

# Cultured Construction

Residential | WEIS BUILDERS – NORDHAUS

**WEIS BUILDERS IS BUILDING A NEW HIGH-RISE IN MINNEAPOLIS' TRENDY NORTHEAST COMMUNITY.**

**M**ajor cities share a lot of characteristics. They have tall buildings, complex transit systems and diverse populations, but what gives a city its identity and uniqueness is its artists, restaurateurs and architecture. In Minneapolis, the Northeast community is one of those centers of culture. The European-style walking neighborhood is known for its independent restaurants, abundance of churches and a thriving artists scene. It was essential then that developer LMC replicate that character as it designed the newest high-rise project in the community, NordHaus.

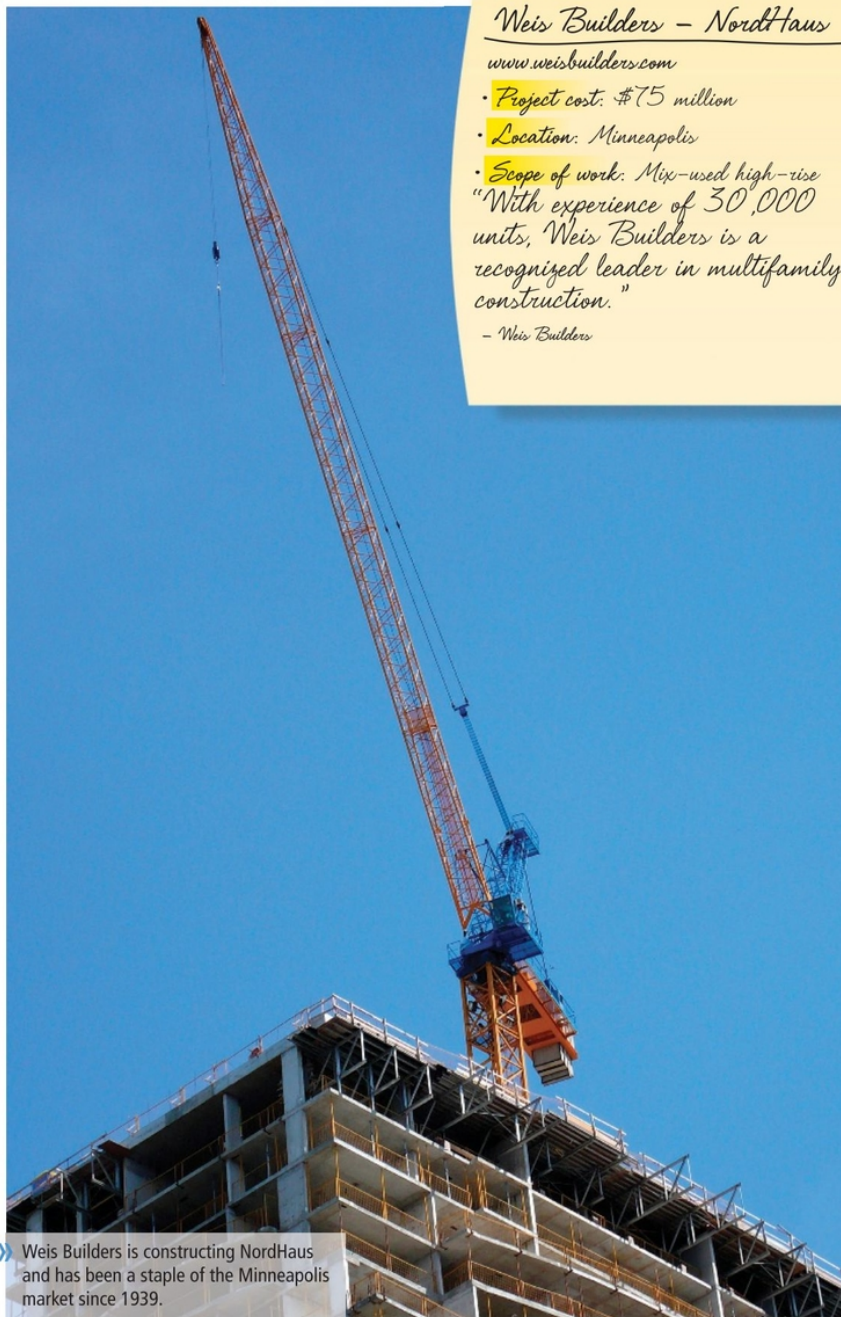
LMC, which started in 2011 as a subsidiary of Lennar Corp., describes NordHaus as "a collection of custom-designed apartment homes located in the heart of Northeast Minneapolis. A place where Scandinavian-inspired design and European amenities compliment the DIY spirit of artists, musicians and entrepreneurs that call the neighborhood home."

## Luxury Living

The project, which sits on 3.2 acres just east of Nicollet Island in downtown Minneapolis, will include 280 luxury apartments consisting of studios, one- and two-bedroom units and 12 luxury penthouses. Units will be split between a 20-story tower and a six-story mid-rise structure. In addition to living space, NordHaus will have retail stores, a restaurant and 395 heated parking spaces. LMC also has designed the building to achieve LEED certification.

Work on the project broke ground in August 2016 and the first tenants are expected to move in at the beginning of September. Weis Builders, the general contractor building the project, celebrated the topping off of the 20-story tower in May and the entire project is scheduled for completion in 2018.

NordHaus is being built on the site of a former metal planting facility. The manufacturing use led to contamination concerns



» Weis Builders is constructing NordHaus and has been a staple of the Minneapolis market since 1939.

### *Weis Builders – NordHaus*

*www.weisbuilders.com*

- *Project cost: \$75 million*
- *Location: Minneapolis*
- *Scope of work: Mix-used high-rise*  
*"With experience of 30,000 units, Weis Builders is a recognized leader in multifamily construction."*

*- Weis Builders*

on the property, leading to several years of environmental cleanup efforts before redevelopment could begin.

LMC purchased the site in 2015 with the intention of building a community-based

and pedestrian-friendly residential project. "We are very proud and honored to partner with so many passionate and talented people to bring the collective vision for this important site to fruition," LMC Vice Pres-



ident of Development Peter Chmielewski said. "With so much history and such a prominent location along First Avenue in this dynamic northeast community, it was important to engage with the neighborhood in a meaningful way to ensure the best possible integrated design."

The project includes a wide range of amenities that deliver on NordHaus' luxury promise. Within the apartments, tenants will enjoy quartz countertops, in-unit washers and dryers, stainless steel appliances, ceramic tiled bathrooms, wood-style flooring and private balconies.

Those features will make every unit feel like home, while the building-wide amenities will make NordHaus feel like a community. The highlight of the building is the one-acre outdoor pool deck with grilling stations, dining areas and a year-round hot tub – which is sure to be popular during Minnesota's chilly winters. The building also will have a community lounge equipped with a kitchen and dining area, a fireplace and televisions. There will

be meeting and hobby rooms, a fitness center and a 24/7 package concierge system. NordHaus' amenity package will even cater to its furriest residents with an outdoor and indoor pet park and pet washing stations.

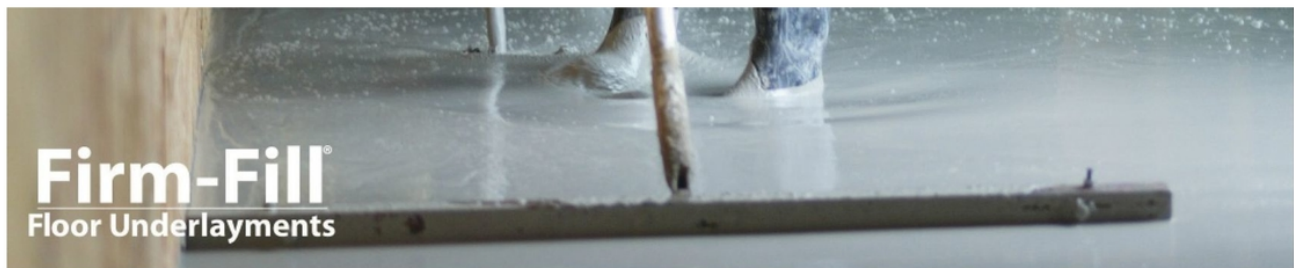
**Capable Contractor**

The company bringing LMC's vision to life is Weis Builders. Weis has been a staple of the Minneapolis construction scene since its founding in 1939, but it also has offices in Rochester, Minn., Chicago and Dallas. "With experience of 30,000 units, Weis Builders is a recognized leader in multifamily construction," the company says.

Weis' familiarity with the Twin Cities market and its extensive list of capabilities made it ideal to oversee the construction of NordHaus. The company's range of services includes conceptual planning, pre-construction, site analysis and value enhancement. The family-owned company is acting as the general contractor on the NordHaus project, but Weis also offers construction management and design/build approaches.

"Our clients look to Weis Builders as a partner who will listen to their needs, understand their business objectives and offer the best pre-construction and construction options," the company says. "Our focus is to provide clients with a predictable building solution that saves time and money. We are passionate about creating innovative solutions for our clients that add value to every building project." ♦

**Hacker Industries, Inc.** KMAC, Inc., a Licensed Applicator of Hacker Industries, Inc. based in Hutchinson, Minnesota, was contracted to install FIRM-FILL® High Strength Underlayment and FIRM-FILL® SCM-250 sound control mat in the NordHaus apartments. FIRM-FILL® SCM is installed on the subfloor to improve impact noise, while FIRM-FILL® gypsum underlayments are installed over the SCM to dampen airborne sound and provide a flat surface for finished floor coverings. FIRM-FILL® products are listed in 116 fire rated designs and carry a Class-A fire rating under ASTM E84, a test used by regulatory agencies.



Hacker Industries, Inc. supplies FIRM-FILL® SCM (sound control mats) and FIRM-FILL® gypsum underlayments, unique products that offer:

- Improved IIC/STC ratings
- 116 UL fire rated design listings
- Smooth, flat surface for finished floor coverings

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