Clock Shadow Building

CG SCHMIDT INC

Construction Fact Sheet

The Clock Shadow Building in Milwaukee's Walker's Point is a radically green, multi-purpose, multi-tenant project. Designed to meet standards of the "The Living Building Challenge," this 30,425 sqft facility is a revolutionary addition to Milwaukee, that not only generates its own energy, but also treats its own waste. The Clock Shadow Building utilizes 27 geothermal wells for heating and cooling. Even the elevator harnesses power from the friction of the braking systems to power the lift. Water that is not used by the 3,000 sqft rooftop garden and meditation space is used in the rainwater-fed toilet flushing system.

Built atop a brownfield site, this new facility is now home to the Clock Shadow Creamery, Purple Door Ice Cream, Walker's Point Community Health Clinic, The Healing Center and Core/El Centro.

Exterior and interior spaces are a spectacular display of reclaimed materials. Fifty percent of the facility is made from recycled or salvaged materials. Cypress reused from wooden pickle barrels accent the exterior. Ash wood from trees destroyed by emerald ash borers create stair treads and a striking wall feature in the main lobby. And bathroom stalls are puzzled together from used doors and masonry wood planks.

A NEW STANDARD for Milwaukee

The Clock Shadow Building consumes 50% less energy than a traditional building its size and uses 60% less water.

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Reclaimed Materials

- Cream City Brick
- Wood Siding Reclaimed from Pickle Barrels
- Casework
- Doors, Frames & Hardware
- Metal Panels

Material Reduction

The design team worked together to develop a design with a less is more philosophy. By doing so, both material consumption was reduced as well as the project budget in effort to achieve a market rate.

- Exposed Structure at Ceilings
- Polished Concrete Flooring

Green Roof • Gray Water

The Green Roof
Green roof collects water for both production farming and decorative sedum plants. Rain barrels collecting water from upper roofs are conveniently located for plant watering.

The Gray Water System

- Cistern captures up to 10,000 gallons of water
- Water is filtered and sanitized then used to flush all building toilets

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Creative Material Re-use

- Toilet partitions designed by craftsmen and built from reused doors and extra masonry plank
- A reclaimed metal barn door creatively supported and hung
- Soffit is built from scrap steel. Holes were made in the steel so that empty medicine bottles could be diverted from the waste flow to become a part of the soffit as a light diffuser
- Rebar was used at intermediate rails for stairs
- Benches at the building exterior were made from wood scrap from the building and scrap metal Lobby chandelier was made from old 1,000 watt light bulbs which would have consumed 1,000,000 watts, is now powered by LED lights that consume less than 100 watts
- Interior wood work was reclaimed from scrap of exterior siding
- Bike racks were made from scrap bike rack parts as well as scrap project material including fire sprinkler pipes
- Wood for the stair treads was made from local elm trees cut down due to the Ash Bore disease
- Gabion planters hold remaining project debris from scrap cream city brick
- Plate steel panels cut from scrap metal and artistically placed on the building exterior as fenestration
- Interior windows were pieced together from scrap house windows

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Operational, high efficiency windows are placed on all floors with natural ventilation through the stair shaft. Building systems are coordinated with a simple over-ride timer switch located in each tenant suite that de-actives select units on a “windows open” day.

Building perimeter is designed, planned and built to maximize insulation with added insulation at the roof, increased efficiency of windows and regular inspections for building insulation installation.

Over 14,000 lineal foot of piping underneath the building laced between over 7,000 of building pilings, pier caps and grade beams.

Wood siding reclaimed from pickle barrels. Scraps from the exterior were used for a wall feature in the main lobby.

Extensive use of day lighting into the building will provide additional building efficiency as well as the other benefits of natural light.

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