

Schmidt Artist Lofts: Brewery Reimagined into Efficient, Live/Work Lofts



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PATRICK OSTROM
Development Associate, Dominion

Turning a 16-acre brewery into artist lofts, communal areas and workspaces took an entire community, a lot of work and tremendous vision. But \$120 million later, it worked. Now, the Schmidt Artist Lofts have proven to be a great idea, a great investment and a great place for working artists to live, create and showcase their work.

Property developer Dominion knew preserving the property was a priority, but so were efficiency and sustainability. So they worked with the architect, contractor and Xcel Energy’s Energy Design Assistance program to build them in from the beginning.

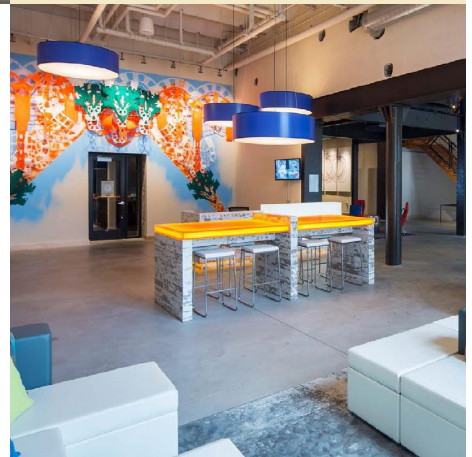
A great idea

Schmidt Artist Lofts are located in St. Paul’s West 7th neighborhood, a vibrant, eclectic area with blue-collar roots. Due to the unique industrial and brewing uses in the various buildings, every one of the 247 live/work artist rental lofts has its own layout and personality, plus the building allows plenty of room for common spaces and gathering areas. The exterior is noted by architectural historians for its crenellated towers and Gothic details.

Patrick Ostrom, Development Associate at Dominion, says the project made a lot of sense from the beginning, due to its central location in an up and coming area.

They designed every room in the building with energy savings in mind.

“We’re long-term owners and operators of these buildings,” explains Ostrom. “It’s a priority for us to make sure they operate as efficiently as possible. We weren’t 100 percent certain how we would operate from a utility perspective, but we came up with the most efficient plan we could and put systems in place that would last for the next 15 to 20 years.”



Project highlights

- Estimated annual energy savings: 1,844,113 kWh and 6,373 Dth
- Estimated peak energy reduction: 33%
- Estimated annual energy cost savings: \$204,584

Xcel Energy's Energy Design Assistance program was a big help. It provides computerized energy modeling to identify various efficiency measures available, potential costs, payback terms and rebates.

Ostrom and his team chose a variety of measures right away, including LED and other efficient lighting in the apartments, ENERGY STAR® rated appliances, occupancy sensors throughout, an efficient boiler and water loop heat pumps, a heat recovery system, upgraded roof and wall insulation and many other measures. The result is more than \$200,000 in annual energy savings over a building constructed without these measures.

"Utility costs have been outperforming our projections," says Ostrom. "Our annual energy cost savings is 29 percent less than building to code. That exceeded our expectations."

Loving the lofts

The result is a beautiful, efficient space that residents absolutely love. A waiting list of over 300 people proves that it's a great place to live.

"We added these paint rails along the corridors to encourage artists to display their work," says Ostrom. "We weren't sure if they'd use them but now, every inch of those rails is lined with artists' work."

In addition to open spaces and artwork everywhere, the list of efficiency and sustainability measures is impressive:

Apartments

- ENERGY STAR appliances
- High-efficiency, water-sourced heat pump apartment heating/cooling
- ENERGY STAR LED or fluorescent lighting
- Low-e insulated glazing historic replica windows and storm windows
- Low-e clear skylights for daylight in select apartments
- Ceiling fans in all apartments
- Low-flow plumbing fixtures

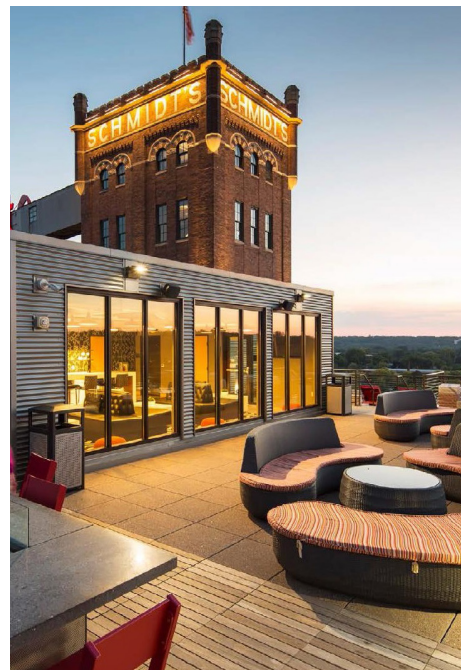
Common

- ENERGY STAR LED or fluorescent lighting
- Occupancy sensor lighting in many common areas and amenities
- 95% efficient boiler for domestic hot water and heat pump loop
- High-efficiency cooling tower
- Energy recovery of excess heat from building exhaust
- Microturbine power generation and heat recovery (to help heat domestic hot water)
- Upgraded roof insulation and wall insulation where applicable
- Variable speed drives for fan motors

Site

- LED exterior site and façade lighting
- 100% of the stormwater managed on-site
- Well water use for irrigation and external use
- Native plantings with low watering requirements

While Ostrom makes sure residents stay happy, he'll continue looking for ways to decrease energy use and increase his savings.



If you're planning a new construction, addition or major renovation project, visit xcelenergy.com/BusinessNewConstruction or call the Business Solutions Center at **1-855-839-8862**.