

UMN Plant Growth Research Facility

St. Paul, MN



Integrity Built

Located on the St. Paul Campus, this 12,000 SF greenhouse addition was built for the Plant Growth Facilities West Greenhouse District for the College of Biological Sciences Conservatory. Driven by pioneering design initiatives, this greenhouse was the first of its kind, merging research and a designated public conservatory space under one same roof. This project's success hinged heavily on the coordination of Loeffler to support phasing near occupied spaces and the extensive amounts of mechanical and building infrastructure tie-ins required to support the new addition.

The new greenhouse features four separate biome environments fully furnished with state-of-the-art greenhouse technologies and modern temperature, humidity, and lighting controls that are interfaced with the master greenhouse campus control systems.

The project experienced a 6% inflation rate in the six months between Schematic Design and Guaranteed Maximum Pricing (GMP) which stressed an already over budget project. Loeffler led the team in uncovering possible value engineering items for consideration and proposed \$1.5M worth of options. The project team quickly came to decisions and the project remained on schedule and on budget.



Client University of Minnesota

Architect RSP Architects

Construction Cost \$5.3 Million

Project Size 12,000 SF

Loeffler Role Construction Manager at Risk