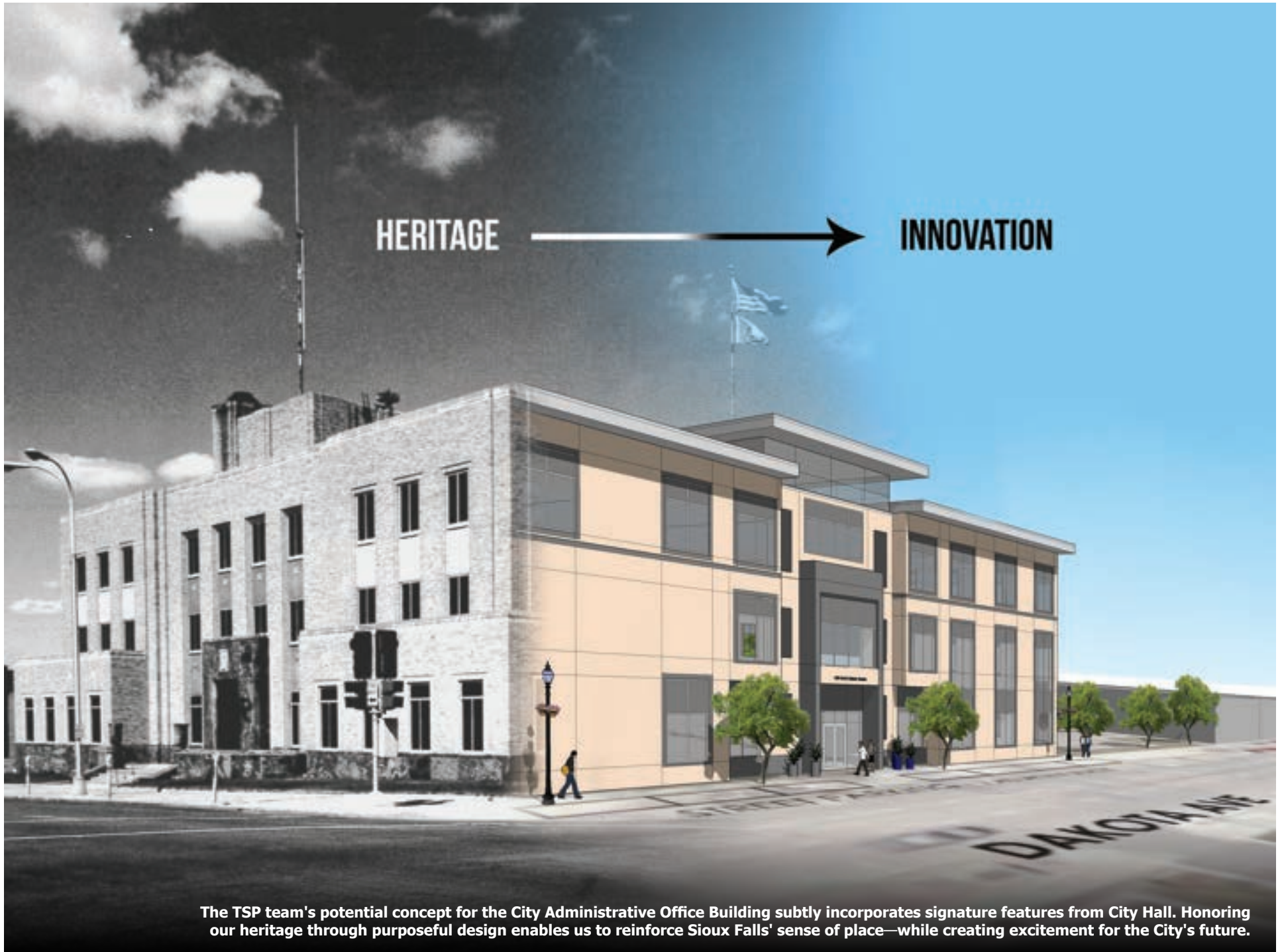


ADMINISTRATIVE OFFICE BUILDING

CITY OF SIOUX FALLS

COLLABORATION MEETS CUSTOMER SERVICE



The TSP team's potential concept for the City Administrative Office Building subtly incorporates signature features from City Hall. Honoring our heritage through purposeful design enables us to reinforce Sioux Falls' sense of place—while creating excitement for the City's future.



Design Redefined.

1112 N. West Ave. Sioux Falls, SD 57104
phone (605) 336.1160 | www.teamtsp.com

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July 16, 2015

Mr. Scott Rust
City of Sioux Falls Purchasing Office
224 W. Ninth Street
P.O. Box 7402
Sioux Falls, SD 57117-7402

Collaboration Meets Customer Service: Building on Heritage Through Forward-thinking Design

Dear Mr. Rust and Selection Committee Members:

The City of Sioux Falls has arrived at an exciting time in history. You now have another chance to plan and demonstrate how a city can improve service and convenience for citizens. The TSP team recognizes Sioux Falls is a unique place with a history that remains valuable. The remodeling of City Hall created dramatic results, proving those spaces still can serve users in new and meaningful ways while retaining the heritage that history has built.

This new building's design will help set the course of the City's journey into the future. There will be many unknowns. Maximized flexibility and great work spaces will serve you well as you face these changes in a new collaborative environment. To call it an office building may be misleading, since offices are not the main focus. This project will promote the values that the City of Sioux Falls holds high—including the customer experience, which our team understands well.

The opportunity to use new construction to continue the work of heritage-building downtown while providing a quality work environment is inspiring to our TSP/Stockwell Engineering team. Natural light, inviting interiors, street presence, and quality outdoor and park spaces are a few benefits this design can deliver on site.

Innovative design is paramount to resolve opposing forces. Customer service is about bringing staff closer to the public and making it convenient for citizens to interact with those services one-on-one. Meanwhile, internal collaboration is best supported when each team member in a large department is situated

close to colleagues. On the surface, these two things appear to work against each other, especially as staff size grows with the community. But good design can strike a balance, as TSP has demonstrated in past projects, ensuring one approach does not dominate at the expense of the project's larger goals. As we work through different scenarios, we'll build in flexibility that assures your new spaces can quickly adapt to new demands.

TSP's background and our ongoing relationship with the City provide the basis for a project with the potential for greatness. We would be thrilled to be involved with such an important endeavor for a legacy client, and to be part of something that will have a lasting effect on our community. We take great pride in maximizing the effectiveness of each dollar spent within city facilities. With your input, we'll formulate an approach that ensures the best result, delivered on a timely schedule and through the exceptional service you've come to expect from TSP.

Your Request for Proposal and addendum questions were thorough and describe a project we'd be honored to be involved with. We're excited by the possibilities and know you are, too.

Sincerely,
TSP, Inc.

Sean Ervin, AIA, LEED AP
Project Manager

EXECUTIVE SUMMARY

WHY CHOOSE THE TSP TEAM?

DEEP UNDERSTANDING OF YOUR NEEDS

Though our work on the City's earlier phases to prepare for this project, TSP gained a thorough understanding of administrative space needs, priorities, and challenges throughout City offices. We developed preliminary design concepts to help lay the groundwork for this effort, and our research to produce the Space Needs Study means we're ahead of the game from day one—and so are you.

SPACE EQUITY THROUGH INNOVATIVE DESIGN

In most cases, we build new spaces to fit the standard or renovate existing rooms around adopted guidelines. But unique places sometimes demand we consider special needs. In City Hall, we worked with staff and administrators to weigh the Space Needs Study's sizing standards against the need to outfit certain stations with task-oriented equipment necessary for workers' assignments. This approach to standards that can adjust to the need is important to your operations, and it's one we always consider within our design process.

TIME AND COST SAVINGS

The TSP team respects the significant investments you'll make in planning, designing, building, and operating public facilities. We look for ways to reduce those operational expenses so you can direct as many dollars as possible into programming and necessary equipment. We carefully consider construction costs and operational expenses alike, interacting with the City and your chosen Construction Management (CM) firm to find the right fit between budget and concept.

CMA/CMAR EXPERIENCE

The TSP team has built strong partnerships with a number of local and regional Construction Management firms. Our shared experience means we understand one another's strengths and preferred working styles. We value the perspective that a seasoned CM brings to the design process, and we integrate their knowledge from the earliest possible point. Together, we develop your space plans, select materials, and create the bid packages that will take your new facility from concept to reality.

AREAS OF EXPERTISE

The TSP team offers a complementary set of design, engineering, planning, and specialty services professionals who devote themselves to your success. Our experts work in concert to help you create an over-arching plan and develop design concepts centered around you. The TSP team's areas of service expertise for facility improvements include the following disciplines—

- Facility Master Planning
- Facility Assessments
- Site Planning and Design
- Civil Engineering*
- Landscape Design*
- Surveying*
- Architectural Design
- Sustainable Design
- Interior Design and FF&E
- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Technology & Security Planning
- Construction Administration
- Commissioning
- Warranty Reviews

**Provided by Stockwell Engineers*

TSP AND STOCKWELL: PROVEN ENGINEERING PARTNERS

Mechanical, technological, and advanced security designs all depend on a robust electrical system to provide adequate, ready power. And optimum customer experience requires a carefully organized site plan, with clear access for visitors. That's why it's critical for engineers to be involved in every stage of planning and design. TSP and Stockwell Engineers offer a team of known, tested professionals. We'll integrate each firm's best practices to develop a single, shared approach. As a cohesive team, we'll make sure your staff and customers benefit from thoughtfully designed access, lighting, climate control, technology networks, fire alarms, and security functions.

INTERIORS DESIGNED FOR TECHNOLOGY & COMFORT

TSP's interior designers identify furniture, fixtures, and equipment that increase flexibility for true multi-use spaces. They'll collaborate with you and your FF&E consultant to create custom packages inside the master plan, outlining ways to get the most out of your square footage and what you place within it. Our interior designers and technology experts work in concert to walk you through the possibilities.



Proposal for **CITY OF SIOUX FALLS**
Professional Architectural &
Engineering Design Services

Section A Project Team Experience & Qualifications	1–14
Team Approach, 1–3	
Organizational Chart, 4	
Resumes, 5–12	
Design Personnel for AIA A101 Document, 13	
Section B Firm Philosophy	15–22
Design, 15–20	
Construction Administration, 20–22	
Section C Current Workload	23
Section D Project Approach.	25–34
Understanding of Needs, 25–28	
Managing Scope & Budget, 29–34	
Section E Relevant Project Experience	35–45
Section F References	46

Submitted As Part of Separate Cost Proposal

Fee Structure

TSP Reimbursable Expenses

Standard Billing Rate Schedules (TSP and Stockwell Engineering)

YOUR VISION, OUR EXPERTISE



TSP's founder, Harold Spitznagel, held to a few simple credos. Among them: Design it like you own it. A full 85 years later, we remain a practice-centered firm—and that practice is centered on you. Since 1930, TSP has delivered collaborative architecture, planning, engineering, and interior design across the Midwest.

We've dedicated ourselves to projects that make big local impacts: civic, healthcare, and education facilities that improve the communities in which we live.

Our focus on just a few project types enables us to spend time developing a greater understanding of our clients' visions, emerging opportunities, and inherent risks. It allows us to better manage the resources, schedules, and budgets to keep your project on track. TSP respects the value of integrated problem-solving. We bring you a full-service team of architects and engineers, planners and designers, communicators and other specialists. We ensure that spaces, systems, layouts, finishes, furniture, and technology function together.

We've managed new construction, remodeling projects that range from basic upgrades to major renovations and additions of progressive spaces that enhance specific programs or overall collaboration and service. No matter the scope, TSP recognizes the potential of each project to customer experience. We develop effective environments that engage staff and support them in their daily work. With eight Midwest offices and more than 100 professional team members, TSP offers the horsepower of a large firm combined with the attention and commitment of a local partner. Listening, leadership, and creative solutions are hallmarks of our holistic design services.

TSP will work in concert with you and your stakeholders to establish short- and long-term visions for your project. Defining these goals up front enables us to maximize available funds and minimize operations expenses, staff time, and maintenance costs. We'll share our expertise and past experience to help you understand the possibilities and any drawbacks of each option. These are the qualities TSP brings to complete your project—not just on time and budget, but on target to optimize your space's potential.

We share a passion for creating spaces that are exciting, efficient, and enduring. TSP creates great community facilities not just through what we do, but by how we do it: **Discovery. Design. And the people who make it personal.**



TSP Office, Sioux Falls, SD



Siouxland Libraries Main Downtown Branch (top)
and Lyon Park, both in Sioux Falls, SD

EXPERIENCE, CONNECTIONS, RESULTS



Our reputation for success began in 1981, and we've provided outstanding results ever since. We're here to provide fresh perspective and objective advice to enhance the strength of our clients. Our ultimate goal is to provide extra value through our experience, our connections, and our reputation in order to become a true partner in every project we do.

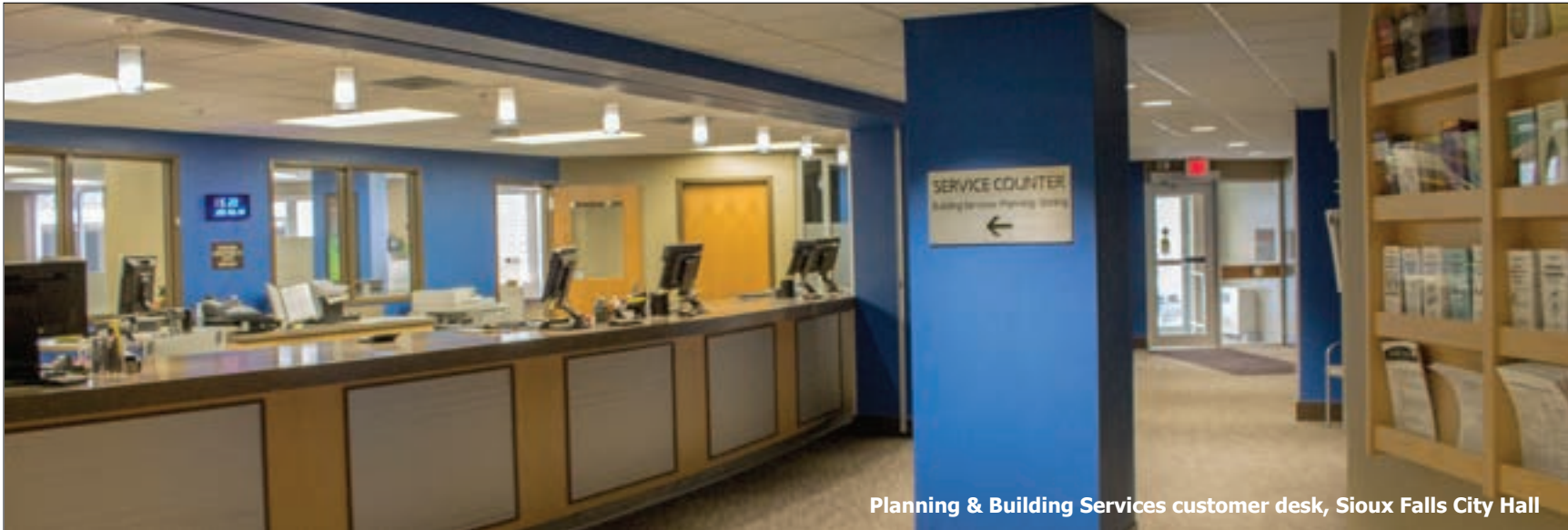
From concept and planning all the way through design and construction, our multi-disciplinary team stands ready to deliver. We pride ourselves in thinking solutions through very carefully in order to stay on track to meet your objectives—on time and on budget. Our clients tell us they sleep better at night knowing we're there when they need us. You will, too.

Our focus has always been on providing civil engineering and surveying services to private businesses, private developers, state agencies and local governments. Our experience lets us address complex issues quickly and confidently. It helps us prepare more accurate estimates and schedules. And it gets things done.

Our services include development site planning and design, surveys, and analysis and design for landscapes, street scapes, parking lots, and drainage and wastewater systems. Clients have trusted our expertise for a wide range of projects, such as—

- Residential developments
- Major commercial sites
- City and state parks
- Arterial streets
- Drainage analysis
- Major parking lots
- Water and wastewater treatment facilities
- Sports complexes
- Landscape architecture
- Industrial rail facilities
- Floodplain mapping

Having a history of success is one thing. Having people who can carry on that legacy each and every day is quite another. Our staff is seasoned in what they do and routinely turn ordinary into extraordinary. Our team consists of civil engineers, landscape architects, a surveyor, and ad technical and administrative support staff.



A TEAM DEVOTED TO COMMUNITY

The TSP team brings together the expertise, talent, and abilities to result in a successful project—and a rewarding experience for those with whom we collaborate. We share a passion for creating community spaces that are cost-effective, enduring, and responsive to your needs.

TSP’s talented and hard-working in-house staff includes engineers and architects, planners and designers—all dedicated to serving your community. We select the players best suited to your project’s scope. Our work on previous and ongoing City projects means we’re familiar with your expectations. These team members have availability in their schedules, and we’ve blocked out time for this project to make sure this availability is reserved.

We know that assembling the right people at the right time is crucial to your project’s success, and that highly focused expertise uplifts the end result. The entire design work group must integrate their efforts. That’s why we treat your FF&E consultant like a member of our own team.

TSP’s design team for this project is experienced and accessible, with all professionals in Sioux Falls. Principal-in-Charge Mike Jamison is excited to again partner with the City. He’ll work hand-in-hand with Project Manager Sean Ervin and your Construction Manager to provide overall project leadership and solid documents to move your work forward. Mike and Sean gained valuable insight into City processes and preferences during their work on the recently completed Sioux Falls Fire & Rescue Station 11 and the Spellerberg Indoor Aquatic Center, currently under construction.

As we have in the past, TSP will strive to bring the City the highest value on this project, and to develop designs that are both inspiring and responsive to your administrative needs. Our community continues to grow, and we commit to help you anticipate opportunities and challenges, together. Your satisfaction and our reputation depend on putting your best interests ahead of all else. On the following pages, we describe the team we’ve assembled to serve the City and its residents.



MIKE JAMISON PRINCIPAL-IN-CHARGE	SEAN ERVIN PROJECT MANAGER
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ARCHITECTURE

MICHELLE KLOBASSA ARCHITECT	DAVID LOCKE LANDSCAPE ARCHITECT
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SPECIALTY

REX HAMBROCK CODE & SPECIFICATIONS COORDINATOR	KAREN MUTSCHELKNAUS INTERIOR DESIGNER	CHASE KRAMER LEED PROCESS COORDINATOR
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ENGINEERING

TONY DWIRE ELECTRICAL ENGINEER	ROGER NIKOLAS MECHANICAL ENGINEER	JON BROWN LEAD CIVIL ENGINEER
KERRY KLOIBER ELECTRICAL DESIGNER	JEREMY EITREIM MECHANICAL DESIGNER	GAARD ROPS CIVIL ENGINEER
MARK LANDON STRUCTURAL ENGINEER		

SEAN ERVIN, AIA, LEED AP

PROJECT MANAGER | TSP, INC.



Sean understands that successful recreational and community gathering facilities require functionality, ease of operations, and a “wow” factor to generate excitement. He will provide oversight throughout the project’s development to ensure the big picture and the details are addressed, and that all the project team members are unified in understanding the project objectives. Under his guidance, the team will develop a concept that reflects the unique character of your facility, and deliver a facility that exceeds your expectations. Sean is trusted advisor on current City of Sioux Falls projects including the new Spellerberg Indoor Aquatic Center and renovations spanning multiple floors within City Hall.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD
\$21,380,000 (estimated) / 61,180 sf
- City of Sioux Falls Space Needs Study (Phase 1), Sioux Falls, SD
- Sioux Falls City Hall Ground Floor Renovations (Phase 2) Sioux Falls, SD
\$555,222 / 12,500 sf
- Sioux Falls City Hall Second Floor Renovations (Phase 3) Sioux Falls, SD
\$420,100 (estimated) / 11,500 sf
- TSP Office Addition/Renovation, Sioux Falls, SD
\$1,520,000 / 17,712 sf
- Sioux Falls Fire & Rescue West Maple Station 11 & Park, Sioux Falls, SD
\$1,681,900 / 7,371 sf

REGISTRATION	Architect: SD, IA, MT
EDUCATION	Master of Architecture, Washington University–St. Louis Master of Construction Management, Washington University–St. Louis
YEARS OF EXPERIENCE	30 in field 28 with TSP



Sean makes frequent job-site visits as part of his Project Manager responsibilities at Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD



Mike is an integral part of TSP's team for Augustana College's Froiland Science Complex, which provides daylighting throughout many of its open-concept workspaces, Sioux Falls, SD

MIKE JAMISON, PE

PRINCIPAL-IN-CHARGE | TSP, INC.



As Principal-in-Charge, Mike has ultimate responsibility for your overall satisfaction with the performance of the TSP team. He will provide leadership to the team, and ensure the right resources are assigned to the project. His commitment is evident in every project he serves. Active in the Sioux Falls area community for more than 30 years, Mike has provided numerous clients with successful projects, adding insight in roles including Principal-in-Charge, Project Manager and Electrical Engineer.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD
\$21,380,000 (estimated) / 61,180 sf
- Dakota State University Beacom Information Technology Center, Madison, SD
\$8,000,000 (estimated) / TBD sf
- Augustana College Froiland Science Complex, Sioux Falls, SD
\$26,000,000 (fixed) / 121,500 sf
- South Dakota Public Universities & Research Center, Sioux Falls, SD
\$19,127,985 / 82,000 sf
- Black Hills Corporation Site Selection & Master Planning, Rapid City, SD
Confidential to client

REGISTRATION	Professional Engineer: SD, NE, IA
EDUCATION	Associate, Construction Drafting Technology, Lake Area Technical Institute
YEARS OF EXPERIENCE	34 in field 34 with TSP

MICHELLE KLOBASSA, AIA, LEED AP BD+C

ARCHITECT | TSP, INC.



Michelle applies technical skills and a strong design sense to support the design team in translating concepts into tangible design solutions. She is invigorated by the influence design professionals can have on protecting the environment through the choices they make on projects. She helps ensure our design team explores appropriate sustainable design solutions on every project.

SELECTED RELEVANT EXPERIENCE

- City of Sioux Falls Space Needs Study (Phase 1), Sioux Falls, SD
- Sioux Falls City Hall Ground Floor Renovations (Phase 2) Sioux Falls, SD
\$555,222 / 12,500 sf
- Sioux Falls City Hall Second Floor Renovations (Phase 3) Sioux Falls, SD
\$420,100 (estimated) / 11,500 sf
- TSP Office Addition/Renovation, Sioux Falls, SD
\$1,520,000 / 17,712 sf
- Concrete Materials Corporate Offices, Sioux Falls, SD
\$3,472,000 / 15,000 sf
- Black Hills Corporation Site Selection & Master Planning, Rapid City, SD
Confidential to client

REGISTRATION	Architect: SD
EDUCATION	Master of Architecture, Montana State University (MSU) Bachelor of Environmental Design, MSU
YEARS OF EXPERIENCE	12 in field 11 with TSP

DAVID LOCKE, PLA

LANDSCAPE ARCHITECT | STOCKWELL ENGINEERS



David's valuable experience is apparent in his ability to translate client ideas into visual aids and convey ideas through graphics in meetings. He has specific expertise in commercial site and landscape design, park master planning, streetscape design, sports facility design, xeriscape, and other sustainable stormwater management practices. He values clients' trust and commits to developing and maintaining those relationships.

SELECTED RELEVANT EXPERIENCE

- Denny Sanford PREMIER Center, Sioux Falls, SD
- Downtown Sixth Street Streetscape, Sioux Falls, SD
- Falls Park West Master Plan, Sioux Falls, SD
- Broadway Street Master Plan, Larchwood, IA
- Player's Sports Complex Master Plan, Aberdeen, SD

REGISTRATION	Professional Landscape Architect: SD, IA, TN
EDUCATION	Bachelor of Landscape Architecture, Iowa State University
YEARS OF EXPERIENCE	10 in field 3 with Stockwell Engineers

TONY DWIRE, PE, LEED AP

ELECTRICAL ENGINEER | TSP, INC.



Tony contributes veteran electrical design skills critical to providing the reliable power requirements that public facilities depend upon. His sensitivity to clients' fiscal responsibility combined with his enthusiasm to support their patients and caregivers makes Tony a valuable addition to project teams. Tony is TSP's firm practice leader, setting the standards company-wide for project management, Quality Assurance/Quality Control, and integrated best practices for our project design teams.

SELECTED RELEVANT EXPERIENCE

- City of Sioux Falls CIP Energy Improvements, Various Sites, Sioux Falls, SD \$407,900
- Sioux Falls City Hall Generator Study, Sioux Falls, SD
- Augustana College Froiland Science Complex, Sioux Falls, SD \$26,000,000 (fixed) / 121,500 sf
- Madison Community Hospital Replacement Facility, Madison, SD \$27,200,000 (estimated) / 105,900 sf
- Rochester Public Works & Transit Operations Center, Rochester, MN \$35,825,595 / 231,100 sf
- Columbus Family Health & Wellness Center, Columbus, NE \$28,800,000 (estimated) / 85,730 sf

REGISTRATION	Professional Engineer: SD, MN, NE, and 11 others
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EDUCATION	Bachelor of Science, Electrical Engineering, South Dakota State University
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YEARS OF EXPERIENCE	32 in field 27 with TSP
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KERRY KLOIBER

ELECTRICAL DESIGNER | TSP, INC.



Kerry's career in electrical design spans government, education, healthcare, housing, and commercial projects. No matter how varied the project, Kerry brings the same attention to detail and problem-solving approach. He'll work closely with Tony Dwire and other engineering team members to ensure that your new building's mechanical, security, and lighting systems have the ready, reliable power they need to run smoothly and efficiently.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD \$21,380,000 (estimated) / 61,180 sf
- Sioux Falls Space Planning Study (Phase 1), Sioux Falls, SD
- Sioux Falls City Hall Ground Floor Renovations (Phase 2), Sioux Falls, SD \$555,222 / 12,500 sf
- Sioux Falls City Hall Second Floor Renovations (Phase 3) Sioux Falls, SD \$420,100 (estimated) / 11,500 sf
- North Star Mutual Insurance Company Office Addition, Cottonwood, MN Cost confidential to client / 26,000 sf
- Concrete Materials Corporate Offices, Sioux Falls, SD \$3,472,000 / 15,000 sf
- Sioux Falls Fire & Rescue West Maple Station 11 & Park, Sioux Falls, SD \$1,681,900 / 7,371 sf

EDUCATION	Associate, Architectural Design, Southeast Technical Institute
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YEARS OF EXPERIENCE	30 in field 26 with TSP
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ROGER NIKOLAS, PE, LEED AP

MECHANICAL ENGINEER | TSP, INC.



Roger designs systems that contribute to long-term efficiency and seamless building operations. His designs consider climate control, energy conservation, indoor air quality, energy management systems, and contaminant restriction. Roger has created solutions for fire protection, medical gas, temperature control, building automation, and a range of heating, cooling, and ventilation systems. He also has extensive experience in scheduling and project management.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD
\$21,380,000 (estimated) / 61,180 sf
- Concrete Materials Corporate Offices, Sioux Falls, SD
\$3,472,000 / 15,000 sf
- TSP Office Addition/Renovation, Sioux Falls, SD
\$1,520,000 / 17,712 sf
- Sioux Falls Fire & Rescue West Maple Station 11 & Park, Sioux Falls, SD
\$1,681,900 / 7,371 sf
- Sanford Home2 Hotel Skywalk, Sioux Falls, SD
\$2,251,316 / 3,400 sf

REGISTRATION	Professional Engineer: SD, MN, IA, NE, ND
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EDUCATION	Bachelor of Science, Mechanical Engineering, University of Minnesota
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YEARS OF EXPERIENCE	25 in field 18 with TSP
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JEREMY EITRIEM

MECHANICAL DESIGNER | TSP, INC.



Jeremy is an experienced and versatile mechanical designer, creating solutions for health, education, government, and corporate clients. His project work includes all shapes and sizes of office environments, from world headquarters and major additions to small remodels. Jeremy's broad background makes him a valuable resource for trouble-shooting design challenges. He's excited to again work with City leaders to help improve local government functions.

SELECTED RELEVANT EXPERIENCE

- Sioux Falls City Hall Ground Floor Renovations (Phase 2) Sioux Falls, SD
\$555,222 / 12,500 sf
- Sioux Falls City Hall Second Floor Renovations (Phase 3) Sioux Falls, SD
\$420,100 (estimated) / 11,500 sf
- Concrete Materials Corporate Offices, Sioux Falls, SD
\$3,472,000 / 15,000 sf
- TSP Office Addition/Renovation, Sioux Falls, SD
\$1,520,000 / 17,712 sf
- Augustana College Froiland Science Complex, Sioux Falls, SD
\$26,000,000 (fixed) / 121,500 sf
- IBP World Headquarters, Dakota Dunes, SD
\$41,643,681 / 225,000 sf

EDUCATION	Associate, Architectural/Engineering Design Technology, Southeast Technical Institute
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YEARS OF EXPERIENCE	18 in field 18 with TSP
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JON BROWN, PE

LEAD CIVIL ENGINEER | STOCKWELL ENGINEERS



Jon is President and Principal Engineer for Stockwell Engineers Inc., with experience in municipal infrastructure throughout the Midwest. As designated City Engineer for various communities, he has been highly involved in municipal policy and standards. In addition to his vast experience with municipal utility projects, Jon has a broad background in feasibility planning and in managing all phases of design and construction for street reconstruction projects, as well as residential and commercial building projects.

SELECTED RELEVANT EXPERIENCE

- Falls Park, Sioux Falls, SD
- Phillips Avenue, Sioux Falls, SD
- Hartford Wastewater Treatment, Hartford, SD
- City Engineer, Brandon, SD
- City Engineer, Hartford, SD
- Expert Testimony, various projects and locations

REGISTRATION	Professional Engineer: SD, MN, IA, NE, and 6 others
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EDUCATION	Bachelor of Science, Civil Engineering, South Dakota State University
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YEARS OF EXPERIENCE	28 in field 23 with Stockwell Engineers
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GAARD ROPS, PE

CIVIL ENGINEER | STOCKWELL ENGINEERS



Gaard's experience at Stockwell Engineers primarily has been in the design, plan and specification preparation, construction observation, and administration of various street and utility reconstruction projects, including urban streets, water mains, and sanitary and storm sewers. Gaard has an extensive background in infrastructure, including the development of site, utility, grading, drainage, erosion control plans, and parking lots for residential and commercial needs.

SELECTED RELEVANT EXPERIENCE

- Denny Sanford PREMIER Center, Sioux Falls, SD
- Siouxland Libraries Downtown Main Branch, Sioux Falls, SD
- Sioux Falls School District Howard Wood Field House, Sioux Falls, SD
- Evangelical Lutheran Good Samaritan Society Assisted Living Downtown, Sioux Falls, SD

REGISTRATION	Professional Engineer: SD, MN, ND
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EDUCATION	Bachelor of Science, Civil Engineering, South Dakota State University
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YEARS OF EXPERIENCE	17 in field 13 with Stockwell Engineers
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MARK LANDON, PE

STRUCTURAL ENGINEER | TSP, INC.



Mark identifies cost-effective solutions to ensure sound structures. He enjoys being a part of an integrated design team, where he can influence early design decisions and create quality facilities that meet the needs of existing site conditions, budget, and schedule. Mark's experience enables the team to develop spaces that meet area and volume requirements, minimize the number of load-bearing walls, and contribute to overall effectiveness.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD
\$21,380,000 (estimated) / 61,180 sf
- TSP Office Addition/Renovation, Sioux Falls, SD
\$1,520,000 / 17,712 sf
- Augustana College Froiland Science Complex, Sioux Falls, SD
\$26,000,000 (fixed) / 121,500 sf
- South Dakota State University Foundation Alumni Center, Brookings, SD
\$6,500,000 (estimated) / 17,800 sf
- Black Hills Corporation Site Selection & Master Planning, Rapid City, SD
Confidential to client

REGISTRATION	Professional Engineer: SD, MN, IA, NE, CO, & WY
EDUCATION	Bachelor of Science, Civil Engineering, University of Missouri—Columbia
YEARS OF EXPERIENCE	37 in field 8 with TSP

REX HAMBROCK, AIA, LEED AP

CODE & SPECIFICATIONS COORDINATOR | TSP, INC.



Rex works directly with stakeholders to understand your vision. His recent project work includes higher education and numerous healthcare facilities containing office, clinic, and meeting spaces. Rex will provide technical and procedural support by coordinating researching, reviewing, and coordinating all code and specifications aspects of this new public building. He will be involved from conceptual diagrams all the way through construction documents and contract administration.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD
\$21,380,000 (estimated) / 61,180 sf
- Concrete Materials Corporate Offices, Sioux Falls, SD
\$3,472,000 / 15,000 sf
- Columbus Family Health & Wellness Center, Columbus, NE
\$28,800,000 (estimated) / 85,730 sf
- Madison Community Hospital Replacement Facility, Madison, SD
\$27,200,000 (estimated) / 105,900 sf
- Sanford Home2 Hotel Skywalk, Sioux Falls, SD
\$2,251,316 / 3,400 sf

REGISTRATION	Architect: SD, IN
EDUCATION	Bachelor of Architecture, Ball State University (BSU) Bachelor of Science, Environmental Design, BSU
YEARS OF EXPERIENCE	26 in field 16 with TSP

KAREN MUTSCHELKNAUS, CID, LEED AP BD+C

INTERIOR DESIGNER | TSP, INC.



Karen develops economical and aesthetically thoughtful spaces that blend ease of maintenance, longevity, and flexibility with design impression. She is talented in open-space planning, color-scheme development, and finish selection. She understands how to design efficient, flexible education spaces using a variety of furniture and fixtures. She provides expertise in Furniture, Fixtures, & Equipment (FF&E) research, design, bidding, ordering, and installation coordination.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD
\$21,380,000 (estimated) / 61,180 sf
- Sioux Falls City Hall Ground Floor Renovations (Phase 2) Sioux Falls, SD
\$555,222 / 12,500 sf
- Sioux Falls City Hall Second Floor Renovations (Phase 3) Sioux Falls, SD
\$420,100 (estimated) / 11,500 sf
- North Star Mutual Insurance Company Office Addition, Cottonwood, MN
Cost confidential to client / 26,000 sf
- TSP Office Addition/Renovation, Sioux Falls, SD
\$1,520,000 / 17,712 sf

CERTIFICATION	Interior Designer: SD
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EDUCATION	Bachelor of Family & Consumer Science, South Dakota State University
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YEARS OF EXPERIENCE	17 in field 11 with TSP
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CHASE KRAMER, ASSOC. AIA, LEED GA

LEED PROCESS COORDINATOR | TSP, INC.



Chase brings varied commercial and institutional project experience for all phases of architectural practice, including master planning, programming, design, construction documents, and construction administration. As a LEED Green Associate, Chase he applies knowledge and expertise in sustainability to every project, not just those looking to achieve LEED accreditation. At TSP, Chase collaborates with all disciplines to ensure projects are completed with attention to detail. His portfolio includes civic, education, recreational, office, multi-family, and industrial.

SELECTED RELEVANT EXPERIENCE

- Spellerberg Indoor Aquatic Center, City of Sioux Falls, SD
\$21,380,000 (estimated) / 61,180 sf
- City of Sioux Falls Space Needs Study (Phase 1), Sioux Falls, SD
- Concrete Materials Corporate Offices, Sioux Falls, SD
\$3,472,000 / 15,000 sf
- Augustana College Froiland Science Complex, Sioux Falls, SD
\$26,000,000 (fixed) / 121,500 sf
- Dakota State University Beacom Information Technology Center, Madison, SD
\$8,000,000 (estimated) / TBD sf
- Edgerton First Christian Reformed Fellowship Hall Expansion, Edgerton, MN
\$2,000,000 (estimated) / 9,300 sf

REGISTRATION	Associate Architect: SD
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EDUCATION	Master of Architecture, Iowa State University Bachelor of Arts, Augustana College
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YEARS OF EXPERIENCE	2.5 in field 1.5 with TSP
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EXHIBIT D | AIA A101 DOCUMENT

The TSP team provides the following list of design team personnel—

Mike Jamison, PE

Principal-in-Charge
TSP, Inc.

Sean Ervin, AIA, LEED AP

Project Manager
TSP, Inc.

Michelle Klobassa, AIA, LEED AP BD+C

Architect
TSP, Inc.

David Locke, PLA

Landscape Architect
Stockwell Engineers

Rex Hambrock, AIA, LEED AP

Code & Specifications Coordinator
TSP, Inc.

Karen Mutschelknaus, CID, LEED AP BD+C

Interior Designer
TSP, Inc.

Chase Kramer, ASSOC. AIA, LEED GA

LEED Process Coordinator
TSP, Inc.

Tony Dwire, PE, LEED AP

Electrical Engineer
TSP, Inc.

Kerry Kloiber

Electrical Designer
TSP, Inc.

Roger Nikolas, PE, LEED AP

Mechanical Engineer
TSP, Inc.

Jeremy Eitreim

Electrical Designer
TSP, Inc.

Jon Brown, PE

Lead Civil Engineer
Stockwell Engineers

Gaard Rops, PE

Civil Engineer
Stockwell Engineers

Mark Landon, PE

Structural Engineer
TSP, Inc.



DESIGN PHILOSOPHY

Our team's continued work with the City of Sioux Falls gives our people a deep understanding of the organization's culture, needs, and building/system standards. But we also understand that your needs, and the requirements for the systems that support them, are ever-changing. That's why **we don't rely solely on our past knowledge of a familiar client. We do our due diligence up front, with every project.** It's the best way we know how to assure we provide you the service, equipment, and functionality to meet City demands and public expectations.

TSP's team will help you and your staff identify issues and challenges. This important information provides the framework for the right answers to your needs. We can't get there if we don't involve the right people—people who can help us make sure we ask the right questions.

We'll underscore our entire approach with a mindset toward maximizing flexibility. We want you to have the ability to easily adjust your spaces as needs change in the future. As we meet to discuss those needs and wants, we'll carefully measure—and challenge—the status quo. The City's administrative staff and their teams must find a balance between public openness and internal privacy to develop procedures and handle sometimes sensitive information. When our conversations identify temporary needs, we'll adapt our approach, working closely with your FF&E provider to design re-configurable spaces. We always keep an eye on your future.

With so many moving parts, it's important to know the constant is our focus on you. The TSP team's goal is to design a building that is right for you today and also looks into your future. Together, we'll address specific needs relative to office and public spaces demands, energy efficiency benchmarks, and built-in redundancies as safeguards.

Our integrated team of architecture and engineering experts allows us to respond quickly to emerging issues as we work through these questions together. TSP's structure will enable us to keep this project in-house. **As a one-stop shop known and trusted by the City, TSP offers a seamless experience for your administrators, staff, and citizens.**

DISCOVERY. DESIGN.

AND THE PEOPLE WHO MAKE IT PERSONAL.

Every TSP team design is the product of collaboration with our clients and project team. Each stakeholder brings a distinct perspective. In fact, we believe that clear, honest, and continuous communication is the element most vital to maintaining relationships.

Through **DISCOVERY**, we learn together how to best merge our team's engineering expertise with your knowledge of your project and community. We'll ask questions and share our experiences. We'll help you explore what works and what doesn't. We'll help you understand your options and articulate your visions.

Discovery is at the heart of the TSP team's client-centered designs. It establishes the overarching direction and process that ultimately results in customized municipal facilities. It's our job to make sure the design that works for you today is flexible enough to serve our community as the City evolves.

Goals and priorities set the course as we evaluate and identify specific equipment needs that contribute to system **DESIGN**. Our final recommendations will represent a careful balance of up-front expense, anticipated operational costs, and impacts to related services.

The biggest difference between our team and the other partnerships is our **PEOPLE**. We offer a dynamic combination of wisdom and time-tested experience blended with a creative and motivated energy. We command the resources of TSP's regional firm, 120 strong, to complete the full scope of your project. A Sioux Falls-based team means we'll be here when you need us—and even when you don't.

TSP brings the knowledge needed to explore current conditions and recommend new possibilities. We bring extensive knowledge and wide-ranging experience. And we live a heart-felt commitment to your success. We're your neighbor, and we'll treat you like one.

THERE'S NO "ME" IN DESIGN. IT'S ALL WE. AND IT REVOLVES AROUND YOU.

You know this (and so do we): You're a planning expert when it comes to the City's new administrative office building. Why? Because you know the City and the Sioux Falls community's needs better than anyone else.

As your trusted designers, the TSP team will guide you through all the rest. What do you need? What do you want? Is there a way to do both within your budget, and do it well? TSP incorporates a user-focused design approach. We engage stakeholders through meetings and focus groups, bringing together City officials, administrators, facility managers, maintenance crews, and—when you define it as appropriate—community members. Together, these stakeholders teach us about your programmatic, operational, and financial needs. We then incorporate their insider knowledge into our designs. The result: City buildings that work at the highest level for everyone.

Our people will guide you through a finely tuned planning process, from planning and programming stages through pre-design, design, and construction phases. We'll design and create building solutions that work for you today and well into the future, with **built-in flexibility that functions how and when you need it.**

KEY INSIGHTS

As architects and engineers, we are problem-solvers to our core. Think of us as pragmatic dreamers: We understand that project constraints are a part of the overall equation. To create the proper design solution, our project plan must allow room for understanding and addressing these constraints. Limitations might be related to budget, existing site or adjacency conditions, a tight schedule, politics, or simply personal preference.

No matter the issue, the TSP team's experience and lessons learned will enable us to sort out the perceived constraints from the real ones—and then reframe them instead as design opportunities. We'll work with the City's entire project team to incorporate answers to these "problems" as part of our final design solution.

INCLUSIVE

We are an integrated practice by choice. We strive for a balanced delivery and the best ideas from each of our in-house disciplines. From day one, we work with you to identify key stakeholders to bring into the process. Sharing base-

line information at our kick-off meeting assures that we're all working from the same starting point. It creates excitement and enthusiasm for your project and starts to gather buy-in from groups affected by our design decisions. Inclusivity also means we create an expectation that we all must participate in order for the project to be successful.

TACTFUL

Each member of our diverse stakeholder group will bring his or her own viewpoints to the table. It's our responsibility—and our privilege—to hear and learn from these differing voices. When we better understand other perspectives, we can communicate project impacts, challenges, and opportunities in a more respectful and transparent manner.

COMMUNICATIVE

We certainly will use modern means to keep you up-to-date on progress and to gather information. E-mail, Web-based portals, videoconferencing, and other powerful tools help ensure we're all on the same page. But our project



Informal gathering space, South Dakota Public University & Research Center, Sioux Falls, SD



Service counter (top) and leadership office, SD Department of Transportation facility, Spearfish, SD

success stories come from going above and beyond the normal, day-to-day correspondence. As your trusted advisor, we must be both proactive in anticipating your needs, and responsive in answering your questions.

Whether we're making a formal presentation or joining you in a team workshop, we believe it's important to recap the decisions already made and let you know which input we'll need next. It's a great way to bring new members of the group up-to-speed, regardless of where we are in the design process.

FUN!

It's important not to overlook the amount of time our team will spend together with City officials and members of your facilities planning group. You and your project deserve the perfect mix of technical expertise, creative talent, enthusiastic energy, professionalism, and friendly approachability.

Suddenly, it becomes clear that assigning the right people—with the right blend of personalities and work background—is a crucial ingredient. You need a thorough design process and a smooth delivery for your entire project. But wouldn't you consider your project an even greater success if the experience itself was enjoyable and memorable? We think so, too.

TREND-SAVVY

Our TSP team will help the City and your stakeholders establish a baseline list of wants and needs. Input from user groups can assist in evaluating which items must be immediate, and which might be better viewed as a long-range desire. This process allows us to establish a shared priority basis for the affected departments, administration, and citizens. We'll develop the questions needed to confirm the overall project program and gather initial input through focus groups and workshop discussions.

Parallel with our design process, we'll use our knowledge of similar public facilities to create benchmarking tools, track trends, and arrange tours of comparable buildings, if you desire. Each of these tactics helps us define the critical path for your project. Providing you with smart alternatives helps inform your decisions and reach your optimum goals.

PROVEN LEADERSHIP & PROCESSES

1 BUILDING ON MOMENTUM FROM YOUR PLANNING PROCESS

We'll build on the momentum of our recently completed Space Needs Study (SNS) by bringing in any additional stakeholders who'll join us for our shared design work. Once we've reviewed the SNS's contents, brought everyone up to speed, and confirmed our overarching direction, we'll move quickly into the design phases. Solid frontwork from the SNS allows us to advance confidently, with a complete picture of the objectives your project must achieve.

Also during this process, we'll assist your Construction Manager (CM) in creating a conceptual construction budget that begins the extremely important system of program and budget validation. This is a key factor in your project's overall success, since decisions made here will drive all future design and construction conversations.

2 CONCEPTUAL DESIGN

Our team will review potential conceptual design options from our earlier work, and gather additional information to present an even greater range of possibilities. During Conceptual Design Workshops, we'll share options that reflect what we've learned during our joint review of the Space Needs Assessment. We'll present the possibilities in a "bubble format" that conveys design and budgetary intent. This gives you an opportunity to provide input and direction on overall square footage, construction types and materials, room types and sizes, and costs. Then, we further refine the preferred option in anticipation of our meeting with the City Council. From there, we prepare to present your preferred option to the public.



SUSTAINABLE DESIGN

Given the highly variable and often intense energy demands associated with any public facility, we'll place a major focus on integrating both active and passive design strategies. These techniques tend to revolve around the use and control of daylighting, which not only reduces energy intensity but also enhances occupant satisfaction and connects indoor spaces with the outdoors. The TSP team's interior designers incorporate durable finishes to lessen maintenance and upkeep, while our architects and engineers craft structural and system solutions that lower energy consumption and utilities cost across your building's lifespan.

Implementing an Energy Management System allows facilities personnel to monitor, record, and evaluate building performance in real-time. The TSP team employs multiple, complementary strategies. Even if LEED certification is not desired, using a "sustainability workbook" tool can help us evaluate a variety of impacts. These include carbon intensity, energy use intensity, and life-cycle cost analysis—valuable information for any operations budget. At your discretion, we'll track our progress throughout design and well into document production, construction, and post-occupancy.

3 FINAL DESIGN, ENERGY ANALYSIS, AND SPECIFICATIONS

It's time to research our best options and arrive upon final design decisions. We'll detail the building envelope, specify the windows, design the footings and foundations, and define all the other details that make up a complete set of construction documents. These technical instructions provide the City with the information needed to secure strong, competitive bids to build your project. Our team will work out each detail during this final design process, keeping you updated and gathering additional project information to inform these critical documents.

4 BID PHASE SERVICES

TSP's role during the Bid Phase will focus on contractor questions. Our architects and engineers will provide clarification on any and all construction document details, supporting the City as we work together to secure firm bids for the project. Typically, we anticipate two bidding sequences for the construction pieces: The Early Site Package will include any land-parcel improvements as well as the foundations and footings for your public facilities, while the Building Package will encompass all remaining work for the facilities themselves.

5 CONSTRUCTION PHASE | TSP SERVICES

During the Construction Phase, TSP will review technical shop drawings, attend progress meetings on site, address contractor questions, review pay applications, and coordinate schedule and budget progress with the City and your selected Construction Manager. This two-component sequence allows the project to move forward smoothly and efficiently. We understand that site, design, construction, and equipment costs are a concern. Rightly so: You're making a substantial investment that depends on public funding and is subject to public opinion. We'll continue as your advocate on site and throughout the building process.



CONSTRUCTION-RELATED SERVICES

CONSTRUCTION DOCUMENTS

The TSP team will provide architectural documentation that incorporates City standards and works to prevent design oversights, coordination errors, and construction problems.

Providing quality design and technical documents that surpass programmatic expectations ensure constructability and long-term durability. These are the hallmarks of TSP's practice.

Quality documents are at the heart of efficient bidding and construction practices. Local CM firms know TSP's documents produce competitive bids with minimal surprises. We work with material suppliers and contractors to focus on the transitional details—where components and systems come together. Transitional details are the unwarranted parts of the assembly and typically are concealed from view in the finished structure.

These are the project pieces that cause the greatest percentage of building failures and have the highest likelihood for costly change orders. During construction administration, TSP spends time in field observation to review conditions and meet with construction managers and/or contractors. We work to ensure that—once concealed—transitional details present no issues that are likely to cause problems for building and maintenance staff.

CONSTRUCTION ADMINISTRATION

The key word in the contract administration phase is responsiveness. With our present, ongoing projects, our team works every day to maintain reports, verify shop drawings, oversee submittals, review pay requests, and coordinate constructor questions and owner communications.

During accelerated projects, some review information comes in large groups. Even then, we avoid adverse impacts to schedule by carefully managing throughput. We also can call on additional assistance when review-quality outcome will not be affected. We understand the importance of timely decision-making and careful record-keeping.

WORKING WITH CONSTRUCTION MANAGEMENT FIRMS

As an integral partner in the design and construction process, a Construction Manager (CM) plays a key role in a project’s success. It is difficult to overstate the advantage of an experienced CM who is intimately involved in project development from beginning to end. The outcome ultimately hinges on the CM’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. Your CM should base its selections on performance and a competitive environment. Estimating, communication, and assurance tools help ensure a project of highest quality.

SUCCESSFUL PARTNERSHIPS WITH CM SPECIALISTS

Several critical factors separate CMs from contractors—and exceptional CMs from the rest of the pack. Your project will depend on your CM’s specific expertise and truly collaborative nature, as well as the firm’s methods of estimating, phasing, packaging, and scheduling the work. It is essential for the CM to approach the project as part of the design team, with direct

involvement in design review. Their knowledge of the built environment, the local market, and design’s cost impact will help zero in on a realistic budget for your project. We embrace a project that utilizes a construction manager, as it allows for a highly collaborative process. Working with a construction manager provides checks and balances to ensure your best interests remain central to the work at hand. We align that work with your mission, goals, budget, schedule, and desired quality. The Construction Manager is instrumental in evaluating the construction schedule, logistics of phasing, local contractor community, and the relative costs in time or dollars to accomplish the project.

RELEVANT CMA/CMAR EXPERIENCE

Over the years, TSP has designed and delivered many projects in partnership with highly qualified CMs. Together, we’ve provided our clients with the very best value solutions. Firmwide, TSP has experience working with a large network of CM companies. Below is a partial listing of TSP’s experience with selected local and regional CM firms, on projects most relevant to the City’s.

CM FIRM	SELECTED PROJECTS TEAMED WITH TSP
Journey Group dba Sioux Falls Construction Sioux Falls, SD	North Star Mutual Insurance Corporate Office, Cottonwood, MN
	Spellerberg Indoor Aquatic Center, Sioux Falls, SD
	Columbus Community Hospital Family Health & Wellness Center, Columbus, NE
	Avera Prairie Center, Sioux Falls, SD
	Sioux Falls Regional Airport Security Checkpoint Renovation, Sioux Falls, SD
	Madison Community Hospital Replacement Facility, Madison, SD
Henry Carlson Company Sioux Falls, SD	Augustana College, Sioux Falls, SD <ul style="list-style-type: none"> • Froiland Science Complex • Mikkelsen Library Renovation
	Sanford Hotel Skywalk, Sioux Falls, SD
Ainsworth-Benning Construction Spearfish, SD	City of Deadwood Recreation Center Addition/Historic Renovation, Deadwood, SD
Top Line Construction Sioux Falls, SD	Hamlin School District High School Addition, Hayti, SD
Contegrity Group Little Falls, MN	Lyon County Courthouse Addition/Renovation, Marshall, MN
Wenck Construction* Minneapolis, MN	LeNeave/MidAmerican Financial Group Office Building, Minnetonka, MN

*Formerly Bossardt

CONTRACT & CONSTRUCTION ADMINISTRATION

Leadership from TSP will work hand-in-hand with your Construction Manager to provide seamless service for your project. We'll also designate experienced back-ups, should a need arise over the course of your project. Our team members have significant experience working with Construction Managers to complete large, complex projects on time and budget.

ON SITE AND IN THE TRENCHES

The construction site is no place for those without a passion for getting dirty. When our team members visit the site, we're there for a reason—to safeguard your investment. Sometimes that means climbing on scaffolding, crawling in trenches, and even working alongside Construction Managers and contractors to better understand their concerns and processes.

PARTNERING WITH LOCAL CONTRACTORS

If desired, our team will assist the City and its Construction Manager in identifying and soliciting local, qualified contractors. Using area contractors for your project has many benefits, including:

- Keeping money within Sioux Falls and the surrounding communities
- Offering more competitive bids through the reduction of imported labor and equipment
- Building the City's project with local people who have the common community interests at heart and bring a high level of pride and workmanship

Our team also can design the project to fit local contractors' availability and qualifications—to the degree that is practical and cost-efficient for the City—and then actively seek out qualified local contractors for bidding.

SOLUTIONS TO KEEP YOUR PROJECT MOVING

Each project is unique. Our knowledge of common challenges and how to overcome them is rooted in the lessons learned during our 85-year history in the Midwest. That translates directly into savings of time and money.

Solid Punch-lists and Project Close-out Procedures. If all involved parties function as team players, the punch-list and close-out processes should be simple. On the other hand, contractors who get frustrated by waiting for information or in-person visits will drag their feet to complete the project. We respect the needs of Construction Managers and contractors as part of our business-to-business relationship.



Testing and Balancing/Commissioning. Commissioning establishes the steps to ensure all mechanical systems work as designed. Typically, a third-party agent contracts with engineers and contractors to "work out the bugs." Most firms treat this as a project close-out step, but we request a site visit during construction and again at the 11-month warranty period.

While some may view this as over-cautious, we've learned that not all owners understand enough about their systems to recognize when a component isn't functioning optimally. Performance gaps cost you money in terms of added energy consumption, increased maintenance costs, and possibly even poor indoor air quality.

Post-construction Analysis and 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.

WORK TEAM AVAILABILITY

Our dedication to the City of Sioux Falls builds upon our eight-decade relationship, our reputation for exceptional service, and our dedication to supporting the University’s work. We see our team as a critical extension of your staff, and we take that responsibility very seriously.

Availability is partly about proximity. With two strong, Sioux Falls firms, our team will be on site often. But availability also is about setting priorities, allocating resources, and delivering on our promises. You need to know that we place the highest value on our repeat clients.

We’ve selected the team for your City administrative office building project based on the needed skills and experience, as well as these professionals’ current workloads. Your dream team does you no good if they’re wrapped up in other projects. We assure you that each team member is ready and eager to commit themselves to your success—from Principal-in-Charge and Project Manager to the architects, engineers, and planners they’ll direct over the course of our work together.

LEAD FIRM'S BACKLOG

As the firm of record, TSP carefully considers our existing commitments to ongoing projects before pursuing additional work. The design phase is complete for several large projects overseen by our local office. That makes this an ideal team for us to again partner with the City. Below, we offer a look at significant projects that contribute to TSP's current Sioux Falls backlog.

Madison Community Hospital Replacement Facility

Phase: Under construction
Completion: Anticipated Summer 2015

North Star Insurance Company Corporate Offices Addition

Phase: Under construction
Completion: Anticipated Summer 2015

Columbus Family Health & Wellness Center

Phase: Under construction
Completion: Anticipated Fall 2015

Froiland Science Complex, Augustana College

Phase: Under construction
Completion: Anticipated Fall 2016

Team Member & Role	% Effort for Project*	Madison Hospital	North Star	Columbus Wellness	Froiland	Spellerberg	Alumni Center	Beacom
Jamison, Principal-in-Charge	6%							
Ervin, Project Manager	32%							
Klobassa, Architect	35%							
Locke, Landscape Architect	11%							
Hambrock, Code & Specifications	9%							
Mutschelknaus, Interior Design	11%							
Kramer, LEED Process	9%							
Dwire, Electrical Engineer	15%							
Kloiber, Electrical Designer	30%							
Nikolas, Mechanical Engineer	23%							
Eitreim, Mechanical Designer	32%							
Brown, Lead Civil Engineer	6%							
Rops, Civil Engineer	17%							
Landon, Structural Engineer	18%							

*Effort based on individual team members' available time over eight-month project schedule, as defined in RFP.

Spellerberg Indoor Aquatic Center, City of Sioux Falls

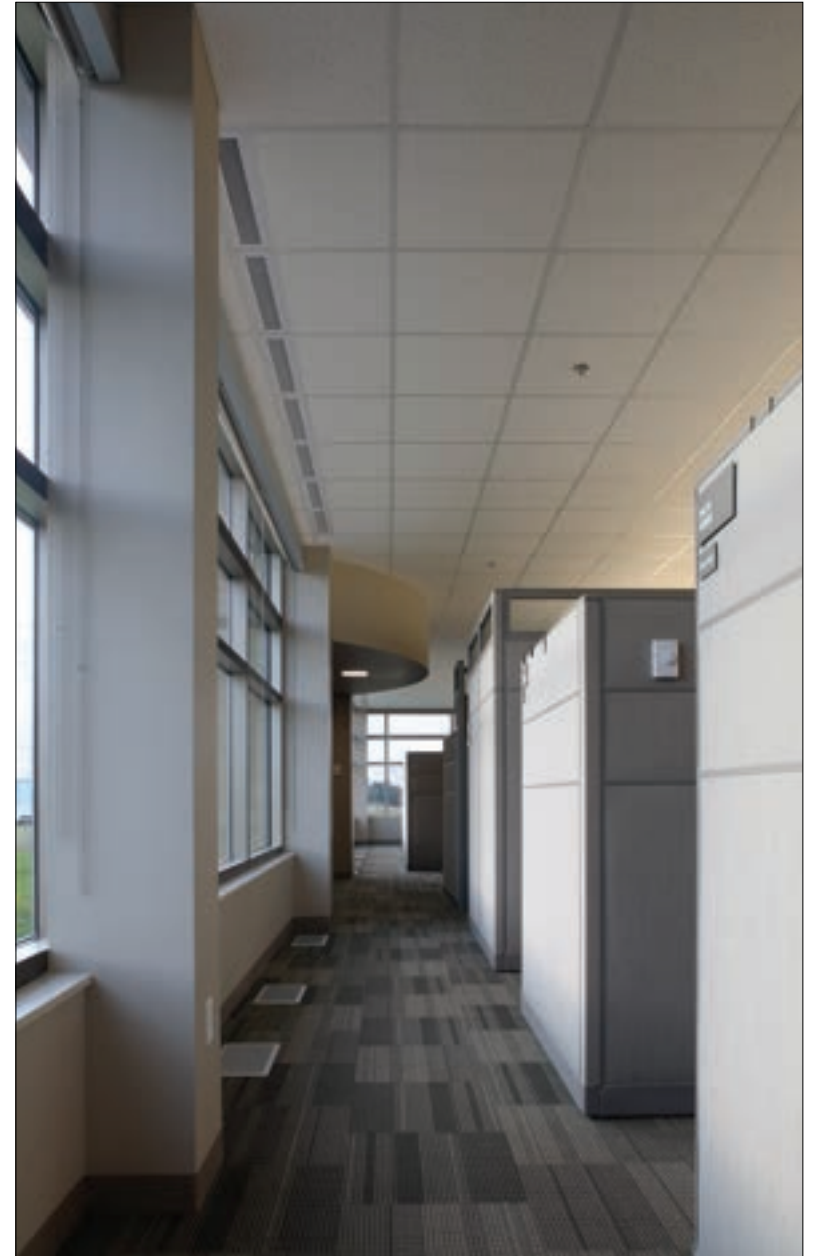
Phase: Under construction
Completion: Anticipated Fall 2016

Alumni Center and University House, South Dakota State University

Phase: Design Complete
Completion: Anticipated Construction Start Spring/Summer 2016

Beacom Institute of Technology, Dakota State University

Phase: Design
Completion: TBD



The TSP-designed Minnesota Energy Resources Corporation (MERC) Service Center in Rochester, MN, is approximately 55% office space. It incorporates LEED Silver guidelines for site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

CITY SERVICES, PUBLIC TRUST

The City administrative offices project provides an opportunity to rethink how workers interact with one another to carry out daily business, as well as how residents access and experience customer service. A new building means designers and City leaders aren't bound by the typical constraints of retrofitting an aging facility. Instead of adapting to inherent structural and system limitations, our entire project design team is free to explore the ideas from the recent Space Needs Study and create something new.

This project is a chance to re-frame expectations of public customer service and foster community trust—both in the way we manage resources to build this touchpoint and in the way the finished environment supports efficient operations. Thoughtfully carried out, this project will elevate staff satisfaction and create workable space prototypes for future office renovations as well as new construction.



Planning & Building Services Breakout Room, Sioux Falls City Hall

CONVENIENT & WELCOMING ENVIRONMENTS

The City's new office building must offer convenient access to customers approaching the site as well as logical foot-traffic patterns within for clients and employees. The TSP team will work with you to drill down to the site specifics such as options for parking, utilities, orientation on the lot, and relationship to nearby structures. We'll discuss potential enhancements, such as a skywalk or other feature that connects the new office building to develop a cohesive, enclosed-campus environment.

Inside the office building, layout must make sense for workers' daily traffic patterns and collaboration between interrelated departments. But to optimize the project's benefits for the overall public, it's equally important for citizens to feel welcome. This includes space programming to situate and group the most-accessed public services in a way that's logical for how customers typically conduct their visits with the City.

It's possible that the design solution will mix recommendations from the Space Needs Study with successful strategies taken from customer service departments in other fields. Local businesses who have embraced thoughtful design as a client-satisfaction driver are helping set the bar for what citizens expect to see and feel when they seek customer service—no matter the "industry." Open concepts, ample seating space in waiting areas, and select creature comforts all are becoming the norm. Through a visual dialogue process, we'll work with you and your stakeholders to determine which translate best in the City's new approach to enhancing the customer experience, and which should be intentionally omitted from a project that spends public money.

EQUITABLE WORKSPACES

The City's current blend of owned and leased properties covers a wide range of building ages, design styles, layouts, and furnishings. It's inevitable for this to create some degree of disparity among how spaces are organized and assigned to staff, or what type of public areas are open to meet with citizens. Space equity is a concept that has very real effects. It's human: Our surroundings influence us because they are an inherent part of how we experience moments that make up our everyday lives. We'll continue to build on standards established through the Space Needs Study and developed during recent renovations within City Hall.



Granite Falls City Hall, Granite Falls, MN

Space equity remains an intelligent way to begin describing these standards across City office buildings. We'll ask questions to gather input from stakeholders and guide our thought approach—

- How big should a workstation, waiting room, or queue area be? What special work conditions may require revised space needs?
- How many positions within each department truly require private offices to function well in their jobs? Are there compelling reasons why some departments' staff might need more private offices than others?
- Can we provide natural light and modern office furniture to more work areas throughout the building?
- Can we locate supervisors and teams together, and give them easy access to breakout rooms and stand-up brainstorming counters to encourage collaborative problem-solving?

These questions are just the start to inform the way we re-imagine City offices and customer-service spaces in your new building. Working together, we'll describe the ideal mix and then begin matching those with realistic costs and square footage within your project's footprint.

FLEXIBLE ROOMS & RESOURCES

City staffing levels aren't static. Neither is the public business model that outlines how employees and citizens interact with one another for day-to-day information. For example, online technology has changed how people obtain public forms, watch government meetings, and contact City officials for help.

Increasingly, the City of Sioux Falls and other public-sector institutions are investing in building features that allow them to reconfigure open workspaces and semi-private meeting rooms. Modern movable wall systems come in a variety of materials, with clear or treated glass among the most popular. System



Open-concept employee spaces, Sioux Falls City Hall

options include partitions for the curtain/room divider function as well as those that contain sliding, barn-style doors. More sophisticated packages embed electrical wiring and technology cabling to make re-configuration even easier for facilities staff.

Flexibility also means designing spaces that are right-sized for multiple uses—just as they are, without re-organizing any partitions, casework, or equipment. The value of comprehensive, upfront planning is clear when we consider just how nimble some of these City spaces must be. Our challenge is to provide the room space and furnishings you need to fulfill several purposes, without over-stocking unused items or leaving areas so undefined that you fall back into the work-around trap.

SUSTAINABLE ENERGY USE & COSTS

"Green design" is much more than a buzzword to make the public feel good about the dollars we're spending. Done right, sustainability planning saves you time and money, both initially and in the future.

Our designers incorporate durable finishes to reduce maintenance, while our engineers select system solutions that lower both energy consumption and utilities costs across the lifespan of your facilities. We embed Value Engineering and sustainable design in every phase of our work, from site layout and building placement to the materials, systems, and furnishings that root your facilities in a sense of place and meaning.

The TSP team's experts have developed proven LEAN and LEED strategies. We've successfully guided public and private clients through the certification process. We keep up-to-date on promising new technology that improves performance of active (mechanical) building systems, as well as passive (materials and placement) systems that affect everything from natural air flow to daylighting.

Our process frequently results in final LEED certifications higher than originally sought—without undue expenditure.



“ They listened, identified our needs, and constructed a building that has been Silver LEED certified and at a very reasonable cost. We, and TSP, have won several awards for the building; but what has really been rewarding is seeing how proud our employees are working in this wonderful building. ”

— Stan Shreve, Operations Manager
Minnesota Energy Resources Corporation,
Rochester, MN

PROACTIVE AND OPEN

The TSP team's approach to project management is interactive and effective. We begin always by listening as we work with you to establish needs and expectations. You set the direction and the pace of change. We help you keep all parties engaged and informed. Many variables impact decision-making and priorities, but understanding the City's needs now and in the future is needed to achieve long-term success and build consensus. As we share information and identify opportunities, we'll periodically revisit our assumptions and stated needs to ensure continued support.



Our Project Manager, Sean Ervin, will proactively coordinate all project details to achieve budgets, meet schedules, and provide high-quality, constructable design solutions. Some firms check budgets and schedules at the end of each project phase. We think that's too late.

We actively review the cost and schedule implications of potential design solutions during the design process to reduce surprises and ensure decisions are made with the full understanding of the impact to the overall project. We leverage the expertise, skills, and tools your Construction Manager brings to create efficient phasing plans and conduct feasibility reviews.

A COHESIVE, DEFINED PLAN

As Project Manager, Sean has primary responsibility to lead team members as we create a shared plan that articulates the project vision, determines trigger points for decisions and actions, and best positions the project for success. As a whole, the plan includes—

- Contacts and communication protocols
- Scope of work
- Goals and objectives
- Updated functional program
- Schedules and milestone dates/deliverables
- Careful monitoring of current budget and construction estimates
- Standards, Codes, and Space Equity considerations
- Meeting agendas and minutes
- Any potential project challenges and recommendations for surpassing them

Sean will document and disseminate the unified plan, and maintain information in a central location. Our team's common electronic document formats further facilitate communication and enable quality control. We use several tools to develop, monitor, and make adjustments to the cohesive plan, including—

- WebEx, for virtual meetings
- Microsoft Project, for design process scheduling
- Blue-Beam Electronic Stick Set Protocol, for amending and revising designs
- Submittal Exchange, a Web-based program for contract administration
- Client Feedback Tool, to measure your satisfaction and address any issues as they develop—not after it's too late to make adjustments



MANAGING THE DECISION-MAKING PROCESS

As our ideas evolve, our team must sequence numerous decisions to keep your project moving forward. Our Project Manager will ensure you have the information you need to understand your choices and their impacts. Sometimes, the sheer pace and quantity of decisions can be overwhelming. We help support the process by sharing schedules and other information that clearly define the information required, when decisions are needed, and which team resources should be involved.

It is vitally important that we ask questions early enough that those providing answers have adequate time to resolve any issues before we proceed with the design. Without this opportunity to research and vet potential solutions, technical experts and regulatory officials can't properly do their jobs—and our design team can't fully manage all the interrelated tasks. To stay on schedule, it's critical that we engage the right people at the right times.

FINDING OPPORTUNITY WITHIN CHALLENGES

Ultimately, the question is not whether a firm has ever had an issue with budget or schedule, but how the firm responded when issues arose. A firm establishes and safeguards its integrity by facing challenges and collaborating with the Owner and stakeholders to find the best possible solution. TSP and Stockwell Engineers are extremely proud of our record of success.

No matter the core issue, our team's experience and lessons learned will enable us to sort out the perceived constraints from the real ones—and then reframe them instead as design opportunities. We'll work with the City, administrators, stakeholders, and your entire project team to incorporate answers to these "problems" as part of our final design solution.

SCHEDULE CONTROL

The TSP team understands and appreciates the value that an on-schedule finish brings to a successful project. And our everyday practice of integrated architecture, engineering, and planning drives home the importance of respecting each client's budget.

Planning and preparation are our best tools to maintain the design schedule. We plot each workshop's agenda in advance so we can focus on outcomes. It's our job to anticipate your needs and bring relevant, decision-critical information and recommendations to the table so we can keep moving.

ON TIME, EACH TIME

We can design as fast as you're ready to make decisions. We will build the schedule together and add detail as the project advances. Sometimes, we'll need to make slight course adjustments, addressing day-to-day needs as outside factors affect our schedule.

Many different factors can influence your project's schedule. It's our job to help control those factors and thus keep your project tracking on target—assuring that drawings are designed and produced to provide all necessary details and context for your chosen contractors.

We'll use Microsoft Project to schedule your project and update it at appropriate intervals. We also apply this project schedule to Deltek Vision, a leveling software that enables us to assign to various tasks the reserved manpower requirements we've committed. The system ties to schedule milestone dates and helps us coordinate tasks. Project and firm managers review these records to ensure we provide proper resources to meet your needs.



Administrative and services offices, City of Lake City Marina, MN

INTERACTIVE PROJECT CONTROLS

Determining probable costs truly is a team effort. We use a historic database of similar facilities as a reference and will work with your Construction Manager to reconcile any differences. To provide costs that are as accurate as possible in the conceptual design stage, we can prepare preliminary finish schedules. These enable your Construction Manager (CM) to further develop and refine a total budget that is consistent with your project's quality level.

Our team is able to consistently deliver projects of significant programmatic complexity and high design value within an owner's budget constraints and stated schedule. Our attitude and design approach takes cost control seriously and imposes it as a discipline on the planning and design process, as opposed to an approach that audits cost after-the-fact (the "wishful thinking" paradigm). A CM who brings a robust estimating process enhances the TSP team's efforts.

As a result, we place heavy emphasis on our responsibility to provide your Construction Manager with information required for cost and schedule controls. We'll prioritize which details your CM needs at appropriate milestones.

PRE-CONSTRUCTION

Every system and material has opportunities and limits. Understanding each system and component will ensure the integrity of the whole is not jeopardized. Pushing systems beyond their limits might cause components that were never intended for modification to become inefficient or uncontrollable.

Similarly, the TSP team must properly budget time and other resources to align with your needs and schedule. We monitor project progress and staff commitment on a weekly basis, making adjustments as appropriate.



Concrete Materials Corporate Offices, Sioux Falls, SD

SECTION D | MANAGING SCOPE & BUDGET

Changes are inevitable as the project develops. We will quantify and present to you any significant changes that impact the project schedule and/or design effort. Approved changes are documented and incorporated in a revised project budget and well-communicated to your Construction Manager.

Many factors beyond the capital project influence a budget. We'll help you and your CM identify realistic, total project costs to provide you with a clear and reasonable understanding of where you'll spend your money.

Together, we assess implications of potential design solutions during the design process to ensure you understand how your decisions impact the overall project.

From the start, the TSP team will work with you to define the quality desired, and then balance the quantity of space with the budget. We look first for ways to control the amount of space in a facility and balance it with the programmatic demand.

Aligning Goals and Resources

We hold an early workshop to ensure everyone is on the same page regarding the goals, budget and schedule, during this early planning phase. Workshops are a fast and economical means to gather lots of information, have critical discussions regarding the design goals and program, and sort through the pros and cons of various options.

These workshops continue throughout the design process. They're particularly important just before user group or community meetings, as they help us align our understanding of which options the budget will continue to support. This allows us to present a unified, concise message to stakeholders.

We prepare internal task budgets that coincide with design schedules and input these to our Project Management system. We track these budgets throughout the design period to keep the team on track and produce documents on schedule.



Details on the skywalk connecting Sanford USD Medical Center to a new hotel echo the castle turrets at the campus' children's hospital



Employee break room, Sioux Falls City Hall

As workload requirements change, we monitor these budgets to address any changes. We keep consultants informed of project milestone dates and contractual commitments. We monitor weekly workload leveling, project backlog, and project schedules for all projects to make sure adequate resources are available to meet client/owner's schedules.

DURING CONSTRUCTION

In this phase, our team must accurately assess and adjust as bidders propose alternate manufacturers. We'll also carefully balance the anticipated construction and related costs required to implement the selected design solution. Our team will design and evaluate options you might wish to integrate, once bidding is complete. It's one of many tools we use to make sure you're getting maximum value for your dollar.



Re-configurable work spaces, Sioux Falls City Hall

Our frank communication, expert design options, ongoing scope checks, analysis of efficiencies in space usage and building systems, and careful consideration of durability and maintenance all add up to a positive construction experience.

POST-CONSTRUCTION

The TSP team's responsibilities don't end with the completion of a punch list. During the first year after completion, we'll meet every three months with facilities staff or other City representatives to track the building's performance as well as the successes of the environment design.

If required, we will document the success of building system changes as part of any LEED certification process. We'll also conduct an 11-month project review with contractors so any warranty issues are addressed before they become a documentation nightmare.



Natural lights floods a two-story interior courtyard at North Star Mutual Insurance, Cottonwood, MN

CORPORATE OFFICE ADDITION | NORTH STAR MUTUAL INSURANCE COMPANY

TSP has served as a trusted advisor to North Star Mutual Insurance Company since 1979. Continued steady growth prompted North Star to once again engage TSP for planning and design of a significant office addition at its corporate headquarters.

TSP's architects and interior specialists collaborated closely with North Star stakeholders to keep the design highly contextual. The original building and previous additions reflect North Star's Midwestern roots and culture, and it was important for the addition to complement and elevate the existing facilities. Like TSP, North Star is a client-centered firm. The insurance company put its employees and policy holders first, requesting special design emphasis on the visitor entrance and interior environment for staff members, who typically stay on-campus for lunches, short breaks, and all-employee events.

The signature look greets visitors and staff outdoors, with a redesigned pond and updated landscaping. The pond serves double-duty as a reservoir for the campus' irrigation system. Meanwhile, a new walking path and gathering areas offer additional visual interest and functionality.

The new public entrance leads to an inviting lobby with distinct waiting areas. The executive suite and boardroom are nearby, but on the floor above to offer privacy for work sessions. Other collaborative meeting and conference spaces offer multiple ways for employees to connect. Even the right-sized open office areas include a select number of private offices to meet the needs of changing department sizes and work structures. A two-story interior employee courtyard is flooded with natural light to tie together outdoor and indoor environments. It's adjacent to an up-sized employee kitchen, vending, and support areas. Other features included expanded garage and mail room facilities, state-of-the-art mechanical and electrical systems, and larger parking lots for customers and employees.



LOCATION
Cottonwood, MN

SIZE
46,000 sf

CONSTRUCTION COST
Confidential to company

STATUS
Completion anticipated
Summer 2015

CONTACT
Jeff Mauland, CEO
(507) 423-6262



A collection of flexible open spaces and semi-private areas encourage collaborative work at TSP in Sioux Falls, SD

CORPORATE OFFICE ADDITION/RENOVATION | TSP, INC.

TSP's renovated office is an employee-centered design studio with a sense of place and orientation to the neighborhood. The firm decided to repurpose its building after 40 years of use. It was a "green" choice, but working within the existing structure and building systems added to the challenge of designing a workplace that is inspiring, creative-minded, and inviting for employees, clients, and guests.

During design, architects and interior specialists gave priority to ideas that created a team environment conducive to collaboration. Teamwork among disciplines, project teams, staff and clients is a vital part of the 85-year-old firm's legacy and its continued success. Designers added a gathering space to accommodate staff meetings, announcements, work functions, and visitor presentations. Strategically located as the heart of the plan, this multifunctional area is accessible from the lobby, kitchen, offices, and design studio. Its shape, placement, and color establish "The Square" as the organizing element by which people approach and move through the building.

In the design studio, open areas are interspersed with work stations so each team member can see and interact with others. Walls and partitions vary in heights, opacity, materials, colors, and textures. Reference libraries are centralized within each work group, housed beneath stand-up work counters to promote easy access.

The building's structural, mechanical and technology systems are semi-exposed. Large-format acoustical panels veil selected areas, while suspended translucent panels filter daylighting from a retained skylight. A very few doored offices provide privacy for those who need it on a regular basis. These are arranged along the main work area's perimeter, keeping them adjacent to core team members. Oversized glass doors promote transparency and encourage interaction.



LOCATION
Sioux Falls, SD

SIZE
17,712 sf

CONSTRUCTION COST
\$1,520,000

STATUS
Completed 2011

CONTACT
Dick Gustaf, CEO
(605) 575-1101





Concrete Materials' own products are integrated within the open-concept design for its corporate and service headquarters in Sioux Falls, SD

CORPORATE OFFICES | CONCRETE MATERIALS

Concrete Materials' new building was client-driven from start to finish—and illustrates TSP's agility in responding to a customer's evolving needs. The three-generation family business wanted a modern facility to consolidate its multi-site operations and provide future flexibility. The end result is a one-of-a-kind project that showcases the company's products within the design and is versatile enough to house a growing corporate staff, host client meetings, and welcome job-site workers for training and project-planning sessions.

Company leaders used TSP's renovated Sioux Falls offices as an inspiration springboard. The moveable wall system's glass walls, doors, and transom panels allow private offices to maintain a sense of openness. Daylight and exterior views extend into central offices. Embedded electrical components and opaque panels further maximize the custom options to separate public and semi-private spaces. This choice proved its value even during construction, as the company added employees and increased the number of offices. Other changes also took place after design was well underway—including the location of the preferred site. To accommodate the new lot, TSP oriented the building to a different direction. Our designers made additional adjustments to work within a smaller budget than originally planned.

Concrete Materials' products surface in surprising ways throughout the building. A gabion wall feature in the main lobby surrounds a flat-panel display with pink quartzite. The reception desk is cast-in-place concrete. And concrete blocks in a variety of sizes, textures, and colors dot the exterior walls in an offbeat pattern. Industrial and polished looks combine in support spaces such as the employee break room, fitness center, and state-of-the-art training facility.

Concrete Materials knows construction, and TSP embraced the opportunity to partner fully in the effort. The company handled its own cost estimating and project management, while TSP coordinated closely with the client's chosen consultants for landscape architecture and selected engineering specialties.



LOCATION
Sioux Falls, SD

SIZE
15,000 sf

CONSTRUCTION COST
\$3,472,500

STATUS
Completed November 2014

CONTACT
Patrick Sweetman,
President and CEO
(605) 336-5776



**2012 SPACE NEEDS ASSESSMENT
CITY OF SIOUX FALLS, SOUTH DAKOTA**



Report by TSP, Inc.
FALL 2012

SPACE NEEDS STUDY & PHASED CITY HALL 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 re-purposed countless times since TSP's founder, Harold Spitznagel, designed the art deco masterpiece. As a result, office suites have 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.

TSP worked with City administrators and staff to develop open-concept plans for workspaces, providing private offices only for a few staff positions. The projects eliminate space-allocation inequities among staff with similar roles and responsibilities. Informal gathering areas and nearby breakout rooms for internal (staff) and external (staff/public) meetings encourage teamwork and interaction without sacrificing defined areas for more focused use. Fixtures and furnishings carry through a color palette that complements the building's historic character.

LOCATION
Sioux Falls, SD

SPACE NEEDS STUDY (PHASE 1)
Completed: 2014
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: \$420,100 (estimated)
Completion: Anticipated August 2015

CONTACT
Lance Weatherly, City Project Manager
(605) 367-8601

PUBLIC INDOOR AQUATIC CENTER | CITY OF SIOUX FALLS



The City of Sioux Falls partnered with the TSP/Councilman-Hunsaker and Associates team to plan a new aquatic park for South Dakota's largest town. The facility will replace the existing pool at Spellerberg Park, which is centrally located to serve the entire community. The aquatic center will be the first indoor pool complex owned and operated by the City. The project gained public support through a ballot question affirmed by voters in April 2014. Construction began April 2015.

Spellerberg's new indoor facility will include several features grouped within a common area. The 5,739 sf recreational pool will have a zero-depth entrance, a 15-foot water slide, adjoining lap lanes, a current channel, and water sprays along the perimeter. Based on community feedback, TSP designers increased the therapy pool's depth to 5 feet.

A 50-meter pool with diving boards will be situated in a separate area, with a offices, a lifeguard room, and locker rooms accessible from either main functional space. A mezzanine level will afford spectators an overhead view of the 12,932 sf pool during events.

An outdoor spray park, sun deck, and picnic areas are a few of the features that are planned for later development, to honor the park's history as a community gathering place.

The project addresses several recommendations from Sioux Falls' city-wide Aquatic Facilities Master Plan, completed in 2013 by Councilman-Hunsaker. Councilman-Hunsaker's work revealed that several traditional pools in the City are obsolete both functionally and physically. The plan identified a community need for indoor water access that offers year-round programming and instruction.



LOCATION
Sioux Falls, SD

CONSTRUCTION COST
\$21,380,000 (estimated)

SIZE
61,180 sf

STATUS
Under construction
Completion anticipated Fall 2016

CONTACT
Don Kearney, Director, Parks & Recreation
(605) 367-8222

MASTER PLAN & DECADES OF RENOVATIONS | ROCHESTER PUBLIC UTILITIES

When Rochester Public Utilities (RPU) recognized the need to plan for the future, they retained TSP to complete an evaluation of the present office and site capacity, and to develop a long-range master plan to account for projected growth and needs over the next 20 years.

The TSP team assessed facility and staffing needs at 5-year, 10-year, and 20-year intervals. Our final report detailed space programs and schematic building and site plans at each time interval, probable construction cost, and identified the number of projects, phased to meet the needs at each time interval.

In total, the final report included—

- Recorded documentation of existing conditions
- Summary of each meeting held with RPU supervisors and managers
- Zoning and code summaries for the existing Customer Service Center site

The Master Plan Update built on TSP's most recent comprehensive planning effort for RPU, completed in 2005. RPU is a valued long-term client. Together, we've successfully completed dozens of projects stretching back several decades. Frequent work sites include the Customer Service Building, Silver Lake Power Plant, and individual pumphouses and wellhouses. Below is a selected list of RPU projects most relevant to the City of Sioux Falls' proposed new building—

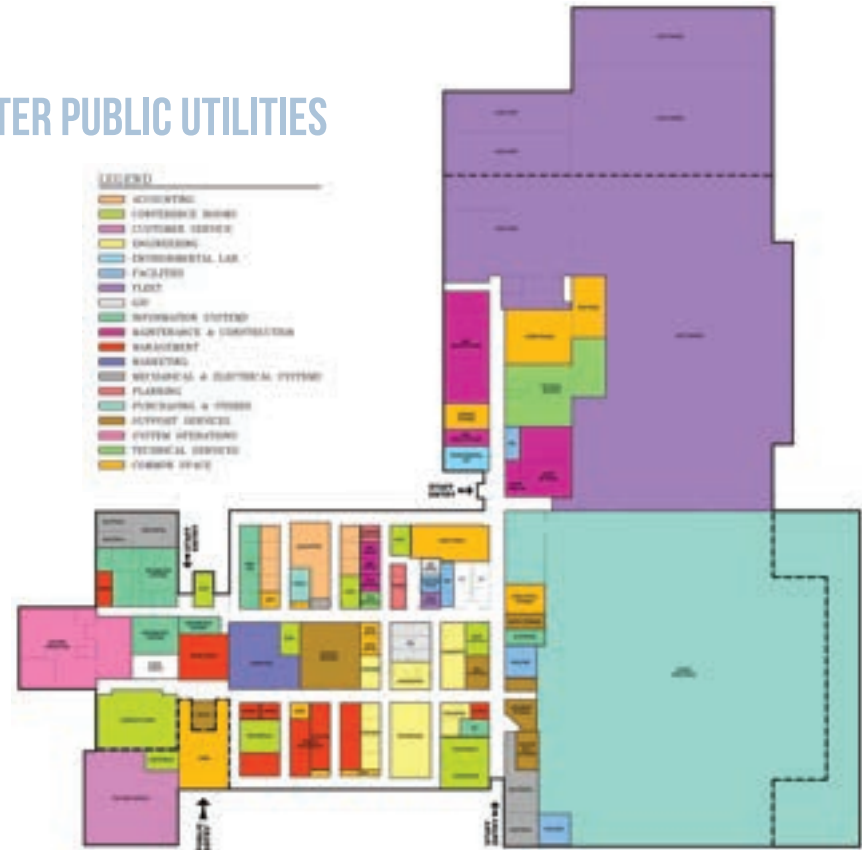
- Lobby Renovations
- Offices and Conference Rooms Update
- Fire Alarm System Replacement
- Master Planning
- Facility Condition Assessment
- Interior Design Consulting
- Office Fit-ups

LOCATION
Rochester, MN

MASTER PLAN UPDATE
Status: Completed 2012

CONTACT
Steve Monson, Facilities Supervisor
(507) 280-2955

COMPREHENSIVE MASTER PLAN
Status: Completed 2005



FIRE STATION & PUBLIC PARK | CITY OF SIOUX FALLS



A housing boom in the northwest portion of Sioux Falls fast-tracked this project to provide vital life safety services to families moving into the emerging development. New roads, a new school, and the need for a public green space in the area all factored into TSP's designs for Station 11. Our team's architects and engineers listened to City officials and Fire & Rescue leaders to create a highly functional emergency hub and set the stage for future growth in the West Maple Street neighborhood.

Close collaboration with Fire & Rescue staff, in particular, resulted in several enhancements to the City's standard fire house design. Our experts solved several recurring problems at recently built fire stations and gave fire crews dependable building systems and equipment. Rigid, outboard insulation meets more stringent energy codes while keeping the station's living quarters comfortable for crew members

during long shifts. Inadequate insulation in earlier designs caused interior condensation and even frost—an inefficient and potentially dangerous situation when lives depend on the integrity of the equipment inside the building's three garage bays. TSP's team also worked with the garage's overhead door vendor to calibrate custom sensor settings for opening and closing sequences. That attention to detail matters when crews have just seconds to pull together their gear and get clear of the station.

Together, TSP and the City kept the best of what worked in the previous design and adapted those features to fit in the vision for the new facility. Careful coordination with our civil partner, Goldsmith Heck Engineers, ensured the site plan tied into the developing streets, worked with the traffic patterns and safety concerns of the nearby school, and included an adjacent open space for residents to enjoy.

LOCATION
Sioux Falls, SD

SIZE
7,371 sf

CONSTRUCTION COST
\$1,745,265

STATUS
Completed March 2015

CONTACT
Travis Thom, Battalion Chief,
Fire & Rescue
(605) 367-8601

PUBLIC & PRIVATE OFFICE PROJECTS

The TSP team has collaborated with public entities, private institutions, and unique public/private partnerships to customize office buildings and service centers around each client's needs. These facilities are as varied as their purposes: city and county services, banking and business, healthcare administration, education and technology centers. Below, we offer a cross-section of a few such projects—

- Avera Health Corporate Offices, Sioux Falls, SD
- Black Hills Corporation Company-wide Office Design Standards, Campus Master Planning, and Corporate Headquarters Site Selection, Rapid City, SD
- Citibank Data Center Renovation, Sioux Falls, SD
- City/County Health & Human Services, a partnership between City of Sioux Falls and Minnehaha County, Sioux Falls, SD
- EROS Data Center Addition/Renovation, Garretson, SD
- Granite Falls City Hall, Granite Falls, MN
- IBP World Headquarters, Dakota Dunes, SD
- Kandiyohi County Health & Human Services Building, Willmar, MN
- Lake City Marina and Administrative Offices, Lake City, MN
- Marshall City Hall Study, Marshall, MN
- Minnesota Energy Resources Corporation Service Center, Rochester, MN
- Montana-Dakota Utilities Offices, Rapid City, SD
- POET Corporate Office Expansion, Sioux Falls, SD
- Rochester Public Works & Operations Center, Rochester, MN
- SDN Communications Offices, Sioux Falls, SD
- South Dakota Technology Business Center, Sioux Falls, SD
- South Dakota Land Building, Sioux Falls, SD
- Wells Fargo Financial Services, Sioux Falls, SD
- Winona County Office Building, Winona, MN



3-D digital models show the process relationship between concept and built structure for the POET Corporate Office Expansion, Sioux Falls, SD



Main lobby at Concrete Materials, Sioux Falls, SD

RELATIONSHIPS BUILT ON TRUST

TSP is proud of our many long-lasting relationships in government and corporate circles, some of which have endured for decades. The ongoing trust placed in us by administrators, elected officials, and community leaders is strong testimony to our client-centered approach. We invite you to visit with past and current partners—

Patrick Sweetman, President & CEO

Concrete Materials
(605) 336-5776
psweetman@cmcsd.com

Jeff Mauland, President & CEO

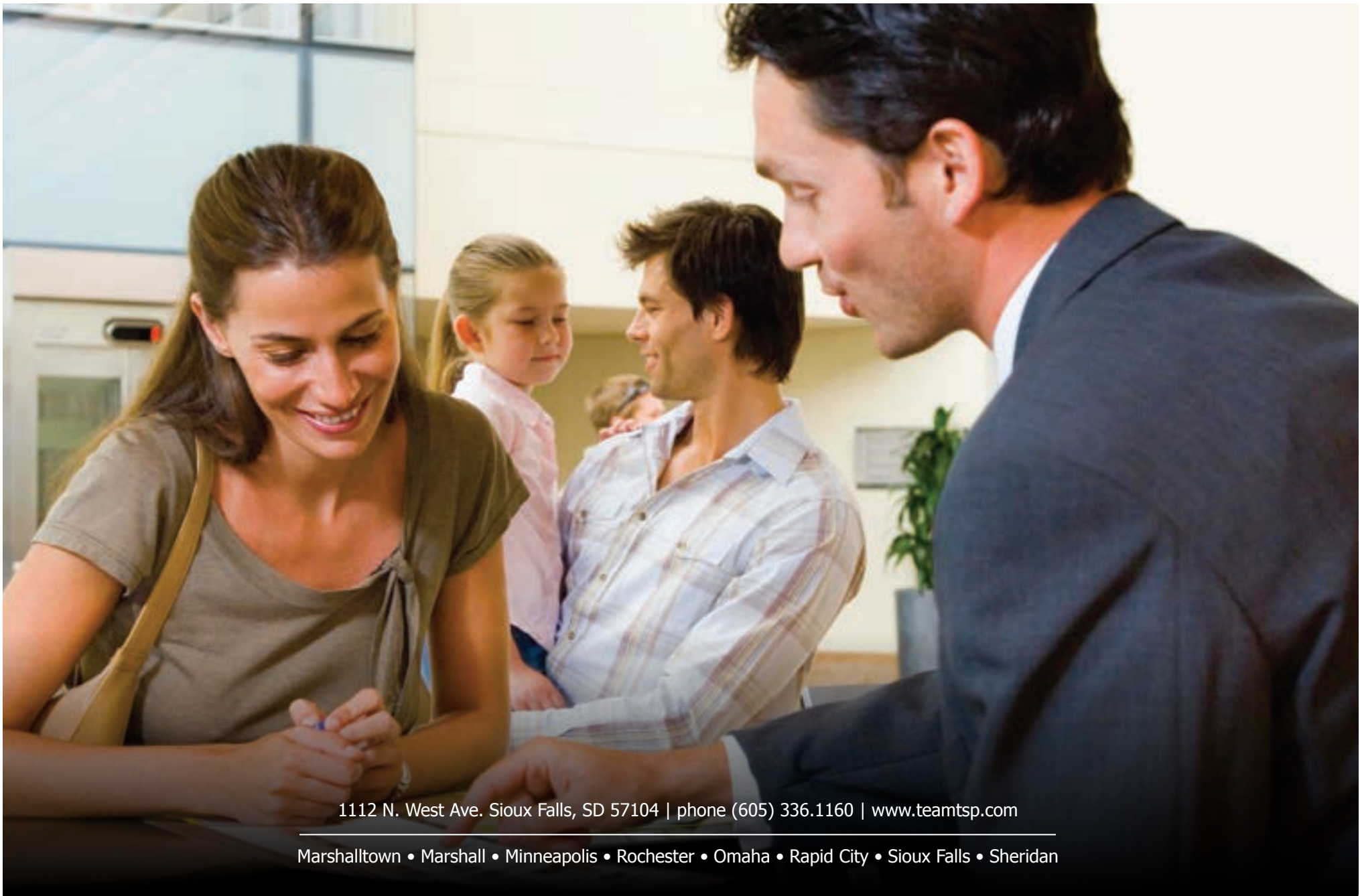
North Star Mutual Insurance Company
(507) 423-6262
jeff.mauland@northstarmutual.com

Robert Wilson, Assistant Commission Administrative Officer

Minnehaha County
(605) 367-4220
rwilson@minnehahacounty.org

“ TSP uses a collaborative design process with the customer to come up with a building that fits all of their needs, both from a function standpoint as well as a visual standpoint. We had numerous meetings with the TSP team and they did a masterful job of pulling ideas out of the Concrete Materials group to ultimately come up with a wonderful building design. ”

— Patrick Sweetman, President and CEO
Concrete Materials, Sioux Falls, SD



1112 N. West Ave. Sioux Falls, SD 57104 | phone (605) 336.1160 | www.teamtsp.com

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Proposal Request No. 15-0108