

**Center for Novel Therapeutics— La Jolla, California:**

Always forward-thinking, the design of the CNT uses a variety of sustainability features to achieve LEED Gold certification. This includes mass timber elements that sequester carbon, hydronic heating and cooling systems built into the floor, LED light fixtures throughout the facility, operable louvers that allow for natural ventilation, and VAV air handling systems. But what might be the most sustainable feature is renewable energy produced by two types of solar panels; photovoltaic solar panels on the roof, and photovoltaic cells integrated into the glass skylights on the ceiling of the atrium.

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## 01. Firm Information

**We believe that design has the power to make the world a better, more beautiful place.**

That's why clients and communities on nearly every continent partner with us to design healthy, happy places in which to live, learn, work, play, and heal. We're passionate about human-centered design, and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, Fast Company named us one of the World's Most Innovative Companies in Architecture. Our global team of creatives and critical thinkers provides integrated services in architecture, interior design, landscape architecture, and more.

### Our Minneapolis Studio

Our entrepreneurial studio is fueled by curiosity, possibility, and making the world a better place. We geek out on research, data, and metrics to help get us there. We are no stranger to asking questions, taking risks, and experimentation and have collectively incubated ideas that have transformed into industry-changing standards, policies, master plans, environments, and buildings that are creating a more resilient, equitable, and sustainable future.



### FIRM AT A GLANCE

Founded in

**1935**

Studios

**26**

Minneapolis Staff

**53**

#### Areas of Practice

Branded Environments	Landscape Architecture
Civic and Cultural	Planning and Strategies
Corporate and Commercial	Science and Technology
Corporate Interiors	Sports, Recreation, and Entertainment
Health	Transportation
Higher Education	Urban Design

#### Minneapolis Leadership

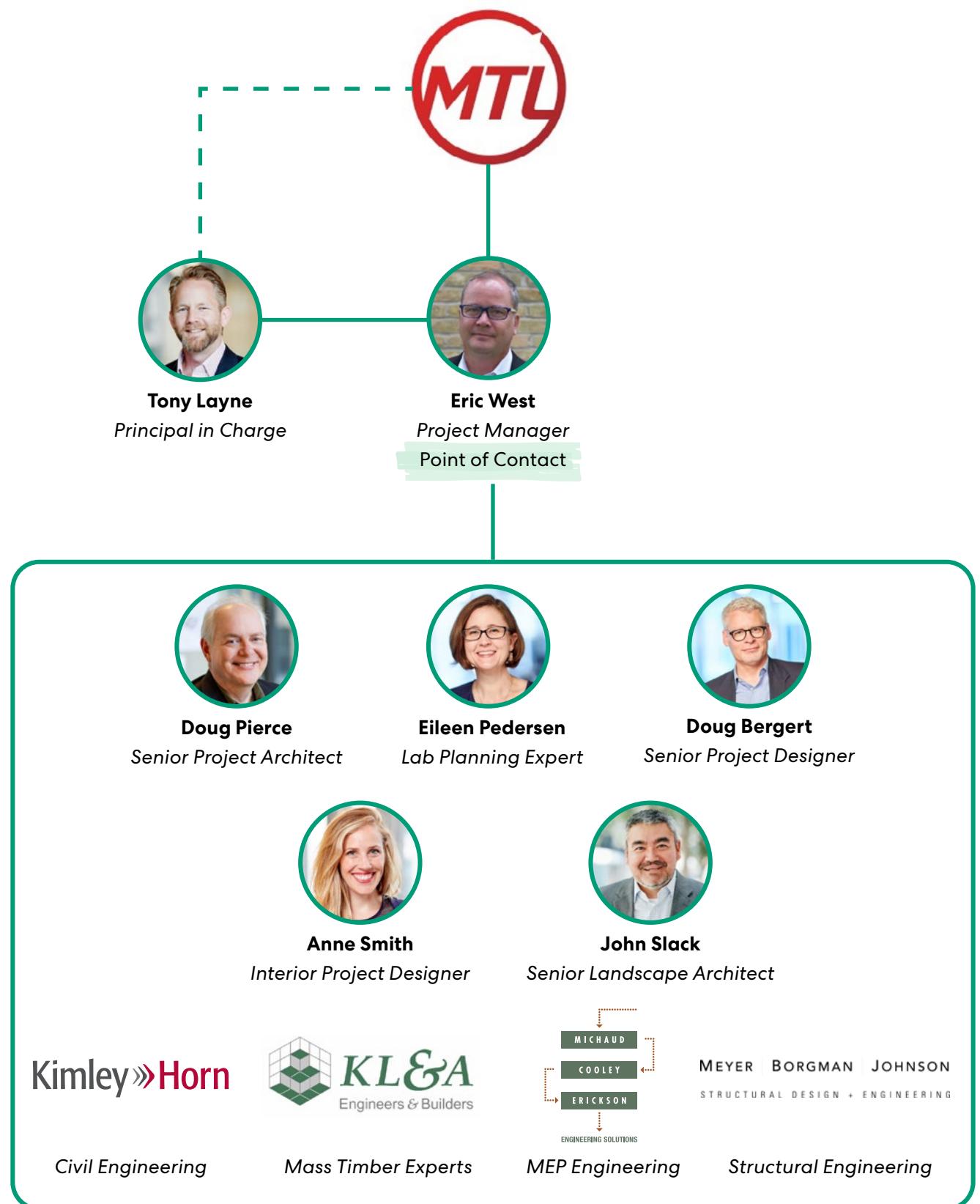
Tony Layne  
*Managing Director*  
Jennifer Christiaansen  
*Operations Director*  
Lisa Pool  
*Workplace Practice Leader*  
Scott Davidson  
*Healthcare Practice Leader*  
Jeff Ziebarth  
*Higher Education Practice Leader*

#### Point of Contact

Eric West  
*Senior Project Manager*  
612.851.5026

Jeff Ziebarth  
*Higher Education Practice Leader*

## 02. Team Organization



## 03. Qualifications

### Company Profile

With Perkins&Will you have a strong, global partner in innovative design leadership delivered by an entrepreneurial Minneapolis studio that leverages engagement, collaboration, and technology to give you the best design solutions. Our strength lies in synthesizing complex projects to reflect an organization's vision and brand while maximizing budget opportunities and successfully capitalizing on design potential.

Perkins&Will's Minneapolis Studio is comprised of more than 50 architects, designers, landscape architects, and planners, from which we have delivered complex projects for many of the region's most innovative and demanding clients. We are recognized for exemplary thought leadership in workplace, health, community, and sustainable design. We have recently been recognized as one of the World's Top 10 Most Innovative Companies in Architecture by Fast Company, Best Large Architecture Firm by US Green Building Council's Best in Building Rankings, and our Minneapolis Studio was honored with the 2019 American Institute of Architects Minnesota Firm Award. But our pride lies in building strong partnerships with our clients and helping organizations achieve their goals.

Locally, our proposed team has designed and delivered millions of square feet of workplace, community, and laboratory environments, for a broad range of clients from Land O'Lakes to Medtronic to the University of Minnesota and many more. Our projects include heavy timber construction and range from modest tenant improvements to building retrofits and renovations to new multi-building campus workplaces. Our proposed team has also helped many clients navigate the complex state, regional, and local regulatory processes to successfully realize their new home.



For this project, we have added **KL&A Engineers** (KL&A) to our team to bolster our own heavy timber experience and serve as a heavy timber and mass wood engineering expert for the project. KL&A has a national reputation for expertise in wood and heavy timber design, ranging from hand-hewn timbers to the highly refined long-span timber space frame at the Aspen Art Museum. We are pioneers in the field of mass wood construction, including cross laminated timber (CLT) which may be well suited to this project.

**Kimley-Horn** will provide development and regulatory coordination as well as civil engineering for the project. As a nationally recognized planning and consulting firm specializing in comprehensive development services, Kimley-Horn will prove invaluable in navigating the complex regulatory overlays that your site and project will encounter. Their involvement will ensure a smooth process and successful outcome.

**Michaud Cooley Erickson** (MCE) will provide mechanical, electrical, plumbing, and fire protection design services for this project. For us engineering is not simply an add on to the project but a key partner in the ultimate success of MTL's new home, and we will be collaborating early and often to deliver you the best possible outcome. Spanning decades, MCE has partnered with Perkins&Will on nearly one hundred projects, most recently on the LEED Platinum Certified Land O'Lakes Headquarters Campus. MCE was also our engineering partner on the recently opened Bell Museum at the University of Minnesota achieving a 75% reduction in fossil fuel use following the Minnesota B3 SB2030 Guidelines.

**Meyer Borgman Johnson** (MBJ) brings extensive structural engineering experience on complex projects. They are a trusted local partner who we have teamed with on institutional, industrial, and commercial projects across the Midwest. MBJ brings insight to ultra-efficient structural systems to meet clients budgets and will serve as our structural engineer of record.

### Our Team

Our Perkins and Will studio is composed of architects, interior designers, landscape architects, and community & workplace engagement experts, as well as technical project delivery professionals who have been assembled to deliver an exceptional project.

**Eric West** will serve as the Senior Project Manager and guide a seamless project and process. Eric will be the day-to-day contact for the project. We trust him to keep this project on budget and schedule. He has more than twenty-five years of experience, including years of work guiding the Bloomington Central Station project.

As our Heavy Timber & Mass Wood expert, **Greg Kingsley** will guide the overall structural design solution for the project. Greg lectures extensively about methodologies to reduce cost and maximize yield in timber construction, all while creating beautiful structures.

**Tom Lincoln** will serve as the Land Development Engineer. He has worked extensively in Bloomington and understands deeply all required approvals including those of the City, the FAA, and other agencies invested in development on this site. Tom will bring a proactive approach to the project to assure development success.

As Senior Project Designer, **Doug Bergert**'s thoughtful, collaborative approach and deep project experience will guide the design process to help build consensus – harmonizing divergent view points and ensuring the team delivers inspiring and adaptable space.

**Eileen Pedersen** will serve as Lab Planner and will guide the planning, layout, and design of all research and laboratories spaces.

As our Interior Designer, **Anne Smith** will lead the design of the office and workplace, working closely with Eileen and Doug to weave together all the spaces of the project.

Additionally, **John Slack** will lead landscape and site design, ensuring the buildings are integrated with the site and the solution is thoughtful and appropriate on this sensitive location.

**Doug Pierce** will serve as Project Architect and lead the sustainability strategy to provide a high-performance, efficient, resilient, and healthy workplace.

Finally, as Managing Principal, **Tony Layne** will ensure overall success of the project. His perspective will guide the team toward cost-effective and aspirational solutions that create new-forward looking workplace for the MTL Campus.

We are excited to deliver this project with Eric West and Tony Layne providing active management and overall leadership throughout the project's duration.

Curious, agile, and adaptable, we craft design solutions that inspire our clients and their communities, create positive long-term environmental, economic, and social change, and set new paradigms for the future.



## Sustainable Design

We believe that the ideals of sustainability and wellness align strongly with MTL's core mission and values. Having delivered numerous LEED Certified projects, we are committed to the financial, human, and environmental sustainability of our projects and to working with you to meet your performance goals. The following are a few of the ways we work to ensure a healthy environment:

### What is Living Design?

Living Design is about creating high-performing places that promote human and ecological well-being at every level. Informed by research, these projects can endure, adapt, promote biodiversity, and help life thrive at the individual and community scale. By seamlessly integrating the elements we believe are key to a holistically healthy environment—sustainability, resilience, regeneration, equity and inclusion, and well-being—we help our clients meet or exceed their projects' performance goals.

### High Performance, Data-Driven Design Shapes our Process.

High Performance buildings don't just happen, they are deliberately designed and operated to be high performance and that changes everything, including the design approach. High Performance Design demands that data driven analysis starts early.

We know sustainability means different things to different people. Whether it's energy efficiency that matters most to our clients, or healthy indoor air and nontoxic materials—we've got all of it covered. Sustainable design is built into our practice.

### High-Performance Buildings

Our SPEED platform is a state-of-the-art digital tool that helps design teams maximize a project's energy efficiency in a fraction of the time. It allows for considerable upfront and long-term savings for our clients, not to mention exceptional environmental performance.

### Carbon Leadership

We helped develop the industry's most comprehensive free tool for embodied carbon measurement in the built environment. The Embodied Carbon in Construction Calculator quantifies the carbon impacts of our material selections and supply chain decisions.

## Special Services

### Considering Brand.

We use a research-based design process that will identify and integrate MTL's unique mission, vision, values, and culture into tangible brand expressions, experiences, and environments. Our design team works throughout the process to maximize experiential branding throughout the project. The new Land O'Lakes Headquarters building is a recent example of strong integration of brand into built environments.

### Our Proven Workplace Strategy and Change Management Process.

Our team of in-house workplace strategy and change management experts can further enhance the results of your workplace design. Our Minneapolis studio leads our firm in workplace strategists who help align your people, space, and technology with your service objectives. Alongside this process, our change managers help ease the transition for your employees into a new work environment by building momentum, maximizing engagement, and providing training and communications. Our approach is flexible and scalable, depending on your desires and needs and can make all the difference in ensuring staff engagement and satisfaction.

### Carbon-Neutral Business Operations

We've always led by example, and our own business operations are a good case study. Over a decade ago, we pledged to reduce our greenhouse gas (GHG) emissions in a meaningful, measurable way. By scaling back our business air travel, achieving a minimum of LEED Gold certification for all of our design studios, reducing our use of paper products, and investing in Green-e Certified Renewable Energy Credits (RECs) and carbon offsets, we achieved firmwide carbon neutrality in 2007.

## Well-Being

Health is about so much more than physical fitness, dietary habits, or disease prevention. It's about how a person functions at all levels—physical, mental, emotional, and spiritual. It's about the brain's and body's response to the physical environment, and how that response influences a person's quality of life.

↓ **River Beech Tower—Chicago, Illinois:**  
When designers at Perkins&Will, researchers at the University of Cambridge, and engineers at Thornton Tomasetti teamed up to explore the concept of a mass timber skyscraper, they sought to prove that a structurally sound tower could be both made of wood and safe enough for residential use.



### Transparency and Material Health

We ignited an industry movement toward healthy building materials in 2008. Today, we continue to lead a healthy materials crusade through focused research and knowledge-sharing.

### Designing for the Human Experience

The design of a building, interior, or urban space has a significant impact on people's mental and emotional well-being. We're improving the human experience in the built environment through research and design rooted in neuroscience.

### Biophilic Design

We strive to connect people with nature, even in our most complex urban environments. When people are in the presence of plants and nature, they're naturally healthier in mind, body, and spirit.

## Active Design

The places we design keep people healthy by keeping them moving. With active design, you could almost say physical exercise is "built in" to the built environment.

### Sports and Fitness

We're passionate about designing places that help people fulfill their physical fitness potential. From student athletes to professional athletes—even non-athletes. Because everyone deserves to be fit and well.

### Health Districts

Caring for your health shouldn't start and end with a hospital visit. We're creating entire community districts that, by design, support preventative wellness and foster healthy, active lifestyles for everyone.

### PERSPECTIVES, DELIVERY

## Why Not Wood?

We embrace mass timber construction as a part of our commitment to mitigating the environmental impacts of our projects, processes, and construction. Beyond just a fad, mass timber is a renewable, resilient, elegant material. Here, we share insights from scientists and designers on why choosing wood for a building is a responsible and future-ready choice.

[Read more here.](#)

## Tony Layne, AIA, LEED AP®

### Principle In Charge

Tony brings strategic value to his clients and teams, having led and delivered award-winning, high-performing spaces for Fortune 500 companies across the Twin Cities and region. He engages not just as a leader of the design team, but also as a part of the leasing team, helping to bring holistic value to clients and owners.

Tony's leadership style is one of connection, alignment, and strategy. With the ability to anticipate several steps ahead he steers teams towards a clear vision for any design challenge. This foresight has led to some of the firm's most sustainable and successful projects



#### Project Experience

**Land O'Lakes**  
Headquarters Expansion and Renovation  
Arden Hills, Minnesota

**Land O'Lakes**  
Winfield Solutions  
River Falls, Wisconsin

**Great River Energy**  
Headquarters  
Maple Grove, Minnesota

#### Land O'Lakes

R&D Building Expansion and Renovation Study  
Arden Hills, Minnesota

**American Lung Association of Minnesota**  
Healthy Design Office Building  
St. Paul, Minnesota

**Best Buy Co., Inc.**  
Corporate Headquarters  
Richfield, Minnesota

#### 3M

Multiple Projects  
Saint Paul, Minnesota

#### 900 Marquette

Office Tower  
Minneapolis, Minnesota

#### American Lung Association of Minnesota

Healthy Design Prototype  
St. Paul, Minnesota

#### Medtronic

CRDM Campus

**ASB Capital Management**  
AT&T Tower Building  
Repositioning  
Minneapolis, Minnesota

**Thomson Reuters**  
Eagan Campus Expansion  
Eagan, Minnesota

#### Wells Fargo

East Town Administrative Offices

Minneapolis, Minnesota

#### ASB Capital Management

AT&T Tower Building  
Repositioning

Minneapolis, Minnesota

#### University of Minnesota

Bell Museum

Saint Paul, Minnesota

#### MEDICA Corporate Headquarters

Minneapolis, Minnesota

#### American Lung Association of Minnesota

Minnetonka, Minnesota

#### Microsoft

Corporate Campus Plan and

#### Great River Energy Headquarters

New Delhi, India

#### Wells Fargo

Corporate Campus Plan and

#### Great River Energy Headquarters

East Town Administrative

#### Wells Fargo

Implementation

#### Wells Fargo

Fargo, North Dakota

#### Wells Fargo

Minneapolis, Minnesota

#### Wells Fargo

Maple Grove, Minnesota

## Eric West, AIA, LEED AP®, Fitwel® Ambassador

### Senior Project Manager

Eric believes architecture is most impactful when it meets multiple needs – most obviously those of the client, but also those of the immediate neighborhood, the broader community, and future generations. He finds purpose in engaging with project stakeholders, community leaders, and design teams to inspire decisions that find balance among all of these needs. Designing with the bigger picture in mind creates beautiful, thriving communities. In his daily work as an architect, he is involved with both design and project management. He leads teams in creating consensus, overseeing the design process, and managing project schedules and budgets.



#### Project Experience

**Bright Health**  
Corporate Office Relocation  
Minneapolis, Minnesota

**Boeckermann Grafstrom & Mayer**  
Headquarters Relocation  
Bloomington, Minnesota

**3M**  
Multiple Projects  
Saint Paul, Minnesota

#### Healthpartners, Inc.

Corporate Headquarters  
Master Plan and Parking Garage  
Bloomington, Minnesota<sup>2</sup>

**Deluxe Corp.**  
Headquarters Repositioning  
Minneapolis, Minnesota<sup>1</sup>

**Deluxe Corp.**  
Tech Innovation Center  
Atlanta, Georgia<sup>1</sup>

#### Tenant

Headquarters Master Plan  
Eden Prairie, Minnesota<sup>2</sup>

#### Securian Financial

Asset Management Office

#### State of Minnesota

Minnesota Senate Building

#### Deluxe Corp.

Saint Paul, Minnesota<sup>2</sup>

#### Minnesota Housing Finance Agency

Office Relocation and Master Plan

#### Hazel Technologies

Research and Development

#### Reliance Industries, Ltd.

BioTech Research Centre

#### Philips

Biomedical Product

#### The Ohio State University/ COTC

Science and Technology

#### Northwestern University

Louis A. Simpson and Kimberly

#### Engineering Corridor

Columbus, Ohio

#### Reliance Industries, Ltd.

New Mumbai, India

#### Philips

Manufacturing and Testing Lab

#### Renovation

Plymouth, Minnesota

#### Testing Lab Renovation

Plainfield, Illinois

#### Engineering Corridor

Columbus, Ohio

#### Reliance Industries, Ltd.

BioTech Research Centre

#### Engineering Corridor

Columbus, Ohio

#### Reliance Industries, Ltd.

New Mumbai, India

#### Engineering Corridor

Columbus, Ohio

#### Reliance Industries, Ltd.

BioTech Research Centre

#### Engineering Corridor

Columbus, Ohio

#### Reliance Industries, Ltd.

New Mumbai, India

#### Engineering Corridor

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BioTech Research Centre

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BioTech Research Centre

#### Engineering Corridor

Columbus, Ohio

#### Reliance Industries, Ltd.

BioTech Research Centre

#### Engineering Corridor

Columbus, Ohio</

## Doug Bergert, AIA, LEED AP®

### Senior Project Designer

Committed to the formation of beautiful, meaningful environments, Doug's work includes a variety of award-winning cultural, education, and corporate projects. His diverse experience enables him to work creatively with design teams to deliver tailored solutions that cultivate client goals and culture. A Professor in Practice at the University of Minnesota College of Design, Doug works collaboratively with project stakeholders to bring curiosity, rigor, and delight to their projects.



#### Project Experience

##### Land O' Lakes

New Headquarters Renovation and Expansion  
Arden Hills, Minnesota

##### Land O'Lakes

R&D Building Expansion and Renovation Study  
Arden Hills, Minnesota

##### Land O' Lakes

Purina Conference Center  
Renovation and Expansion  
Gray Summit, Missouri

##### Capella Tower

Lobby Renovation  
Minneapolis, Minnesota

##### University of Minnesota

Bell Museum  
Saint Paul, Minnesota

##### The Ackerberg Group

Mozaic East, Multi-Use Development  
Gray Summit, Missouri

##### Kenosha City Hall

Kenosha, Wisconsin

##### North Dakota State University

College of Health Professionals  
Sudro Hall Expansion

##### Fargo, North Dakota

##### University of Minnesota

Health Sciences Education Center  
St. Paul, Minnesota

##### University of Minnesota

Amundson Hall-Gore Annex  
Renovation & Expansion

##### Minneapolis, Minnesota

#### Project Experience

## John Slack, PLA, OALA, ASLA, LEED AP® ND, RELi AP

### Senior Landscape Architect

Having traveled to every US state except Alaska with his military family, John grew fascinated by how people use urban spaces, and how buildings interface with them. As an urban designer and landscape architect, John's work is influenced by his love for nature, art, and design, as well as his Japanese culture, which was bestowed upon him by his mother. His admiration for the minimalistic characteristics of historic Japanese sites is reflected in his design process, where he carefully considers how to scale back a design. With rigor and dedication, he seeks to simplify and clarify.



## Anne Smith, CID, IIDA

### Senior Interior Project Designer

Anne is a passionate and motivated team member dedicated to design and creating an integrated project environment that fosters new ideas and information sharing. By blending architecture and interior design practices in a holistic way, Anne strives to create spaces that respond to the functional needs of the client while enhancing the experience of those who use them. As a project designer she effectively manages, inspires and collaborates with all team members to create a well organized and seamless process from programming and design conception through the end of construction.



#### Project Experience

##### Land O'Lakes

Headquarters Expansion and Renovation  
Arden Hills, Minnesota

##### Be The Match

Minneapolis, Minnesota

##### Best Buy

Richfield, Minnesota

##### Boston Consulting Group

Minneapolis, Minnesota

##### 3M

Multiple Projects  
Saint Paul, Minnesota

##### Minnesota Center for Environmental Advocacy

St. Paul, Minnesota

##### Microsoft Sales Office

Memphis, Tennessee

##### Microsoft

Vista Building Reconfiguration

##### Fargo, North Dakota

Thomson Reuters  
Eagan, Minnesota

##### Philips Respiritech, Vital Health, Spectranetics

FLM+  
Minneapolis, Minnesota

##### 1305 Corporate Center Drive

Plymouth, Minnesota

##### Zipnosis

Minneapolis, Minnesota

##### Center for Victims of Torture

St. Paul, Minnesota

##### Land O'Lakes

FLM+  
Minneapolis, Minnesota

##### Carlson Companies

Minnetonka, Minnesota

#### Project Experience

##### Land O'Lakes

Corporate Headquarters

##### Master Plan and Landscape Architecture

Arden Hills, Minnesota

##### Kohler

Headquarters Master Plan and Landscape Architecture

Kohler, Wisconsin

##### Three Rivers Park District

Crow Hassan Master Plan

Hennepin County, Minnesota

##### Three Rivers Park District

Pine Point Regional Park Master Plan

Arden Hills, Minnesota

##### Kohler

Washington County, Minnesota

##### Dane County

Alliant Energy Center Master Plan and Improvements

Dallas, Texas

##### Cities of Roseville, Maplewood, Saint Paul

Rice Street/Larpenteur Avenue

Gateway Area Visioning

Roseville, Maplewood, and

Saint Paul, Minnesota

##### Biederman Redevelopment Ventures

Dallas Fair Park Master Plan Update

Dallas, Texas

##### Hennepin County

METRO Blue Line Extension LRT

Station Area Planning

Robbinsdale, Crystal, Brooklyn

Park, Minnesota

##### City of Minneapolis

The Consolidated Office

Building Pre-Design, and

Resilience Framework

Minneapolis, Minnesota

## Thomas Lincoln, P.E.

### Kimley»Horn

### Civil Engineer

Thomas is a senior land development engineer in Kimley-Horn's Twin Cities office. He has 35 years of experience serving a variety of public and private sector clients in the Minneapolis-St. Paul metropolitan area and throughout the Midwest. He serves as senior project manager on a broad range of civil engineering projects, with responsibilities for master planning, entitlements, construction documents, permitting, and construction administration services. His principal areas of expertise include master planning; retail, commercial, and multifamily residential; office; urban in-fill, and brownfield redevelopment projects. He has worked on numerous projects over the years in the City of Bloomington and has a strong working relationship with City staff.



#### Project Experience

##### BCS HealthPartners Parking Ramp and 8170 Improvements

Bloomington, MN

##### Penn and American District Redevelopment

Multifamily, Retail and Hotel

Bloomington, MN

##### Bloomington Central Station

- Redevelopment Master Plan

- Reflections Condominium

- Central Station Park

- Hyatt Regency Hotel

-Indigo & Fenley Multifamily

-Phase 1A, Phase 1B, Phase 2A,

and Phase 2B Infrastructure

Improvements

Bloomington, MN

##### SICK Sensor Intelligence

Office/Production Project

Bloomington, MN

##### Golden Valley Industrial

Golden Valley, MN

##### Nordhaus and Odin

Redevelopment Project

Minneapolis, MN

##### City of Minneapolis

North Loop Green Master Plan

Minneapolis, MN

##### Thrivent

Corporate Lot Redevelopment

Minneapolis, MN

**KL&A** **Gregory R. Kingsley, PhD, PE**  
Engineers & Builders  
**Mass Timber Expert**

Dr. Kingsley is a well-known authority on innovative timber structures, with a special interest in tall mass timber construction. He is well known working creatively with architects to achieve novel and successful solutions to structural challenges. He is also an authority on the structural behavior of masonry buildings, with a special emphasis on seismic design. His current passion is for innovative wood structures, and in the rapidly growing field of mass timber construction, which he considers our best hope for marrying carbon sequestration with environmental responsibility.

**Project Experience****Platte Fifteen**

Cross-Laminated Timber  
Mixed-Use Office and Retail

**Aspen Art Museum**

Aspen, Colorado

**Loading Dock**

Mass Timber Office  
Boulder, Colorado

**United States Olympic Museum**

Colorado Springs, Colorado

**Research & Presentations**

Colorado State University  
Cross-Laminated Timber Pavilion  
Ft. Collins, Colorado

**Denver Code Development Liaison Committee of SEAC**

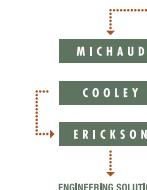
Mass Timber Tall Wood Proposal

**WoodWorks, the Portland MT Conference, Denver Design Symposium**

Numerous Mass Timber Presentations

**Aspen Art Museum—Aspen, Colorado:**

Designed through the close collaboration of Pritzker Prize winning architect, Shigeru Ban, KL&A, and Turner Construction, the museum uses wood structure in the service of architecture in unprecedented ways, most notably in the structure of the roof above the top floor terrace, which is a 2-way space frame that is unique in the world in terms of its form, its use of innovative wood materials, its fabrication and its construction, not to mention its architectural effect.



**Greg Trende, PE, LEED AP®**  
**Senior MEP Engineer**

Greg Trende's experience includes facility infrastructure design, campus utility master-planning, along with a wide range of housing, healthcare, higher education and science and technology projects. He has been with MCE since 2007 and in the industry since 1997. Greg is responsible for the development of required systems design and quality control of engineering elements of the project including code requirements. He determines and communicates project goals to discipline members and coordinates construction document development for the team to provide a consistent product and service.

**Project Experience****Land O'Lakes**

Headquarters Expansion and Renovation

**Land O'Lakes**

R&D Building Expansion and Renovation Study  
Arden Hills, Minnesota

**Northern Star Council Boy**

Boy Scouts of America Leadership Center  
Saint Paul, Minnesota

**Mortensen Development**

One Discovery Square Multi Tenant Research Facility Rochester, Minnesota

**Bio Techne (R&D Systems)**

-Trevigen BME Cleanroom Expansion  
-Microbiology Lab Remodel -Lab Sound Level Reduction -Fermentation Lab Remodel -Plate Coating Lab Remodel -Viral Clearance Lab Remodel -New Parking Garage

**University Enterprise Labs**

Lab Additions  
Saint Paul, Minnesota

**University of Minnesota**

- 17th Street Residence Hall & Dining Facilities  
- Leighton Lab PreDesign  
- St. Anthony Falls Laboratory  
- Carlson School of Management Repurposing

MEYER BORGMAN JOHNSON

STRUCTURAL DESIGN + ENGINEERING

**Dan Murphy, PE**

**Senior Structural Engineer**

Dan leads the structural design process, tracking team progress, reviewing team output, and providing input and creative problem solving at key phases of the project. His 47 years of experience as a structural engineer comprises a broad range of structural design systems, materials, and delivery methods and has included challenges requiring unique and creative structural design solutions. Dan is experienced with complex, phased, compressed-schedule projects, sustainable practices, and both out-of-state and international work. As a design partner, Dan works collaboratively with team members from the early stages of a project to ensure best value and architectural design integrity.

**Project Experience****Friendship Village**

Addition and Renovation  
Bloomington, Minnesota

**Edinborough Residential Tower with Indoor Recreation Park and Parking**

Edina, Minnesota

**Allina**

Central Laboratory  
Minneapolis, Minnesota

**Microsoft**

Corporate Campus Expansion  
Fargo, North Dakota

**Minnesota World Trade Center Tower**

Saint Paul, MN

**Kraus-Anderson**

Office, Retail, Apartment, Hotel, and Parking Block Development  
Minneapolis, Minnesota

**Bloomington Central Station**

Reflections Condominium  
Bloomington, MN

**Nordic House Office Building**

Minneapolis, Minnesota

**Mayo Clinic**

Biosciences Buildings, One Discovery Square and Two Discovery Square  
Rochester, Minnesota

**Wells Fargo Home Mortgage**

Office and Parking Ramp  
Minneapolis, Minnesota

# Land O'Lakes Headquarters Expansion and Renovation

Arden Hills, Minnesota

**Client:** Land O'Lakes — **Size:** 165,000 square feet (new building); 211,000 square feet (renovation) — **Completion Date:** 2018, Completed On Schedule — **Construction Cost:** \$65.5 Million — **Sustainability:** LEED Platinum® — **Awards:** National Design Award, Society of American Registered Architects, 2018; Award of Excellence, USGBC West North Central Region, 2019; Top Projects of 2018, Finance & Commerce, 2019 — **Architect:** Perkins&Will



## RELEVANCE TO LONG MEADOW CIRCLE

- Research and Laboratory Spaces
- Flexible Workspaces
- High Performance Sustainable Design
- Highest Scoring LEED Project in MN at Completion
- Sustainable Site and Landscape Design
- Fitness Center, Day Care, Clinic, and Amenity Functions
- New Construction

### Working Together for the Common Good

After years of leasing office space in remote locations, this growing co-op wanted to consolidate their far-flung employees back onto their main campus. Our team introduced a holistic approach, incorporating real estate analysis, integrated site strategy, and alternative workplace strategies that, produced a solution that brought all employees back together, and saved capital costs.

A nearly 100-year-old cooperative that is transforming the future, Land O'Lakes has a work philosophy that enables team agility around projects and embraces an innovative approach to workplace design. The new building reimagines the idea of the campus, shifting from the outwardly-focused organization of the original headquarters to a centralized campus built around an open courtyard, redirecting the focus to community and collaboration. Bathed in daylight, a variety of spaces support individual, team, and collaborative work. The space now emphasizes the co-op's mission, working together for the common good.

### Land O'Lakes Headquarters Expansion and Renovation

#### A Sustainable Legacy

Land O'Lakes farmer members depend on the land. They have an intimate connection with the environment, and so the co-op wanted this reflected in the choices made when designing their headquarters.

We helped Land O'Lakes obtain LEED Platinum, with the building employing rainwater harvesting for landscape irrigation, photovoltaic panels to offset energy demands, higher indoor air quality with fresh air for employees, and extensive daylighting to interior spaces – paired with controls that automatically reduce power usage on sunny days.

#### Collaborative R&D Labs

As part of the larger phased development, we partnered with management, research staff, and interdisciplinary consultants to program enhanced work flow and design research labs. Given the complexity of the space, we worked closely to redevelop existing cellular labs into open, collaborative research labs for microbiology, chemistry, pathogen research and a shared innovation lab used as an enabling swing space during construction.



↑  
Large cisterns collect the site's water which is repurposed for on-site irrigation. They also provide employees with a visual reminder of this water cycle, as water is a vital necessity of the farmers they serve.

←  
Employees benefit from wood cafe harvest tables crafted from the site's ash trees removed during construction.

#### References —

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# University of North Dakota School of Medicine and Health Sciences

Grand Forks, North Dakota

**Client:** University of North Dakota — **Size:** 375,000 square feet — **Completion Date:** 2016, Completed on Schedule — **Construction Cost:** \$124 Million — **Awards:** Outstanding Design: Classrooms Category, American School & University Educational Interiors Showcase, 2018; Honor Award, American Institute of Architects North Dakota, 2017; Building Team Awards - Silver Award, Building Design + Construction, 2017; Honor Roll, MN Physician, 2017 — **Architect:** Perkins&Will



## RELEVANCE TO LONG MEADOW CIRCLE

- Research and Laboratory Spaces
- Future Adaptability
- Collaborative Work Areas
- High Performance Sustainable Design
- Sustainable Site and Landscape Design
- Designed for Wellbeing
- New Construction

### Connecting Communities. Building the Future.

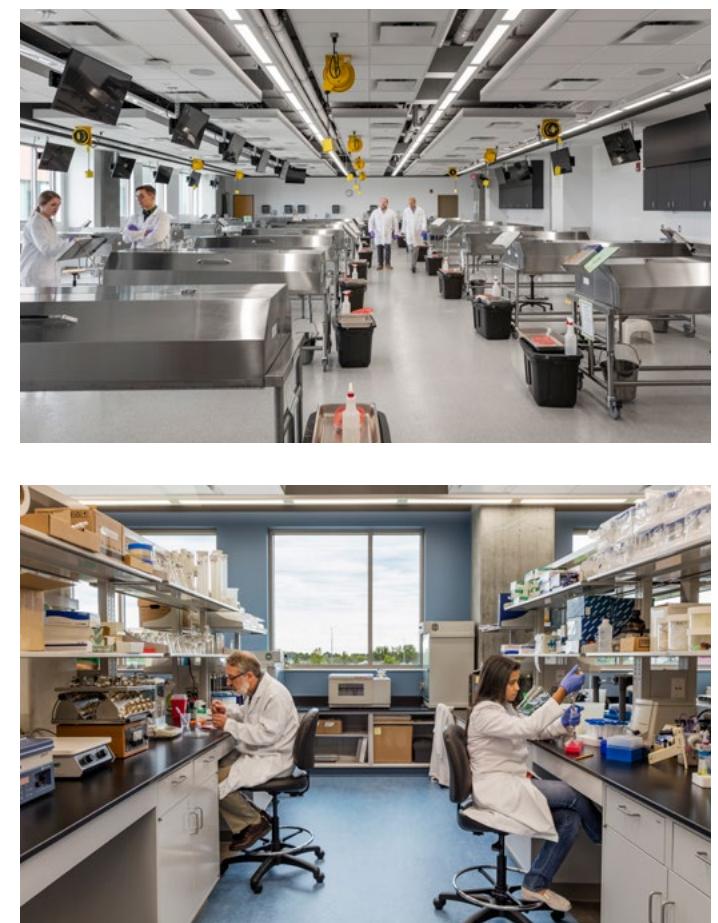
In terms of pushing the envelope, North Dakota isn't usually at the forefront. However, a big problem loomed on the horizon: there simply wouldn't be enough doctors in the region to serve the growing population into the future. And so, hundreds of state legislators, city leaders, healthcare educators, design and construction professionals, and the international medical community at-large came together to change the future of healthcare delivery in North Dakota forever.

Collocating for the first time medicine, basic science, medical lab science, physician assistant, sports medicine, public health, and occupational and physical therapy programs, our team provided the University with the opportunity to "re-think everything" about the way it delivers medical and health sciences education. The School of Medicine and Health Sciences defines the national standard in medical education by creating an interdisciplinary learning environment that totally readapted health sciences curriculum and methodologies for generations to come.



### Design Excellence

Innovative solutions maximize natural light over the long winter climate of North Dakota encouraging students, faculty, and visitors to collaborate within the transparent, open circulation linking research, administration, and learning spaces. State-of-the art flexible classrooms, simulation and standardized patient environments, collaborative research spaces, and inter-professional student learning communities prepare students for the future of healthcare.



### Planning for Future Unknowns

To allow for adaptability and change as needs evolve, spaces were designed to enable seamless transformation to meet changing user needs and pedagogy. Flexibility allows spaces to transform, providing a variety of learning environments in a single space and ease of reconfiguration as the school and profession evolve over time. Thoughtful adjacencies and mobile walls allow for classrooms to open up to generous corridors creating opportunities for multifunctional uses out of singular spaces. By providing labs and simulation spaces with all equipment and casework on wheels, the spaces can easily be transitioned to create a different healthcare environment.

### References —

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# Bell Museum

## Saint Paul, Minnesota

**Client:** University of Minnesota, Bell Museum, and Minnesota State Colleges and Universities — **Size:** 89,860 square feet — **Completion Date:** 2018, Completed On Schedule — **Construction Cost:** \$64.2 Million **Sustainability:** Best of MN B3 Sustainability Guidelines Finalist; RELI Pilot Project — **Awards:** Merit Award, AIA Minneapolis, 2019; National Design Award, Society of American Registered Architects, 2018; FAB Award Civic and Community Design Excellence, IIDA Northland, 2019; TEKNE Award - Building Design & Infrastructure, Minnesota High Tech Association, 2017 — **Architect:** Perkins&Will



### RELEVANCE TO LONG MEADOW CIRCLE

- Thermally Modified Wood Cladding
- High Performance Sustainable Design
- Landscape Design for Sensitive Site
- New Construction on Greenfield Site
- Research and Laboratory Spaces

#### A Personal Journey through Minnesota's Natural History

The Bell Museum is Minnesota's official natural history museum and has been preserving and celebrating the state for over 144 years. Previously housed in a confined building, the new site is designed as a learning landscape - its surfaces configured to tie people, nature, and the environment together.

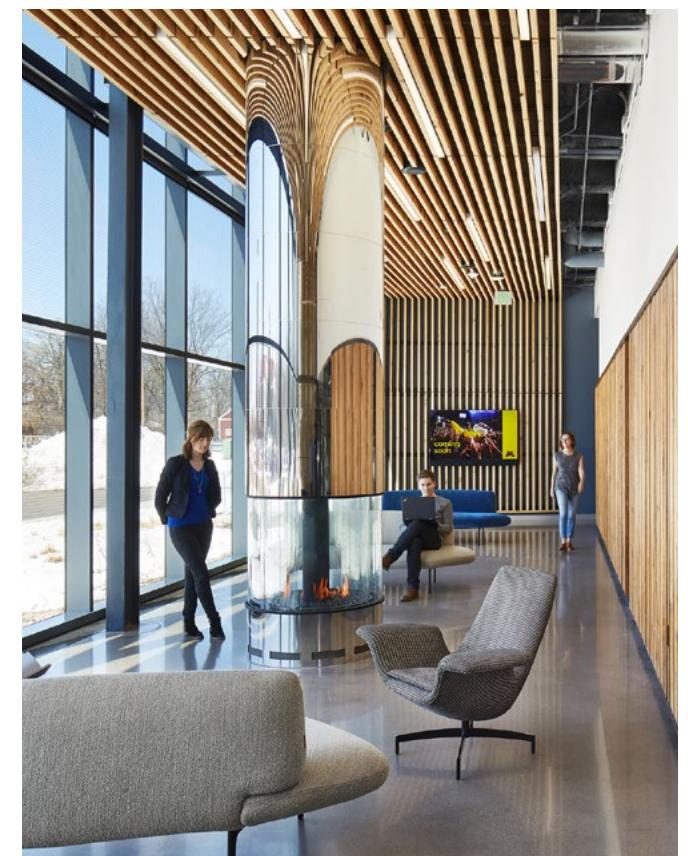
We created a personal journey of discovery through time, space and life – told through the lenses of art, science, and culture. This unveiling of ‘how we know’ helps visitors recognize the museum and planetarium as a portal to University of Minnesota research. Bell’s monumental Storybox windows are part of the magnificent personal journey that each visitor takes through the museum, acting as ‘lenses’ between the interior and exterior spaces inspiring every visitor to connect across time between environmental experiences that are only in the past (within the museum) and environmental experiences that are immediately present (outside the building), informing our collective future.

#### Learning from Nature

Many features of the Bell Museum building and landscape demonstrate how we can learn from nature. Much of the museum's exterior is covered with thermally modified white pine wood cladding, harvested from Minnesota forests that are ecologically managed and certified to Forest Stewardship Council criteria (FSC). The landscape surrounding the building includes a diverse blend of drought tolerant native and adapted plants. To mitigate the threat to birds, the architects developed a custom visual frit pattern for the glass that deters bird strikes, and is non-obtrusive to Bell Museum visitors.

#### Celebrating and Ensuring Biodiversity

The building and site work together interactively creating a vibrant urban eco-system that supports on-site biodiversity for pollinators, birds, small mammals, amphibians and aquatic invertebrate. Roof water captured by the on-site pond provides both habitat and the water needed for irrigating the vibrant landscape. Rain gardens gather and filter all of the parking lot stormwater sending it into the ground and recharging the aquifer located below the site. Nutrient-rich bee lawns and meadows provide habitat for the endangered Rusty Patch bumblebee and a wide range of other essential pollinators. The building is designed to operate efficiently reducing its carbon footprint by more than 70% relative to comparable buildings and as a result, protecting life around the planet from the ravages of climate change.



#### Gateway to Research

The new Bell Museum is located as a gateway to the Saint Paul Campus of the University of Minnesota, and showcases the University's reputation for innovative research, education, and public engagement. Program components include: Exhibit Spaces, Digital Planetarium Theater, Museum Store, Events Lobby, Offices, Curatorial Workrooms, Science Classrooms, and Interactive Discovery Rooms.



#### References —

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## Platte Fifteen

Denver, Colorado

**Client:** Crescent Real Estate — **Size:** 150,000 square feet — **Completion Date:** 2019, Completed On Schedule — **Construction Cost:** \$26 Million — **Engineering:** KL&A Engineers and Builders



### RELEVANCE TO LONG MEADOW CIRCLE

- Mass Timber Construction
- Mixed-Use Building
- Workplace
- Natural Materials
- Natural Light
- Collaborative Design Process
- New Construction

When Crescent Real Estate, a developer known for making smart investments in better buildings, chose wood for their new office structure, people took notice. This five-story workspace—located in one of Denver's most popular neighborhoods—incorporates a mass-timber frame, built using glue-laminated timber (glulam) beams and columns, as well as cross-laminated timber (CLT) floor and roof panels. Designers drew architectural inspiration from surrounding historic buildings while using wood to create a distinct, modern presence. Platte Fifteen blends authenticity and sustainability with state-of-the-art construction technologies that link Denver's pioneering past with its carbon-friendly future.

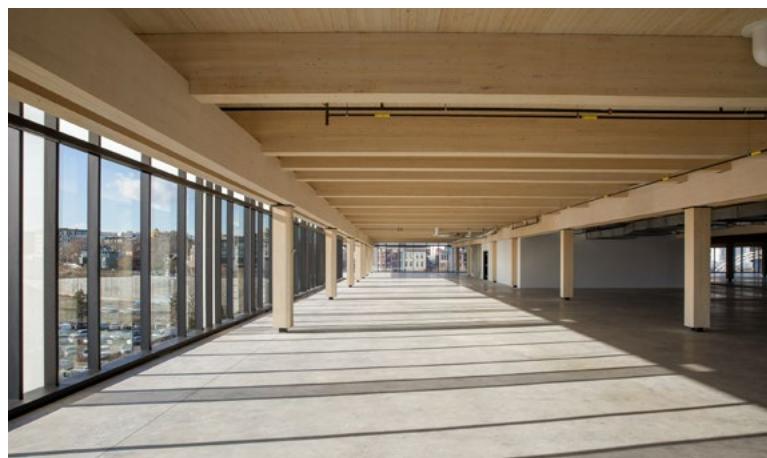
The majority of the five floors are dedicated to office space, with ground floor retail and two levels of concrete below. Soaring interior ceiling heights, outdoor patios and a rooftop deck provide unobstructed views and plenty of appeal for potential tenants.

### Mass Timber

Platte Fifteen is the first modern mass timber building in Denver. It features three floors and a roof of mass timber construction consisting of cross laminated timber panels, supported by glulam posts and beams. The structure is organized on a 30'x30' grid and features a unique dropped girder detail that accommodates simple bearing connections at beam to girder and girder to column connections. This detail not only eliminates significant steel connection hardware but also facilitates passage of utilities over girders and between beams.

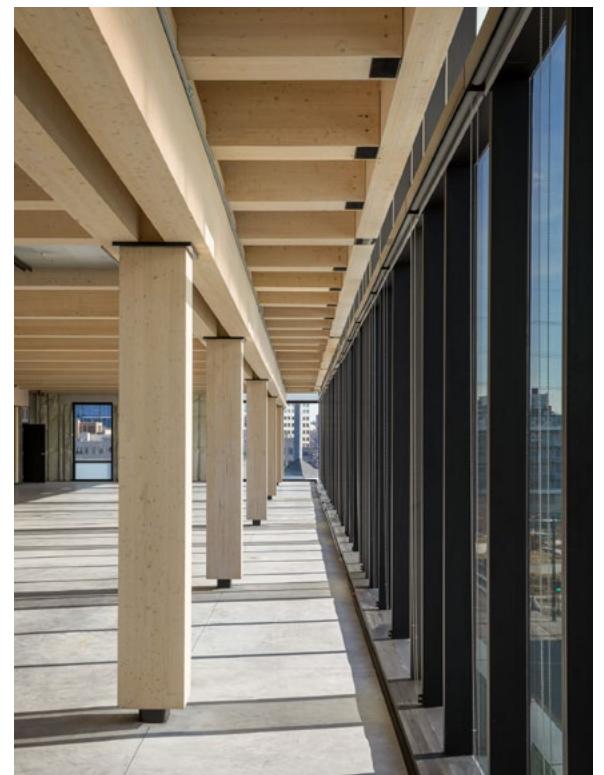
The design and construction process was extremely collaborative and included significant owner engagement, early general contractor and timber supplier selection and involvement. The general contractor carried out a rigorous coordination process with the design team and major trades to make sure that penetrations through panels were coordinated and factory installed.

Another common benefit of mass timber construction is speed of installation, and this rang true for Platte Fifteen. Crews began installing the wood system in November 2018, and the last panels were laid in March 2019, reducing construction time by 20 percent compared with a traditional steel structure. Just in time delivery of the mass timber structural elements was also beneficial due to the tight urban site constraints.



"When tenants see the warmth of wood, it definitely resonates. It also resonates with us. We wanted to reduce the carbon footprint of Platte Fifteen, and mass timber helped us get there."

—CONRAD SUSZYNSKI,  
CO-CEO OF CRESCENT REAL ESTATE



### References —

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## BCS HealthPartners Parking Ramp & 8170 Improvements

Bloomington, Minnesota

**Client:** HealthPartners — **Size:** 137,500 square feet — **Completion Date:** 2017 — **Construction Cost:** \$24.8 Million —

**Site Development:** Kimley-Horn



### RELEVANCE TO LONG MEADOW CIRCLE

- City of Bloomington
- Development Plan
- FAA Zoning Variance
- Airport Zoning Permit
- Stormwater Improvements
- Expandable Ramp
- New Construction

As part of the McGough Development and BWBR Architects team, Kimley-Horn prepared site development documents for the construction of a 1,657-stall parking ramp, loading dock improvements, and mechanical improvements for HealthPartners' corporate headquarters at Bloomington Central Station (BCS). BCS is a 45-acre, mixed-use, high-density, transit-oriented redevelopment anchored by Metro Transit's Blue Line Bloomington Central Light Rail Transit Station in the South Loop District of the City of Bloomington. In addition to the parking ramp, the project included the reconstruction of over 500 temporary surface parking spaces and the construction of East 82nd Street and 31st Avenue South, including trunk utilities. These roadways form the framework for the implementation of larger BCS master plan. Kimley-Horn led the entitlement process through the City of Bloomington, including a revised Preliminary Development Plan, Final Development Plan, Airport Zoning Permit, FAA Aeronautical Studies, and Preliminary and Final Plat. The project included major, underground stormwater management improvements. In addition, Kimley-Horn led the process for a zoning variance with the FAA and the Metropolitan Airports Commission's Zoning Ordinance Board of Adjustment.

### Reference —

#### Project Owner & General Contractor:

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### Additional Experience

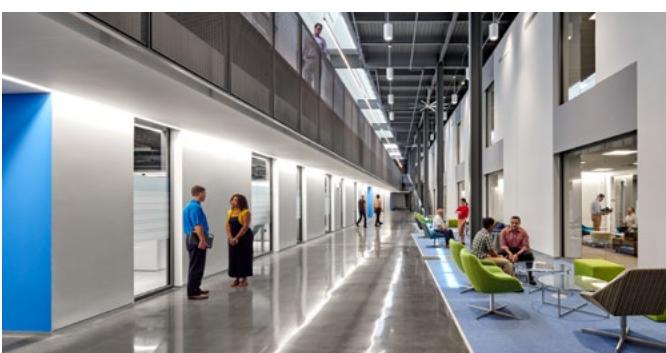
#### Entegris Manufacturing and R&D Facility

Bedford, Massachusetts



Throughout design and construction the team utilized lean principles and processes to streamline workflows, reduce waste and increase efficiency. Home to eight departments, this renovation of a high tech manufacturing and R&D facility includes clean rooms, a manufacturing facility, as well as open office and collaborative areas. Spaces are positioned off a "race track" ring corridor that allows flexibility and the movement of material from one process to another. The labs and manufacturing space have been designed to accommodate one of a kind Industrial Designed manufacturing lines. Careful attention was paid to the selection of furniture, finishes, and colors from the Entegris standard palette.

#### United Technologies Research Center: Cara Project East Hartford, Connecticut



The Cara project launched a new generation of highly secure research spaces that are flexible, transparent, and foster collaboration in a signature facility that unifies the campus. A highly visible and transparent 2-story atrium space provides collaboration zones and meeting space and functions as a showcase where UTRC products are displayed, and is strategically positioned between lab and research office space to provide a physical connection between lab and office functions to foster a more collaborative environment.

#### Biomed Realty - Confidential Company R&D Campus Expansion New York



This project included the design and fit out of two new buildings and an 800-vehicle parking structure for this private R&D company. This project has created a lasting impression of creativity to the company's staff, clients, and investors. The campus expansion is a holistic and integrated design that creates a branded message through all design vocabulary which continually reinforces the company's identity; our team was able to develop ideas which transcend each design discipline so interior and exterior blend as a single experience; to achieve savings in time and effort from a singular, well-coordinated team; and to reduce risk by sole-sourcing expertise from one firm.

#### Philips Center of Excellence

Maple Grove, Minnesota

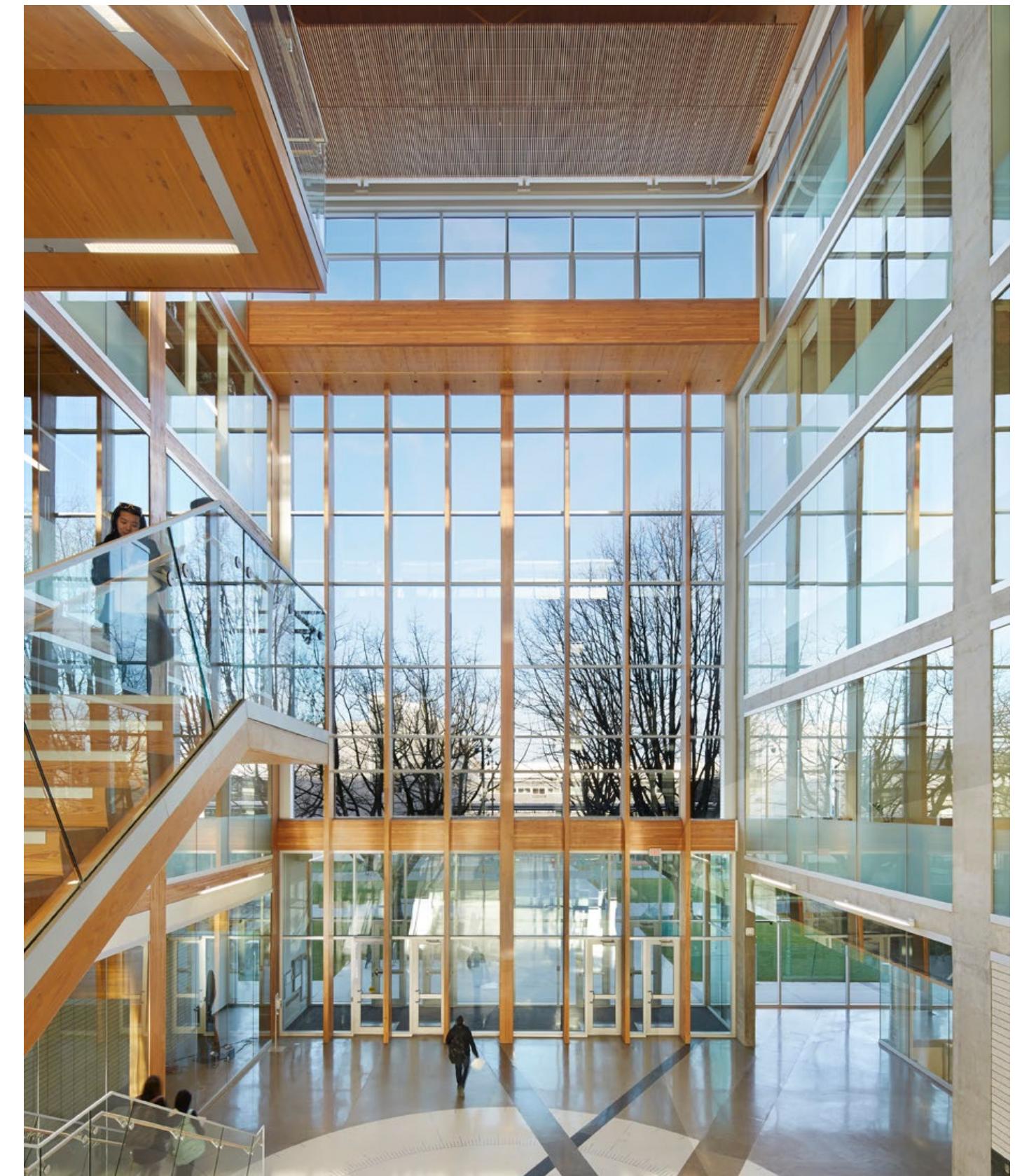


The new Philips Center of Excellence is a hub for medical device research, development, manufacturing, and serving clients. This phased renovation of an existing building includes both intensive lab spaces as well as workplace to support multiple divisions at Philips. Phase 1 focuses on providing renovation to workplace, critical manufacturing, and support. Phase 2 includes amenities such as a conference and training center, dining, and workout facilities.

Architect and Engineer Registration

## MINNESOTA BOARD OF AELSLAGID

License Holder Name	Lic #	Profession [Discipline]	Expiration Date
Layne, Anthony William	47101	Architect	06/30/2022
West, Eric James	46439	Architect	06/30/2022
Pedersen, Eileen Mary	57528	Architect	06/30/2022
Bergert, Douglas Alfred	57641	Architect	06/30/2022
Smith, Anne Marie	C02366	Certified Interior Designer	06/30/2022
Slack, John D.	26964	Landscape Architect	06/30/2022
Lincoln, Thomas James	21433	Professional Engineer [Civil]	06/30/2022
Kingsley, Gregory R.	45828	Professional Engineer [Civil]	06/30/2022
Trende, Gregory Victor	42055	Professional Engineer [Mechanical]	06/30/2022
Murphy, Daniel E.	13373	Professional Engineer [Civil]	06/30/2022



**Earth Sciences Building — Vancouver, British Columbia:**

The five-story structure is organized into two wings that surround an open concept atrium with a free-floating cantilevered solid timber staircase. The academic wing uses wood as the primary structural material, providing a welcoming environment while sequestering CO<sub>2</sub> in the wood products. The combination of solid, cross-laminated wood, and wood-concrete composite panels make the academic wing of the Earth Sciences Building an innovative project in North America—raising the bar for the use of wood in large-scale, high-performance projects.

## 04. Project Approach

### Project Understanding

We understand that MTL is at a moment of opportunity. Serving some of the world's top companies for over 25 years with its start in state of the art measurement systems and technology, MTL is now positioned to create a new campus home that reflects its mission of "Doing Well By Doing Good."

This new campus is a 5-7 story, 500,000-600,000 SF, multi-building, multi-use development on Long Meadow Circle in Bloomington, Minnesota.

The development will include office and laboratory space for both MTL's corporate headquarters as well as leased area aimed to cultivate innovative research space for aerosol, environmental, and life sciences. Additional mixed-use buildings will be developed to support the campus and will potentially include food service, fitness, residential, auditorium, and amenity functions. Parking ramps will also be included to support the campus, as well as bike and public transit access.

We also understand the unique and sensitive nature of this Minnesota River Valley Bluff site. Careful consideration of the site constraints will be required. Additionally, MTL is interested in a sustainable, energy efficient, environmentally-friendly development that makes use of mass timber wood construction.

#### MTL Campus Site Study Diagram

We are so excited about the MTL Campus opportunities we wanted to share some initial thoughts. As part of our discovery process, we use digital modeling software to facilitate our understanding of a building program's impact on the project site. These initial design studies help us with site planning, cost estimation, and eventually, our useful communication tools for engaging project stakeholders and the community.

**Of course we are missing the most important part in this process... you! Let's get this conversation started!**



#### MASSING FROM THE RFQ— MAXIMIZES SITE USING LOW RISE CONSTRUCTION

Five to seven story buildings maximize views to the river valley and can be constructed under 100' and require less review and approval by the FAA and MAC.



#### ALTERNATIVE MASSING— REDUCES FOOTPRINT WITH INCREASED HEIGHT

Higher buildings use less of the site and allow more access to sun and natural light deeper into the site. Under the FAA height limitations, requires additional FAA and MAC review.

### Our Design Process

#### Living Design Thinking Shapes our Architectural Philosophy.

As designers and architects, we conceptually think of your building as a living machine that needs to perform in all the right areas - user satisfaction, flexibility, energy, water, security, and maintenance. It needs to be healthy, good looking and on budget. We're talking about achieving a good fit. It's our job to create effective designs that maximize nothing and optimize everything. In other words, we look at your project as a whole system that comes to life when everything is in balance, and nothing is overdone. It's got everything you need and nothing you don't need.

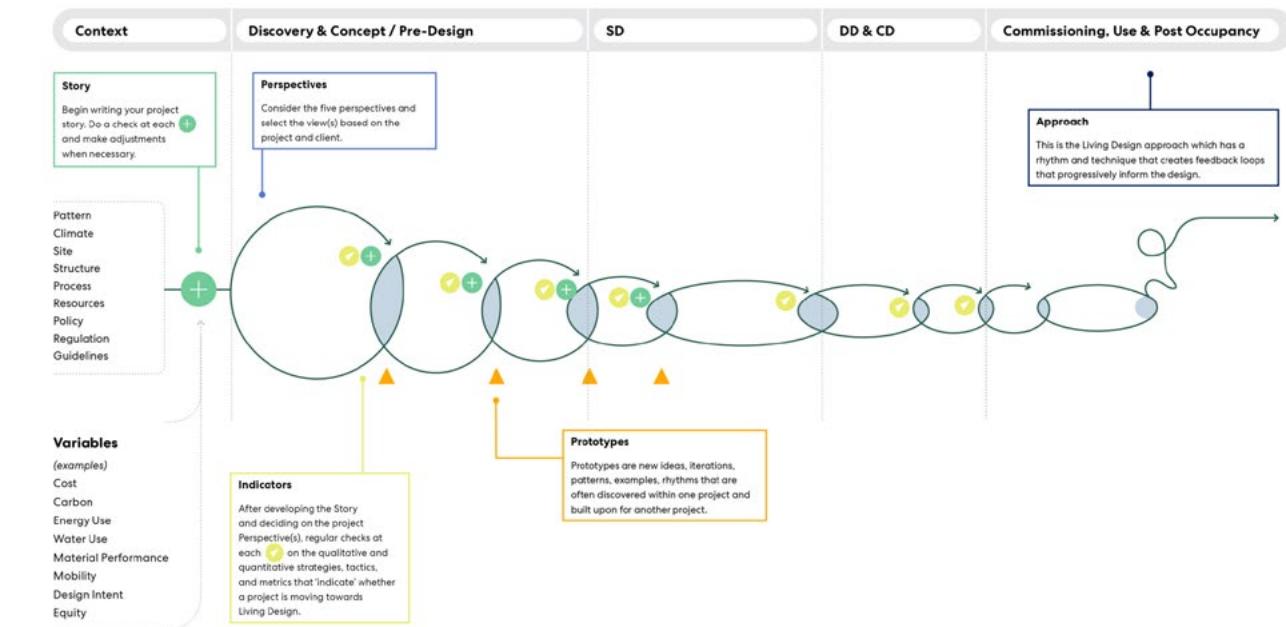
#### Here's How it Works:

First, we define a project's "DNA." We look closely at our clients' needs and goals, as well as those of a place's occupants. We study the environmental, social, and economic intricacies of a project's location, too.

Next, we identify our clients' project priorities, which we call "perspectives." The five perspectives of Living Design are sustainability, resilience, regeneration, inclusion, and wellbeing. We know these perspectives may resonate differently with different clients. That's why customization is key.

From there, we identify key performance indicators—qualitative and quantitative metrics that inform a project's design, measure a project's outcomes, and ensure accountability. These indicators come from our very own Living Design Index, as well as third-party certifications like LEED, Living Building Challenge, RELI, WELL, Fitwel, and Passive House. Together, the bespoke assessments help us meet or exceed our clients' unique vision.

Of course, there's a lot more technical rigor and nuance involved; Living Design is just as complex as nature's most intricate ecological systems. But our expert Living Design teams are well-equipped to handle those complexities so our clients don't have to. Our goal is to provide a totally stress-free, rewarding experience—and optimal environmental performance—every time.



### Examples of Outcomes:

#### High-Performance Buildings—Lower Operational Cost:

Our high-performance buildings are designed for maximum energy efficiency, optimal daylighting and views, and excellent indoor air quality. This not only helps your bottom line, but it also keeps your employees healthy, happy, and more productive.

#### Shock-Resistant Campuses—Less Downtime in an Adverse Event:

In our experience, most companies seek design solutions that can easily adapt to headcount changes, departmental reorganizations, technological evolution, natural disaster risk, or other changes that may impact the quantity, configuration, or technological demands of various buildings and spaces.

## Management

Perkins&Will's management process is one of disciplined, crisp communication, documentation, task and issue tracking, and punctuality. Successful projects have clearly defined budgets, schedules, and visions. We will work with MTL, project partners and a Construction Manager (CM) to assess cost and value throughout the design process – we do not design beyond what you want to spend.

We understand that projects must get set in the right track at the beginning to successfully achieve a client's goals and objectives. Our time spent with you in the Predesign & Programming Phase is perhaps the most critical effort, not only because it will determine cost, but it is also at this stage that we develop the overriding planning principles and direction of the project process and schedule. While project outcomes are critically important, the daily journey to get there is how relationships get built.

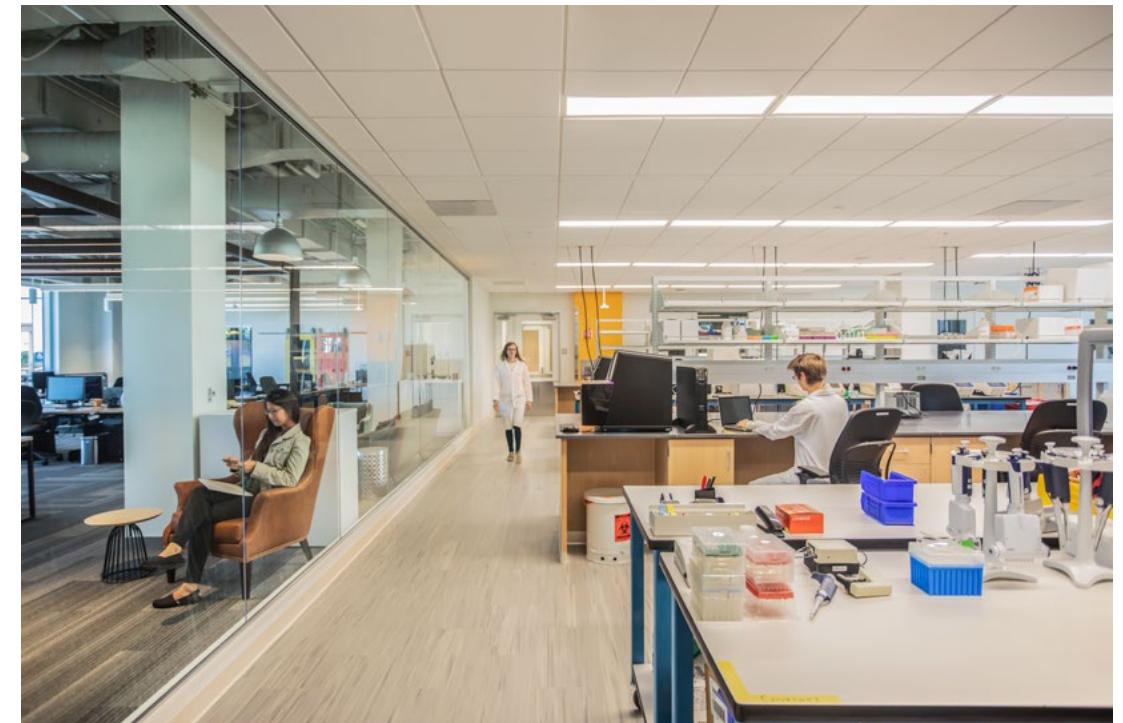
Cost control begins early in the Predesign and Programming Phase and should be checked along the way. At the onset of our project, a detailed budget should be identified in the context of an established program and vision for the project. We will be mindful of architectural elements and materials through the design phases. Our engineer partners will also seek cost effective structural, mechanical, electrical, lighting, plumbing, and fire protection systems solutions. As the design solutions are developed, it is beneficial to have a construction manager or cost estimator provide preliminary estimates as a check against the established budget. We can provide this as a part of our team or work with your selected Construction Manager. If preliminary pricing exceeds budget expectations, those adjustments are best made early in design. After the Design Phase work, alternate products and solutions can be embedded in the construction documents so they can be competitively priced during the Bidding Phase. Thorough construction documents are important to get responsive subcontractor bids and mitigate opportunities for change orders during construction. We pride ourselves on producing excellent construction documents.

## Budget Contingency

Perkins&Will's project management process incorporates the use of budget contingencies to mitigate risk associated with design and construction of all our projects. We will work with MTL and your Construction Manager to establish appropriate design and construction contingencies at the very beginning of your project. As your project progresses and more is understood about your needs and requirements, we will work to reduce contingency percentages accordingly. Additionally, design alternatives can be developed as a part of the Construction Documents to help mitigate final cost up or down. We have found that carefully managing contingency throughout the duration of our projects from beginning to end has proven to be an effective means to control the overall budget on our projects.

## Illumina Foster City — Foster City, California

A global genomics leader, Illumina provides comprehensive next generation sequencing solutions to the research, clinical, and applied markets. The campus focuses on synergistic work and lab spaces.



## Takeda Pharmaceuticals Research and Development Headquarters — Cambridge, Massachusetts

We designed a grid of overhead utilities that allows benches and free-standing equipment to be arranged not just in parallel rows, but also in various orientations. Within this space, benches can be rotated into functional clusters, replaced with equipment, or tethered together for conventional relationships.

## 05. Quality Control Process

### We are proven partners in the delivery of complex and technical projects.

We believe that structuring the project team and process to support clear expectations and communication from the beginning is an invaluable component of project success. Our team has a long-standing relationship bringing complex projects to successful completion. We will work through all project phases seamlessly to ensure your project is well considered, productive, and economical. We have considerable talent for arriving at inspired, but affordable solutions and are always in search of ways to do our work more efficiently while protecting your design goals.

We will address cost at each phase of the project and ensure that expectations are being met or exceeded. We will also work with our consultant team in a collaborative and integrated approach to ensure goals and requirements are fully addressed at the start of the project and the team is aligned to achieve your project objectives throughout the process.

**In order to reinforce design quality, Perkins&Will has a system of checks and balances to achieve the best possible outcome at critical steps in each project:**

1. **Daily Design Feedback:** The core project team organically meets during the week to review work and advance the project.
  2. **Weekly Design Meetings:** As a parallel to our weekly project meeting, the core project team also meets weekly to discuss design topics.
  3. **Studio Design Peer Reviews:** Design reviews with key staff outside of the core project team provide additional design expertise to the project. These sessions are facilitated by our Design Director and attended by office designers from different disciplines.
  4. **DLC Design Peer Reviews:** We also often leverage a Design Peer Review with members from our Design Leadership Council (DLC). Leaders from around the firm come to our studio for a focused design review to offer a global perspective to your project and give critical feedback at important moments in any future design phase to best serve your long-term design goals.
  5. **Sustainability Reviews:** High-performance workshops are used to define a project's sustainability goals as well as opportunities as early on in SD as possible. Our sustainable design leaders administer the process and discuss the following topics at a minimum: energy and water efficiency, healthy material options, and resiliency risks.
- A coordinated set of documents is dependent upon an integrated team, strong communication, and knowledge expertise.** This process starts immediately during the programming phase where systems and utility requirements are established. Critical consultants are engaged at the start of the project during programming and visioning sessions in order to ensure that they are provided the opportunity to inform design thinking and planning of the facility at an early stage.
- At Perkins&Will, our success in managing large, complex projects is supported by our Quality Program.** The fundamental aspect of our Quality Program is the continual review of documents, both those produced by Perkins&Will and those produced by the consulting engineers and partners. Our Quality Program is comprised of two distinct components: Quality Assurance (QA) and Quality Control (QC). QA is the on-going, day-to-day, quality process provided by the project team and led by the Project Architect. This assures that the documents are coordinated, clear, and properly convey design intent. QC is the review of the documents by reviewers outside the project team at key project milestones to ensure a fresh perspective and that the documents meet our rigorous standards and are ready for issue.
- During **Construction Administration**, our team will work directly with both MTL and the general contractor to manage day to day progress, tackling each component of the process in a timely, creative, and responsible way. Weekly site visits will also take place to help problem solve in place and ensure that all parties share the same information, eliminating duplicated efforts and gaps in communication.

## 06. Litigation

At Perkins&Will we have always made a concerted effort to build positive client relationships and to prevent disputes with our clients that might require resolution by outside entities. Nevertheless, today's business climate and the complexity of the projects we work on is such that it is virtually impossible to completely avoid all disputes. Adjacent is a list of claims history for the Minneapolis studio for the last ten years. None of our past claim settlements are considered financially significant for a firm of our size and both have been resolved.

### Claims History

Mankato State University  
Clinical Sciences Building  
April 24, 2019 - Resolved

Chanhassen High School  
Athletic Field Complex  
April 15, 2015 - Resolved



↑ **Grand Chief Frederick Gordon Antoine Building — Merrick, British Columbia:**  
This cold climate green building is a culturally perceptive building that emerges from its sloping site, evolving into a three-story structure. The inner strip of rooftop is planted, reinforcing the sense that the building has grown out of the landscape.

## 07. Liability & Insurance

ACORD®		CERTIFICATE OF LIABILITY INSURANCE				
		DATE (MM/DD/YYYY) 7/1/2022      6/30/2021				
<p><b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b></p> <p><b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>						
<b>PRODUCER</b> LOCKTON COMPANIES 444 W. 47TH STREET, SUITE 900 KANSAS CITY MO 64112-1906 (816) 960-9000		CONTACT NAME: PHONE (A/C, No. Ext): E-MAIL (A/C, No.): ADDRESS:				
		INSURER(S) AFFORDING COVERAGE      NAIC #				
		INSURER A : American Zurich Insurance Company	40142			
		INSURER B : Endurance Risk Solutions Assurance Co	43630			
		INSURER C : Lloyds & London Co				
		INSURER D : Zurich American Insurance Company	16535			
		INSURER E : American Guarantee and Liab. Ins. Co.	26247			
		INSURER F : Allied World Surplus Lines Insurance Company	24319			
<b>COVERS</b> ***		<b>CERTIFICATE NUMBER:</b> 11480890 <b>REVISION NUMBER:</b> XXXXXXXX				
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>						
INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	N N	GLO0926401	7/1/2021	7/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					
E	AUTOMOBILE LIABILITY  X ANY AUTO X OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS X HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N N	BAP0926404	7/1/2021	7/1/2022	COMBINED SINGLE LIMIT (Ex accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	UMBRELLA LIAB  X EXCESS LIAB <input checked="" type="checkbox"/> OCCUR CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$	N N	EXC10007382706	7/1/2021	7/1/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below	N	WC0926402	7/1/2021	7/1/2022	X PER STATUTE <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C F	PROFESSIONAL LIABILITY	N N	GLOPR210224 0312-4137	7/1/2021 7/1/2021	7/1/2022 7/1/2022	\$2,000,000 PER CLAIM/\$2,000,000 AGGREGATE
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) FOR INFORMATIONAL PURPOSES ONLY.						
<b>CERTIFICATE HOLDER</b>		<b>CANCELLATION</b>				
11480890 EVIDENCE OF COVERAGE MO		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 				
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## 08. Conclusion



Thank you for the invitation to be considered as your design and engineering partner for your new campus home at Long Meadow Circle in Bloomington. Over the past 25 years, MTL has changed countless lives for the better by using your highly specialized knowledge to solve painful and dire measurement problems in order to improve the quality of human life. This unique service means that MTL has few, if any, peers delivering such impactful results.

**"Doing Well by Doing Good. Driven by the desire to do good in the world, we use our highly specialized knowledge to solve painful and dire measurement problems in order to improve the quality of human life."**

In a speech to the House of Lords on October 28th, 1943 Sir Winston Churchill said "We shape our buildings; Thereafter they shape us." Today, you have a once in a generation opportunity to shape the physical space that will support and help define the future realization of the MTL mission. Success will be a campus and built environment that supports business drivers, serves recruitment and retention, reduces stress and burnout of occupants, embodies MTL values, and supports the MTL mission of doing well by doing good.

However, this once in a generation opportunity is not without risk. MTL deserves a design partner who is not only aligned with your commitment to innovation, sustainability, and wellness, but a team who will collaborate with you in a creative partnership to push this evolution further, bringing unique and complementary insights and perspectives to achieve the ambitious goals you have outlined. We have specifically assembled a unique team to mitigate these risks and ensure success.

First, this is a sensitive site with a complex overlay of regulatory agencies and requirements. Having delivered built work nearby with similar requirements, including Minnesota River Valley Bluff overlay and the FAA, our team will ensure a smooth process of navigation from design, to approvals, to construction. Second, while beautiful and ecologically smart, mass timber construction, if not designed properly from the start, can be cost prohibitive to build. Our team's unique expertise in delivering cost-effective, efficient mass timber construction means that your dream of a beautiful mass timber building won't just live in pictures, but will actually be constructed.

Third, sustainable, healthy, and high-performing buildings are a wise investment. However, to make them a reality your design team needs an integrated and holistic process to deliver within your budget. Having designed 75% of all LEED Platinum square footage in Minnesota, the team we are proposing for your project will ensure your sustainability and performance goals are met.

Finally, your new campus must support your primary business drivers and provide space for your team to do their best work. This means you need a team capable of delivering best-in-class design and thinking in laboratory and workplace design. Our team is consistently called upon to provide thought leadership and deliver forward looking space for top companies like 3M, Land O'Lakes, General Mills, Phillips, and others.



We welcome the opportunity to build a long-term collaborative relationship with MTL. We are committed to clear process communication and quality design that leads to a uniquely MTL work environment. Our team values communication and responsiveness. We don't make assumptions but work with you to ensure all decisions are grounded in your mission, values, and fact.

Our team will deliver cost-effective and aspirational solutions that will create a new forward-looking MTL campus that is fully rooted in its Bloomington community. As a Bloomington resident and neighbor to your site – on the bluff just a short hike up the river – I am excited to collaborate with your team and provide an adaptable workplace that will serve MTL's needs today and far into the future. Thank you for your consideration.

Sincerely,

**Tony Layne**, AIA, LEED AP BD+C  
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