan

**Completed:** Phase I in January 2007, Phase II in May 2007

**Green Features:** Mortenson's guiding company principle of environmental stewardship was the motivation behind achieving LEED Certification for Commercial Interiors during their office renovation.

Some of the strategies used to achieve LEED Certification were daylight harvesting - by use of automatic dim or shut off lighting when daylight is sufficient. Making use of direct outside views reduces the lighting power by 32%. With the purchase of renewable energy credits, 100% of the electricity comes from clean, emission-free wind farms. And, by recycling 78% of their non-hazardous demolition and construction waste, the landfill usage was decreased.

Interior office design products were also considered. For example, DIRTT modular walls were used for the conference rooms and enclosed offices, giving Mortenson the flexibility to change the office interior without construction and renovation waste. Countertops in the copy room are Dakota Burl, made from sunflower seed hulls, a renewable agricultural fiber product. PaperStone countertops, made from 100% recycled paper, are in the restrooms. Herman Miller's Vivo Modular furniture was used. Vivo modular furniture is made from recycled materials. The wood is from managed forests and the furniture is manufactured within 500 miles.



### USGBC - Mississippi Headwaters Chapter, Inc.

C/O IntrinXec Management, Inc.  
 5353 Wayzata Blvd., Suite 207  
 Minneapolis, MN 55416  
 Phone: 952-564-3049 • Fax: 952-252-8096  
 info@usgbcmn.org  
 www.usgbcmn.org

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**Editor: Vicki Knutsen, editor@usgbcmn.org**