



Ameriprise CSC



Perkins&Will

Interview — 1.06.22

Your Team



Jennifer Christiaansen

Managing Principal

Learner

Individualization

Achiever

Responsibility

Strategic



Eric West

Project Manager, Point of Contact

Learner

Intellection

Analytical

Ideation

Deliberative



Anne Smith

Interior Project Designer

Ideation

Activator

Input

Adaptability

Connectedness / Positivity

**Opportunity to be a
Beacon of Workplace Innovation
in downtown Minneapolis**



With All Opportunity Comes Risk

Not Leveraging the Work Done to Date

Failing to Innovate

Over Budget & Not on Schedule

We are committed to providing Ameriprise maximum Return on Investment



Asset Repositioning & Real Estate Expertise
Leaders in High Performance Workplace
Global Leaders in not only Sustainability but Resilience
Partnerships with Engineers and Contractors
Commitment to Long Term Client Partnerships
Passion and Talent



Our Perkins&Will team is built to:

- Maximize your Opportunity**
- Minimize your Risk**

Perkins&Will's Minneapolis Studio

Design

Design Drivers



Attract & Retain



Resilience



Data Driven



Vitality & Sustainability



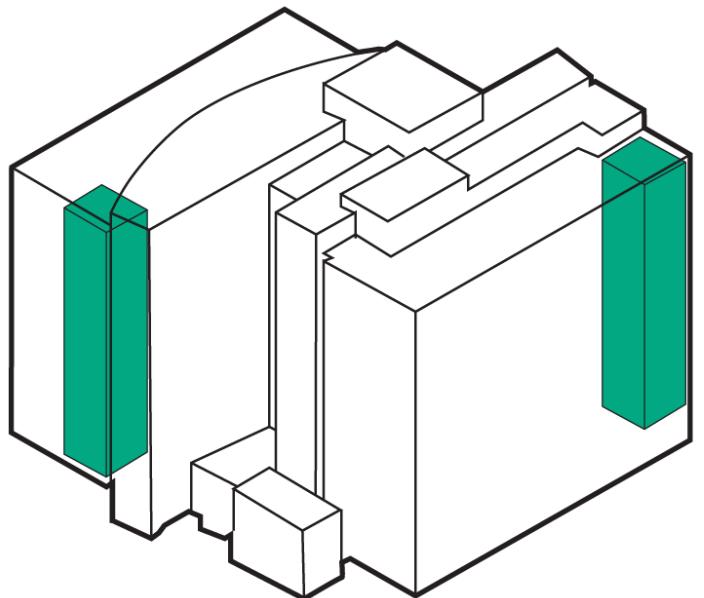
Collaboration & Innovation



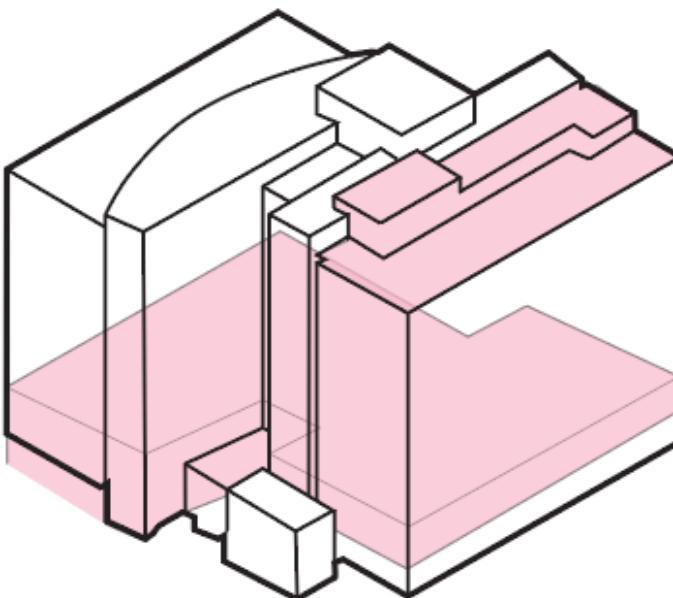
Brand & Community



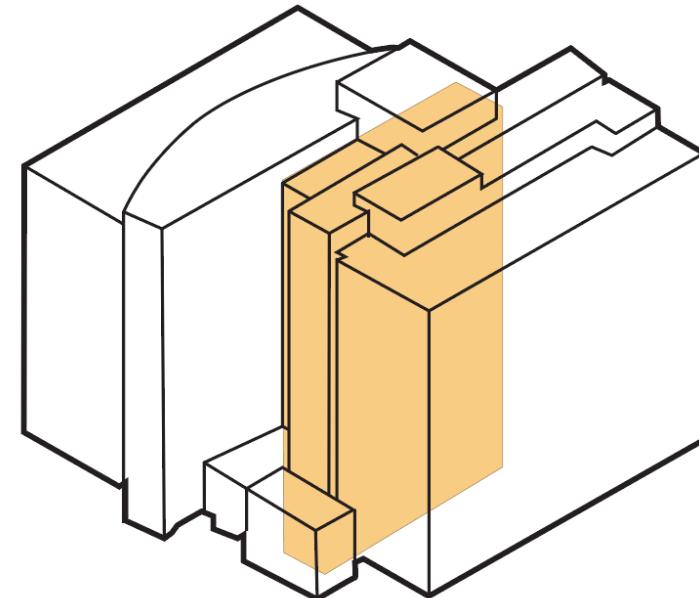
Overall Organization



Garden Atrium

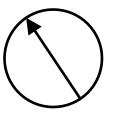
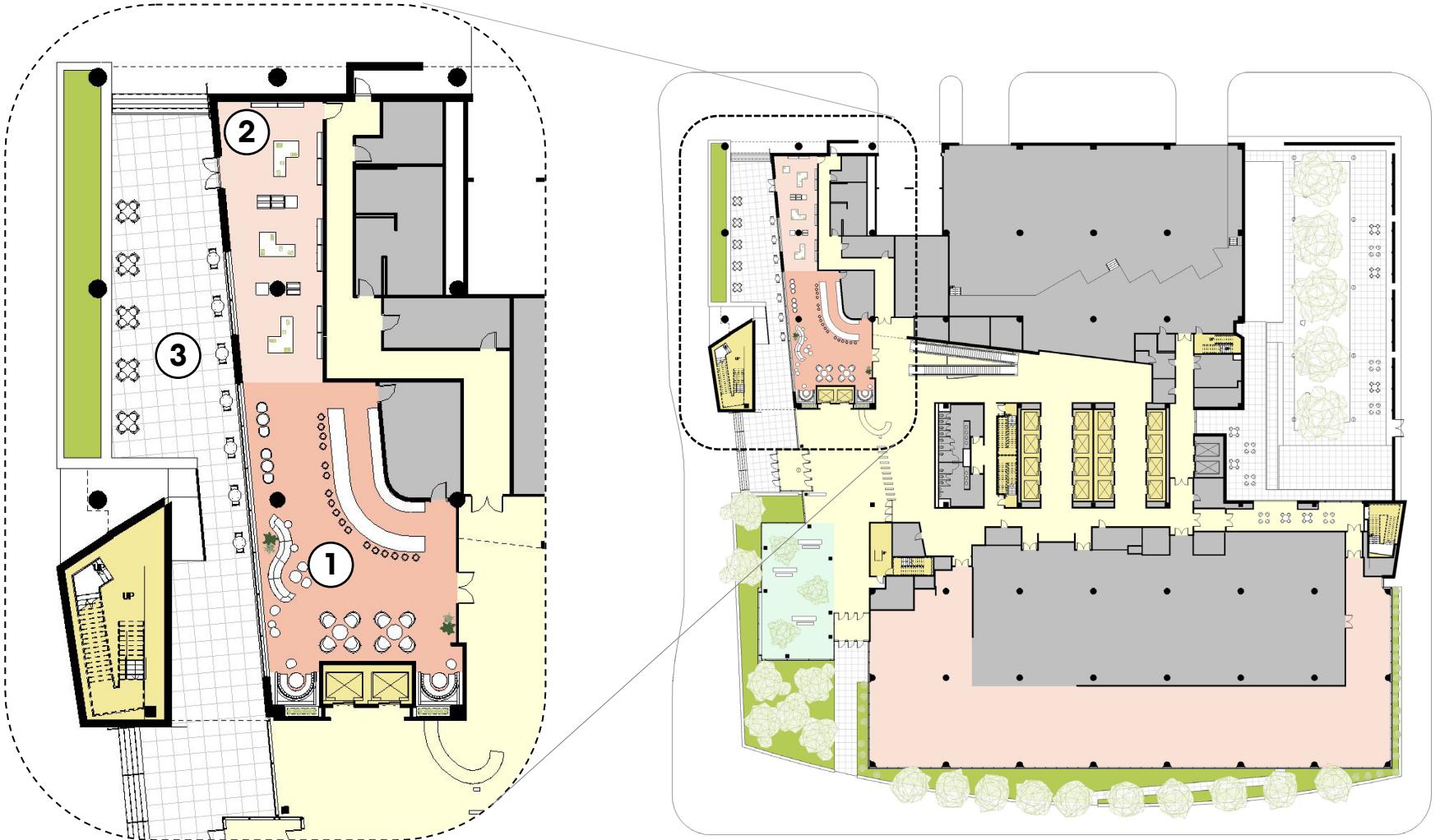


Destination Amenities



Community Core

Level 01 Amenity – Study A



community

base building

workspace

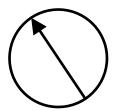
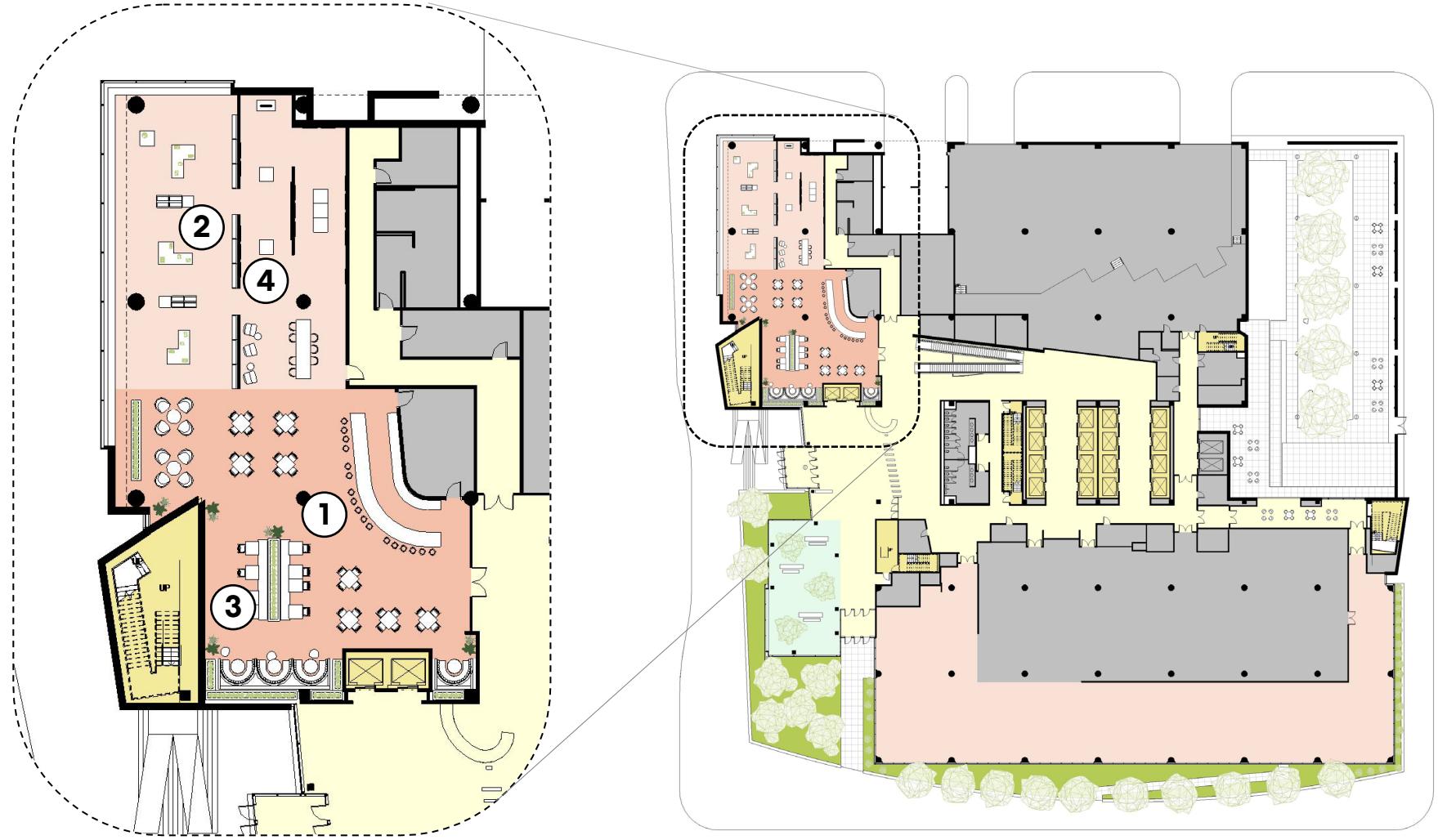
circulation - vertical

Regeneration space

circulation - primary



Level 01 Amenity – Study B



community

base building

workspace

circulation - vertical

Regeneration space

circulation - primary



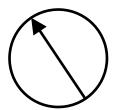
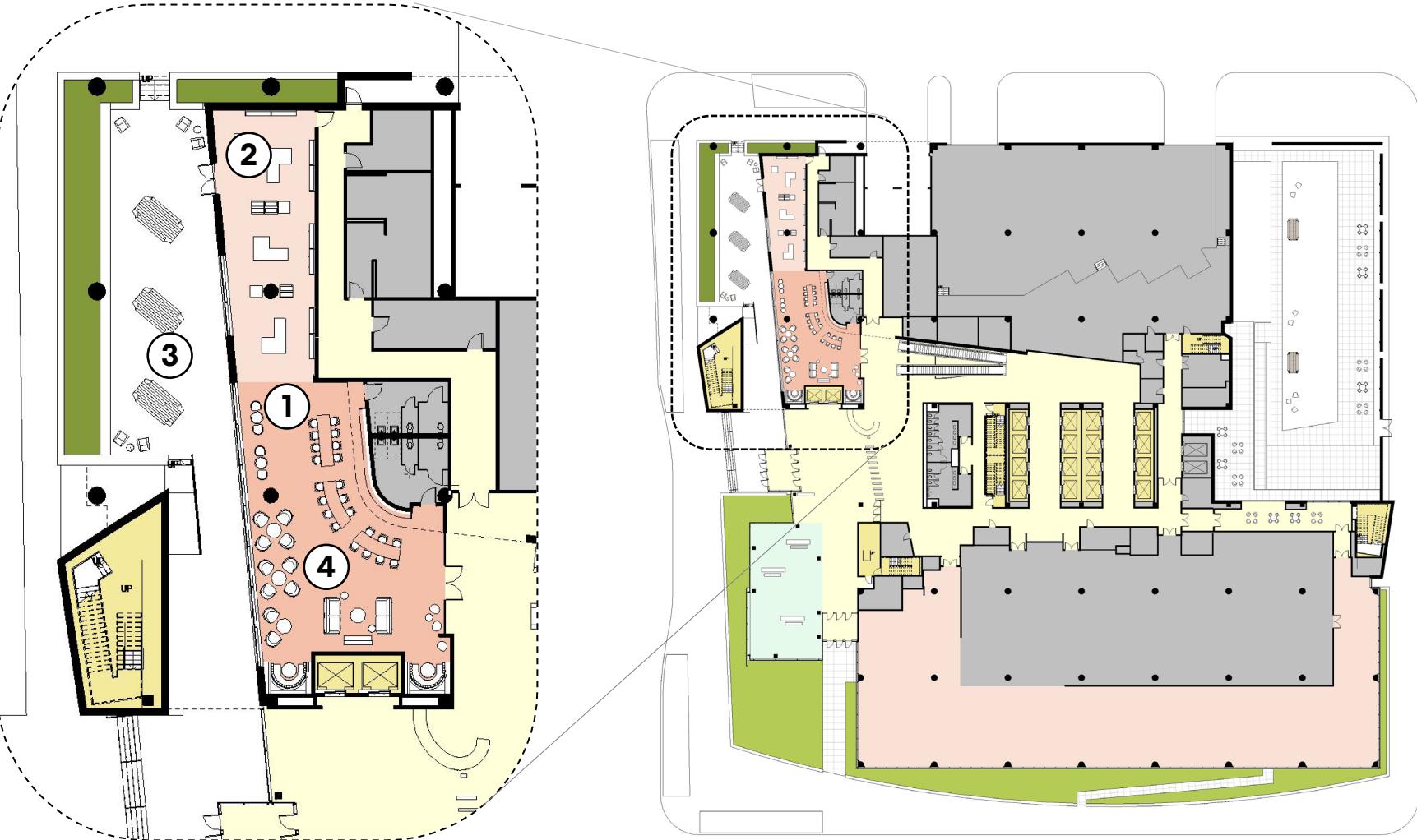
1 - community hub

2 - local goods

3 - library

4 - art gallery

Level 01 Amenity – Study C



community

base building

workspace

circulation - vertical

Regeneration space

circulation - primary



4 - library

Building Community



Exterior space under canopy
built up to create a front porch
and extension of level 01 amenity

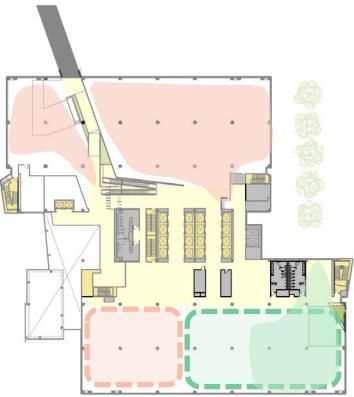
Library lounge and learning
space on level 01



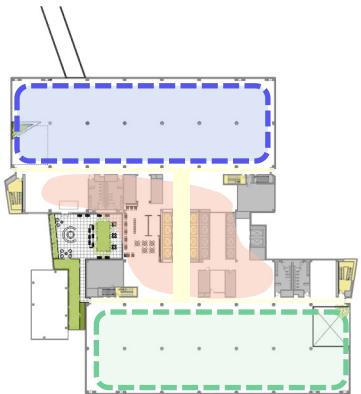
Expanded Amenities – Level 02 & 03

Study A

Wellness suite



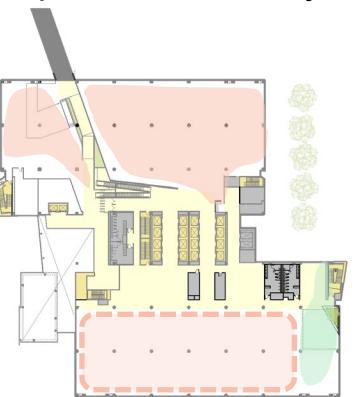
Level 02



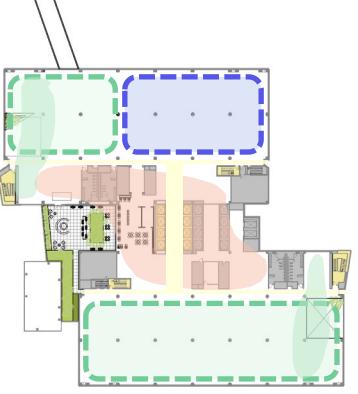
Level 03

Study B

Expanded amenity



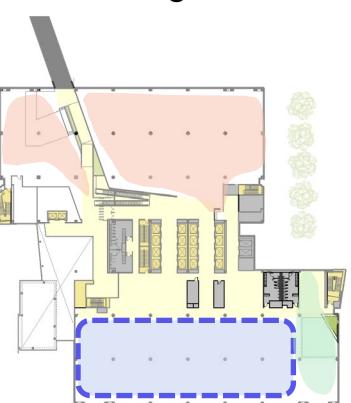
Level 02



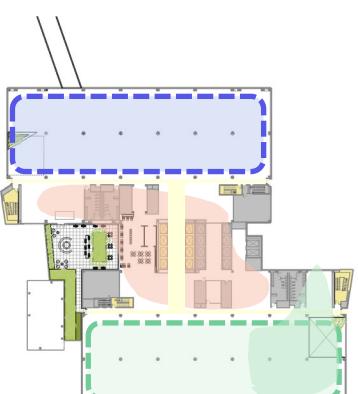
Level 03

Study C

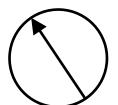
Coworking



Level 02



Level 03



community

base building



workspace

circulation - vertical



Regeneration space



circulation - primary



Game lounge



Indoor pickleball

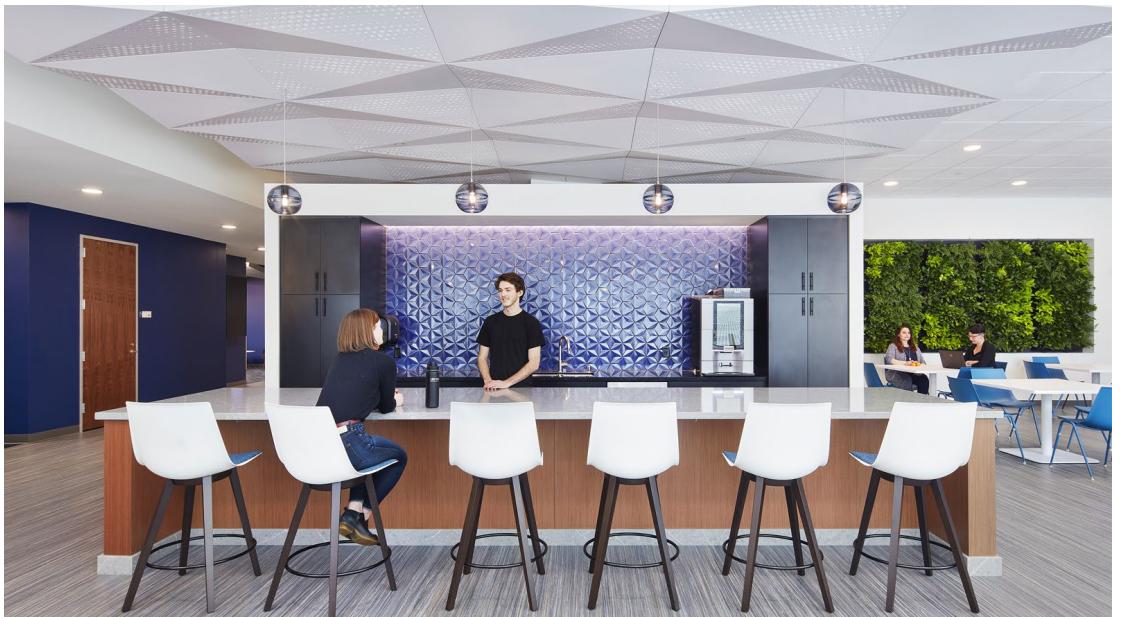


Peloton studio



Music room

What We Have Learned

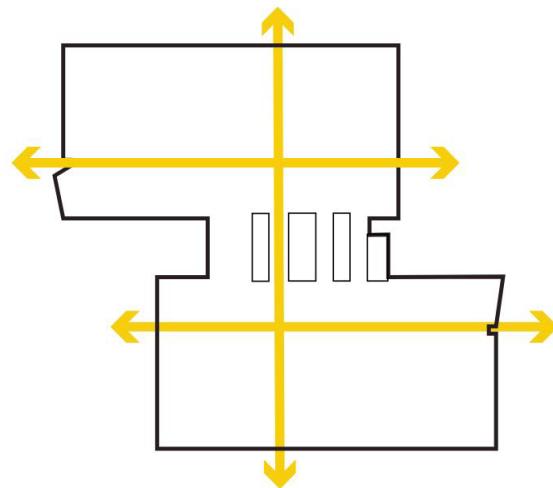


→
Threadneedle

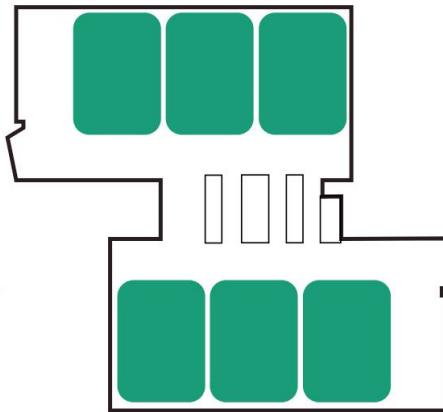


←
Ameriprise Agile Floor

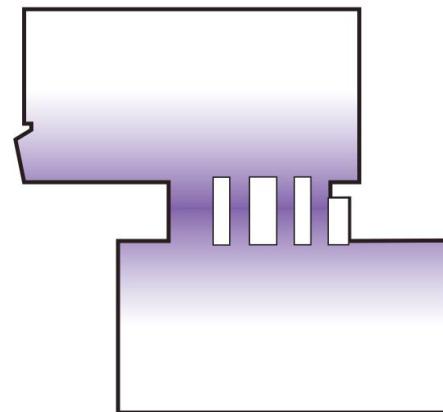
Planning Approach for Typical Work Floor



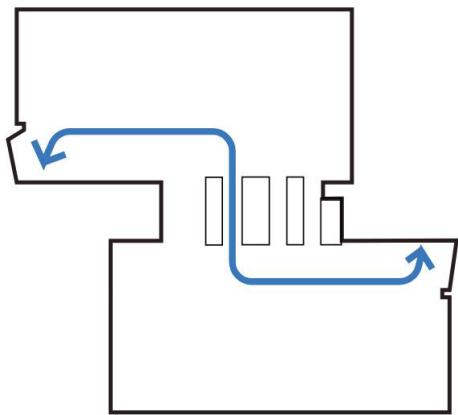
Views



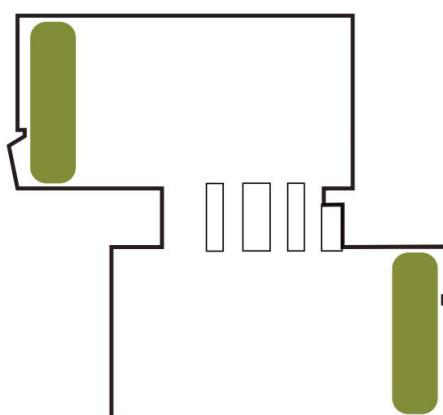
Neighborhoods



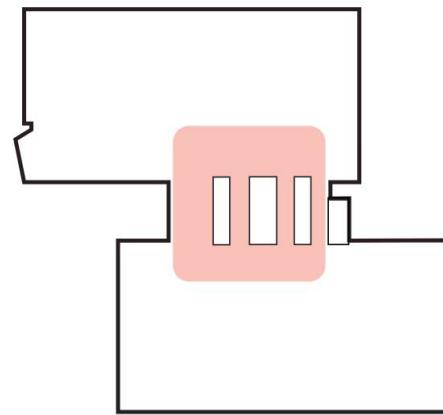
Acoustic Activity



Movement

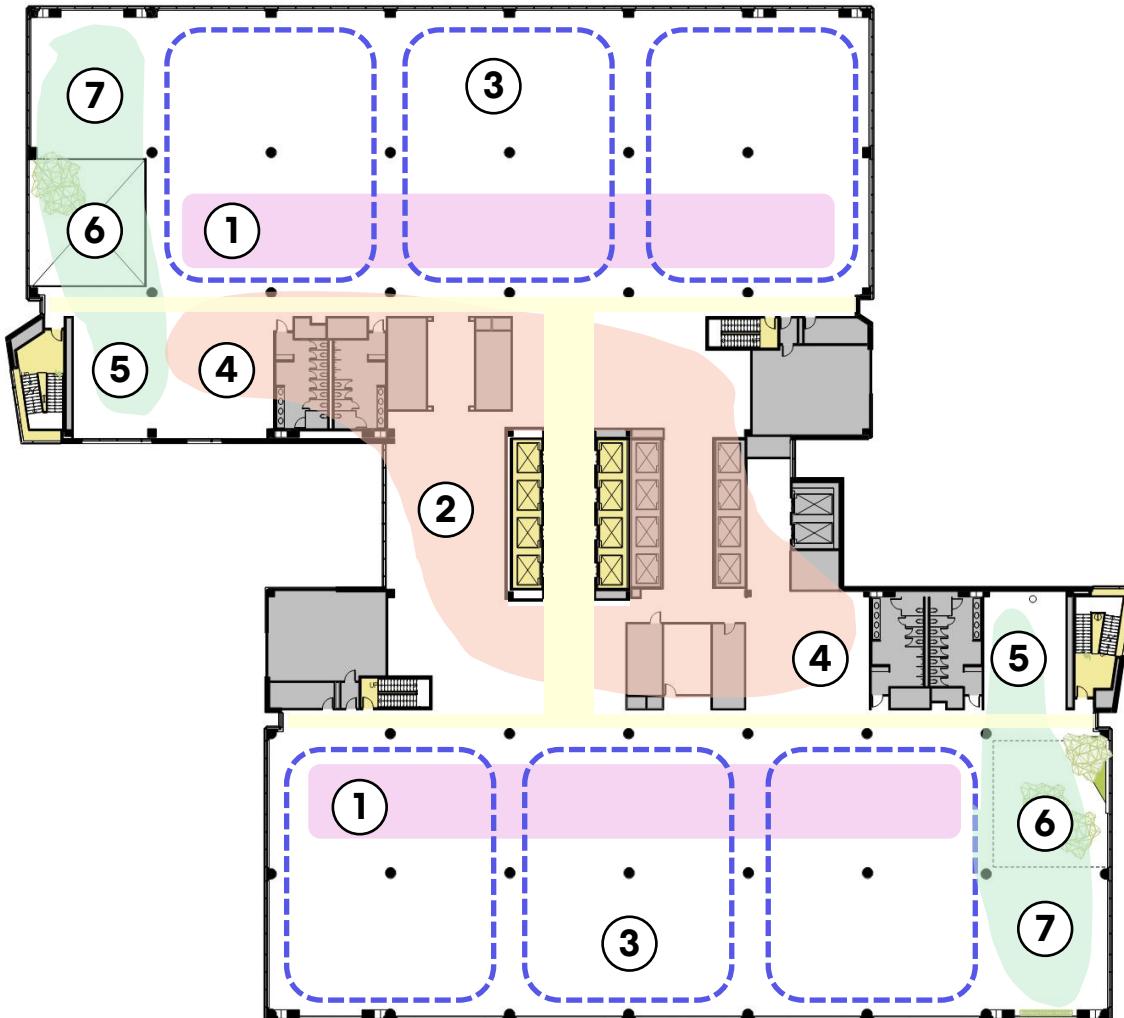


Destination Wellness



Community Resources

Flexible Framework for Typical Work Floor



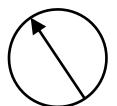
- 1. Collaboration Zone**
- 2. Community Hub / Café**
- 3. Activity Based Neighborhood**
- 4. Team Studio**
- 5. Wellness Suite / Regeneration**
- 6. Atrium Garden**
- 7. Quiet Library**

Typical Work Floor – Study A

un-assigned, collaboration heavy
activity-based workspace

Typical neighborhood unit shown includes:

- 34 workstations
- 2 flex offices
- 2 focus rooms
- 2+ open focus seats
- 1 huddle room
- 1 small conference room
- 1 project room
- 1 conference room
- 1+ small open collaboration
- 1 large open collaboration (shared)



community - open

Community - enclosed

base building

collaboration - open

collaboration - enclosed

individual - open

individual - enclosed

regeneration - open

regeneration - enclosed

circulation - primary

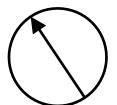
circulation - vertical

Typical Work Floor – Study B

shared workstation, meeting heavy activity-based workspace

Typical neighborhood unit shown includes:

- 36 workstations
- 3 offices
- 2 focus rooms
- 2+ open focus seats
- 1 huddle room
- 1-2 small conference room
- 1-2 project room
- 1 conference room
- 1+ small open collaboration
- 1 large open collaboration (shared)



community - open

Community - enclosed

base building

collaboration - open

collaboration - enclosed

individual - open

individual - enclosed

regeneration - open

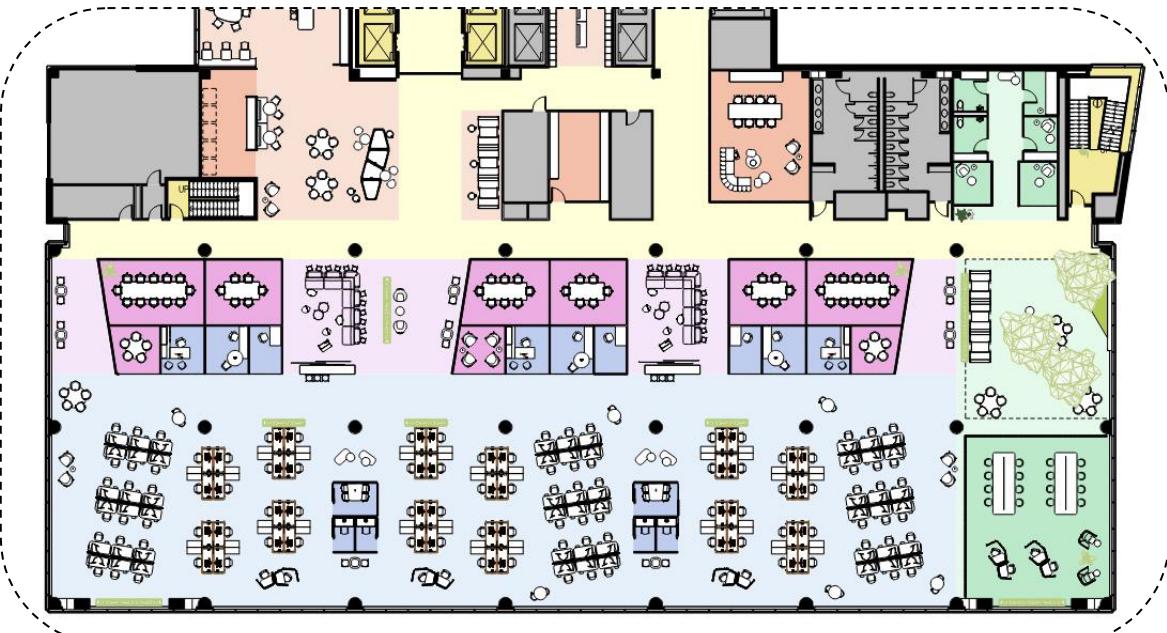
regeneration - enclosed

circulation - primary

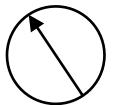
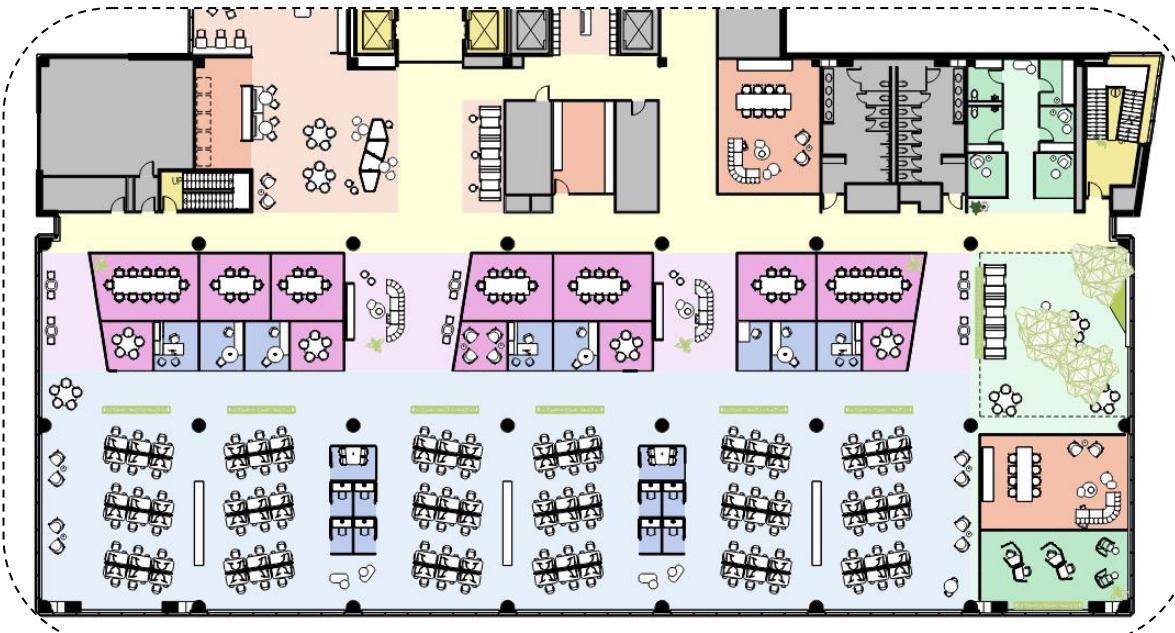
circulation - vertical

Typical Work Floor - Summary

Study A



Study B



community - open

Community - enclosed

base building

collaboration - open

collaboration - enclosed

individual - open

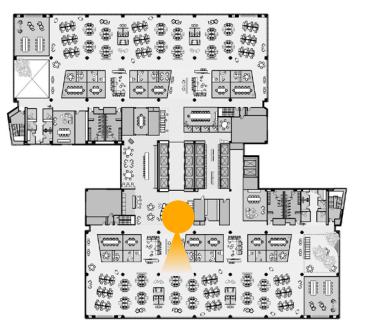
individual - enclosed

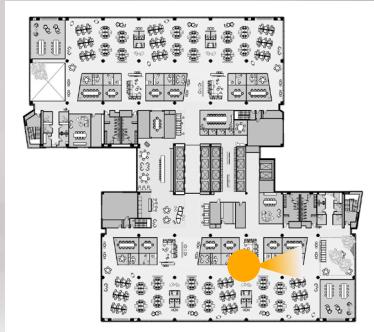
regeneration - open

regeneration - enclosed

circulation - primary

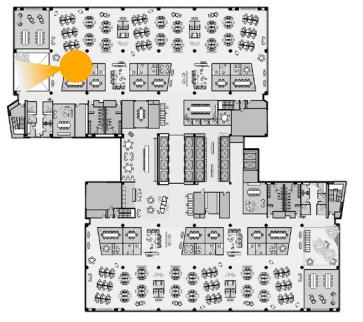
circulation - vertical













Level 03 rooftop terrace and green roof opportunity.



Creating connections

Site Opportunities

Resilient low carbon energy with battery storage linked to rooftop PV providing selective demand **back-up power**.

Vertical Garden Atrium centers **healthy indoor air quality and biophilia** in the workplace.

Brand on display in glass enclosed stair to inspire employees and reflect Ameriprise and values in community

Encourage **walkability** by activating street front with added retail and leveraging recent work at skyway level

Solar electric PV panels on roof in tandem with off-site renewable energy could make CSC a **Carbon neutral** operation.

Occupiable green roof for wellness, water retention, pollinator habitats

Retrofit **bird friendly** patterns to lower-level glass near landscaping

CSC building's location near the 11th street exit from 35W North makes it a **gateway to Minneapolis**.

LEED Silver as a standard for sustainability

Process

Risk Mitigation

Not Leveraging the Work Done to Date

Failure to Innovate

Risks to Budget & Schedule

Innovation

Strategy to adjust designs of future phases based on feedback from previous phases. How do you see the adjustment process working vs. a new design



Budget & Schedule Strategy

The Gantt chart illustrates the project timeline across six main steps, each containing multiple tasks. The x-axis represents time from January 2022 to December 2022. Each task is represented by a blue bar indicating its duration, with a black dot at the start and end points.

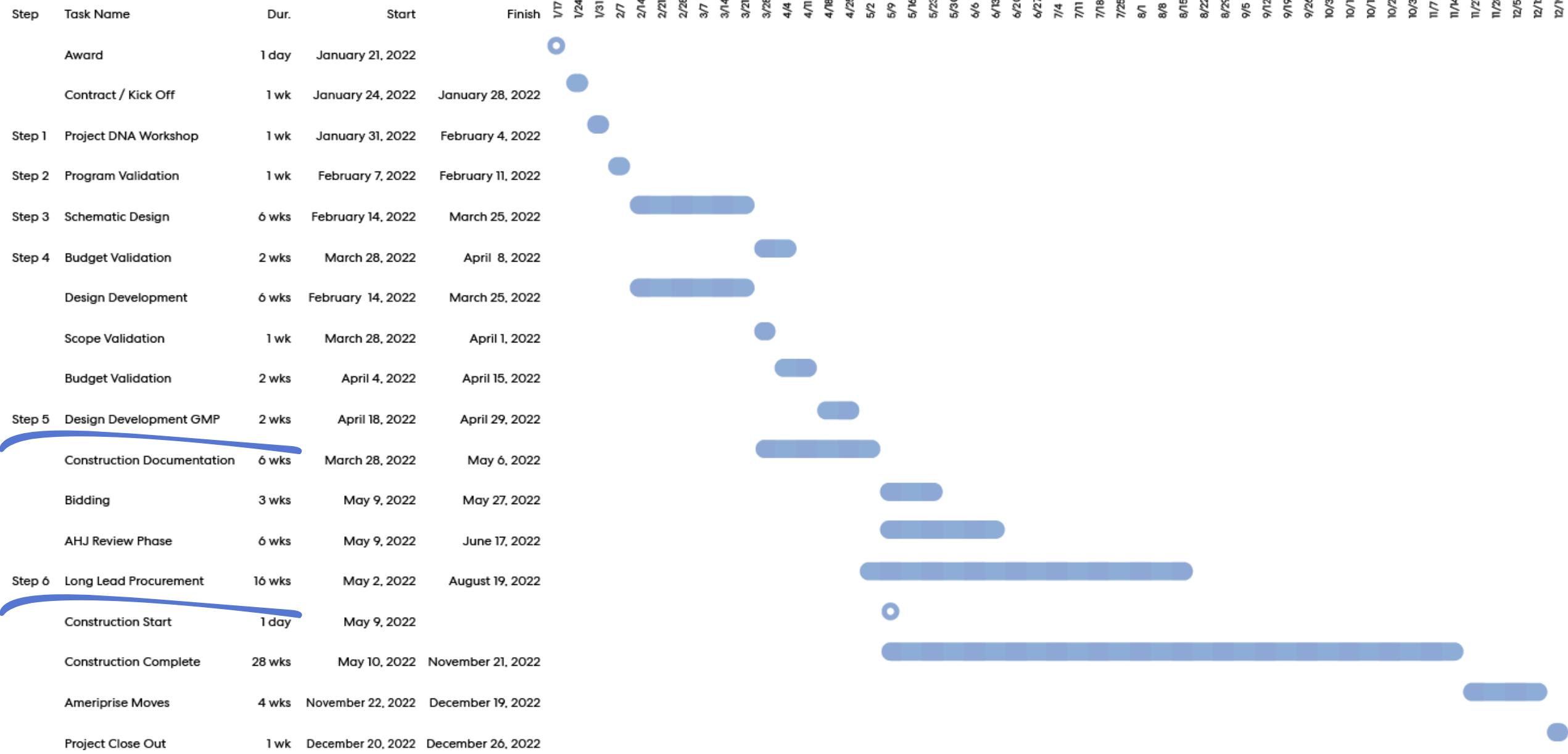
| Step | Task Name | Dur. | Start | Finish |
|--------|----------------------------|--------|-------------------|-------------------|
| | Award | 1 day | January 21, 2022 | January 22, 2022 |
| | Contract / Kick Off | 1 wk | January 24, 2022 | January 28, 2022 |
| Step 1 | Project DNA Workshop | 1 wk | January 31, 2022 | February 4, 2022 |
| Step 2 | Program Validation | 1 wk | February 7, 2022 | February 11, 2022 |
| Step 3 | Schematic Design | 6 wks | February 14, 2022 | March 25, 2022 |
| Step 4 | Budget Validation | 2 wks | March 28, 2022 | April 8, 2022 |
| | Design Development | 6 wks | February 14, 2022 | March 25, 2022 |
| | Scope Validation | 1 wk | March 28, 2022 | April 1, 2022 |
| | Budget Validation | 2 wks | April 4, 2022 | April 15, 2022 |
| Step 5 | Design Development GMP | 2 wks | April 18, 2022 | April 29, 2022 |
| | Construction Documentation | 6 wks | March 28, 2022 | May 6, 2022 |
| | Bidding | 3 wks | May 9, 2022 | May 27, 2022 |
| | AHJ Review Phase | 6 wks | May 9, 2022 | June 17, 2022 |
| Step 6 | Long Lead Procurement | 16 wks | May 2, 2022 | August 19, 2022 |
| | Construction Start | 1 day | May 9, 2022 | May 10, 2022 |
| | Construction Complete | 28 wks | May 10, 2022 | November 21, 2022 |
| | Ameriprise Moves | 4 wks | November 22, 2022 | December 19, 2022 |
| | Project Close Out | 1 wk | December 20, 2022 | December 26, 2022 |

Budget & Schedule Strategy

The Gantt chart illustrates the project timeline across six main steps, from January 2022 to December 2022. The tasks are color-coded by step: Step 1 (blue), Step 2 (light blue), Step 3 (yellow), Step 4 (orange), Step 5 (green), and Step 6 (red). A yellow arrow points from the end of Step 3 to the start of Step 6.

| Step | Task Name | Dur. | Start | Finish |
|--------|----------------------------|--------|-------------------|-------------------|
| | Award | 1 day | January 21, 2022 | |
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Supply Chain Awareness



**Deliver an Innovative Design &
high Return on your Investment**



A Beacon of Workplace in Minneapolis



Maximize Your Opportunity

&

Minimize Your Risk



Thank You!