

The Nordic

LOCATION	Minneapolis, MN
MARKET SECTOR	Corporate
SQUARE FEET	457,000
PROJECT TYPE	Office
ARCHITECT	LHB, Hartman-Cox, Studio BV

The Nordic is an example of superior craftsmanship, historical character and modern trends fitting in with the North Loop District of downtown Minneapolis.

The 10-story mixed-use office building includes a seven-level elevated parking garage, ground-level retail, and connects to The Sable, a micro-unit condo building also constructed by RJM. The Nordic retains the century-old brick character of the historic neighborhood while adding parking and modern amenities to the densely populated area.

The location provided challenging site logistics and a thorough pre-construction phase. Underground parking garage is built within feet of the underground Bassett Creek waterway tunnel. Foundation system required extensive research and testing during excavation.



The Sable

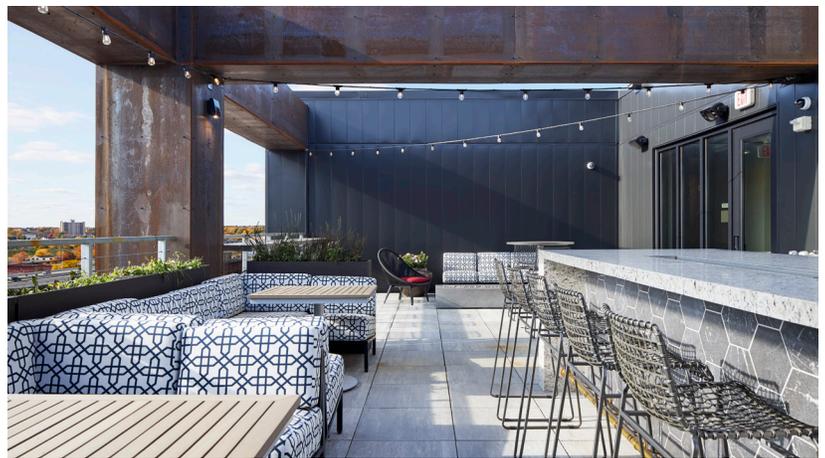
LOCATION	Minneapolis, MN
MARKET SECTOR	Multi-family
SQUARE FEET	53,400
PROJECT TYPE	Condos
ARCHITECT	LHB

United Properties and Greco selected RJM Construction to build a 57-unit apartment complex in Minneapolis' North Loop District, which evolved to a condo project.

The Sable is an example of state-of-the-art micro unit condos, allowing buyers to use them as short-term rentals. The building is located next to The Nordic, an award-winning mixed-use office building also constructed by RJM simultaneously.

The biggest structural challenge was coordinating the post-tension concrete pours with the sloped post-tension pours of the adjacent parking ramp and keeping these two structures separate and watertight with only a 4" expansion joint between the two structures. A very detailed analysis of the building envelopes and pour sequencing plan was developed to solve this dilemma.

Another challenge was adapting construction mid-stream to convert apartment-grade units to condo-grade quality. This involved a deeper dive into staging finishes and building products.



The Nordic

LOCATION	Minneapolis, MN
VALUE	\$62,000,000
SQUARE FEET	457,000
PROJECT TYPE	Office Building
ARCHITECT	LHB, Hartman-Cox, Studio BV

The Nordic will be an example of superior craftsmanship, historical character and modern trend fitting in with the North Loop District of downtown Minneapolis.

PROJECT SIMILARITIES:

- Office building
- Tight urban site
- Project team members
- Post-tension

Construction is underway on this 10-story mixed-use office building. In addition to its office space, the development will contain micro-unit apartments, seven-level elevated parking garage and ground-level retail. The project will retain the century-old brick character of the historic neighborhood while adding parking and modern amenities to the densely populated area.

The location provided challenging site logistics and a thorough pre-construction phase. Underground parking garage is built within feet of the underground Bassett Creek waterway tunnel. Foundation system required extensive research and testing during excavation.

The Nordic is scheduled to be complete early in 2019. The project is also pursuing WELL Building Standard Certification.

