



NEW CLAY COUNTY COURTHOUSE & JOINT LAW ENFORCEMENT SAFETY CENTER



STATEMENT OF INTEREST

Justice Planning, Architecture, & Engineering
November 1, 2019

The logo for TSP, consisting of the letters "TSP" in a white, serif font on a red square background.

TSP

Architecture
Engineering
Planning

The logo for MW, consisting of the letters "MW" in a white, sans-serif font on a red square background.

MW

The logo for Stockwell, featuring a stylized white graphic of three horizontal lines of varying lengths, with the word "STOCKWELL" in a white, sans-serif font below it.

STOCKWELL

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NEW CLAY COUNTY COURTHOUSE & JOINT LAW ENFORCEMENT SAFETY CENTER

Statement of Interest to Provide Professional Planning, Architecture, & Engineering Services

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1112 N. West Avenue
Sioux Falls, SD 57104
(605) 336-1160
www.teamtsp.com

Architecture
Engineering
Planning

November 1, 2019

Carri Crum, Auditor
Clay County Auditor's Office
211 W. Main Street, Suite 200
Vermillion, SD 57069

Re: New Clay County Courthouse & Joint Law Enforcement Safety Center

Dear Ms. Crum and Selection Committee Members:

Clay County is about to embark on a new era. This exciting moment represents an opportunity for all of Clay County, its citizens, its staff, and future generations. Our TSP + Moyer Associates team is inspired by your vision to create a single facility that supports the efforts of the County and a collaborative law-enforcement workforce. It's a forward-thinking mindset, and we'd be honored to guide you and your partners at the City of Vermillion through this process.

Our team can help you build on that perspective by conceptualizing a facility that can meet the needs of today, while designing it to adapt to an unknown future. Commonly called masterplanning, this future-proofing will ensure your best interests always are at the forefront. Our task is help you formulate an approach that looks to a long-term future but doesn't landlock County and City operations in a way that prevents effective expansion later on. And we'll not make the mistake of overbuilding for today, saddling your budgets with inflated utilities costs for underused spaces.

TSP and Moyer Associates both have histories rooted in the type of thinking that creates legacy buildings. We prefer to design as we stand in your shoes for a while. Our team has the regional and national experience to present options you can capitalize on. We consider previous project elements from which you can take the highest-performing features. But we also understand every facility is unique, particularly when multiple cross-jurisdictional agencies are involved. We have the background and understanding of emerging trends to confidently take a completely new and innovative approach—if that's your comfort zone. Civil and site-planning experts from Stockwell Engineers provide a steady, trusted presence and bring tested knowledge of local groundwater and soils-composition conditions.

We won't force a solution on you that does not work for your blend of spaces and departments. Nor will we simply wait for your input. We'll proactively give you the tools and information to make timely, well-thought-out decisions. We know you want what's best for the future of Clay County and your Vermillion community. And so do we.

We look forward to continuing this conversation and showing you why we are your perfect fit for the this project.

Best regards,
TSP, Inc.

Jared Nesje, AIA
Principal & CEO
NesjeJP@TeamTSP.com

Sean Ervin, AIA, LEED AP
Principal | Senior Architect
ErvinSO@TeamTSP.com

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LEAD FIRM

THERE'S NO 'ME' IN DESIGN. IT'S ALL WE.

BASIC INFORMATION

TSP, INC.

1112 N. West Avenue
Sioux Falls, SD 57104

DESIGN PHILOSOPHY

TSP exists to perform fulfilling work. It's fulfilling for us because it makes our clients better at what they do. We know you live daily with the challenges unique to your current facilities, and we respect the knowledge you bring to this process. We have the experience and skill to unlock those ideas. That's why we seek out complex projects that demand design expertise and reliability. As a company, we're built around a few beliefs that resonate with our team members in communities across the Upper Midwest—including your team in our Sioux Falls office.

COMMITMENT & INTEGRITY

TSP's success is the result of our unwavering commitment to each and every client since our firm began in 1930. We still follow our founder's credo to design it like we own it. **Through Teamwork, Service, and Passion, our people listen and develop a deep understanding of your "why."** We collaborate with you to build trust-based relationships and discover solutions that combine form, function, and economy. We design legacy projects that fit your needs today and are flexible enough to serve you well into the future.

PRIMARY CONTACT

JARED NESJE, AIA

1112 N. West Avenue
NesjeJP@TeamTSP.com | (605) 575-1146

Our team builds on personalized service and regional expertise to bring you the most effective planning and design. Our decades of design experience in public facilities and the depth of knowledge from our partner consultants mean you can move forward with confidence.

LEGACY OF PUBLIC PROJECTS

TSP has dedicated itself to pursuits that hold the greatest potential for communities: civic, education, and healthcare projects that uplift our quality of life. We've collaborated with dozens of public institutions on hundreds of projects. Their stakeholders' perspectives contribute to our deep understanding of the most pressing problems and the most promising opportunities.

INTEGRATED SERVICES

In addition to the Project Management, Space Planning, and Architecture highlighted in this proposal, TSP also will provide Mechanical, Electrical, and Structural Engineering services for the project. We also can draw on the resource of our full-time, in-house Cost Estimator for early conceptual figures and as a double-check of numbers from your Construction Manager At-Risk.



SUBCONSULTANT FIRMS



MOYER ASSOCIATES INC.

Justice Planning & Architecture, Security Systems Design

BACKGROUND & HISTORY

Moyer Associates Incorporated is a professional organization engaged exclusively in developing needs assessments, programming, master planning, and design for local government facilities. Fred Moyer established the firm in 1977, following his tenure as a professor at the University of Illinois, where he taught Architectural Design.

RELIABLE RESULTS

Moyer Associates successfully has delivered more than 3,000 projects in over 2,000 counties across all 50 states. The firm's international work encompasses 800-plus cities in 31 nations.

SEASONED PROFESSIONALS

The knowledge Moyer and his firm have gained through each successive project experience has been carried to the next—and in the same manner, expanded with each successive collaborative effort with clients. The firm's professionals have an average of 34 years of justice experience. Founder Fred Moyer brings 49 years of design thinking to this project, and the group's "newest" member has 20 years of experience in justice work.

POLICE-DESIGN EXPERTS

Moyer Associates brings undisputed depth of knowledge to your project. Fred Moyer literally wrote the book on police-facility design guidelines, and the firm has developed dozens of police centers in just the past decade.



STOCKWELL

STOCKWELL ENGINEERS

Site Design, Civil Engineering, Landscape Architecture

BACKGROUND & HISTORY

Having a history of success is one thing. Having people who can carry on that legacy each and every day is quite another. Our seasoned staff routinely exceed our client's expectations. We strive to be regarded as the Midwest's most trusted and dynamic resource for innovative planning, civil engineering, and landscape architecture solutions essential to building safer, more harmonious communities. From concept and planning all the way through design and construction, our multidisciplinary team stands ready to deliver.

AREAS OF EXPERTISE

- Development site planning and design
- Preliminary surveys and route-design surveys
- Topographical, boundary, hydrographical, and legal surveys
- Drainage analysis and design
- Water and wastewater system analysis and design
- Street, highway, and parking-lot design
- Construction staking

STOCKWELL + TSP, INC.

- South Dakota Department of Corrections State Penitentiary Jameson Annex Clinic Addition, Sioux Falls, SD
- City of Sioux Falls, SD
 - » City Hall Generator Study
 - » Fire Rescue Station 12
- City of Hartford Fire Rescue Station, Hartford, SD
- Yankton School District Crane-Youngworth Stadium Replacement, Yankton, SD
- City of Yankton Heuther Family Aquatics Center, Yankton, SD
- CenturyLink DC Power Plant, Vermillion, SD
- Sioux Falls School District, Sioux Falls, SD
 - » Howard Wood Field Improvements
 - » Whittier Middle School Office Addition/Renovation
- South Dakota State University Dairy Microbiology Addition/Remodel, Brookings, SD
- The First National Bank in Sioux Falls South Louise/Agribusiness Branch, Sioux Falls, SD

UNMATCHED EXPERIENCE

SETTING THE STANDARD FOR JUSTICE FACILITIES

PLANNING & DESIGN GUIDELINES

Moyer Associates' founder also established the National Clearinghouse for Criminal Justice Planning and Architecture, serving as its first director. Supported by funding from the U.S. Department of Justice, the NCCJPA developed nationally and internationally recognized standards for police, courts, and correctional facilities planning and design.

In this capacity and through his other publications, Fred Moyer has been the primary author and/or a major contributor to justice facility planning and design guidelines that have driven change over the past five decades and come to define the contemporary practice.

This includes Fred's role as the principal consultant to develop the gold standard: **Facility Planning Guidelines** issued nationwide by the International Association of Chiefs of Police (IACP).

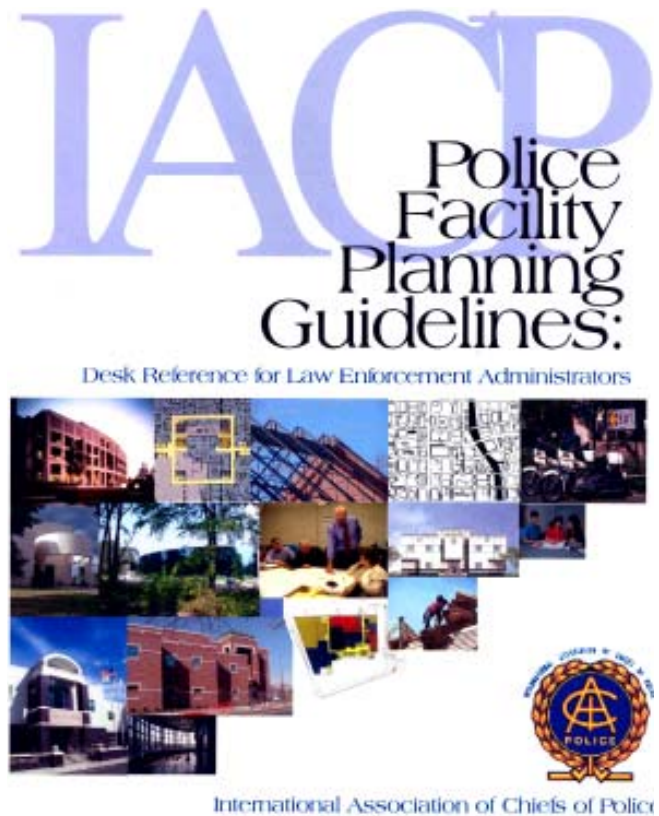
A complementary organization, the National Sheriff's Association, requested Fred to develop a summary of key features in contemporary jail-facilities design. He also wrote "Sustainable Justice 2030: Green Guide to Justice" for an American Institute of Architects peer-leadership group, the Academy of Architecture for Justice.

Additionally, Fred has directed research teams to develop several advanced-practice planning and design guidelines for the Law Enforcement Assistance Administration (a division of the U.S. Department of Justice):

- Guidelines for the Planning and Design of Police Programs and Facilities
- Courtroom Evaluation
- Guidelines for the Planning and Design of State Court Programs and Facilities
- Guidelines for the Planning and Design of Community Correctional Facilities for Adults

SECURE ENVIRONMENTS FOR STAFF, INMATES, & VISITORS

The U.S. Department of Justice contracted Fred Moyer to direct a national study of the applications of security technologies. His task: Identify circumstances in which



technologies enhanced safety and those in which they actually reduced overall security. He collected data from 1,500 sites for this report.

Since then, Fred has built Moyer Associates to include team members who specialize in developing both the technology infrastructure and the physical equipment needed to attain safe environments for staff, inmates, and visitors.

The two security designers for your new Clay County Courthouse & Joint Law Enforcement Safety Center bring a combined 101 years of experience to the project. Their knowledge of justice needs encompasses the full range of functions, from courts and public-services buildings to jails, detention centers, and EMS operations hubs. Together, they'll ensure a cost-effective, total-security solution that seamlessly integrates security controls and hardware.

PROJECT APPROACH

A PROVEN PROCESS

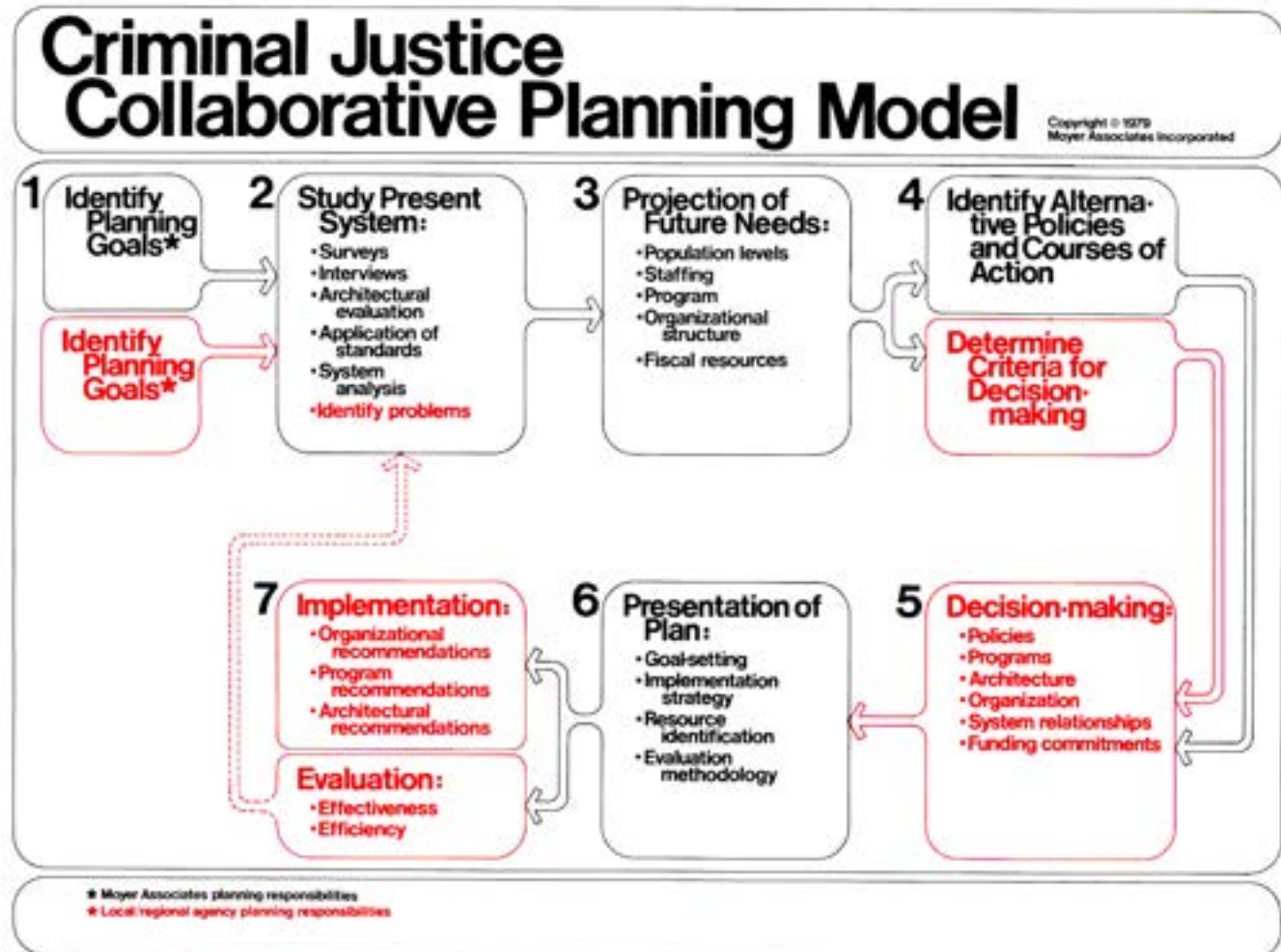
COLLABORATIVE FOCUS

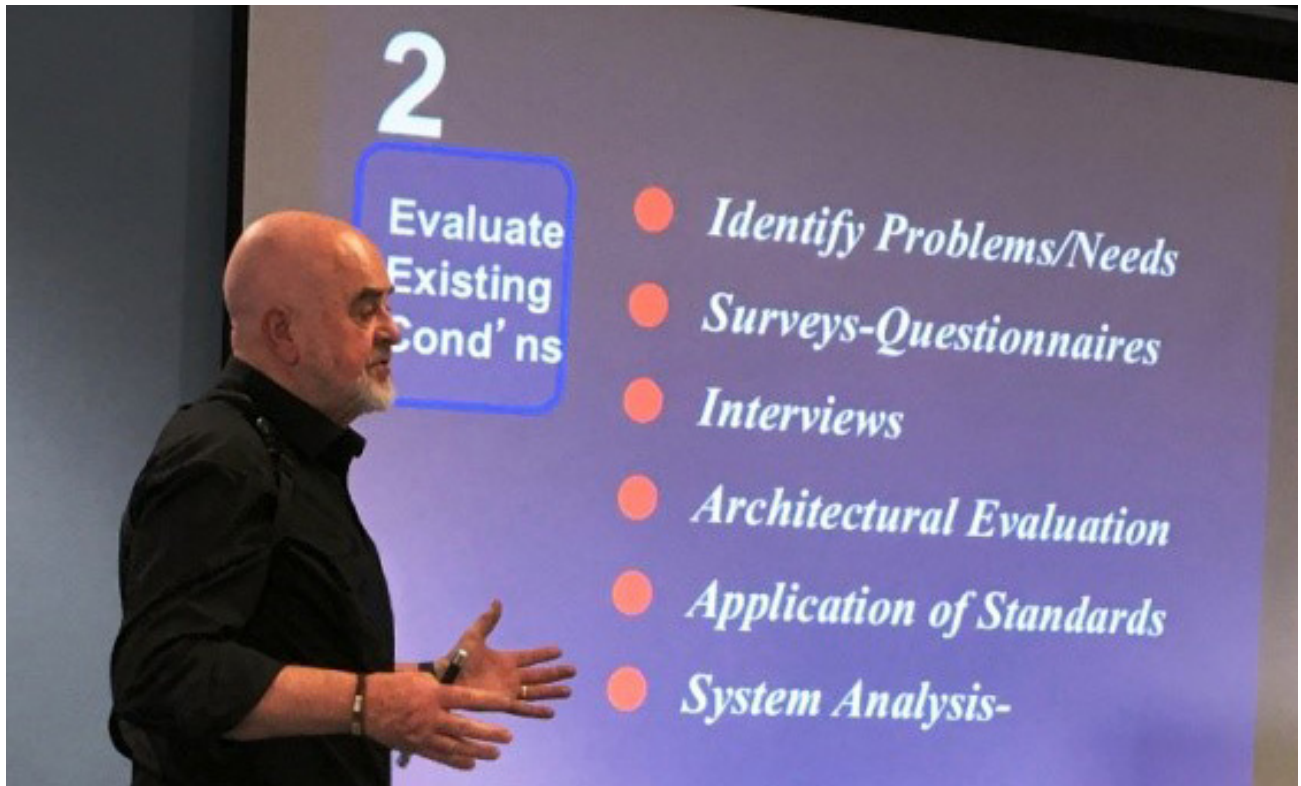
Our team brings a comprehensive proposal for professional services to Clay County. Our design approach structures these services in accordance with our "Criminal Justice Collaborative Planning Model" for analysis of programs and facility requirements. This time-tested model was copyrighted by Moyer Associates Inc. early in its practice and has served Owners, architects, stakeholders and end-users well in the nearly 42 years since.

Throughout our team's combined experience in justice planning, construction and building design, we have found the most effective response to the needs and tasks that are identified in the Clay County Request for Statements of Interest focuses on a collaborative approach.

Our design process will ensure that we accomplish the objectives and goals for the project while mitigating potential risks during design and construction by gathering the correct information at the right time, fully understand the problems to be solved, and establish workshops and meetings that ensure a high level of collaboration and communication.

We base our process around the simple concepts of **Teamwork, Service, and Passion**. This assures the completed deliverable will include all the details for the new County Courthouse & Joint Law Enforcement Safety Center—and incorporate your specific goals, objectives, and design criteria. Through this collaborative design model, we will help you start to bring your vision to a reality, establish appropriate expectations, and develop smart alternatives that also consider the best, most functional ways to repurpose the existing courthouse.





COMMUNICATIVE METHODS

Working with multi-partner agencies demands a high level of communication and competency not just in design but in supporting group decision-making around complex issues. We also realize that many County and City staff members who will be involved in these efforts have never before participated in facility-design work.

Our highly visual process uses design models, diagrams, images, and even on-site observations. Users can react to tangible examples and provide real-time feedback—so we can deliver real-time refinements to concepts. By the end of these workshops, project proponents will reach consensus on workable solutions. A summary of the steps in this collaborative approach follows.

STEP 1

IDENTIFY GOALS, OBJECTIVES, & KEY RESULTS

At the outset, we will meet with County and City representatives to review the planning goals established for this project. Together, we'll review critical dates and discuss necessary work products. We'll also identify the various information resources we'll need and establish appropriate lines of communication to share that data.

In this first step, we'll also begin building our working relationship with the County and City project managers assigned to the project and other designated

departmental personnel. After our initial discussion with the project manager, we'll continue with biweekly meetings to make sure everyone stays up-to-date on project status, progress, and needs. Our team will meet with County and City representatives prior to finalizing the Work Plan or commencing the work to verify project goals. This will guide how we refine the Work Plan's substance and then schedule subsequent activities.

STEP 2

STUDY PRESENT CONDITIONS

In this step, we'll review and assess existing conditions as required to understand the elements you love about your existing facilities. We'll examine facilities, staffing, and support for operational issues. We'll identify objectives and key results that must be addressed and responded to in the present work scope.

Our team will thoroughly evaluate the existing courthouse, jail, and departmental spaces for police and sheriff's office personnel. This enables us to gain a clear understanding of the baseline your various staff members have been living with. We'll study physical conditions, conformance to applicable standards for occupancies, and constraints on efficient and safe operations for those various occupancies. We will review the previous planning study and any other relevant reports made available by the County and City. To make certain we

1 | SPECIALIZED EXPERTISE

fully understand your needs, we'll explore with you the reasons that the findings may not have fit your vision. Our team will assemble available information including descriptions of operational problems encountered by staff and relevant systems data. Together, we'll determine the value these resources bring to inform current and future building needs. A series of meetings with representatives from County and City owner groups will engage each end-user component as required to confirm functional issues and space requirements. We'll use findings from these interviews to clarify questionnaire data and follow-up on the information we gather.

STEP 3

CREATE A PROJECTION OF FUTURE NEEDS

Our team will review trends in service demands upon all components of the new complex so we can assess and confirm utilization of current spaces and determine a projected facility need. Our examination will extend to define functional and space requirements for the needed facilities as we develop a space program. The program will display both gross and net space needs, on a current and projected basis. For comparison purposes and possible public-education messaging, we'll evaluate existing facilities' ability to meet these functional and space needs.

CONSIDER UNIQUE & SHARED SPACES

Joint facilities that incorporate government offices and courts with jail and law-enforcement components are a significant portion of Moyer Associates' extensive experience. Our team will bring the same needs-assessment process and development to each.

When it comes to the County's administration offices, we will also need to examine potential projections for staff growth. In this case, those gains more likely will be based on wide-ranging growth of population within the County. That is not the only consideration, however. Clay County's administration may need to shift appropriately as the County receives additional demands for services outside its current offerings. Those demands might be generated at a local level, at the state-mandated level, or even at the federal level.



Our role is to help you anticipate what might happen and make sure County administration areas are as future-proofed as the rest of the facility. This means our approach needs to be scalable as the County changes with the times so you can find expansion where and when you need it.

It also means designing flexibility into every aspect to allow you to quickly and inexpensively modify your spaces without hindering the facility's various public end-users. We'll initiate an open dialogue about how you approach your constituents today and how the future of the County's interaction with public should look, from both a customer-service point of view and a security-needs vantage point.

DEVELOP A CONCEPTUAL PROJECT BUDGET

As part of this work, our team of construction experts will develop a conceptual project budget aligned with the projected building area and scope. We'll collaborate closely with your Construction Manager At-Risk to provide allowances for anticipated construction costs, professional fees, testing services, telephone and data systems, utility and connection fees, and furniture, fixtures, and equipment. We'll also consider costs for permitting and plan reviews with local authorities as well as a design contingency.

STEP 4

IDENTIFY ALTERNATIVES & DETERMINE DECISION-MAKING CRITERIA

Our team will prepare alternative facility-planning strategies to meet the needs defined in Step 3. Each option will incorporate necessary internal functional relationships between components so the finished project can support maximum operational efficiency. We will develop the options in a way that allows side-by-side comparisons. Each option's description will illustrate component relationships, adjacencies and critical movement patterns, and square footage delivered in accordance with programmed need and estimated construction costs.

STEP 5

SELECT OPTIONS

In our collaborative planning model, the decision-making role belongs to clients. Our team's job is to bring together the relevant data, assess existing resources, and measure their ability to meet current and projected needs. Each member of our team brings the professional background and experience required to identify alternate directions that will meet the long-range needs of the County and the City. Our entire team will work to evaluate the advantages and disadvantages of the various potential solutions. We'll share these findings with you to provide the basis for your decision-making.

STEP 6

PRESENT THE PLAN

Our team is experienced in developing and delivering planning-outcomes information in many different formats. We customize these presentations according

to what best will serve our client and the project's needs. This frequently includes written documentation, appropriate supporting graphics and other visual tools, and explanatory narratives that clearly communicate the process, findings, and outcomes.

For this project, our team's plan presentation also will include color-coded plans, building images that show how the new Clay County Courthouse/Joint Law Enforcement Safety Center could look, and preliminary conceptual cost estimates needed for County and City decision-makers to compare any options. Our team will make several presentations during Step 6, tailoring our delivery for representatives of Clay County government and courts, Clay County Sheriff's Department, and City of Vermillion Police Department. We also can create custom pieces for public-information sessions you may want to offer.

STEP 7

IMPLEMENT THE PLAN & EVALUATE RESULTS

At this point, it's time to commit fully to a defined course of action for the preferred rational and defensible plan. The close collaboration that has characterized the entire planning and design process ensures that the final plan will represent the objectives and goals of both the County and the City.

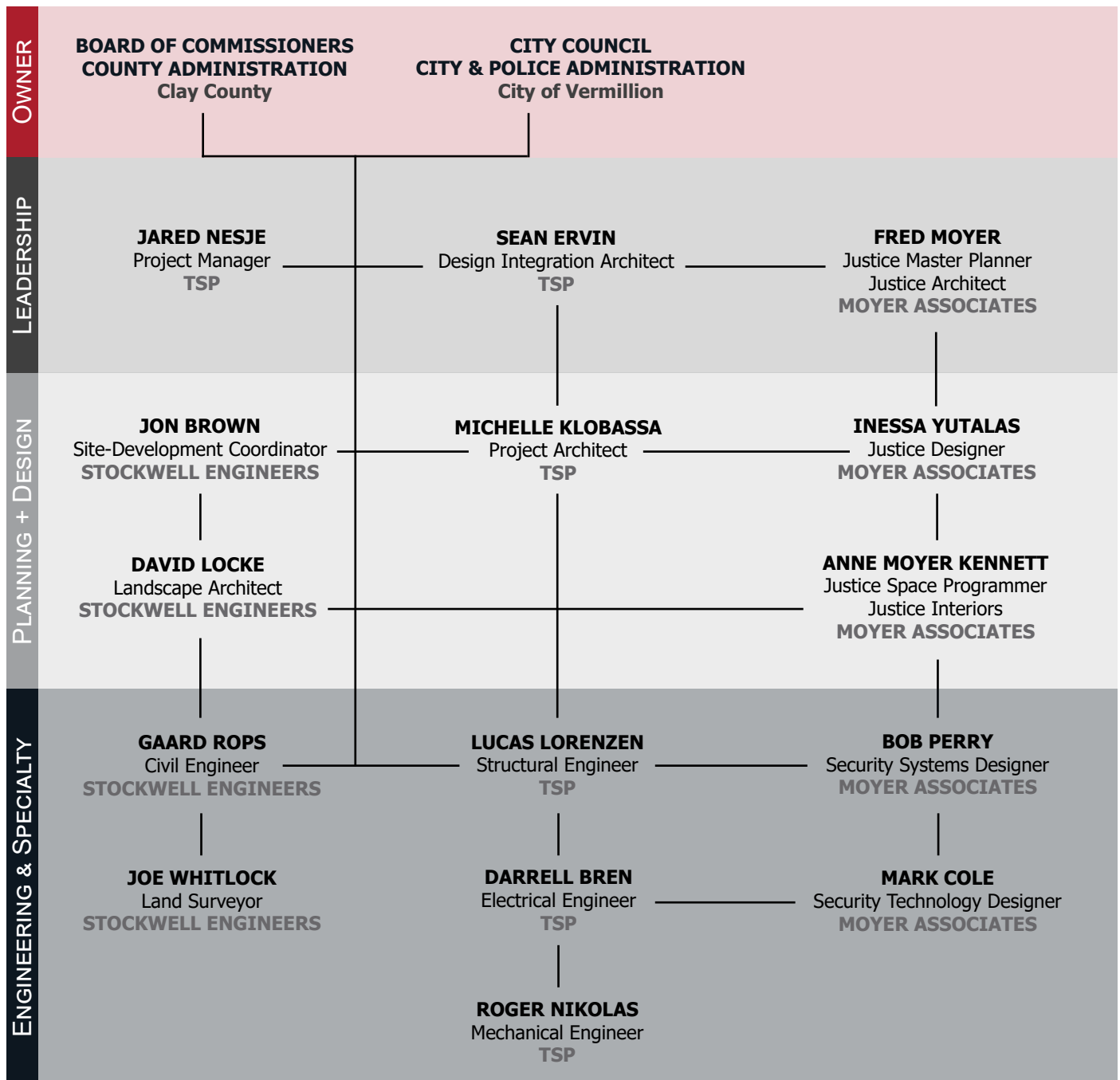
As we evaluate the effectiveness and efficiency of the systems that will be affected, various organizational, programmatic, or architectural components may require further study or modification. Clearly, the planning, implementation, and evaluation of changes to any criminal-justice agency are continuous and interwoven processes. We will work diligently to help you capitalize on every available opportunity.



PROJECT TEAM & EXPERIENCE

TEAM ORGANIZATION CHART

We have intentionally curated a project team that is nearby to Vermillion. We take great pride in ensuring our region's communities get the best service and expertise. It's crucial to understand the very particular opportunities and limitations of completing such a complex project in the City and County. It's equally important to gain insight from the absolute best, most innovative thinkers in judicial planning. That's why we've partnered with Chicago-based Moyer Associates Inc. The firm's national experience and programming leadership, combined with local "boots on the ground" from TSP and Stockwell Engineers will ensure project success.



RÉSUMÉS OF KEY PERSONNEL



JARED NESJE, AIA, NCARB Project Manager

REGISTRATION SD, MN, IA, NE

EDUCATION Bachelor of Architecture & Environmental Design, North Dakota State University



Jared is a well-rounded project manager with solid experience overseeing the successful completion of diverse project types. In partnership with your team, he will devise solutions

that maintain the integrity of your project without making sacrifices to the agreed upon budget and schedule. At every engagement, Jared seeks to fully understand the needs of the client and the unique nature of their business. His insight provides a valuable resource for the project team and his background proves beneficial when dealing with tight budget constraints. He will devise solutions that maintain the integrity of your project without sacrifice to the agreed upon budget and schedule. Jared's responsive nature and ability to communicate well with contractors and other design consultants keeps the project running smoothly all the way through occupancy.

CERTIFICATION

- National Council of Architecture Registration Boards

SPECIALIZED ROLE

- Fifth CEO in the firm's nearly 90-year history and the first architect in the position since Harold T. Spitznagel founded the company in 1930

SELECTED EXPERIENCE

- Minnehaha County, Sioux Falls, SD
 - » Residential Detoxification Unit
 - » Jail Kitchen Relocation
- City of Sioux Falls Fire Rescue Station 11, Sioux Falls, SD
- Lead Fire Protection Tax District Station, Lead, SD
- University of South Dakota Pardee Laboratory Master Plan & Renovation, Vermillion, SD
- Sioux Falls Regional Airport, Sioux Falls, SD
 - » Baggage-Claim Expansion/Renovation & Baggage-Handling System Redevelopment
 - » Security Checkpoint Expansion/Remodel + Lobby, Ticketing, & Baggage Renovation
 - » Restaurant Remodel
- Rapid City Regional Airport Terminal Expansion/Remodel, Rapid City, SD
- Sanford Health Summit League Office & Acute Care/Fast Track Orthopedic Clinic, Sioux Falls, SD
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
- Southeast Tech, Sioux Falls, SD
 - » Campus Development Plan
 - » New Laboratory & Student Services "Hub" Facility
 - » Ed Wood Industry & Trades Building Addition/Remodel
 - » Mickelson Health Science Building Remodel
- Augustana University Campus Master Plan, Sioux Falls, SD



SEAN ERVIN, AIA, NCARB, LEED AP
Design Integration Architect

REGISTRATION SD, IA, MN, NE

EDUCATION Master of Architecture, Washington University-St. Louis
Master of Construction Management, Washington University-St. Louis
Bachelor of Arts, Architecture, Iowa State University



Sean understands that successful and safe justice facilities require functionality, ease of operations, and careful stewardship of public dollars to generate support.

In his role for this

project, he will provide oversight throughout the project's development to ensure the big picture and the details are addressed across all architecture and engineering disciplines. He'll ensure that all team members are unified in understanding the project objectives. Under his guidance, our full-service design team will develop a concept and the details that reflects the unique character of the Vermillion community and deliver a facility that exceeds your expectations.

Sean is an experienced master planner and space programmer, with focused project work in civic buildings for local, county, state, and federal clients. He's well-versed in navigating code and design-standards requirements within multi-level ownership groups.

Sean also is skilled at community engagement and is a seasoned facilitator for public-education sessions. He's helped guide cities as well as school districts through pre-referendum planning and support to help secure the yes votes needed to fund large capital projects.

CERTIFICATIONS

- National Council of Architecture Registration Boards
- LEED Accredited Professional

SPECIALIZED ROLES

- Sioux Falls Planning & Zoning Commission Member
- Sioux Falls Board of Historic Preservation

SELECTED EXPERIENCE

- City of Sioux Falls/Minnehaha County Human Services Center, Sioux Falls, SD
- South Dakota State Penitentiary Jameson Annex Clinic Addition/Remodel
- Minnesota Department of Corrections Willow River Correctional Facility CIP Barracks, Willow River, MN
- South Dakota Army National Guard
 - » Camp Rapid Barracks & Classroom Building 802, Rapid City, SD
 - » Watertown Readiness Center, Watertown, SD
- Minnehaha County, Sioux Falls SD
 - » State's Attorney Office Suite Study
 - » Administrative Building Remodel
 - » Jail Kitchen Relocation/Addition Study & Design
 - » Residential Detoxification Unit Relocation Study
 - » Public Safety Building Upper-Level Space-Planning Study
 - » Highway Department & Emergency Management Facility Planning
- City of Sioux Falls, SD
 - » Law Enforcement Center Master Planning Study
 - » Midco Aquatic Center
 - » Sioux Falls Fire Rescue Station 11
 - » City Hall Space-Needs Study & Multi-Phase Renovations
- Brookings County Space Needs & Planning Study, Brookings, SD
- Marshall County Courthouse Remodel, Marshalltown, IA
- City of Vermillion Prentis Park Master Plan & Pool Replacement Study, Vermillion, SD
- Sturgis Municipal Building, Sturgis, SD
- Vermillion School District, Vermillion, SD
 - » High School Administrative Addition
 - » Jolley Elementary Addition
- University of South Dakota, Vermillion, SD
 - » Dakota Dome Bleacher Replacement
 - » Noteboom Hall Window Replacement
 - » Old Main Tower Refinishing
 - » Old Main Reroof & Trim Replacement
 - » McFadden Hall Re-siding
- USD Discovery District Research Laboratory & Office Building, Sioux Falls, SD



FRED MOYER, FAIA, NCARB, ALA

Justice Master Planner & Design Architect

REGISTRATION 42 states

EDUCATION Master of Fine Arts, Architecture, Princeton University
Bachelor of Architecture, University of Illinois
Diplome d'Architecture, Ecole d'Art Americaines (Fontainebleau, France)



Fred thrives upon "hands-on" project involvement. He focuses on defining client needs and translating them into facility requirements and solutions. Fred is the lead performer in all work undertaken by Moyer Associates Inc. because

he believes in accountability for the projects that bear his firm's name. Fred also values teamwork, placing high importance on the collaborative interaction among client, user-agency representatives, and the professional-discipline team members. His involvement continues through all project phases, from needs assessment, planning, and programming to design, construction, and transition to a successful occupancy.

Fred was the founder and first director of the National Clearinghouse for Criminal Justice Planning and Architecture. Supported by funding from the U.S. Department of Justice, the NCCJPA developed nationally and internationally recognized standards for police, courts, and correctional facilities planning and design. In this capacity and through his other publications, he's been the primary author and/or a major contributor to justice facility planning and design guidelines that have driven change over the past five decades and come to define the contemporary practice.

Fred is a member of the AIA College of Fellows (FAIA), which inducts just 2% of all U.S. architects.

CERTIFICATIONS

- Certified Consultant, U.S. Department of Homeland Security
- National Council of Architecture Registration Boards

SPECIALIZED ROLES

- Founding Director, National Clearinghouse for Criminal Justice Planning & Architecture
- Founding Member, AIA Academy of Architecture for Justice

SELECTED EXPERIENCE

- Joint City of Omaha/Douglas County Courts & Government Master Plan, Omaha, NE
- Cross-Jurisdictional Justice Building for City Police & County Sheriff/Jail, Bloomington, IN
- Courts & Law Enforcement Facility, Appleton, WI
- Judicial Facilities Master Plan & Jail Master Plan, Larimer County, Fort Collins, CO
- Justice Center, St. Peters, MO
- Tribal Justice Facility, Tucson, AZ
- Joint Headquarters/State Police Facility, Lansing, MI
- Municipal Courts, Police, & City Government Complexes
 - » Maryland Heights, MO
 - » Plainfield, IL
 - » Urbana, IL
 - » Ann Arbor, MI
 - » Perrysburg, OH
 - » Altus, OK
- Municipal Courts & Police Facilities
 - » Bloomington, IN
 - » Rockford, IL
 - » Mattoon, IL
 - » Yakima, WA
 - » White Plains, NY
- Police & City Hall Complexes
 - » Bourbonnais, IL
 - » Glencoe, IL
 - » Ketchikan, AK
- Police Headquarters & Facilities Master Plans
 - » Omaha, NE
 - » Grand Rapids, MI
 - » North Chicago, IL
- Police Headquarters & Facilities
 - » Madison, WI
 - » Milwaukee, WI
 - » Holland, MI
 - » Sallisaw, OK
 - » Lyons, IL
 - » Milan, IL
 - » Medford, OR
 - » Mesa, AZ
 - » Philadelphia, PA
- Prototype Police Facility, State of Kentucky

MMU **INESSA YUTALAS, AAM,**
ASSOCIATE AIA

Justice Designer



Inessa is dedicated to achieving client's goals, and she remains focused and unwavering in every stage of project development. She's highly experienced in evaluating existing facilities, applying applicable recommended and mandated standards

for police, courts, and correctional facilities. Inessa is an important contributor to programming activities, functional and space-needs assessments, and space-standards application as well as master-planning options. She's particularly skilled at translating program needs into their architectural requirements.

REGISTERED ARCHITECT: Belarus

EDUCATION: The Architectural Academy, Minsk, Belarus

CERTIFICATION: Certified Security Consultant, U.S. Department of Homeland Security

MMU **ANNE MOYER KENNETT, IIDA,**
ASSOCIATE AIA

Justice Space Programmer & Interiors



Anne brings to each project analytical and creative skills as well as award-winning accomplishment in design excellence. Her focus includes pre-architectural programming and master planning

as well as existing facility evaluation, including space standards application. The outcome of her work is the development of functional and beautiful solutions. She has an extensive interiors experience, addressing the specialized requirements for materials, furniture and equipment in police, courts and corrections facilities.

EDUCATION: Bachelor of Science, Interior Design, University of Illinois

CERTIFICATION: Certified Security Consultant, U.S. Department of Homeland Security

MMU **BOB PERRY, DAHC, CDC, CCS**
Security Systems Designer



Bob brings an unparalleled 56 years of experience to our firm's understanding of justice-facility operations and security issues. His highly specialized expertise enables him to provide total security solutions that offer seamless integration of controls and hardware. Bob participates

in pre-architectural programming, including existing facility evaluation as required. He also is adept at security planning and subsequent construction drawings and specifications documentation. He is a member of the International Association of Chiefs of Police, the American Correctional Association, and the Associated Locksmiths of America.

CERTIFICATIONS

- Distinguished Architectural Hardware Consultant, Certified Door Consultant, Certified Construction Specifier

SPECIALIZED ROLES

- Door & Hardware Institute Codes & Standards Committee
- National Fire Protection Association Life Safety Code Detention Occupancy Subcommittee

MMU **MARK COYLE**
Security Technology Designer



Mark draws on his vast experience gained over 45 years in security technologies and systems, with particular focus on the specialized requirements of justice facilities. He participates in pre-architectural programming, including

existing facility evaluation as required. Mark's scope encompasses building-security screening, access-control systems and security zoning, and definition of all security and building systems (CCTV, card readers, control panels, PLC, security-management software, intercom, sound monitors, interfacing, and hardware). In addition to his role at Moyer Associates, Mark recently wrapped up his 26-year tenure as president of security-consulting firm Correct Electronics Inc. He previously was a division manager for custom electronic-controls company Artron Products and vice president of installation and service for American Fire & Electric.



SHARED EXPERIENCE | MOYER DESIGNERS

Team members on the facing page collaborated to deliver the projects below

SELECTED EXPERIENCE

- Joint City of Omaha/Douglas County Courts & Government Master Plan, Omaha, NE
- Judicial Facilities Master Plan & Jail Master Plan, Larimer County, Fort Collins, CO
- Historic Courthouse Expansion, Champaign, IL
- Municipal Courts, Police, & City Government Complexes
 - » Maryland Heights, MO
 - » Plainfield, IL
 - » Holland, MI
 - » Perrysburg, OH
 - » Altus, OK
- Municipal Courts & Police Facilities
 - » Mattoon, IL
 - » Yakima, WA
- Police & City Hall Complexes
 - » Crystal Lake, IL
 - » Greenwood, WI
 - » Roselle, IL
- Police Headquarters Master Plans & Facility Assessments
 - » Omaha, NE
 - » Wilmington, IL
- Police Headquarters & Facilities
 - » Madison, WI
 - » Wyoming, MI
 - » Morris, IL
 - » Villa Park, IL
 - » High Point, NC
 - » Hyattsville, MD
 - » Elkton, MD
- Prototype State Police Facilities, Kentucky





MICHELLE KLOBASSA, AIA, LEED AP BD+C

Project Architect



Michelle applies her technical skills and strong design sense to translate your concepts into tangible, efficient solutions. She collaborates closely with clients, construction

managers, and contractors on the job site, earning her recognition as the first recipient of the Influential Woman in Construction award given by the NAWIC Greater Sioux Falls Chapter. As a LEED Accredited Professional, she helps assure our teams explore and embed appropriate sustainable design solutions in every project.

REGISTERED ARCHITECT: SD, MN

CERTIFICATIONS: LEED Accredited Professional with Building Design + Construction endorsement

EDUCATION: Master of Architecture, Montana State University; Bachelor of Environmental Design, Montana State University

SELECTED EXPERIENCE

- City of Sioux Falls, SD
 - » Law Enforcement Center Master Planning Study
 - » Sioux Falls Fire Rescue Station 11
 - » City Hall Space-Needs Study & Multi-Phase Renovations
- Minnehaha County, Sioux Falls SD
 - » Jail Kitchen Relocation/Addition
 - » Highway Department & Emergency Management Facility Planning
- City of Hartford Fire Station & City Hall, Hartford, SD
- Upper Sioux Community Tribal Office Center, Granite Falls, MN
- South Dakota Army National Guard
 - » Readiness Center, Watertown, SD
 - » Camp Rapid Barracks & Classroom Building 802, Rapid City, SD
 - » Camp Rapid Physical Security Deficiencies Correction, Rapid City, SD
- Sioux Falls Regional Airport, Sioux Falls, SD
 - » Baggage Claim Expansion + Baggage-Handling System Redevelopment
 - » Security Checkpoint Expansion/Remodel + Lobby, Ticketing, & Baggage Area Renovations



LUCAS LORENZEN, PE

Structural Engineer



Lucas is an accomplished structural specialist with focused experience in steel-frame design. He's worked with HSS truss systems, welded and bolted connections, and

cold-formed materials. Along with his technical skills, Lucas has a strong background in project management for complex designs and product-development projects. He believes that clear, open communication with clients produces the best results and enables him to add the greatest value to their design needs.

PROFESSIONAL ENGINEER: SD, MN, IA, NE

EDUCATION: Bachelor of Science, Civil Engineering with Structural Engineering Concentration, South Dakota State University

SELECTED EXPERIENCE

- South Dakota Department of Corrections State Penitentiary Jameson Annex Clinic Addition, Sioux Falls, SD
- Sioux Falls Regional Airport, Sioux Falls, SD
 - » Security Checkpoint Expansion/Lobby Remodel
 - » Baggage Claim Expansion & Baggage-Handling System Redevelopment
- South Dakota Department of Transportation—Sand & Salt Storage structures in Rapid City, Spearfish, and Sturgis, SD*
- Bell, Inc. Algonquin Facility Column & Roof Repair, Sioux Falls, SD
- Sanford Health, Sioux Falls, SD
 - » Summit League Office & Clinic
 - » Wellness Center Addition/Remodel
- Dakota State University Beacom Institute of Technology, Madison, SD
- South Dakota State University, Brookings, SD
 - » American Indian Student Center
 - » SDSU Foundation Alumni Center
 - » SDSU Foundation President's Home

*Previous experience with another firm



DARRELL BREN, PE, RCDD, LEED AP

Electrical Engineer



Darrell contributes seasoned design skills and knowledge to the team. His extensive experience includes design for specialized pieces of equipment, unique power requirements, high-quality lighting, and

electrical issues regarding system flexibility. He serves as TSP's director of mechanical and electrical engineering, overseeing both disciplines. Darrell also specializes in the electrical design of technology systems, allowing him to work closely with our team's justice-security experts from Moyer Associates.

PROFESSIONAL ENGINEER: SD, MN, IA, NE, ND

CERTIFICATIONS: LEED Accredited Professional, Registered Communications Distribution Engineer

EDUCATION: Bachelor of Science, Electrical Engineering, South Dakota State University

SELECTED EXPERIENCE

- City of Sioux Falls/Minnehaha County Human Services Center, Sioux Falls, SD
- Bryant City Hall/Community Center, Bryant, SD
- Granite Falls City Hall, Granite Falls, MN
- Sturgis Municipal Building, Sturgis, SD
- City Hall Study, Alliance, NE
- Lead Fire Protection Tax District Fire Station, Lead, SD
- Whitewood Rural Fire Protection Fire Station, Whitewood, SD
- City of Rochester, MN
 - » Bus Garage Phase 6
 - » Public Works Transit Operations Center
 - » City Hall Security & Access Control Upgrades
- South Dakota Army National Guard
 - » Camp Rapid Barracks & Classroom Building 802, Rapid City, SD
 - » Readiness Center, Watertown, SD
- University of South Dakota Pardee Laboratory Master Plan, Renovation, & High-Voltage Service, Vermillion, SD



ROGER NIKOLAS, PE, LEED AP

Mechanical Engineer



Roger designs systems that contribute to long-term efficiency and seamless building operations. His designs consider climate control, humidity, energy conservation, indoor

air quality, energy-management systems, contaminant restriction, and mechanical system commissioning. He's created solutions for fire protection, temperature control, building automation, hydronic and steam heat, direct expansion cooling, geothermal and conventional water-source heat pump and industrial ventilation. Roger also has extensive experience in project phasing, scheduling, and management for complex facilities that require intricate and precise interaction among M|E|P designs.

PROFESSIONAL ENGINEER: SD, MN, IA, NE, ND

CERTIFICATION: LEED Accredited Professional

EDUCATION: Bachelor of Science, Mechanical Engineering, South Dakota State University

SELECTED EXPERIENCE

- Minnehaha County Jail Kitchen Relocation, Sioux Falls, SD
- South Dakota Department of Corrections State Penitentiary, Sioux Falls, SD
 - » Jameson Annex Clinic Addition
 - » Elevator
- City of Sioux Falls/Minnehaha County Human Services Center, Sioux Falls, SD
- City of Sioux Falls Fire Rescue Station 11
- Bryant City Hall/Community Center, Bryant, SD
- South Dakota Army National Guard
 - » Watertown Readiness Center, Watertown, SD
 - » Camp Rapid Physical Security Deficiencies Correction,, Rapid City, SD
- Lead Fire Protection Tax District New Fire Station, Lead, SD
- Sioux Falls Regional Airport, Sioux Falls, SD
 - » Baggage Claim Expansion & Baggage-Handling System Redevelopment
 - » Security Checkpoint Expansion/Remodel + Lobby, Ticketing, & Baggage Renovation



JON BROWN, PE
Site-Development Coordinator



Jon will coordinate all site redevelopment, infrastructure improvements, and landscape design work for this project. He will be responsible for maintaining

the scope and budget of these portions of your Wellness Center expansion. Jon also will provide the University with valuable, comprehensive big-picture analysis. He has been involved with projects on the University of South Dakota campus in Vermillion for 25. Jon is a member of several professional organizations, including the National Society of Professional Engineers, the South Dakota Engineering Society, and the American Public Works Association.

LICENSED PROFESSIONAL ENGINEER: SD, MN, IA, NE, ND, IN, OH, WI, MI, KS, WY, CO, MS, MT

EDUCATION: Bachelor of Science, Civil Engineering, South Dakota State University

SELECTED EXPERIENCE

- City of Sioux Falls City Center, Sioux Falls, SD
- Nobles County Administration Building, Worthington, MN
- University of South Dakota, Vermillion, SD
 - » Coyote Village Student Housing
 - » Storm Sewer Infrastructure Plan
 - » Dakota Dome Parking Lot Improvements
 - » Landscape & Sidewalk Improvements
 - » North Well House



DAVID LOCKE, PLA
Landscape Architect



David will be the landscape architect for this project. He is very familiar with the landscaping standards utilized at local flagship institutions, including the University of South

Dakota campus. David will ensure the right plants are selected to complement the addition and its parking lot. He'll also design any irrigation system for the site and collaborate with in-house drainage engineers to detail a water-management plan.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT: SD, IA, TN

EDUCATION: Bachelor of Landscape Architecture, Iowa State University

SELECTED EXPERIENCE

- City of Sioux Falls City Center, Sioux Falls, SD
- Nobles County Administration Building, Worthington, MN
- University of South Dakota Landscape & Sidewalk Improvements, Vermillion, SD
- University of Sioux Falls Campus Planning, Sioux Falls, SD
- Dakota State University Student Services & Housing Landscape Design, Madison, SD
- Evangelical Lutheran Good Samaritan Society National Campus Landscape Improvements, Sioux Falls, SD


GAARD ROPS, PE
 Civil Engineer


Gaard will serve as the lead design engineer for civil and related needs. His experience includes site design, street and utility reconstruction, and urban street

design. Gaard belongs to the National Society of Professional Engineers and the South Dakota Engineering Society.

LICENSED PROFESSIONAL ENGINEER: SD, MN, ND

EDUCATION: Bachelor of Science, Civil Engineering, South Dakota State University

SELECTED EXPERIENCE

- University of South Dakota, Vermillion, SD
 - » Coyote Village Student Housing
 - » Storm Sewer Infrastructure Plan
 - » Dakota Dome Parking Lot Improvements
 - » Landscape & Sidewalk Improvements
 - » North Well House
- Sanford Sports Complex, Sioux Falls, SD
- Denny Sanford Premier Center, Sioux Falls, SD


JOE WHITLOCK, PLS
 Land Surveyor


Joe's primary responsibility is to serve as survey crew chief for boundary, preliminary topographic, and construction staking on projects. He's currently part of the TSP team at work

on the South Dakota State Penitentiary Jameson Annex Clinic Addition. Joe has experience working on many different types of surveys, from boundary projects to hydrographic efforts and platting.

PROFESSIONAL LAND SURVEYOR: SD, ND, NE, MO

EDUCATION: Associate of Applied Science, Lake Area Technical Institute

SELECTED EXPERIENCE

- South Dakota Department of Corrections
 - » State Penitentiary Jameson Annex Clinic Addition, Sioux Falls, SD
 - » Mike Durfee State Prison Utility Improvements, Springfield, SD
 - » Mike Durfee State Prison Road & Parking Lot Repairs
- State Veterans Cemetery, Sioux Falls, SD
- Denny Sanford Premier Center, Sioux Falls, SD
- 41st Street Improvements—Sertoma Avenue to Tea/Ellis Road, Sioux Falls, SD
- Flandreau-Rutland Tie Line, Lake & Moody Counties, SD
- Pierre to Grey Goose Tie Line, Hughes & Sully Counties, SD
- Missouri River Recovery Program Boundary Surveys
 - » Civil Bend, Cass & Fremont Counties, NE
 - » Cottier Bend, Richardson County, NE

RELEVANT PROJECTS




JAMESON ANNEX EXPANSION PLANNING STUDY & CLINIC ADDITION/REMODEL SD State Penitentiary



REMODEL

 Behavioral Health

ADDITION

-  Infirmary
-  Shared Support Spaces
-  Medical Clinic
-  Dental Clinic



JAMESON ANNEX EXPANSION PLANNING STUDY & CLINIC ADDITION/REMODEL

SD State Penitentiary, Con't.



Exterior BIM rendering of clinic-addition component.

PLANNING STUDY

The State of South Dakota in 2015 entered into an agreement with TSP to study the crowded existing health services and laundry facilities at the South Dakota State Penitentiary. The TSP team prepared a master plan that included programming and several schematic-design options that included these areas as well as a chapel function. Our team developed one- and two-story options in the courtyard area. Infill of this courtyard proved most effective when removing a portion of the existing building for construction access. We further considered a fully finished version of the two-story option and a shelled two-story structure to allow the State to fit-up expansion space in the future. For both, we proposed installing a new elevator in a shaft build in the original structure but never outfitted with a car or related equipment. Unfortunately, all options exceeded the State's ability to fund the project, even with the essential scope minimized. After the study was complete, TSP examined another option that revisited an earlier concept. This time, we focused on an addition to include a medical clinic, dental clinic, and an infirmary. This winning option had a more favorable budget value and was approved by the South Dakota Legislature.

CLINIC ADDITION/REMODEL

The TSP team conceptualized the clinic addition to avoid the challenges of infilling the courtyard with medical-services functions. The project will more than double the existing space for the medical clinic and the dental clinic. Nursing and physician functions are co-located to allow clinic interactions and infirmary access from a common area. The existing infirmary space will be remodeled to accommodate behavioral-health services, complete with counselor's offices and a group room for 10 inmates at a time. The effort will increase the new infirmary's capacity to 20 beds, including an isolation room for extremely contagious patients and two comfort-care rooms for patients receiving end-of-life or palliative services. A day room adjacent to the primary infirmary beds offers ambulatory patients the opportunity to move around, improving recovery times. Sightlines maximize PREA compliance to reinforce the State's high rating.

LOCATION

Sioux Falls, SD

PLANNING STUDY

Completed: 2016

Option Revised: 2018

CLINIC ADDITION/REMODEL

Scope: Precast addition + interior remodel of former infirmary

- 10,500 sf addition to house new medical clinic, infirmary, dental clinic, and support spaces
- 1,920 sf remodel of existing infirmary to repurpose for behavioral-health services

Construction Cost: \$6,916,000*

Completion: Spring 2021*

CONTACT

Stacy Watters, State Engineer
(605) 773-3466

*Estimates for project in progress.



JUDICIAL & SHERIFF'S SPACE NEEDS, FACILITY MASTER PLAN, & RENOVATION

Omaha/Douglas County Public Building Commission



This project involves the Circuit Court, District Court, Conciliation Court and Municipal Court which, with all jurisdictions, presented an existing thirty-one different courtrooms plus court related support space. Also involved were all government offices serving Douglas County and the City of Omaha. With a total existing occupancy of over 600,000 square feet, Moyer Associates was retained to conduct an evaluation of existing space adequacy in the Douglas County Hall of Justice and adjacent but separate high-rise Civic Center office building. Project methodology included the administration of a survey questionnaire to the more than one hundred and forty units involved and individual interviews with supervisory and line personnel.



This study was followed by programming and delivery of full architectural services for the major renovation of the existing Courthouse to bring in into alignment with current best practices. Eight new courtrooms are accomplished, as well as Prosecutors offices, Traffic Court Clerk offices, Chambers and other judicial support areas. It includes the complete replacement of Sheriff's Dept. prisoner holding at the 6th floor and achieves direct observation of all holding areas by control staff. The project is in an advanced stage of construction completion at present. The design scheme allows continued occupancy and ongoing daily operations by all operational components throughout the implementation phases.



LOCATION
Omaha, NE

- SIZE**
- 600,000 gsf existing occupancy evaluated in master plan
 - 68,000 gsf renovation

CONSTRUCTION COST
\$18 million

COMPLETION
Anticipated 2019

CONTACT
Paul Cohen, Commission Administrator
(402) 444-5345

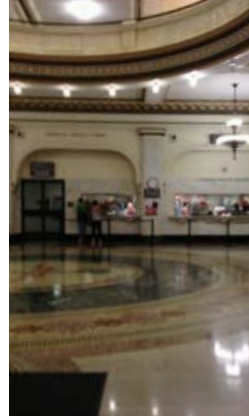


JUDICIAL & SHERIFF'S SPACE NEEDS, FACILITY MASTER PLAN, & RENOVATION

Omaha/Douglas County Public Building Commission, Con't.



Existing Hall of Justice courthouse and offices tower

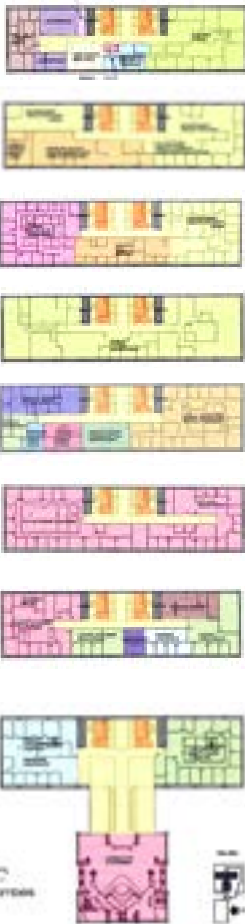


Lobby



Existing jail

Offices tower: Renovation floor plans for 10 stories



Hall of Justice: Proposed renovation and existing floor plans

Proposed Renovation Response

2nd Floor West Scheme - Attributes:

- Reconfigure Courtroom 22 to the 2nd Floor
- Provide back entrance for the 2nd Floor
- Eliminate Sheriff's Department area for holding detainees with secure access for floor-to-floor movement
- Minimize prisoner movement, with direct connections to 2nd floor courtrooms and secure being space access to 2nd floor courtrooms
- Complete expanded public circulation
- Complete renovation of 2nd floor restrooms
- Substantial new access to Justice Area
- Complete and new primary south Court Clerk area, incorporating the old Justice Area
- Complete renovation of Jury Clerk Conference

2nd Floor East Scheme - Attributes:

- Provide increased workspace for the Prosecutors Office
- Consolidate all Prosecutor work areas to one contiguous zone
- Eliminate prisoner movement through the Prosecutor's Office
- Provide increased workspace for the Traffic Clerk's Office
- Provide increased storage space for the Traffic Clerk's Office
- Consolidate Traffic Clerk service windows to one newly identified zone for improved convenience to the public
- Court Administrator offices remain in existing location

Proposed Renovation Response

3rd Floor West Scheme - Attributes:

- Take existing Courtroom #12 to current location while consolidating the adjacent existing space for courtroom from existing courtroom #12 to have courtroom access from the prisoner area
- Move Courtroom, South Justice Clerk Office, Detention and Justice
- Reconfigure existing Courtroom #12 adjacent to where Courtroom #12 was located
- Reconfigure existing Courtroom #12 adjacent to where Courtroom #12 was located
- Provide new Jury Orientation room, addressing a current space deficiency
- Provide new Jury Orientation room, addressing a current space deficiency
- Provide new public restrooms and public restrooms from Justice Area
- Eliminate current prisoner traffic through Courtroom #12 being provided

Proposed Renovation Response

6th Floor

Total Holding Capacity: 130

6th Floor Scheme - Attributes:

- Reconfigure Courtroom #12 from the 2nd Floor to the 6th Floor to provide for additional public restrooms and public restrooms from Justice Area
- Minimize prisoner movement, upon arrival to the Courtroom
- Complete renovation of 6th floor Sheriff's Department holding areas and utilize 6th floor capacity for high security proceedings
- Reconfigure 6th floor holding areas for increased prisoner separation/management
- Complete renovation of 6th floor restrooms



LAW & JUSTICE CENTER FACILITY CONDITIONS ASSESSMENT, PLANNING, & DESIGN

City of Yakima



Moyer Associates was part of a team retained by the City of Yakima to assess existing facility conditions in its Law & Justice Center, develop projections of future operations and space needs for all components, and develop a Master Plan for the phased implementation of needed facilities on a current and projected basis.

Since the goal of this study has been to determine the most efficient and cost-effective utilization and renovation of existing space, together with potential additions to the existing facility to serve the defined functional needs of its current occupants, the documentation of existing problems was a major component.

The issues reported upon in the following materials relate to each of the four functional components within the Law & Justice Center:

- Yakima Police Department
- Yakima City Jail
- Yakima Municipal Court
- Yakima City Legal Department

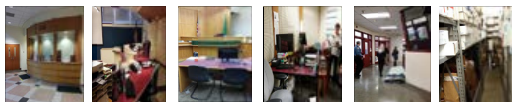
Survey questionnaires were administered in all operational areas and personnel were interviewed concerning facility issues that impair the effective and efficient delivery of services.

Space programming was developed, applying applicable professional guidelines and standards in each functional area. The master plan allows phased implementation of current and projected improvements while maintaining continued daily operations throughout the implementation process.

Existing Facility Problems

Focus: Current Yakima Police Department, City Jail, Municipal Court, City Legal Department

- This study of space utilization, renovation and addition options has included the inspection and evaluation of current occupancy patterns in the Law and Justice Center.
- The pages that follow in this section illustrate and describe specific operational problems that activities within the Law and Justice Center are forced to deal with on a daily basis due to current facility circumstances.



- Legend:
- Administrative
 - Records
 - Detectives
 - Patrol
 - Fleet/Maintenance
 - Forensic
 - Evidence
 - Jail
 - Jail Support
 - Attor. Visitation
 - Armory
 - Courtrooms
 - Court support
 - Court clerk
 - Lobby
 - Building support



LOCATION
Yakima, WA

SIZE
 • 207,478 gsf renovation
 • 107,3750 gsf new enclosed parking

CONSTRUCTION COST
 • \$72 million Phase 1
 • \$33 million Phase 2

STATUS
 • 2014 master plan completed
 • 2019 construction completion anticipated

CONTACT
 Greg Copland, Captain,
 Police Headquarters
 Department
 (509) 575-6200



MUNICIPAL COMPLEX: COURTS, ADMINISTRATION, & POLICE DEPARTMENT

City of Maryland Heights



Moyer Associates was part of a team chosen by the City of Maryland Heights, MO, to design a new complex to house the Municipal Court, City Administration, and Police Department.

This assignment followed the City's abandonment of a previously designed facility that was determined to be well beyond the City's budget (and the City's termination of the design team associated with that unrealistic plan).

The Moyer team's design met all of the City's program and budget targets by developing a compact, efficient grouping of the facility components. Intensive planning sessions were held with City staff throughout the process.



LOCATION
Maryland Heights, MO

COMPLETED
2008

SIZE
84,000 gsf new

CONTACT
William Carson,
Chief of Police
(314) 738-2300

CONSTRUCTION COST
\$13.8 million





JUDICIAL FACILITIES MASTER PLAN & JAIL MASTER PLAN

Larimer County



Following a national search, Moyer Associates was selected together with a Colorado firm for the assessment of existing Larimer County Justice facilities and the determination of needed near-term and long-term facility renovations, expansions, and/or replacements.

The scope of the work included a total systems analysis of the local justice system, considering activities and trends in the areas of court case filings, community corrections, probation, alternative sentencing, work release, detention and confinement facilities needs. The service demands in each of these areas and the interaction between them formed the context for the professional services focus, with all components being considered within the framework of a rapidly increasing County population and changing demographics.

Interviews were held with court personnel, including the judges and support staff for each of the courts serving the local justice system and at each of their locations within the County. Throughout, the consultant brought state-of-the-art court facility planning and design concepts to the discussions and collaborated with local users and participants to adapt or modify these concepts as appropriate to be responsive to local conditions. Existing capital investments were respected and close attention given to their fullest utilization as appropriate.

The outcome is a Program and Planning document that identifies facility functional and space needs on a current and projected basis, together with recommendations for the most cost-effective ways to meet these needs, taking into account existing facility resources, best practices in court facility planning and design, and projected levels of service demand.



LOCATION
Fort Collins, CO

CONSTRUCTION COST
\$120 million

SIZE
273,000 gsf existing
occupancy evaluated in
master plan

COMPLETED
2018

CONTACT
Kenneth Cooper,
Facilities Services Director
(970) 775-3782



JUDICIAL FACILITIES MASTER PLAN & JAIL MASTER PLAN

Larimer County, Con't.

Green zones: Repurposing existing jail space



Moyer Associates developed the assessment of the existing Larimer County Jail facility, as well the Community Corrections facility and Alternative Sentencing facility. Parallel to these activities the Moyer team prepared a 20 year projection of needed bedspace capacity for Larimer County.

Throughout the planning process, workshops were conducted with the Criminal Justice Advisory Council, with representation from the Judiciary, the Sheriff's Department, Probation, Community Services, District Attorney, Public Defender, Juvenile Services, County Administration, Mental Health and local law enforcement. Valuable insights were brought to the table and made a part of the plan development

The plan that has been developed provides for the phased implementation of new prisoner housing and support space, together with the phased retirement and removal of the existing jail facility. Operations continue without interruption in all phases, avoiding cost to the county for interim or per diem placements of prisoners in other facilities.

TSP **JAIL EXPANSION & REMODEL PROJECTS**
 Minnehaha County

KITCHEN ADDITION

TSP collaborated closely with Minnehaha County leadership and Corrections staff to develop a highly functional new kitchen designed to ensure inmate and staff safety, help maximize dollars, and allow for future growth as the Minnehaha County Jail expands. The 7,500 sf addition is constructed from precast and metal panels that complement the series of three existing buildings at the Jail complex.

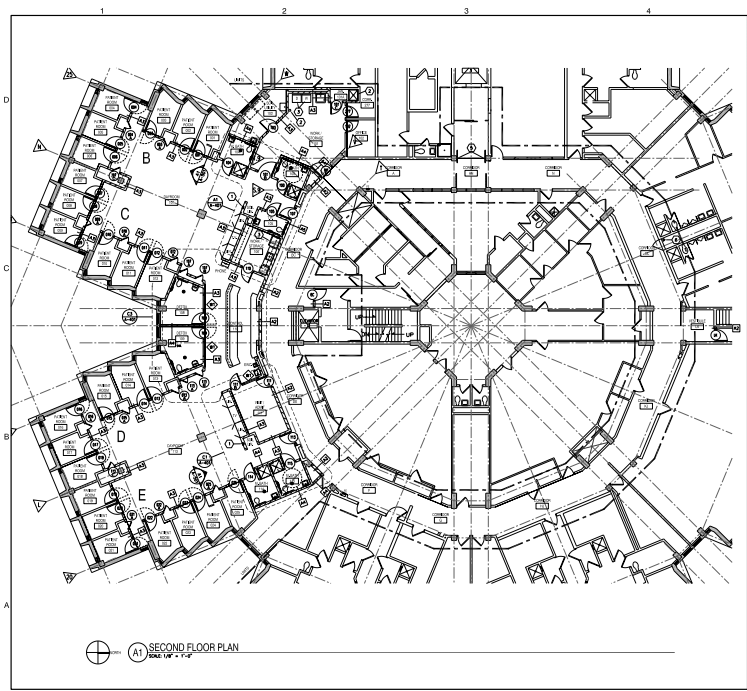
The project finished two weeks ahead of schedule—under budget and within the 4% recommended contingency. TSP provided full Architecture and Engineering (C|M|E|S) services.

Corrections staff can observe workers from windows in a central office, directly viewing the food prep, cooking, and dishwashing areas from a single location. The entire kitchen is designed to be knifeless, which enables the use of inmate labor. Duress alarms in the office and various storage areas provide extra security in case of a disturbance. The room doubles as a refuge with a break-in rating. The kitchen is integrated in the complex's common central control, including sliding doors to match the existing Jail.

RESIDENTIAL DETOX REMODEL

The Minnehaha Sobering Center and Detoxification unit was a project that directly addressed a need for the County. These services previously were accomplished using law enforcement, but that negatively impacted law enforcement's functions. Creating space within the former-jail-turned-public-safety building, developed under-utilized square footage. The supervised area now protects the offenders from themselves and other inmates.

The spaces feature a centralized nurses station for direct observation and a pair of day rooms to allow offenders a place to return to a condition that allowed their release to other agencies. Secure cells and unsecured rooms both are provided, and are all private spaces. For safety, the system allows for segregation by gender and complies with PREA through the direct observation of the entire facility.



LOCATION
 Sioux Falls, SD

KITCHEN ADDITION
 Construction Cost: \$2,182,813
 Size: 17,100 sf
 Completed: March 2012

RESIDENTIAL DETOX REMODEL
 Construction Cost: \$733,266
 Size: 7,000 sf
 Completed: April 2005

CONTACT
 Lloyd Olson, Retired Facilities Director
 (605) 940-0326



NEW JOINT COURT FACILITY & MUNICIPAL COMPLEX

City of Altus



Moyer Associates was part of a team selected by the City of Altus, OK, to design a New Municipal Complex to house the municipal court and related offices, as well as City government offices and the police department.

Professional services included analysis of space needs and determination of facility requirements, followed by facility master planning.

Public presentations were made in support of a bond referendum to fund the project. The referendum passed by 3-to-1 margin. Services next included schematic design, design development, and construction documents. Project bids came in precisely on budget.

Site planning was developed to respect and allow restoration of an adjacent abandoned but historic train depot facility, making it a focal element for the complex and giving it a new role in the community.

LOCATION
Altus, OK

COMPLETED
2010

SIZE
43,410 gsf new

CONTACT
Mike Nettles,
City Administrator
(580) 481-2202

CONSTRUCTION COST
\$8.4 million

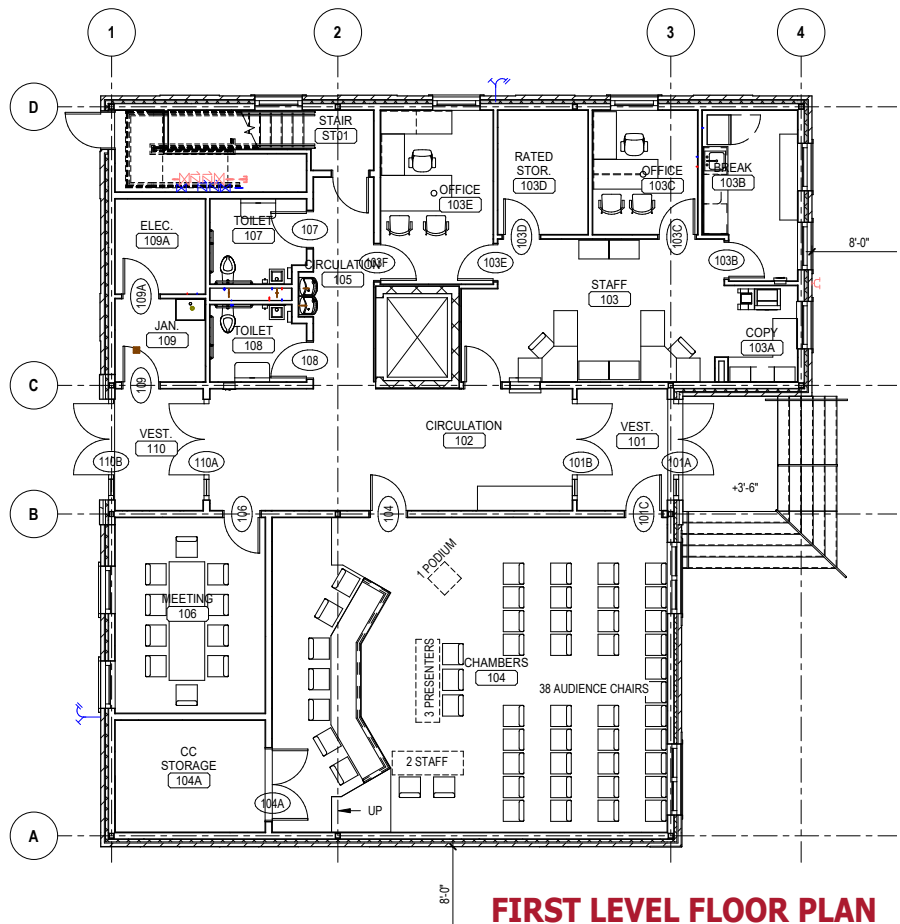


TSP **DUNDAS CITY HALL**
City of Dundas

The City of Dundas' municipal hall was undersized and out-of-date. Leaders needed a solution that was not only efficient for today's operations but flexible and expandable in the future. Unfortunately, existing structures to the north and south prevented City Hall from growing in place without sacrificing most of its sole parking lot, to the west.

Local officials opted for a new facility on a different City-owned site—designed with an aesthetic that fit within the context of historic downtown. TSP developed a layout that provided modern functions and reflected Dundas' legacy as a mill city. Just as important, the TSP team remained mindful of the budget, which took a prudent approach to giving the community a serviceable and attractive City Hall.

The 3,382 sf first level includes City Council chamber and public meeting rooms separated from quasi-private staff areas by a central circulation area and toilet rooms. Security vestibules help control foot traffic at both entrances. From the streetfront, the exterior mimics the scale of the nearby existing buildings with a two-tory north portion and oversized one-story south portion. The 1,520 sf upper floor is accessed by a stairway, and a now-empty elevator core is ready to be outfitted with a cab when the future phases commence. The second level contains the mechanical room and a storage area, with shell space for additional offices in the future.



LOCATION
Dundas, MN

SIZE
4,902 sf on two levels*

CONSTRUCTION COST
\$1,400,000*

STATUS
Construction Documents

*Project in progress. Figures are estimates



SPACE-NEEDS STUDY, CITY HALL PLANNING, & PHASED RENOVATIONS

City of Sioux Falls



Sioux Falls has grown by nearly 400% since the 1930s. Its downtown City Hall, completed in 1936, has stayed the same size. To run South Dakota's largest city and provide person-to-person customer service for all its residents, various departments reside in owned and leased buildings scattered around town. Within City Hall itself, spaces have been divided, remodeled, and repurposed countless times since TSP's founder, Harold Spitznagel, designed the art deco masterpiece. As a result, office suites had different feels, with disconnected layouts, materials, and finishes.

TSP's team collaborated with City leaders on a series of recent renovations to modernize spaces and create consistency in overall design throughout the building. Ongoing work on the second floor and newly completed projects on the ground floor both stemmed from a City Space-Needs Study TSP conducted in 2014. The assessment provided the City with needed information to make confident decisions about how departments and services are grouped, which divisions need the most space and greatest public accessibility, and how to plan for evolving needs as the city grows.

Following that Phase 1 groundwork, TSP developed designs that respect the building's remaining historical elements while providing much-needed practical updates. The guiding principles were the same across all aspects and involved numerous programmatic areas: Building Services, Zoning, Planning, Property Maintenance, Engineering, and Human Resources. An employee break room and an under-used lobby space also were part of the remodel.

LOCATION

Sioux Falls, SD

SPACE-NEEDS STUDY (PHASE 1)

Completed: 2012

Updated: 2014

GROUND FLOOR (PHASE 2)

Size: 12,500 sf

Construction Cost: \$555,222

Completed: December 2014

SECOND FLOOR (PHASE 3)

Size: 11,500 sf

Construction Cost: \$1,500,000

Completed: August 2015

QUALITY OF WORK

MAXIMUM VALUE FOR YOUR INVESTMENT



The TSP-designed South Lake Minnetonka Public Safety Center in Shorewood, MN, houses the local police department and the Excelsior District as well as the emergency-services operations center. Police officers and firefighters share conference rooms, training rooms, and exercise facilities to maximize efficiencies in both construction and operating costs. The police portion of the building includes ample office and storage space, designated areas for patrol operations, a detention area, and an indoor shooting range.

CONTINUOUS IMPROVEMENT

The TSP + Moyer team prides ourselves in finding the absolute maximum value while carefully considering initial cost, value analysis, life-cycle cost, and your end-users' satisfaction. Our value engineering reviews focus on frank communication, study of design options, constant checks of scope and budget, analysis of systems, and evaluation of durability and maintenance. We're proud of our work, and we strive to continually improve. That can't happen if we simply sit in the office, waiting for the phone to ring so manufacturers can tell us about their latest-and-greatest component or system.

We get better each day by taking the initiative to track performance and actively invest in our professional craft. Simply put, we're not satisfied until you are.

LOGICAL DIRECTION-SETTING

As the project moves through each phase of development, the impacts of earlier decisions often become more clear. We invest extra time to make certain you understand the current project status, help our team address your ongoing concerns, ensure that user needs continue to be front and center, and assure that your completed facility will be an asset for generations.

Our end-of-phase project workshops include key stakeholders and decision-makers as well as design-team members. This group gathers to review the design and documents completed so far. We'll break down the most up-to-date cost estimate and discuss systems designs, specifications, operations, and maintenance. Our investment in these periodic reviews helps us keep change orders low and the project on schedule and budget.

SCHEDULE & COST CONTROLS

MANAGING RESOURCES

CONSTRUCTION MANAGER INVOLVEMENT & EXPERTISE

TSP and our consultant partners have experience working with all delivery methods, including Construction Management At-Risk (CMAR). Our firm has averaged 40-50 percent of our projects using the CMAR model.

As integral partners in the design and construction process, CMARs have a key role in a project's success. It is difficult to overstate the advantage of an experienced CMAR who is intimately involved in project development from beginning to end. The outcome ultimately hinges on the CMAR's ability and expertise during pre-construction, continues through bidding or buying out packages within the given project, and culminates in strong management to monitor and deliver the project. CMARs are invaluable to help develop construction phasing plans and value-engineering strategies. We believe it is essential for the CMAR to be directly involved in design review. This gives you the greatest benefit of the CMAR's knowledge of the built environment, that knowledge of how design impacts cost will help zero in on a realistic budget for your project.

TSP is adept at working with numerous regional contractors and has developed relationships with leading local firms. In fact, clients often engage us to assist in selecting a CM.

QUICK & TIMELY DECISIONS

Conceptual estimating and project-specific expertise are important for progress on any project. Traditional estimating practices can mean weeks for estimates to be completed at the end of each phase, often resulting in "three steps forward, two steps back." This slows progress, stifles creativity, and can stagnate the design.

We test the estimate against the budget at each phase to make sure we maintain your priorities. Our full-time, in-house Cost Estimator follows construction-industry trends to assure that your new facility can be built as planned and on time. As needed, we can draw on him as a resource to develop our early figures and constructability reviews. As the design evolves, he can serve as a double-check of your CMAR's project budget, helping define alternates so you can include enhancements as your program allows.

SCHEDULE MANAGEMENT

Tracking the schedule during construction falls primarily on your CMAR, as its people will manage their own efforts and coordinate phasing from contractors. Our team's Project Manager and Design Integration Architect can monitor the progress as measured against the latest schedule, but that must not override the Construction Manager's control of their own forces.

Our standard is to demand a "critical path" schedule, which has proved the best predictor of potential delays. This approach does not preclude the project manager from calling into question any schedule that appears to be slipping. In fact, an updated schedule and regular meetings during construction are essential to assure everyone is aware of such concerns.

We will address schedule analysis and any claims for schedule extensions (or other contract adjustments) in writing, on industry-standard based forms. These provide the extra detail needed to tell the whole story represented within discussions. We'll make certain to handle these challenges to the original plan even as they develop.

BUDGET ADHERENCE

Holding to quality results and budget during construction is at the center of the project manager's role. Our team will visit regularly as your project is built to observe progress toward the design intent. By this phase, we've already defined the expectations. Now, it's time to hold your construction professionals accountable to deliver on those expectations.

Change orders commonly occur due to gaps in the documents or other unknowns at the time of bidding. Closing these document gaps—wherever possible—before releasing bid packages minimizes the need to adjust the construction plan in progress. If changes are identified, our team will use industry-standard based forms that are designed to coordinate correctly with the contract.

CONTRACT ADMINISTRATION

FULL SERVICE FROM START TO FINISH

BID DOCUMENTS

Our team will provide engineering-design documentation and specifications that work to prevent design oversights, coordination errors, and construction problems. Quality documents are at the heart of efficient bidding and construction practices. TSP will work with your Construction Manager and constructors as well as equipment and material suppliers to focus on functional details.

The hallmarks of TSP's practice are quality design that exceeds programmatic expectations, technical documents that ensure constructability, and long-term durability.

CONSTRUCTION ADMINISTRATION

ON SITE AND IN THE TRENCHES

The construction site is no place for those without a passion for getting dirty. When our TSP team members visit the site, we're there for a reason—to safeguard your investment. That can mean shimmying in crawlspaces and working alongside contractors and subcontractors to better understand their concerns and processes.

Much of our on-site role is defined in part by your chosen delivery method, Construction Manager At-Risk. Once these professional responsibilities and contractual liabilities are fulfilled, TSP team's members ultimately can be as involved as you want us to be during the construction portion of your project.

Our team members participate in regularly scheduled construction meetings, make site visits to take photos and make observation notes, and ensure construction remains aligned with design intent. We also review shop drawings, answer contractor questions regarding Construction Documents (CDs), and revise CDs as necessary.



During construction administration, we typically spend time in field observation to review conditions and meet with contractors. We work to ensure that—once concealed—transitional details will present no issues that are likely to cause problems for your facilities and maintenance staff.

SOLID CLOSEOUT LISTS & PROCEDURES

If all involved parties function as team players, the punch-list and closeout processes should be simple. We respect the needs of your Construction Manager and its chosen contractors. All are part of our business-to-business relationship. We work hard to make sure the entire team finishes strong, with proactive communication and timely follow-up.

POST-CONSTRUCTION ANALYSIS & SUPPORT

Many systems and products change or move over a full seasonal cycle. We walk the building together at the 11-month mark, giving you the chance to ask questions about your equipment's performance under real conditions.

LOCAL KNOWLEDGE HERE FOR YOU AT EVERY STAGE

AVAILABILITY

We've demonstrated our commitment to Vermillion through day-to-day actions and project results, including other greenfield projects such as the First Dakota National Bank on the northeast edge of town. We remain dedicated to providing quality and responsive services to clients and partners in the area.

Availability is partly about proximity. But it also is about setting priorities, allocating resources, and delivering on our promises. We've selected team members for your project based on the needed skills and experience, as well as current workloads. Your dream team does you no good if they are wrapped up in other projects. We assure you that we're ready and eager to commit ourselves to your success.

FAMILIARITY WITH LOCALE

TSP has delivered multiple recent projects for the University of South Dakota, including historic restoration work on Old Main, a multi-phase master plan for Pardee Laboratory, and more modernized updates for Noteboom and McFadden Halls. We're currently at work on an administrative addition for Vermillion High School and designed a classroom expansion for Jolley Elementary. Our dedication to these local institutional clients showcases our responsiveness.

Through this and previous projects, we've gained a feel for Vermillion and its infrastructure systems—as well as the bidding market and what works well in the area. We look forward to beginning what we hope will be a long-term relationship with joint County/City services.



Two local TSP-designed projects: First Dakota National Bank (top), completed 2017, and the Vermillion High School Administrative Addition, now under construction and scheduled for completion in Spring 2020.

PROJECT 'ROAD MAP'

THE CLEAR PATH AHEAD

RATIONALE

TSP's approach to project management is proactive and inclusive. Our comprehensive Project Road Map serves two purposes. First, it lays out all the necessary design-related tasks, from visioning and programming through construction. Second, it establishes the correct sequence for this work, assigning dates for milestones we must reach before taking the project forward.

We'll customize this tool for your project. This not only keeps team members on track but also informs you of progress and crucial dates that may require input or approval.

TSP PROJECT ROADMAP			INTERMEDIATE MILESTONE NOTES																							
Andes Central School District New High School Facility Law Andes, SD 045832570			PD	SD	DD	CD														REMARKS						
PROJECT ID	TASK/ACTIVITY DESCRIPTION	TSP CODE	MILESTONE DATES																			REMARKS				
			1/1/2017	2/1/2017	3/1/2017	4/1/2017	5/1/2017	6/1/2017	7/1/2017	8/1/2017	9/1/2017	10/1/2017	11/1/2017	12/1/2017	1/1/2018	2/1/2018	3/1/2018	4/1/2018	5/1/2018	6/1/2018	7/1/2018					
1001	Finalize scope	1001																								
1002	Review Check Set	1002																								
1003	Finalize initial CM meeting and conduct CM implementation meeting	1003																								
1004	Conduct first weekly team meeting with the team	1004																								
1005	Finalize Owner/Architect agreement if not already done	1005																								
1006	Finalize preliminary design agreement	1006																								
1007	Obtain preliminary design agreement	1007																								
1008	Review program / program preliminary evaluation of program / program requirements agreed upon with the Owner. BIDD-2007-3.1.2 / 3.2 / 3.3	1008																								
1009	Finalize program review and comments.	1009																								
1010	Review the CMB's estimate of the Cost of the Work.	1010																								
1011	Obtain authorization to proceed with Phase	1011																								
1012	Review program schedule / program schedule	1012																								
1013	Update project area / program / budget	1013																								
1014	Finalize project delivery method	1014																								
1015	Finalize cost and schedule	1015																								
1016	Address the design requirements for site access (drains, loading, fire, etc.), site landscaping, sidewalks and/or driveways and site walls area.	1016																								
1017	Contact utilities providing utility services to the project. BIDD-2007-3.1.3	1017																								
1018	Contact local, county, and state on future infrastructure improvements potentially affecting existing or proposed site	1018																								
1019	Determine applicable zoning, codes and other regulations applicable to the project's location. BIDD-2007-3.1.1 & 3.2.3	1019																								
1020	Determine the need for and if required prepare a report for site soil borings. Review with the Owner, Structural Engineer and Civil Engineer.	1020																								
1021	Verify that survey and existing conditions information provided by the Owner is sufficient and/or determine what additional information is required (e.g. additional or new surveys) boundary, easements, and topographic information	1021																								
1022	Determine AIA for both local and regional stormwater management	1022																								
1023	Prepare or update zoning analysis. Follow up as necessary with governing authorities. BIDD-2007-3.1.1 / 3.2.1	1023																								
1024	Identify site features with focus on landscape.	1024																								
1025	Verify site utilities and prepare underground utilities plan	1025																								
1026	Start preliminary coordination with MRFSP association	1026																								
1027	Develop schematic site plan BIDD-2007-3.1.1	1027																								

QUESTIONING ASSUMPTIONS

The Road Map reminds us to ask the right questions at the right times. This sounds deceptively simple. It can be difficult to keep so many pieces in their proper order once a project gains momentum. Initiating key conversations at critical points uncovers layers of information about you, your operations, and your project needs.

Our goal is to discover each detail at the exact moment it can be incorporated most effectively into your design. We'll use our skills and experience to minimize backtracking and do-overs that negatively impact the work to follow. It costs time and money to make changes after certain elements are in place.

MOVING FORWARD

The Road Map also helps us maintain a sense of urgency in the communication process. The early stages can feel a bit like a roundabout at an intersection:

- The site impacts placement, orientation, and the route that resource utilities must take around buildings, roadways, and parking lots.
- The equipment and materials affect the structural supports needed.
- It all is closely tied to estimating models that forecast each option’s cost.

Every choice seems to depend on everything else. That's enough to send us around the circle again. But at several points in each project, we must decide which direction we'll take. If we put off those decisions, we push back other deadlines and jeopardize the overall project schedule. We can't keep moving forward if needed information is missing in-between. That mindset sometimes trades one mistake for another, causing a domino effect.

KEEPING YOU INFORMED

The Road Map holds team members accountable within TSP and across our consultant firms so we can serve as your project advocate in collaboration with your construction professionals. The tool also sets clear expectations for Owner involvement. It outlines a schedule for regular check-ins to share updates and gather input from stakeholders, agencies, and code officials. Because you stay informed on progress, you know in advance when you'll need to direct the team to explore one option over another.

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