



EXCERPT OF A 90-MINUTE PRESENTATION ON CRWD CAMPUS

- PRESENTATION FOCUSED ON THE CAMPUS (VS THE BUILDING)
- SINGLE PRECEDENT → NOT ALL ASPECTS ARE DIRECTLY RELEVANT TO CLFLWD
- OWNER EXPERIENCE RELAYED, BUT CAN'T SPEAK ON CRWD'S BEHALF



November 13-15, 2023
Renaissance Minneapolis
Depot Hotel



Mark Doneux

*Administrator
(Retired)*



Anna Eleria

*Deputy Administrator
(Appointed as Administrator)*



Kevin Biehn, PLA

Design Practice Lead

Other Key Players
Acknowledgment

MSRDesign

Architect and Design Prime



Prime Contractor

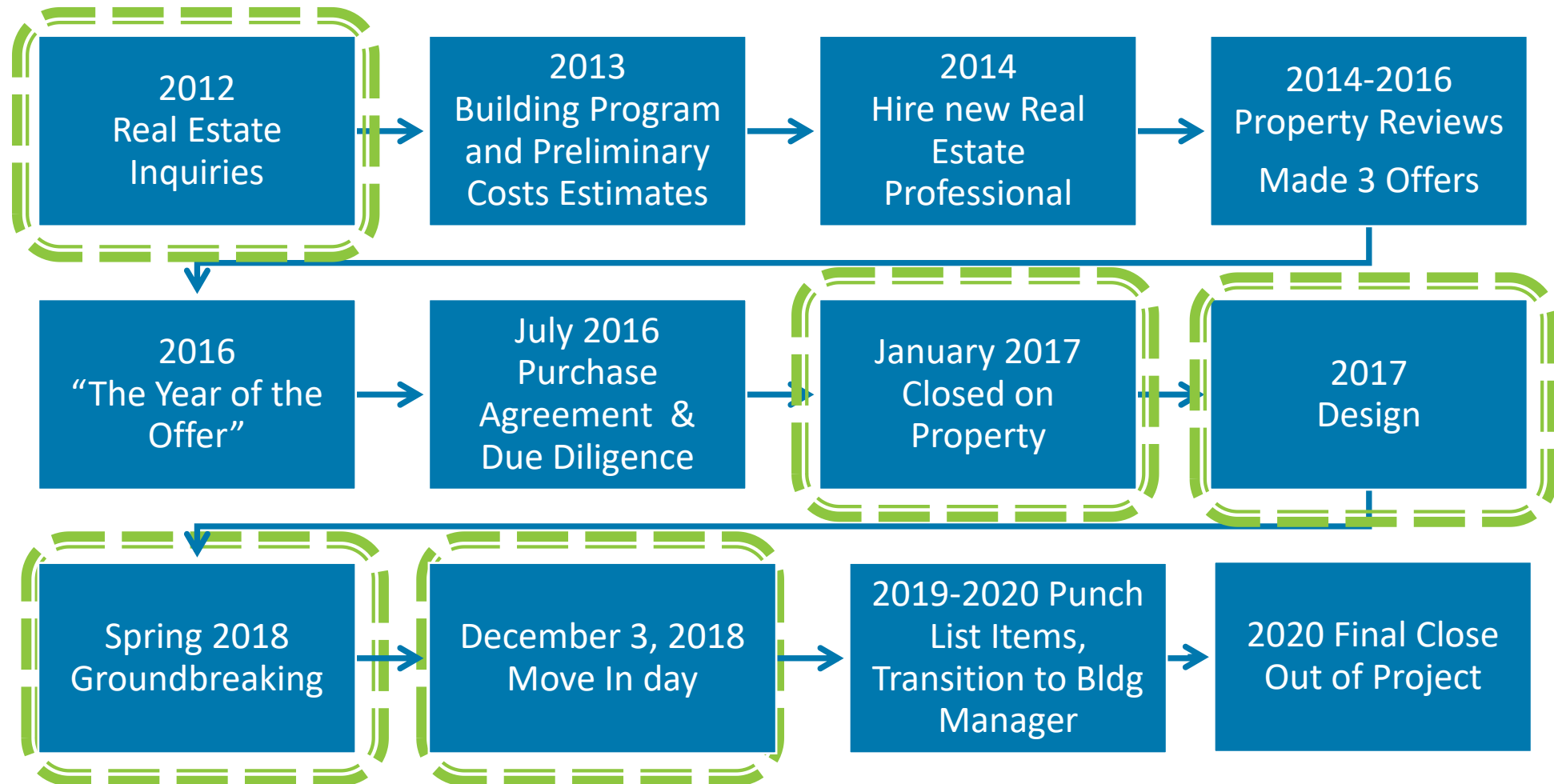
GAFFER
PHOTOGRAPHY

Select Photography Herein

CRWD Campus Owner's Aspirations & Vetting

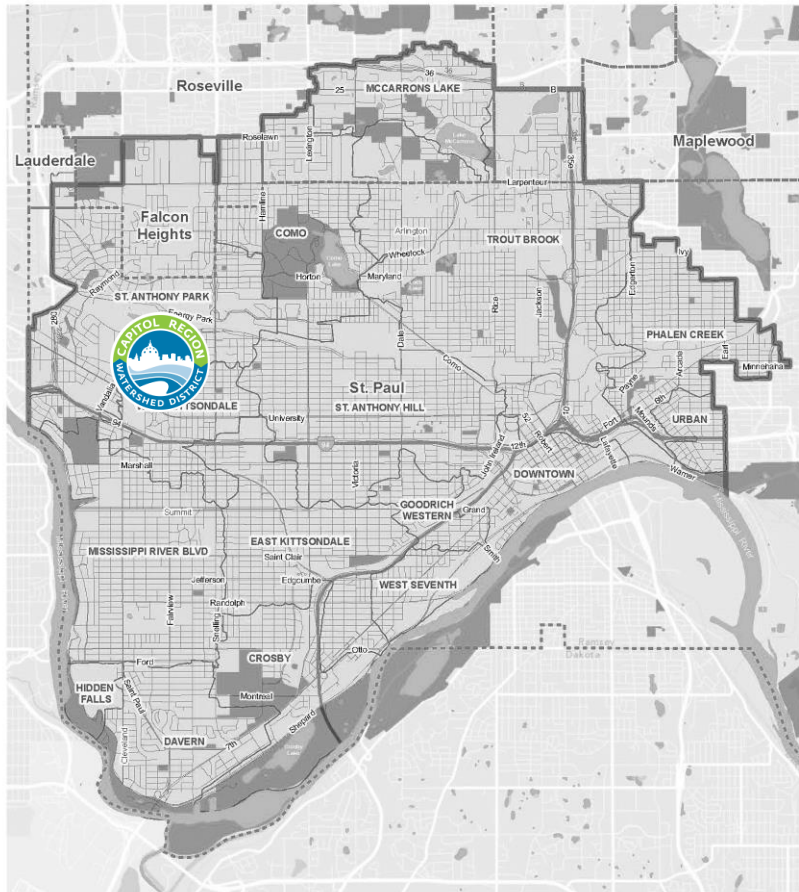


Project Timeline



Owner's Aspirations Site Selection

- *Location*
- *Size*
- *On-Site (and off site) Parking*
- *Adaptability for our use*

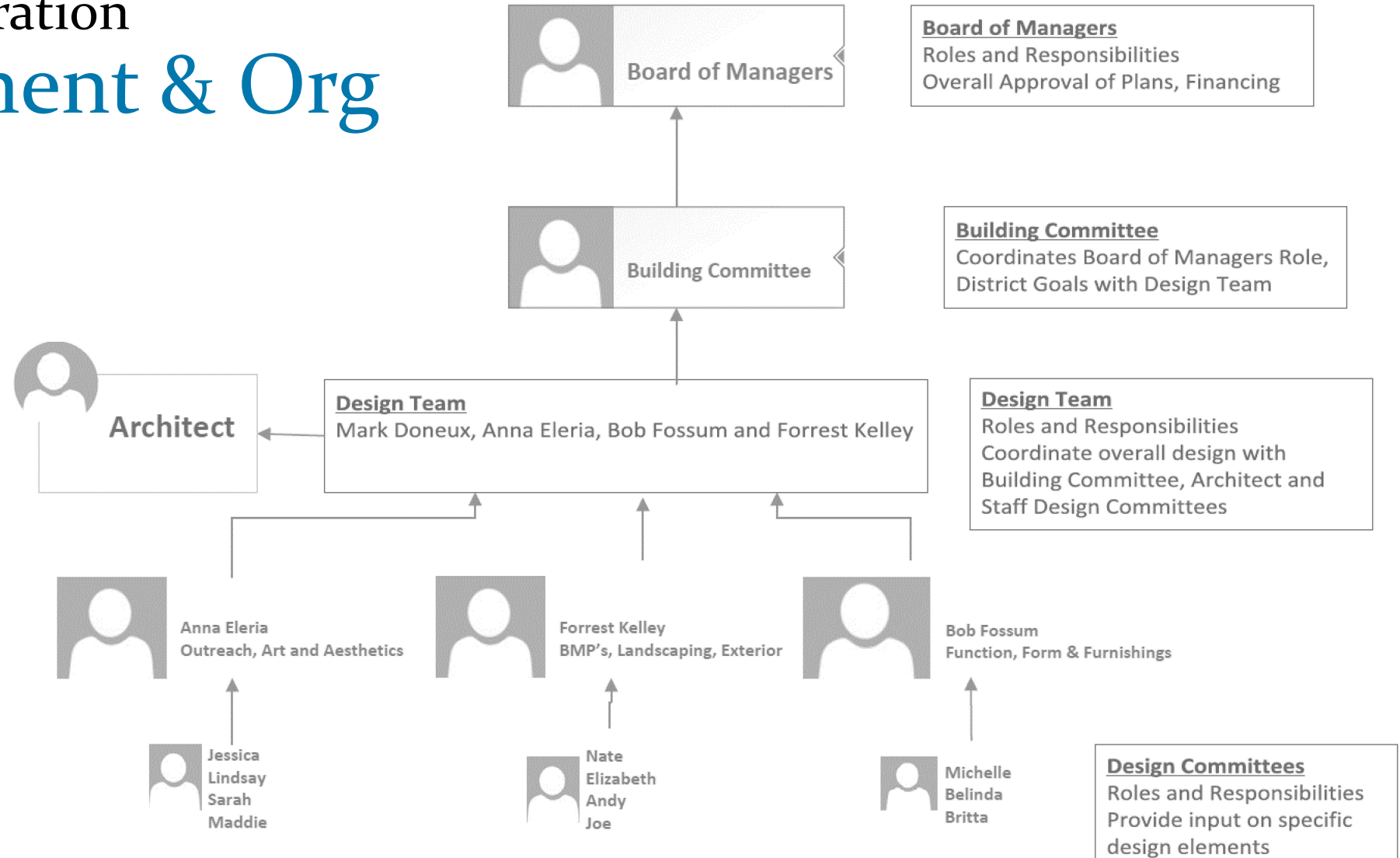


Owner's Aspirations Design Principles



- 1) Create a well-designed workplace that provides all the **space, equipment and support systems** that CRWD staff need to excel at their job.
- 2) Create a **sustainable workplace** using green building principles to conserve natural resources, protect water resources including the Mississippi River and create a **healthy workplace**.
- 3) Adopt voluntarily the City of Saint Paul's **Sustainable Building Policy**, which requires compliance with Leadership in Energy and Environmental Design (LEED) or Minnesota B3 Rating Systems and the Saint Paul Overlay.

Owner's Aspiration Involvement & Org



CRWD Campus Accessible+Artful



0' 30' 60'



Thomas Ave.

TREE TRENCH

1736 THOMAS

SHARED PARKING CONNECTION TO THOMAS PARCEL

PARKING LOT BIORETENTION

COMMUNITY POCKET PARK

INTERIOR CISTERN

CRWD OFFICE - 595 ALDINE -

PERMEABLE PAVER PARKING

OUTDOOR CLASSROOM AND INFORMAL GATHERING AREA

WETLAND GARDEN

ROOF RUNOFF

EMPLOYEE PATIO

GARAGE

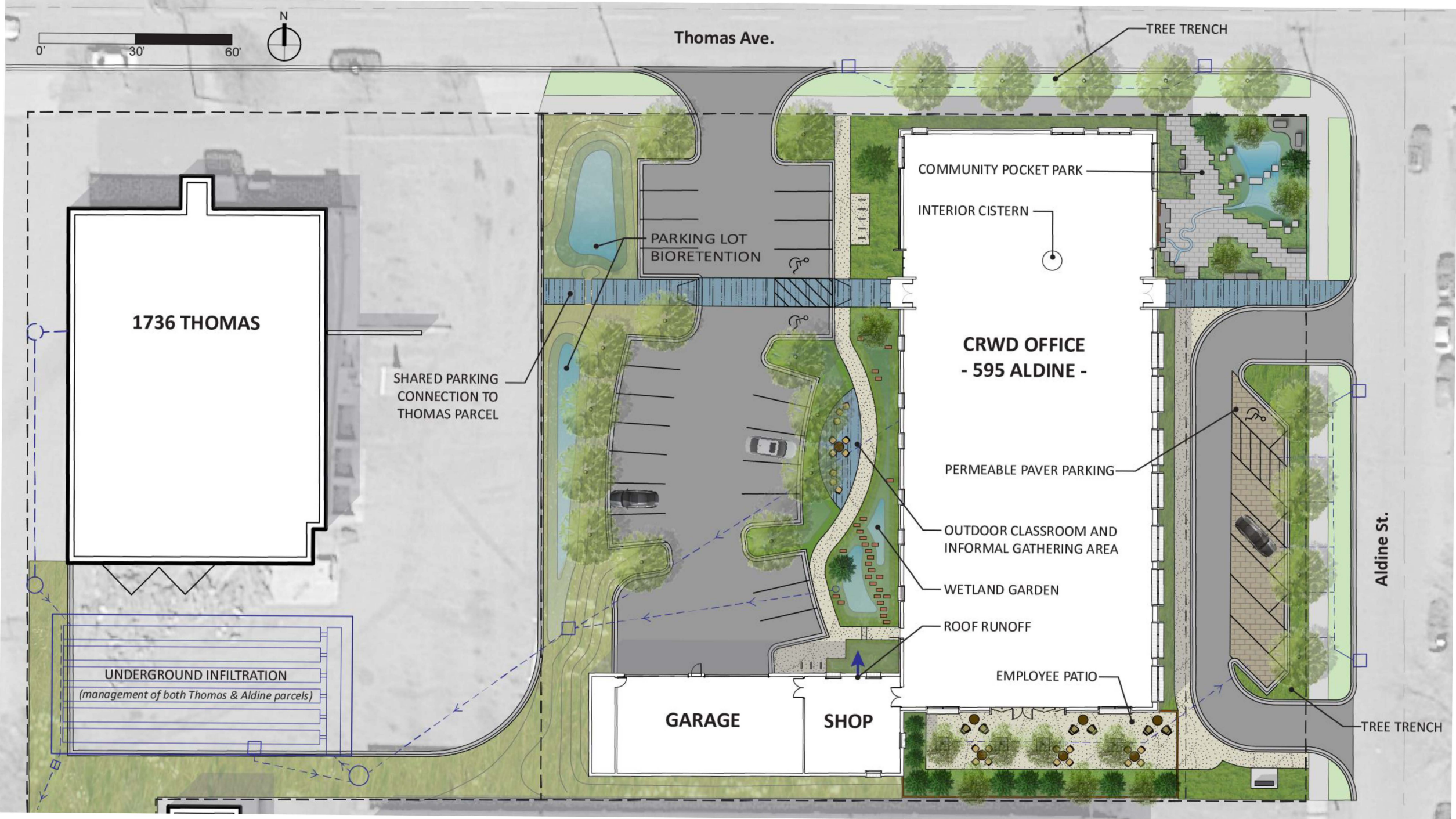
SHOP

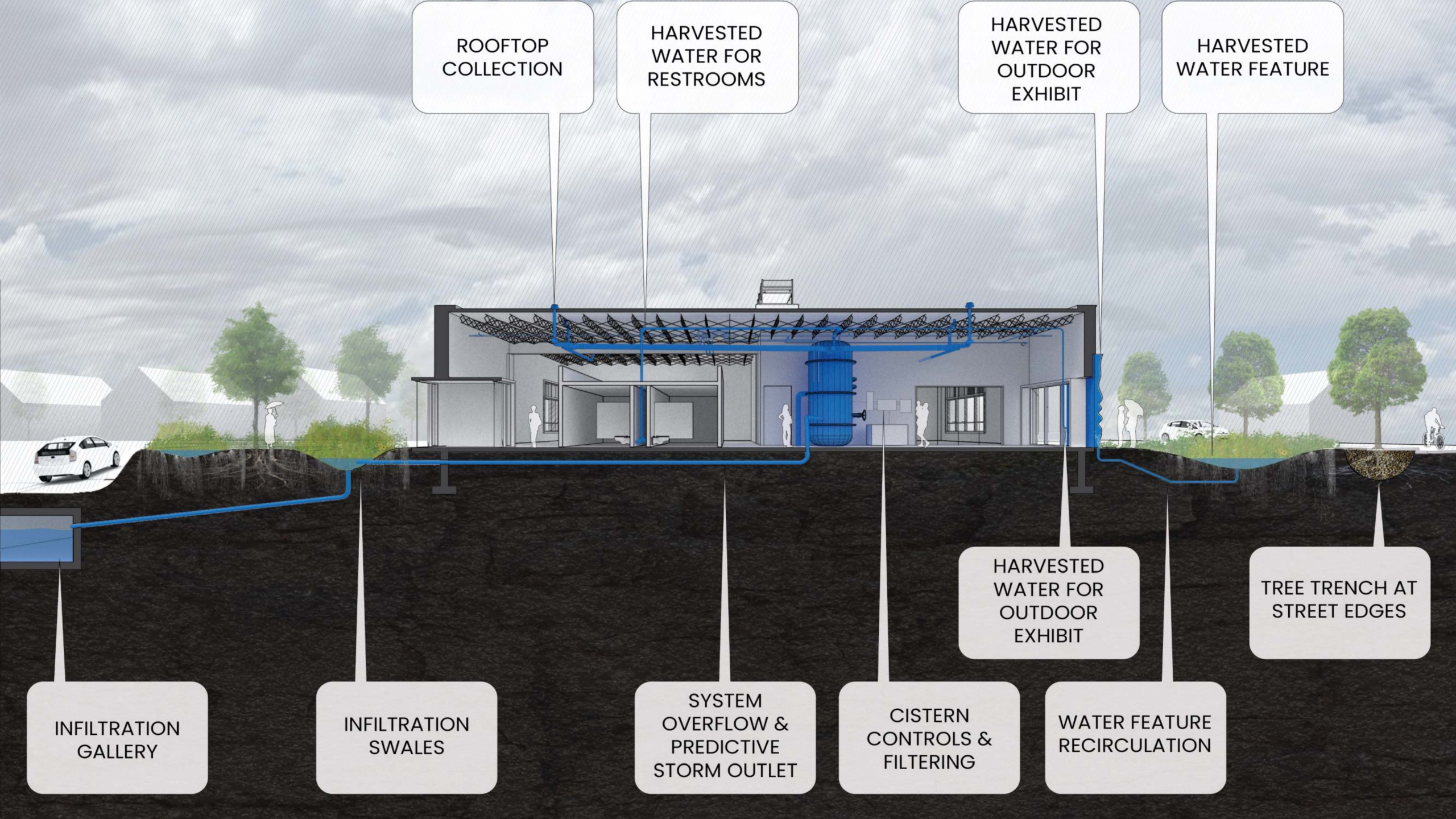
Aldine St.

TREE TRENCH

UNDERGROUND INFILTRATION

(management of both Thomas & Aldine parcels)







Accessible & Artful Pocket Park



0' 30' 60'



Thomas Ave.

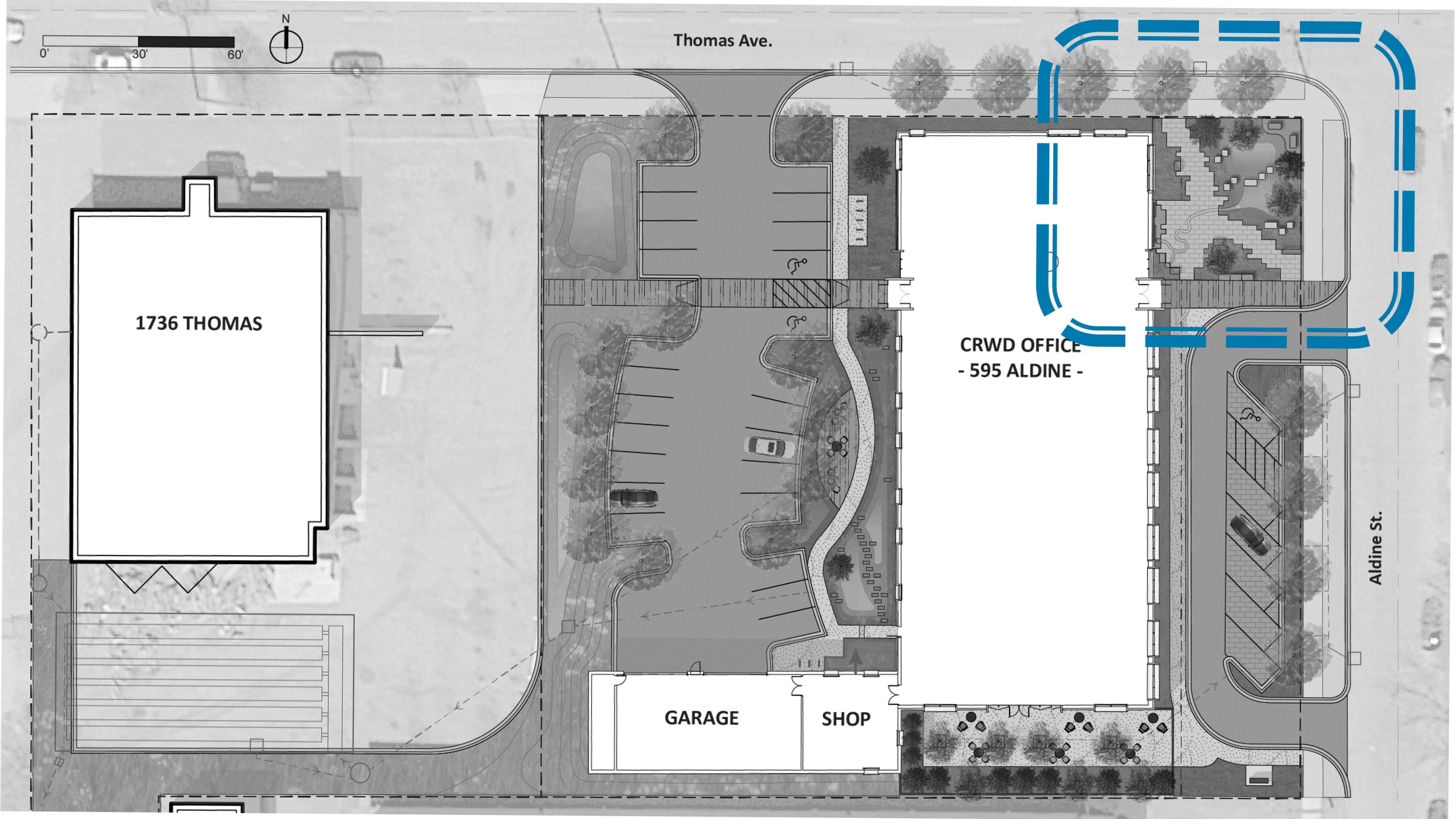
1736 THOMAS

CRWD OFFICE
- 595 ALDINE -

GARAGE

SHOP

Aldine St.





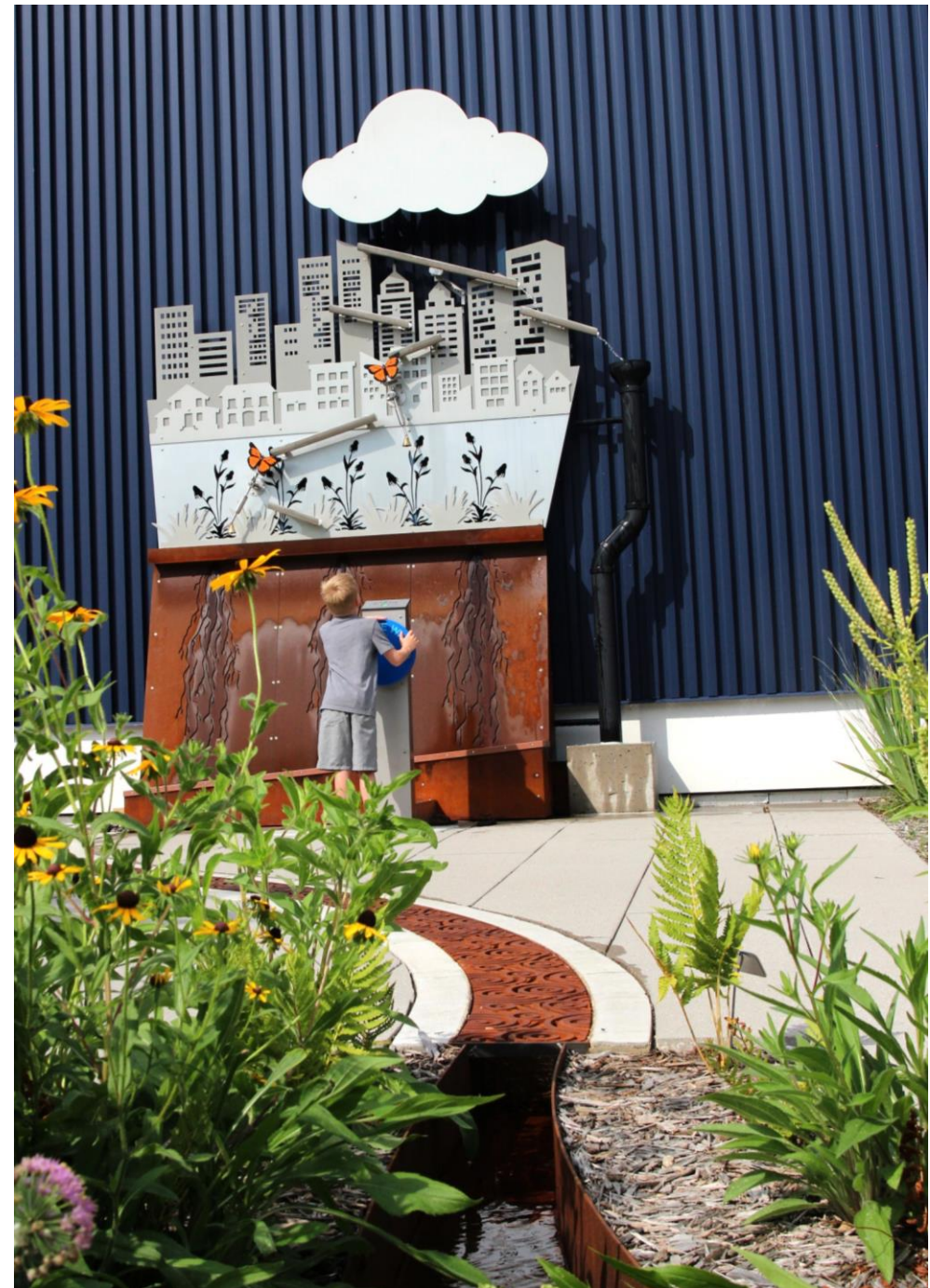
CAPITOL REGION WATERSHED DISTRICT

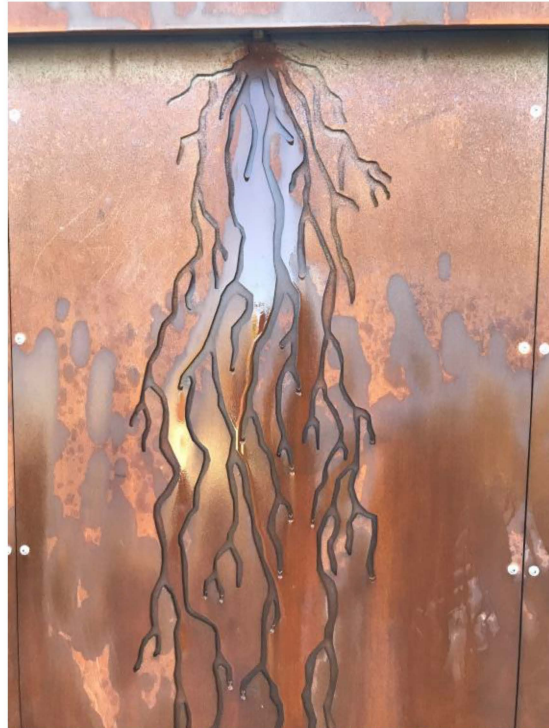
CAPITOL WATERSHED DISTRICT
595 ALDINE



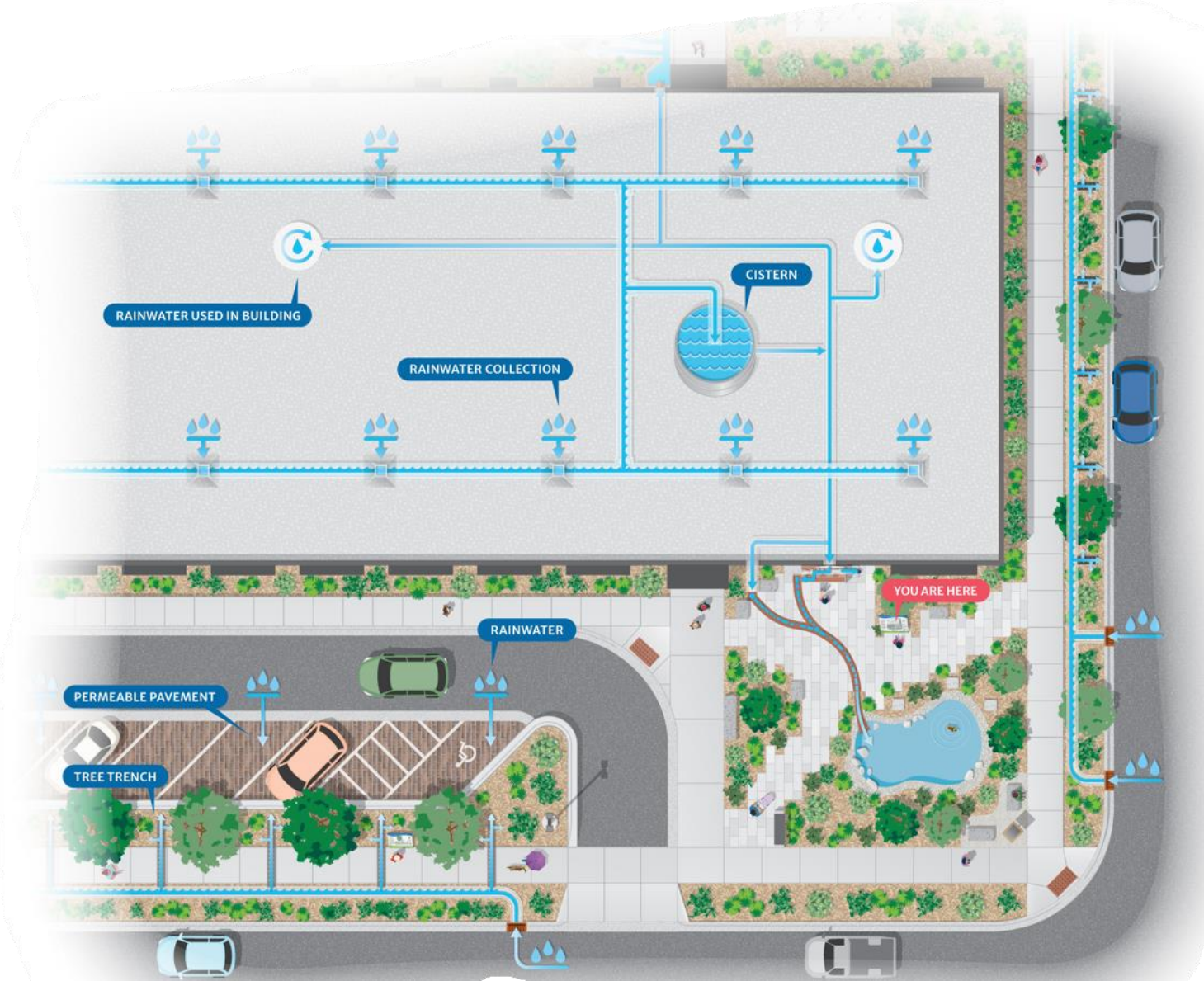
Exhibit

kidZib!ts

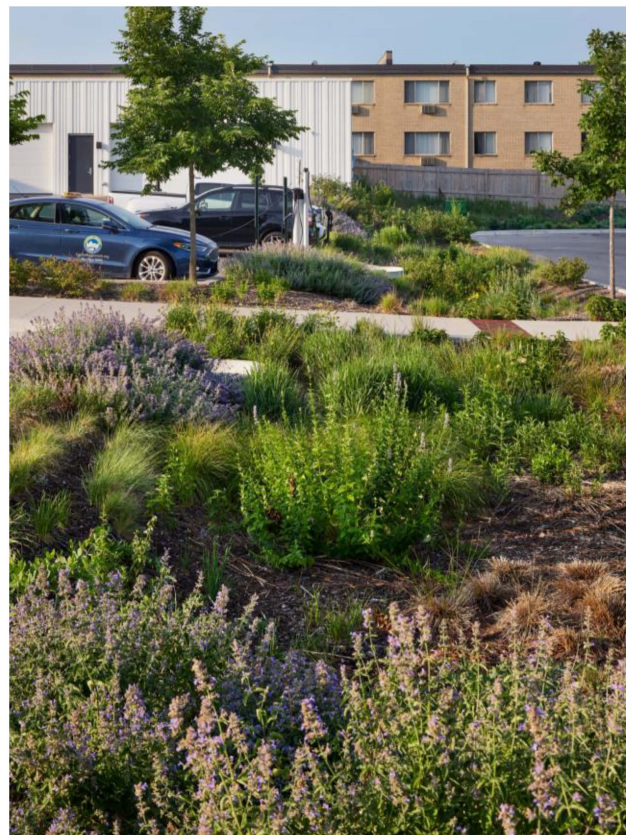




Accessible & Artful Treating 'Public' Stormwater







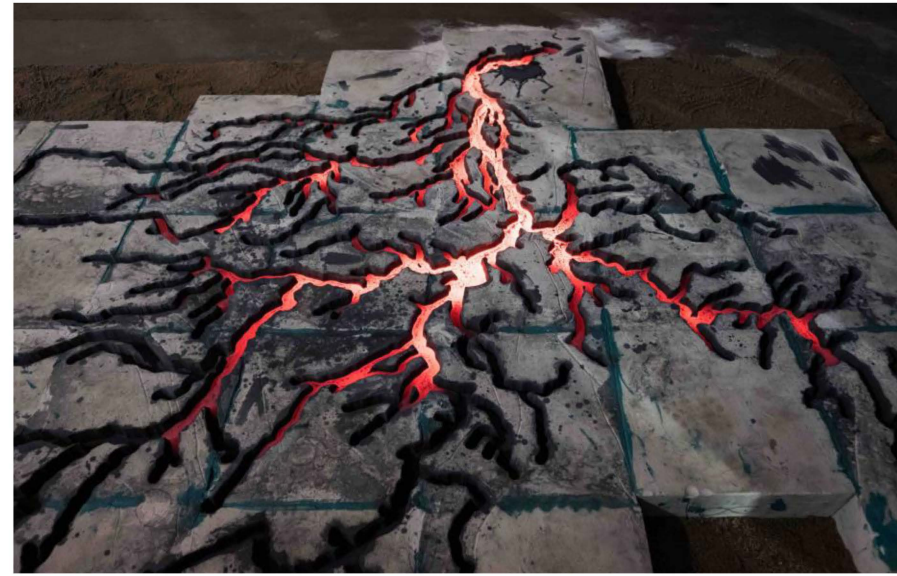


CRWD Campus Furthering Mission



Furthering Mission Learning Center Themes

- Bring Water Back
- The science of hydrology
- Conservation / Sustainability
- Making invisible systems visible and/or audible
- We are all part of the solution
- Technology & Urban Watershed Management
- Diversity



Furthering Mission Interpretation

Not a Drop of Rain Leaves Our Site

Clean water practices above and below ground capture and clean rainwater to help protect the Mississippi River.

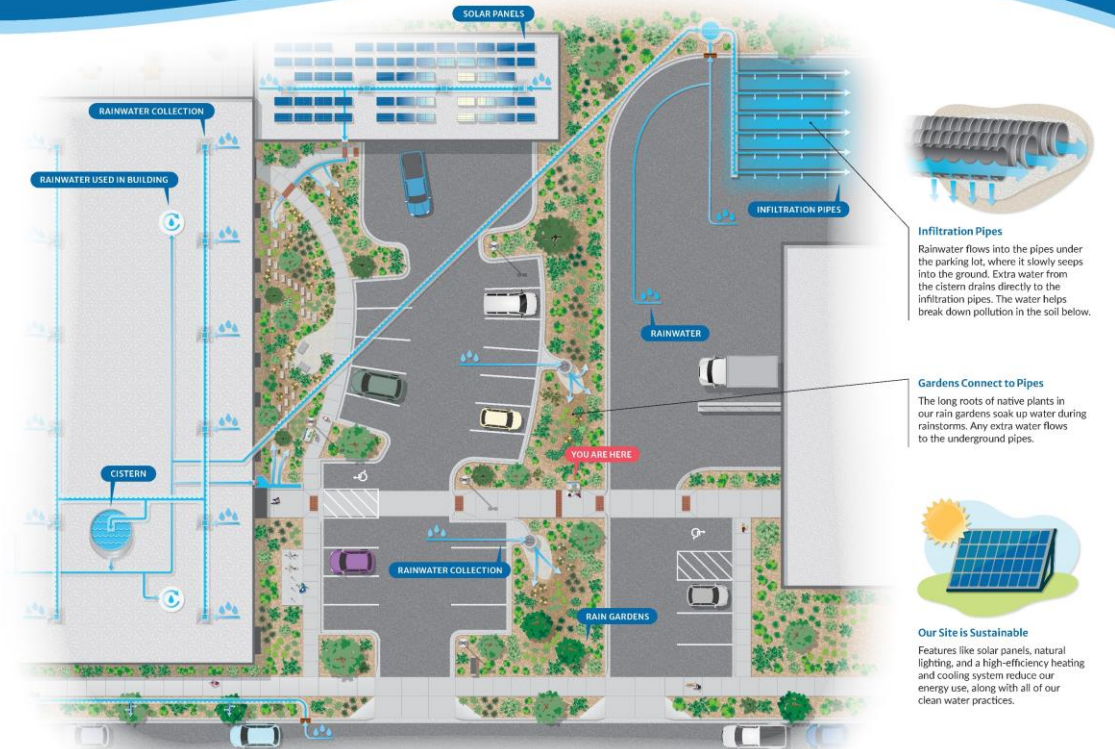
Four-foot diameter pipes with thousands of holes are hidden below the pavement in the southwest corner of our site. They collect rainwater and snowmelt from the parking lots, along with extra water from the cistern and rain gardens. Pollutants in the water and soil are broken down as the water slowly seeps deeper underground.

The 3,000-gallon cistern inside our building collects rainwater from the roof and stores it to reuse on-site. The cistern empties into our rain gardens before more rain arrives.

All these practices work together to capture water and allow it to soak into the ground instead of carrying pollution to nearby storm drains and the river.

Measuring Benefits

We collect water samples at clean water projects across our site and around the district to measure the amount and quality of the water.



Our Site is Sustainable
Features like solar panels, natural lighting, and a high-efficiency heating and cooling system reduce our energy use, along with all of our clean water practices.



SCAN FOR MORE INFORMATION



Escanea el código para más información
Yog xaw paub ntshv mus yees lub cim
Lambha halkan mari oi and sawagto faah faahin
တပ် (၈၀၆) မီဒီယံစာတမ်းပုံနှိပ်ရေးမိန့်ပေးကိစ္စရာ



Sidewalk Stamp Wildlife Watch



Water WILDLIFE

• EXPLORATION •

How to play:
Match the clues below to the water wildlife images stamped into our sidewalks. When you think you have found the right animal, lift the flap on the map to check your answer.

- 1 I look like a spider and can walk on water. Look for me in ponds and puddles near your home.
- 2 I'm small, shiny and have six legs. I'm a very fast swimmer and like diving in the ponds at Trout Brook Nature Sanctuary.
- 3 I have big eyes and clear wings. Look for my green body flying around your yard and near open water like Como Lake.
- 4 I look like a cockroach and will bite if scared. I am the largest insect in Minnesota and you can find me in wetlands around Swede Hollow Park.
- 5 I carry my home on my back, and my eyes and mouth are on my foot. Find me slowly moving on logs and rocks in the Villa Park wetlands.
- 6 You can find me hopping around Bruce Vento Nature Sanctuary. Look for my bellowing throat or listen for my distinctive song as you walk in the woods.
- 7 I can be very still and quiet and have many black spots on my body. You can find me leaping near meadows and wetlands like Willow Reserve.
- 8 I can be very hard to find. Look for me under logs and rocks in lakes and streams, but watch out for my pincers. You may find me in Hidden Falls Park.
- 9 Drop a line with a worm and you're likely to catch me in Loeb Lake. Take note of my dark blue marking that looks like an eye.

- 10 Look for me warming up in the sun on a log in the Villa Park wetlands. If I'm out of my shell, you can see my red, orange and yellow stripes on my legs and neck.
- 11 I am the state bird of MN and I carry my babies on my back. My call is unique and I can swim underwater for a long time in Lake McCarrons.
- 12 Find me in the water or the sky. Males of my species have a beautiful green head and float together in large groups. You can spot me in any pond or lake in CRWD.
- 13 I have a slimy body that can grow to over 4 feet long. You would have a fun time catching me with a fishing pole in any lake in CRWD.
- 14 I'm a cousin of the beaver. Look for my house along the edges of marshes or ponds at Crosby Farm Regional Park.
- 15 I have a very long beak and legs. You can find me searching for fish near open water like the Mississippi National River and Recreation Area.

Look for clean water features around our property.

ALDINE ST. THOMAS AVE.

CRWD Campus Post Occupancy



Post Occupancy LEED (Gold→Platinum)



SUSTAINABLE SITES		AWARDED: 5 / 10
Prereq	Construction activity pollution prevention	0/0
Credit	Site assessment	1/1
Credit	Site development - protect or restore habitat	0/2
Credit	Open space	1/1
Credit	Rainwater Mgmt	0/3
Credit	Heat island reduction	2/2
Credit	Light pollution reduction	1/1



WATER EFFICIENCY		AWARDED: 9 / 11
Prereq	Outdoor water use reduction	0/0
Prereq	Indoor water use reduction	0/0
Prereq	Building-level water metering	0/0
Credit	Cooling tower water use	0/2
Credit	Water metering	1/1
Credit	Outdoor water use reduction	2/2
Credit	Indoor water use reduction	6/6



ENERGY & ATMOSPHERE		AWARDED: 22 / 33
Prereq	Fundamental commissioning and verification	0/0
Prereq	Minimum energy performance	0/0
Prereq	Building-level energy metering	0/0
Prereq	Fundamental refrigerant Mgmt	0/0
Credit	Enhanced commissioning	0/6
Credit	Advanced energy metering	1/1
Credit	Demand response	0/2
Credit	Renewable energy production	3/3
Credit	Enhanced refrigerant Mgmt	0/1
Credit	Green power and carbon offsets	0/2
Credit	Optimize energy performance	18/18



MATERIAL & RESOURCES		AWARDED: 5 / 13
Prereq	Storage and collection of recyclables	0/0
Prereq	Construction and demolition waste Mgmt planning	0/0
Credit	Building life-cycle impact reduction	2/5
Credit	Building product disclosure and optimization - environmental product d...	1/2
Credit	Building product disclosure and optimization - sourcing of raw materia...	0/2
Credit	Building product disclosure and optimization - material ingredients	1/2
Credit	Construction and demolition waste Mgmt	1/2



INDOOR ENVIRONMENTAL QUALITY		AWARDED: 3 / 16
Prereq	Minimum IAQ performance	0/0
Prereq	Environmental tobacco smoke control	0/0
Credit	Enhanced IAQ strategies	1/2
Credit	Low-emitting materials	0/3
Credit	Construction IAQ Mgmt plan	0/1
Credit	IAQ assessment	0/2
Credit	Thermal comfort	0/1
Credit	Interior lighting	1/2
Credit	Daylight	0/3
Credit	Quality views	1/1
Credit	Acoustic performance	0/1



INNOVATION		AWARDED: 3 / 6
Credit	Innovation	2/5
Credit	LEED Accredited Professional	1/1



REGIONAL PRIORITY CREDITS		AWARDED: 2 / 4
Credit	Renewable energy production	1/1
Credit	Enhanced IAQ strategies	0/1
Credit	Reduced parking footprint	0/1
Credit	Building product disclosure and optimization - sourcing of raw materia...	0/1
Credit	Site development - protect or restore habitat	0/1
Credit	Outdoor water use reduction	1/1



LOCATION & TRANSPORTATION		AWARDED: 14 / 20
Credit	LEED for Neighborhood Development location	0/16
Credit	Sensitive land protection	1/1
Credit	High priority site	2/2
Credit	Surrounding density and diverse uses	5/5
Credit	Access to quality transit	4/5
Credit	Bicycle facilities	1/1
Credit	Reduced parking footprint	0/1
Credit	Green vehicles	1/1

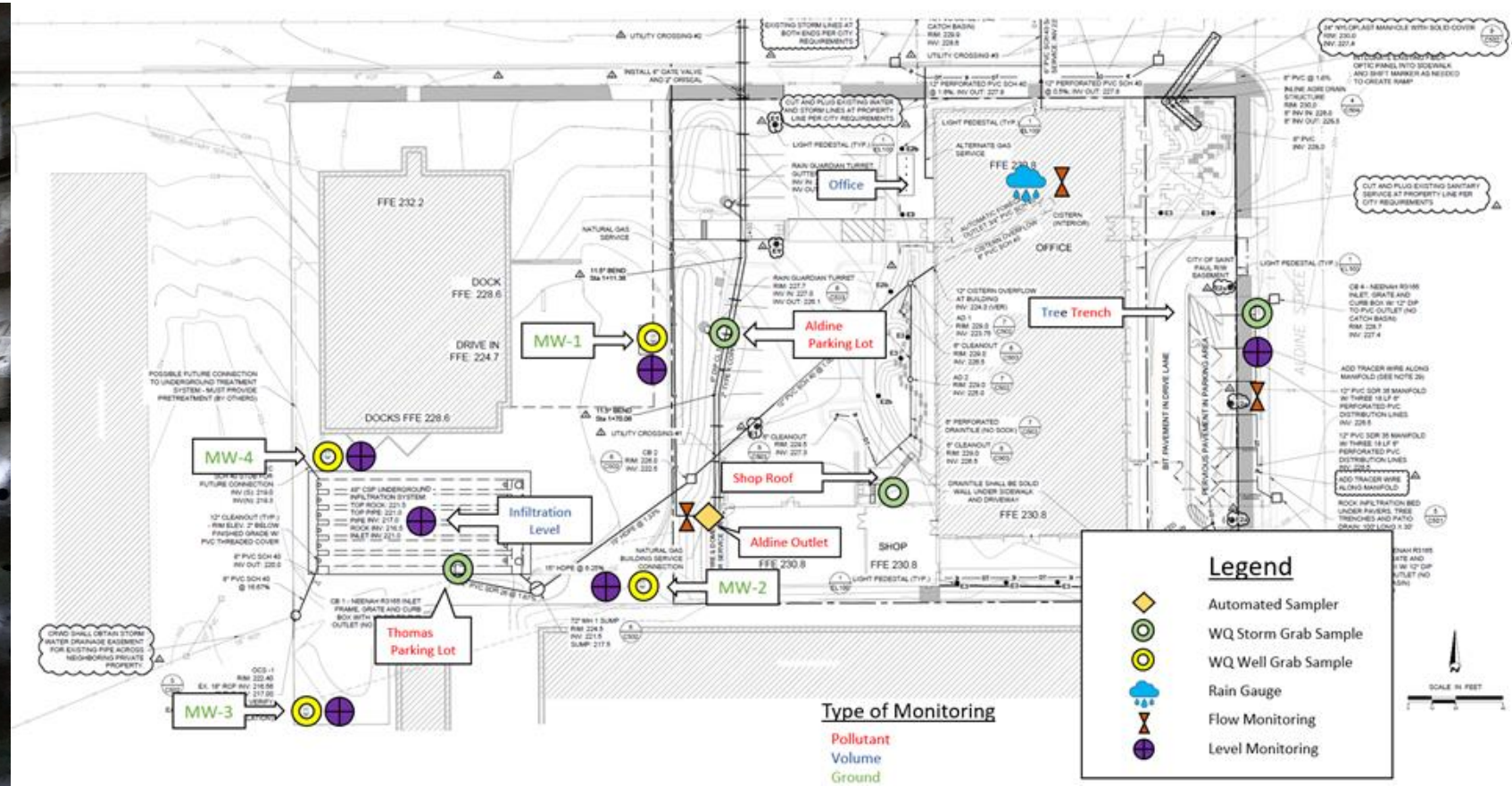
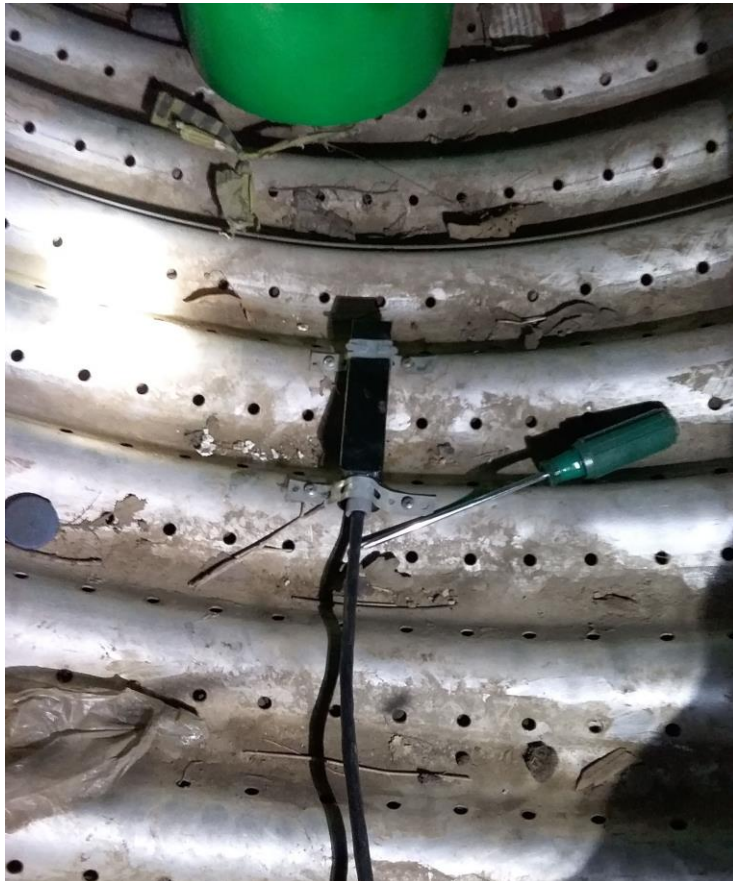


INTEGRATIVE PROCESS CREDITS		AWARDED: 0 / 1
Credit	Integrative process	0/1

TOTAL

63 / 110

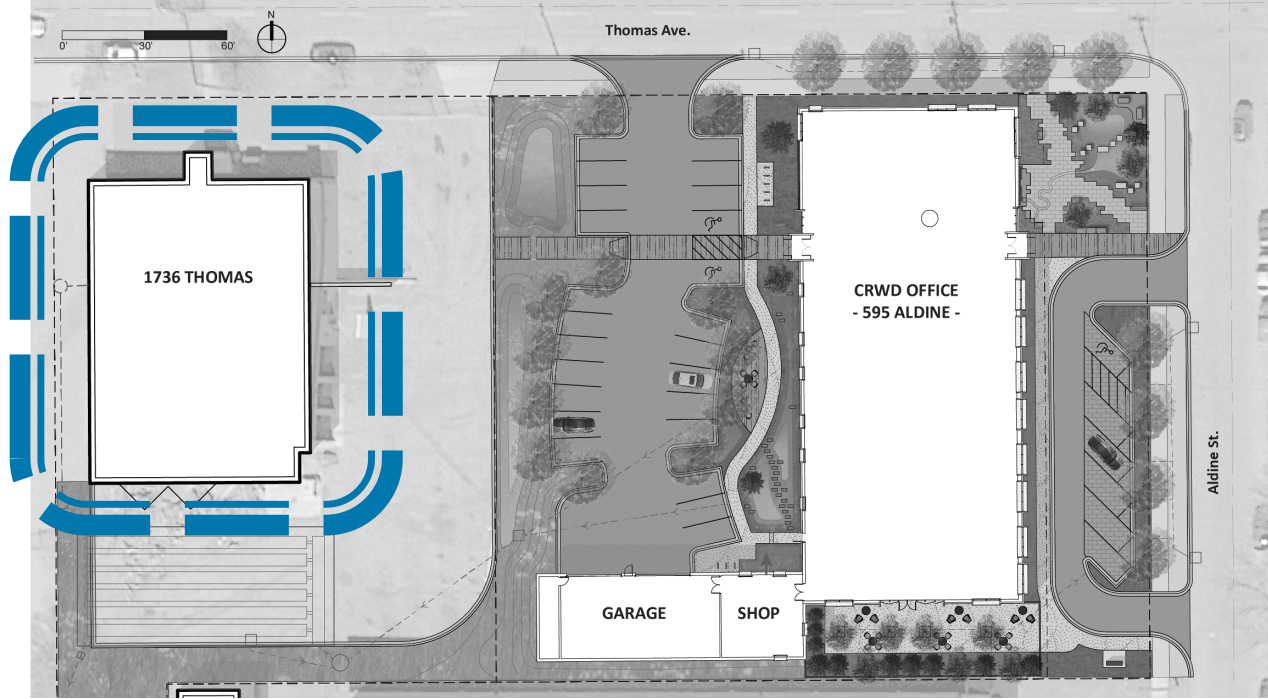
Post Occupancy Monitoring



Post Occupancy Watershed Learning Center



Expansion Thomas Building



Post Occupancy Lessons Learned



- Establish building goals early and return to them often
- Identify the decision makers and consider design focus committees
- Small decisions can have big benefits
- Highlight infrastructure/operations
- Revisit goals after living in space
- Measure and evaluate to show effects
- Our campus work has impact beyond our boundaries.

Cost and Footprint

CRWD Office Criteria February 9, 2016		
Criteria	Target	Actual
Office Space	10,000 sq ft (20,000 sq ft for future expansion w/tenant)	18,000 (15,000 sq ft office, 3,000 sq ft garage)
Parcel Size	> 0.75 acres (32,670 sq ft), very low end, ideal 1.0-1.5 acres, upper end 2.0 Acres	1.16 Acres (50,530 sq ft)
Location Geographic	St. Paul (85% of CRWD is within St. Paul)	St. Paul – Hamline Midway Neighborhood
Location Zoning	Commercial District aka Mixed Use Corridors (Provides appropriate zoning, amenities, transit, etc.)	Industrial Zoning
Location Features	Public location, parking, Public Transportation Possible Neighborhood Center	Neighborhood location, on-site parking 4 blocks from light rail, BRT and bus stops Not in neighborhood center
Parking	35-40 stalls, 10,000 sq ft (majority located on site or controlled by CRWD) 70-80 stalls, 20,000 sq ft <u>I2 Zoning, 2.5-3.0 stalls/1,000 sq ft, Comm 3.5-4.0 stalls, then</u> I2 Zoning 10,000 sq ft bldg. = min 30 stalls, 20,000 sq ft bldg. = 60 stalls Comm Zoning 10,000 sq ft bldg. = min 40 stalls, 20,000 sq ft bldg. = 80 stalls	28 On site Over 50 when including adjacent Thomas Parcel Many on street parking spots available
Cost	\$3,600,000 – 2015 Remodel estimate \$250/Sq Ft New \$150/Sq Ft Remodel Plus Land ~\$1,000,000/acre 10,000 Sq Ft building Remodel \$1,500,000 + \$1,500,000 land (1.5 acres) = \$3,000,000 20,000 Sq Ft building Remodel \$3,000,000 + \$1,500,000 land (1.5 acres) = \$4,500,000	\$7,500,000 Construction cost \$417/sq ft Land Cost = \$1,350,000 Cost Impacts: Brownfield construction Inflation LEED Certification Above and beyond stormwater management

BRIEF TOUR OF ADDITIONAL PRECEDENTS

- Watershed District/Organization
- Research / Learning Center



ADDITIONAL PRECEDENTS

Watershed Facilities

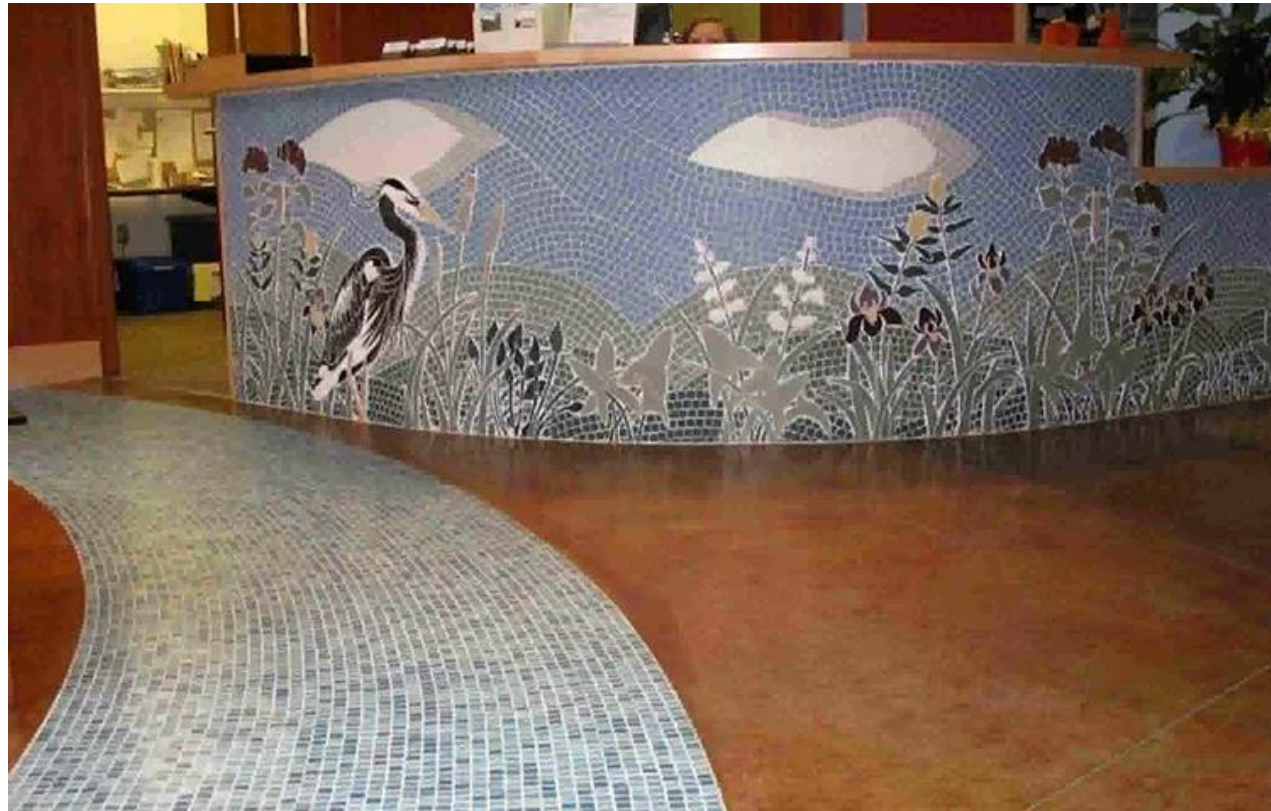
Stormwater Park & Learning Center

Imagery courtesy of MWMO



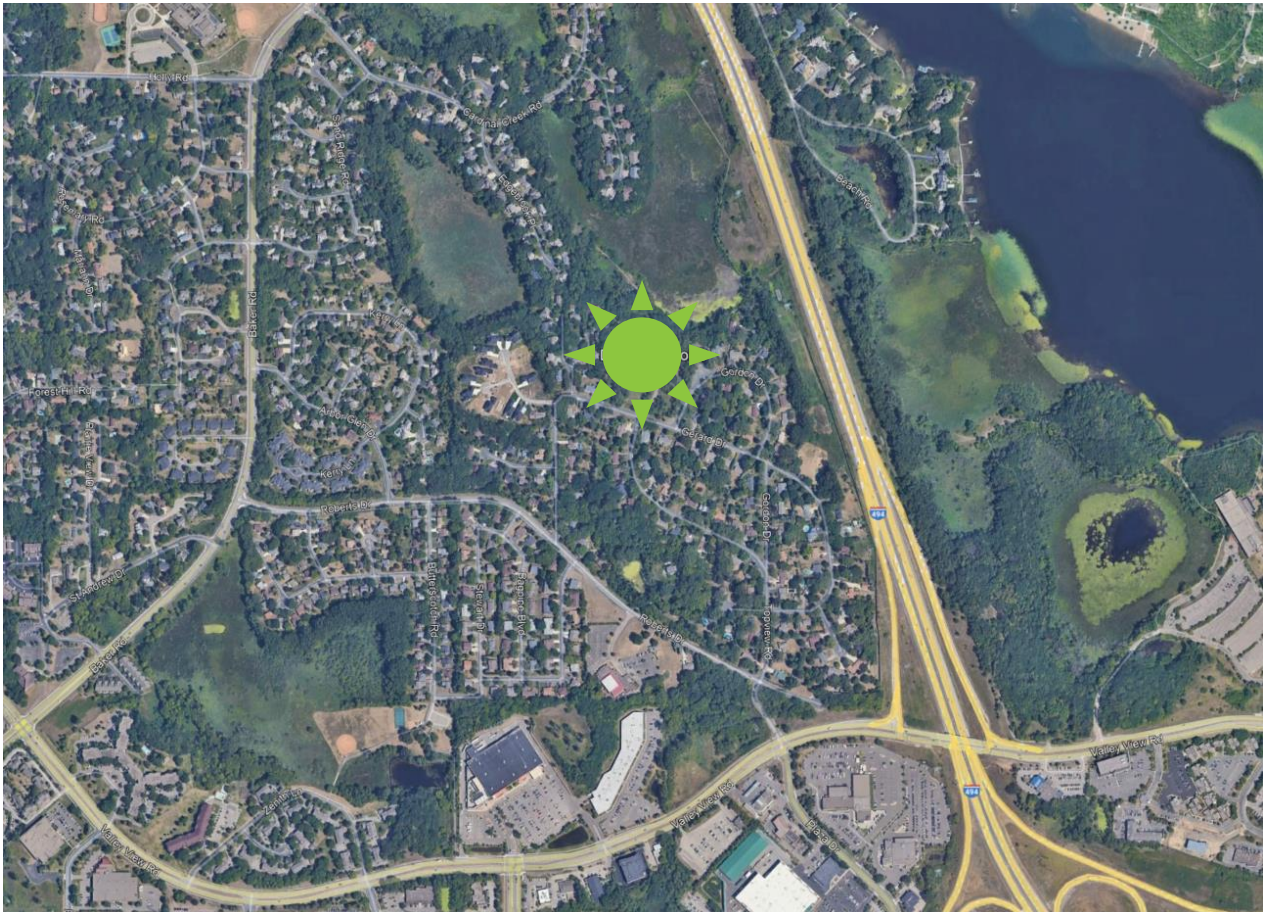
District Office

Imagery courtesy of RWMWD



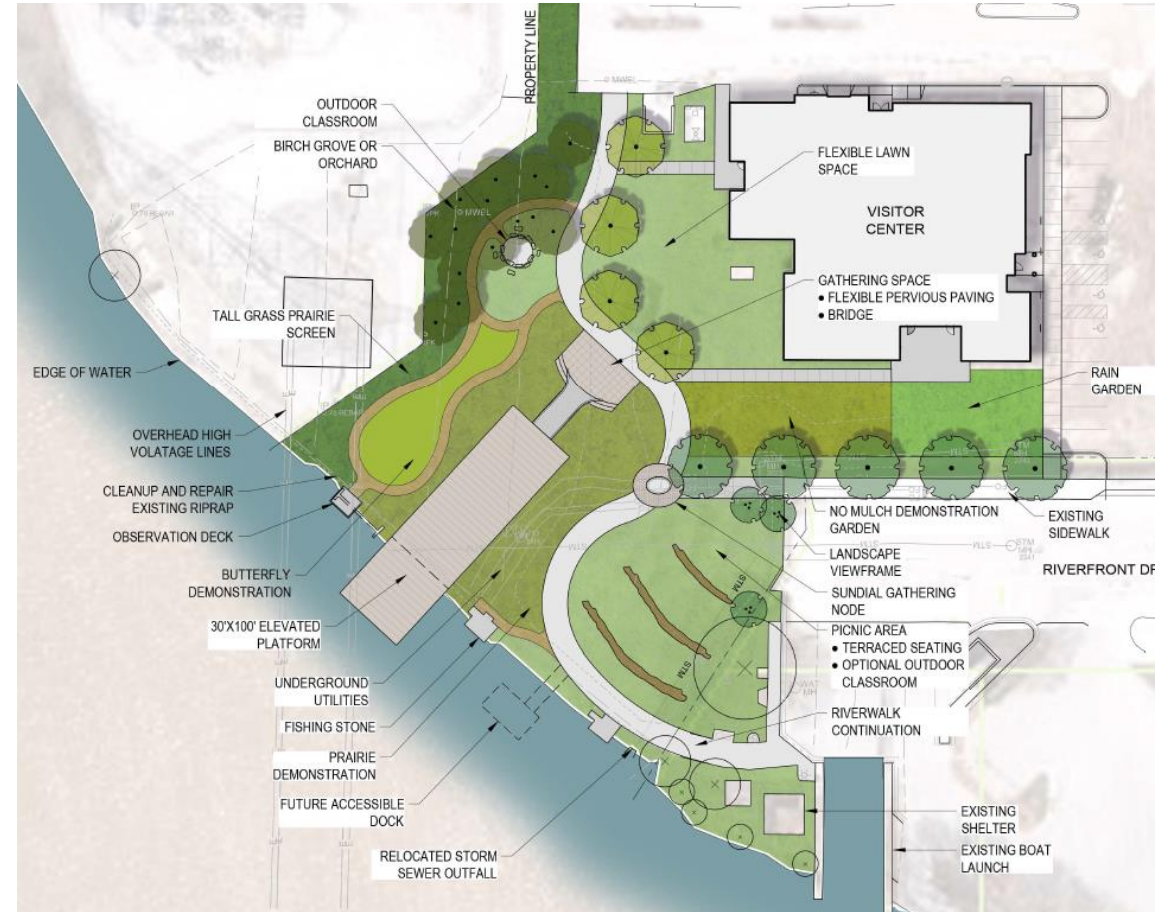
Discovery Point

Imagery courtesy of 9 Mile Creek WD



ADDITIONAL PRECEDENTS
Research / Learning Centers

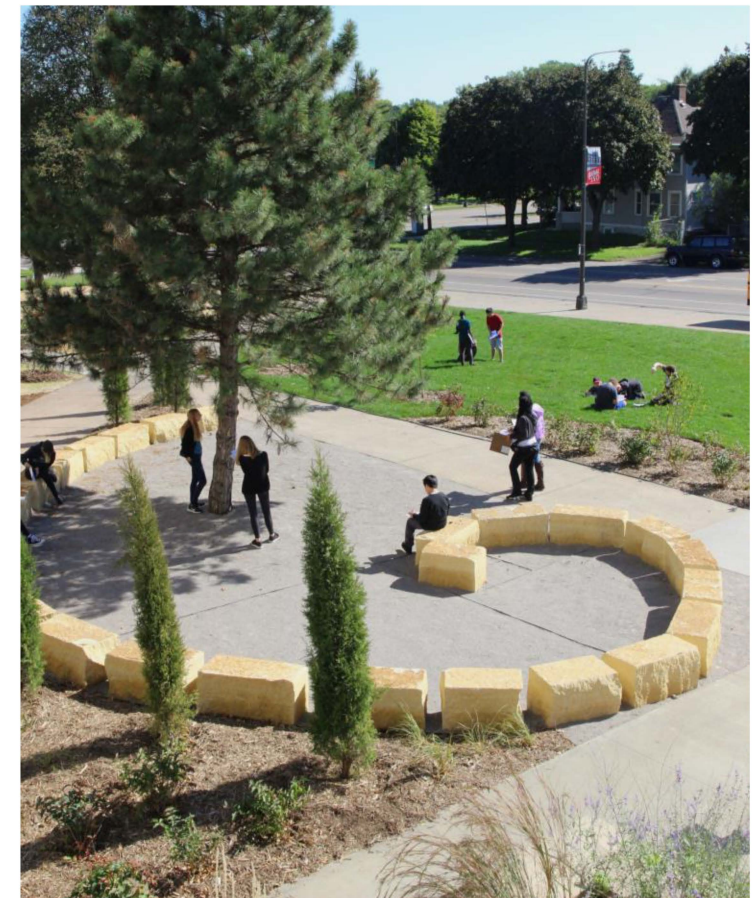
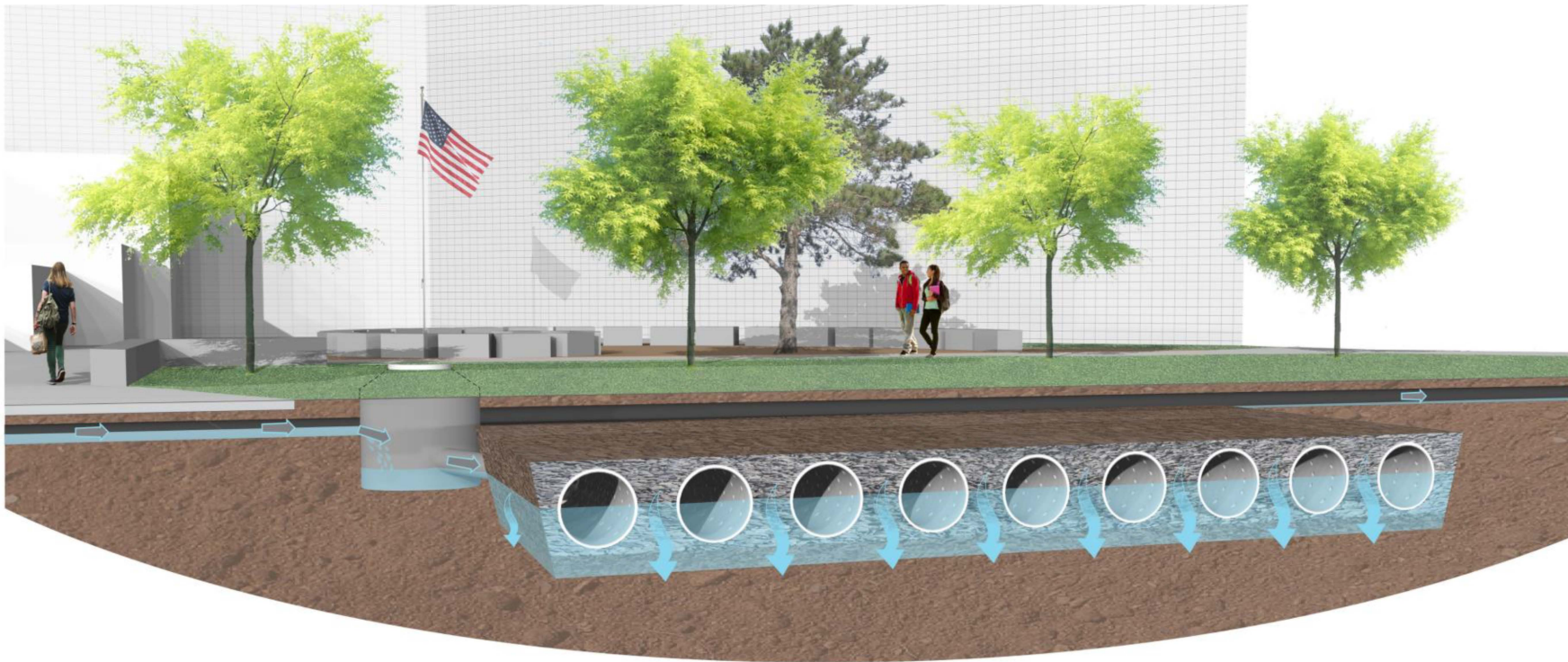
Science on the River (SOAR) Sheboygan, WI



Eastman Nature Center Dayton, MN



Central High School St. Paul, MN

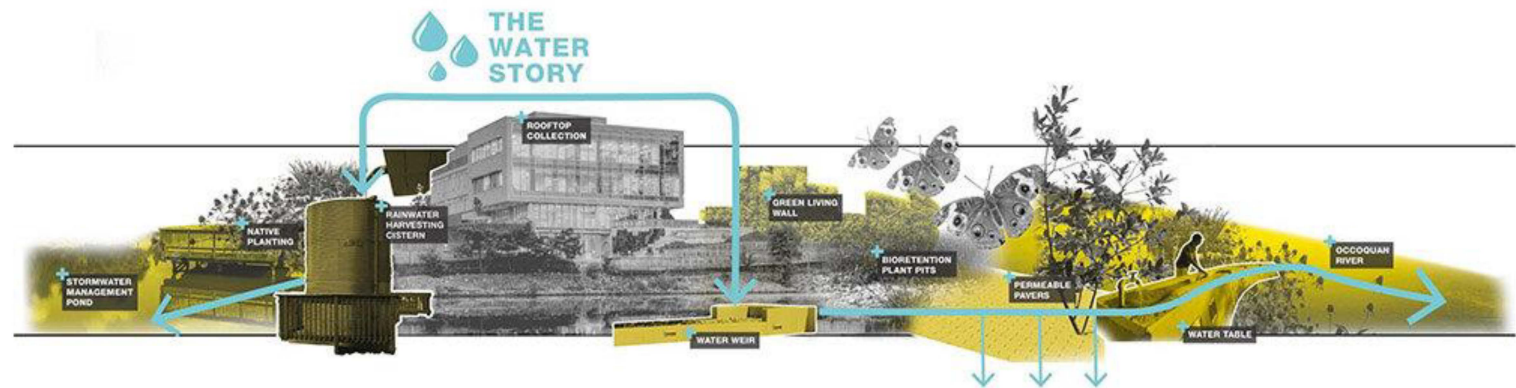


Amery Medical Center

Amery, WI



Potomac Science Center Woodbridge, VA



Harry J. Enns Wetland Discovery Centre Winnipeg, Manitoba



Q&A ON EOR SCOPE

- Potential Next Steps/Deliverables
- Future Steps



ADDITIONAL PRECEDENTS

Watershed Facilities

Next Steps

- 1) LESSONS LEARNED FROM METRO WATERSHED & LEARNING CENTER PRECEDENTS
 - 40 hours / \$9,400

- 2) ASSIST *CULTIVATED ADVISORS* IN → DETERMINING, UNIFYING, & COMMUNICATING (THE DISTRICT'S) VISION
 - 50 hours / \$11,800

Future Actions

- A. Assistance in identifying and vetting an Architect
- B. LOCATION/SITING STUDY
- C. FACILITY PROGRAMING
- D. PRECEDENT STUDY (Building + Campus)