



## THE MCKNIGHT FOUNDATION

# A SELF-GUIDED GREEN TOUR

### RESPONSIBLE STEWARDSHIP

Welcome to our new offices. We moved in January 2003, after more than three years of planning and building. Throughout this long process we were faced with the same decisions—thousands of them—that any new office construction entails.

Because McKnight is an environmental grantmaker and many of these choices had environmental implications, we tried to pick the most eco-friendly options—including our initial decision to relocate in a recycled building. Our board of directors believes these choices, which added about 20% to costs, are a long-term investment in the environment that all of our children will inherit.

As might be expected, we've learned a lot about "green design"—everything from energy efficient lighting systems to non-toxic building materials. What follows is a self-guided "Green Tour" featuring many of the products and procedures that went into creating our new space. We hope it underscores the importance of the decisions each of us makes every day.

Our actions cast long shadows on the earth. Many choices seem small but have enormous impact on our natural environment—for example, the pens we use can be refillable, our paper can be made of post-consumer waste, our lamps can use bulbs that conserve energy, and the batteries in our clocks can be rechargeable. Likewise, the furniture and the carpeting we choose can be made from recycled materials, and the wood can be reclaimed or from sustainably harvested forests.

Our hope is that this mini-showcase of green design will inspire you to make your own environmentally responsible choices, both in the workplace and at home.

### THE MILL RUINS BUILDING

You're standing in a new facility within the preserved ruins of the Washburn-Crosby Mill—a National Historic Landmark since 1983. This area along the Mississippi, adjacent to St. Anthony Falls, is where early flour and lumber mills set up business to make use of water power. It has deep historical significance to our region, and is often referred to as the birthplace of Minneapolis.

The Washburn-Crosby Mill, established in the 1870s, was the largest mill in the world at that time. Flour was milled on this site for nearly 100 years, but in 1965 it was abandoned. It was only after its near destruction by fire (1991 and 1998) that plans were created for a new mixed-use building.

The Foundation has considered the mill's history in all construction and design decisions. Nothing is more important than the preservation of this site's architectural integrity and rich heritage.



## OUR FIRST FLOOR

To your left as you enter the front door, notice our **publication racks (1)**. These racks were made for us by local wood artist Duff Thury, and are made from salvaged rods, hand wheels, and square nuts.

As you approach the reception desk and center stairway, you'll see the prominent use of **corten steel (2)**. This salvaged and reprocessed steel product has a "rusty" iron oxide matte finish. The finish—which is created naturally without hazardous chemicals—has been sealed and will stay the same color for the life of this product. Also in this area, notice the **stair treads on our central staircase (3)**, which are reclaimed oak from a Midwest barn.

At the base of the stairway and throughout both floors, there are informal seating areas that feature a variety of intriguing **textiles (4)**. All the fabrics we use are made from recycled polyester or wool fibers. Recycled polyester is reclaimed from other textiles and industry waste that's reformed and woven into sustainable and durable fabrics. Recycled wool fibers are a completely natural material, and fabrics made from it are extremely long lasting. These fabrics are used in an array of items, from the movable wall system to furniture panels, sofas, and chairs.

Our **boardroom and occasional tables (5)** were all made from reclaimed wood. The species range from beech to birch and maple. They each have great character and add warmth and a sense of history to our space. The table in the first floor conference room is a Knoll product that features a veneer top certified by the Forest Stewardship Council. It also meets the Greenguard Environmental Institute's indoor air quality standard with low or no VOC (volatile organic compounds) emitting adhesives and paints, and is durable and easy to clean.



Underfoot in the areas between offices is **rubber flooring (6)** (black background with white specks), made from 100% recycled rubber tires. It's a low-maintenance, high-durability product with great acoustical properties.

In each private office and conference room, notice the striped **carpeting (7)**. Made from 100% recycled fiber with backing from pre- and post-consumer waste, it offers a colorful, easy-care way to be sustainable.



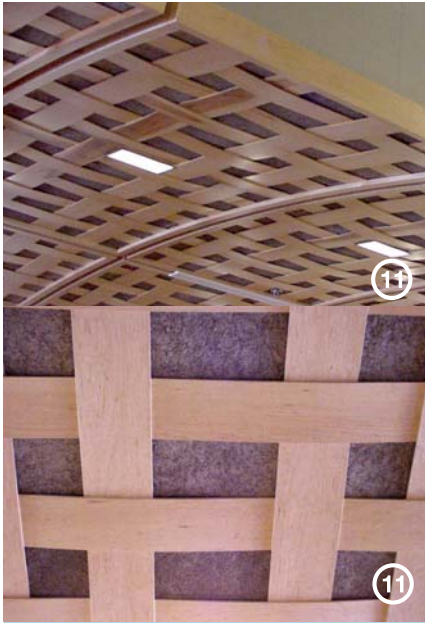
Look upward in any office and you'll see **acoustical ceiling tile (8)** that is 78% recycled, and is part of a reclamation program. If McKnight ever needs to change a ceiling tile, it will be reclaimed by the Armstrong company and recycled to keep it out of landfills.

Our offices and meeting rooms combine a reuse of old furniture with new products. The **new office furniture (9)** manufactured by Knoll, Inc., includes greater than 40% post-consumer recycled material. Wood used is from Forest Stewardship Council certified forests, and "clean technology" construction virtually eliminates any offensive vapors



post-assembly. Old furniture that was not used in our new space was donated to grantees or other nonprofits.

If you duck into a filing room on either floor, you'll see a **filing system (10)**—also a Knoll product—that has on average 20% recycled content. These cabinets meet the Greenguard indoor air quality standard with low or no VOC emitting adhesives and paints, and are durable and easy to clean.



## GENERAL CONSTRUCTION

In all areas of construction special environmental considerations were made related to energy efficiency, indoor air quality, and resource efficiency. This was detailed in the written specifications.

For instance, we used:

- steel products with 75% post-consumer recycled content
- lumber and wood substrates that have low VOC emissions
- gypsum board facing paper with 100% post-consumer recycled content
- gypsum board core with 50% post-consumer recycled content
- paint that emits little or no odor or VOC emissions.

For product source information, please visit us online at:

[WWW.MCKNIGHT.ORG/GREENTOUR](http://WWW.MCKNIGHT.ORG/GREENTOUR)

## OUR SECOND FLOOR

At the top of the stairway on the second floor, you'll be standing near a **woven-wood ceiling (11)**. Notice that above that woven wood is another ceiling, which is made of recycled blue jeans and other fibers. It offers great acoustical benefits for the open area it spans.

Keep looking up and you'll see the rest of our ceilings are constructed of a wood composite board made from fresh conifers in ecologically managed forests.

You'll begin to see an array of **wood veneers and carpentry (12)**. All our wood veneers and finished wood are recycled, reclaimed, or from a sustainably harvested source. All our millwork was done by O'Keefe Cabinet & Fixture Manufacturing Company and certified by the Forest

Stewardship Council. The trim on the private office fronts is maple wood from the Aitken County Certified Forest (a grantee of McKnight's environmental program). Veneers used throughout the office (and the woven wood ceiling on the second floor) are reclaimed from maple logs pulled out of Lake Superior.

Our office areas feature **windowsills and signs made of Shetka Stone (13)**. Shetka Stone is made from newspaper, junk mail, and other paper that is added to water, broken down into a fibrous pulp, and put under extreme pressure. To add strength, stability, and waterproofing, resin is added. This durable product can be cut or carved just like wood. Shetka Stone is made locally in New Prague, Minnesota.

If you're standing in the second floor lobby, looking toward the stairway and the river, take the hall to your right, turn a corner and you'll discover our children's activity center. Natural slate stone was used for its **chalkboard "art wall" (14)**.

Peek in the kitchen area and you'll see black **SlateScape (15)** countertops. Portland cement, silica sand, fibers, water, and fillers go into SlateScape, a natural product that looks like concrete. Once sealed, it wears like stone and is water and heat resistant. You'll also see a colorful bulletin board made of **Forbo linoleum (16)**, a natural cork product made from renewable resources. It's a combination of linseed oil, cork, rosin, and pigments.