

A photograph of several baseball players in yellow jerseys and grey pants celebrating on a field. One player in the foreground has the number 22 on his back. They are in a pile-up, with some players jumping or running. The background shows a brick wall and some trees.

ELMEN CENTER

EXPANSION & RENOVATION

AU# 2122-02-0002D | March 10, 2021

AU AUGUSTANA
UNIVERSITY

TSP

Architecture
Engineering
Planning

Kahler Slater



March 10, 2021

Ms. Andrea (Miller) Smith, Director of Facility Services
Augustana University
2001 S. Summit Avenue
Sioux Falls, SD 57109

Mr. Josh Morton, Athletic Director
Augustana University
2001 S. Summit Avenue
Sioux Falls, SD 57109

RE: Elmen Center Expansion & Renovation

Dear Ms. Smith, Mr. Morton, and Selection Committee Members:

1112 N. West Ave.
Sioux Falls, SD 57104
(605) 336-1160
TeamTSP.com

The championship culture prevalent in Augustana Vikings athletic programs is well-known, hard-earned, and widely respected. Sioux Falls is incredibly proud of AU's multiple Division II national champions at both the individual and team levels. We at TSP share in that pride. Over the past 75 years, it's been our privilege as architects, engineers, planners, and interior designers to help shape your campus into an incredibly special environment that nurtures learning, growth, and adventure.

Architecture
Engineering
Planning

Augustana knows TSP, and we know Augie. Our multidisciplinary team currently is involved in the design of both the South Residence Hall and the North Residence Hall—the first facilities built from the Campus Master Plan we helped create together just last year. In support of those housing projects and to enable future development, our engineering teams also are designing upgrades for campus electrical systems and the central steam plant. These projects all will serve to prepare and position the University for greater growth, including enhanced athletic facilities.

The Elmen Center Expansion & Renovation project represents legacy as well as potential. We understand the key role the Elmen Center will play in AU's transition to Division I athletics. The facility is the heart of Augustana's athletic and recreation programs, and the 2019 CarrSports Consulting report identified several near-term improvements for the 32-year-old building. TSP provided engineering support for the original design, and we've since developed two major additions as well as smaller renovations, studies, and refreshes that contribute to TSP's foundational knowledge of the facility and its systems.

University athletic departments have a long list of passionate stakeholders, each with specific (and often competing) facility needs. The initial Pre-Design/Conceptual Design phase will be crucial. We will collaborate with user groups to identify the space needs for each and assist with prioritization. Then we'll create concept options that offer promise for the greatest returns on this key initiative of the AU's Vision 2030 strategic plan.

Our specialty consultants from Kahler Slater possess the expertise to guide Augustana smoothly through this delicate work. Kahler Slater's dedicated Sports + Recreation team will bring to the programming stage experience gained from relevant multi-sport facilities on other university campuses. They'll help us find functional efficiencies that don't compromise on any team's needs. Their involvement will elevate the Elmen Center's next transformation, assuring a facility that matches the level of talent and commitment your student athletes invest each day in training, teamwork, and competitive performance. TSP Architectural Lead Chase Kramer, an Augie alum, will be your day-to-day contact throughout the project. We believe this combination of known, local design partners and specialized athletics expertise is the best approach to respect our longstanding relationship with AU and deliver the greatest value.

A university campus offers a sense of place for students as well as alumni. All team members—including our frequent partners from Confluence and InfrastructureDG—understand the importance of this project. It will not only prepare Augustana for the transition to Division I athletics but also assist greatly in recruiting, retaining, developing, and training top student athletes who will carry forward AU's championship culture. We look forward to [#BuildingChampions](#) together!

Sincerely,
TSP, Inc.

Tim Jensen, PE, LEED AP
Principal-in-Charge

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Proposal for
**Augustana University Elmen Center
Expansion & Renovation**
AU# 2122-02-0002D
Qualifications for Architectural,
Engineering & Specialty Services

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CAPABILITIES

KNOWLEDGE TO INFORM YOUR DECISIONS

INTEGRATED ARCHITECTURE, PLANNING, & ENGINEERING



Legacy and new opportunities

As a company, we're built around a few beliefs that resonate with our team members in communities across the Upper Midwest—including your project's team in Sioux Falls. Since our founding as a one-man architecture shop in 1930, we've dedicated ourselves to pursuits that hold the greatest potential for communities: education, civic, and healthcare projects. Focusing on the work we want to do gives us more time to understand each client's vision, study emerging opportunities, and expertly weigh the inherent risks.

Teamwork, service, passion

Through teamwork, service, and passion, our people listen and develop a deep understanding of your "why." Our team builds on personalized service and regional expertise to bring you the most effective planning and design. Our planners, architects, engineers, and interior designers understand South Dakota campuses. TSP's decades of experience in higher-education projects throughout South Dakota, Minnesota, Nebraska, Iowa, and Wyoming will help us discover flexible solutions that fit your needs today and will serve Augustana University well into the future.

TSP, Inc.

1112 N. West Avenue
Sioux Falls, SD 57104
www.TeamTSP.com

Main Contact

Chase Kramer, AIA, LEED GA
Architectural Lead
KramerCD@teamtsp.com

Established: 1930

Additional Locations: Watertown and Rapid City, SD; Rochester, MN; Omaha, NE

Kahler Slater PROGRAMMING & SPORTS DESIGN

Moving boldly forward

Through architecture, interior design, strategic advisory, and environmental branding, Kahler Slater's dynamic collective of marketplace experts and creative thinkers harness the power of design to move boldly forward. With clients in the United States, Canada, and Singapore, Kahler Slater designs for civic and cultural, healthcare, higher education, corporate workplace, residential, hospitality, and sports, recreation, and wellness sectors. Kahler Slater is known for leveraging design to help clients achieve their strategic goals for advancing their organizations. The firm will serve the Elmen Center project from its office in Milwaukee, WI.

Recognized higher-education experts

From campus planning to athletic and recreation settings, Kahler Slater's team helps create higher-education environments that attract students, retain faculty and

deliver an extraordinary college experience. Through a collaborative process, we ask colleges and universities to dream big and leverage their project as a catalyst to advance their programs and their campus. We maintain a national higher education practice so we bring all of our clients a great deal of knowledge regarding trends across the country in teaching methodologies, space utilization and optimal collegiate experiences.

Dedicated sports + recreation team

For over 25 years, Kahler Slater has been fortunate to have worked on campus athletic and recreation facilities across the Midwest. From complex locker room renovations to arenas and stadiums, our team delivers athletic and recreational spaces to help colleges and universities meet the needs of today's students and coaches. Our dedicated Sports + Recreation team always aims to create the best experiences that support the entire student body's needs.

CONFLUENCE LANDSCAPE ARCHITECTURE



Augustana University Froiland Complex & Gilbert Science Center Renovation, a TSP + Confluence project

Confluence comprises landscape architects, urban designers, and planners. The staff of 70+ includes 39 licensed landscape architects and AICP certified planners—energetic, creative, passionate people who making communities better places to live. Confluence works on a wide range of educational, institutional, public, and private-sector projects, with landscape architects licensed to practice in more than a dozen other states. Your project's team member is based in Confluence's Sioux Falls office.

Confluence creates places full of life. The diversity of the firm's work and expertise has become a hallmark of the company's footprint. It's a big reason clients engage Confluence again and again to help establish their next creative vision for the future. The firm's people begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. This includes analyzing existing conditions, identifying challenges, and defining the specific issues that need to be resolved. From vision to completion, Confluence excels in collaborating to shape and achieve your "what's next"—while also planning ahead to serve your long-term strategy.

infrastructure CIVIL ENGINEERING

Infrastructure Design Group, Inc. is a civil engineering and land-surveying services firm that provides professional services to public and private clients in the southeast South Dakota region. InfrastructureDG will serve the Elmen Center project from its Sioux Falls office.

Founded in 2012, InfrastructureDG is considered a small firm with big experience. The company focuses on listening, providing personal service, communicating effectively, and delivering cost-effective solutions.

At the core of all successful projects is the InfrastructureDG team's inherent ability to listen to the client's needs and effectively communicate throughout the project to all stakeholders. The firm's people understand that their clients know a particular project's needs better than anyone else possibly could. With this mindset, InfrastructureDG has built a reputation of providing unmatched client service and satisfaction.



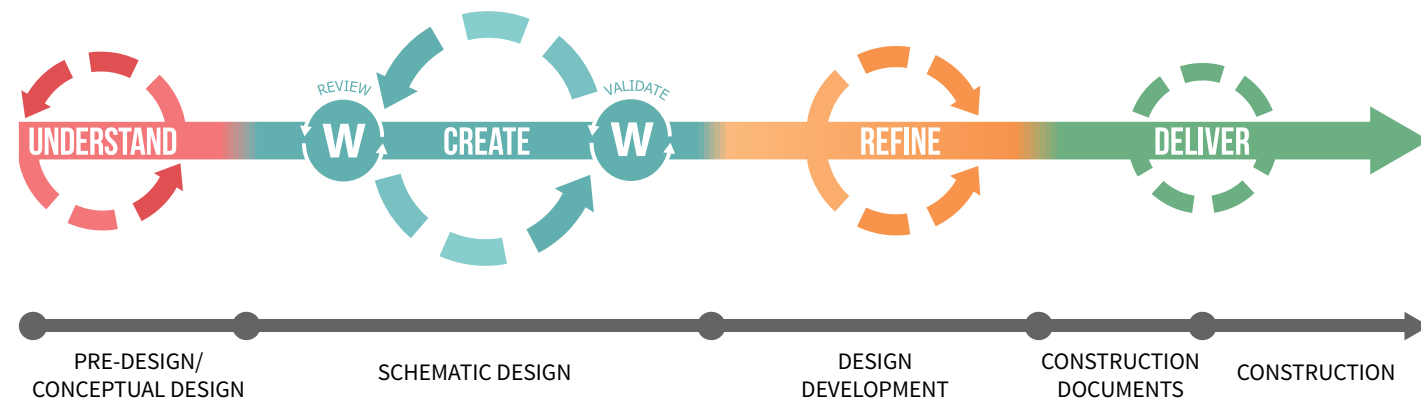
GRACO Facility Expansion, a TSP + InfrastructureDG project in Sioux Falls, SD

A PROVEN APPROACH

FORWARD-THINKING PROCESSES

OVERVIEW

The TSP + Kahler Slater team believes the best designs are built around—and with—the people they’ll serve. That’s why our collaborative process engages all key stakeholders and leads to a clear understanding of the problems to be solved. Our process aligns with the traditional design phases. However, we describe each in a way that’s customized for your project. We group these phases into several major stages: **Understand, Create, Refine, Deliver**. We then create a detailed work plan that breaks each process stage and design phase into tasks that tactically address specific items. Throughout every stage, we apply comprehensive project-management techniques to customize, document, communicate, and continuously update our tools and tactics. This enables us to provide high-quality professional services and deliver your project within budget and schedule.



OBJECTIVES BY PHASE

1 | Pre-Design/Conceptual Design

KEY OBJECTIVE: UNDERSTAND

Together with you and your whole organization, we’ll gather data to gain a clear understanding of the complex set of diverse items to be solved so we can judge our work within the appropriate context and eliminate any flawed solutions quickly and early.

2 | Schematic Design

KEY OBJECTIVE: CREATE

Through iteration, we’ll illuminate the issues and refine the work in collaboration with you and your stakeholders to establish a unified expectation of what the design will be.

3 | Design Development

KEY OBJECTIVE: REFINE

We’ll collaborate to optimize the design solution and ensure a balanced approach that allows us to meet the project’s collective goals, objectives, and key results.

4 | Construction Documents

KEY OBJECTIVE: DELIVER

Now we mentally “build” each detail and start producing clear drawings and specifications that convey to your construction partners the design’s intent—in actionable form that supports your vision.

5 | Construction Services

KEY OBJECTIVE: ADVOCATE

We’ll look out for your interests on the job site, coordinating with your chosen construction professionals to assure your goals are carried out through completion.

METHODOLOGY

Framework

To successfully vet and implement priorities, we’ll need to work through complex and interrelated issues. We’ll follow a methodical process to build consensus around the best design direction.

It’s absolutely critical that we cover this ground thoroughly in early stages. Unearthing new information later in the process typically risks costly redesign and lost time. During the initial sessions, our design team is present not to propose or even suggest solutions. Our primary role is to listen thoroughly and then reflect on the underlying meaning of each interaction. We understand it’s important to be patient and give each facility’s end-user time for thoughtful input.

We also realize that many staff members who will be involved in these efforts have never before participated in facility-design work. Our highly visual process uses design models, diagrams, images, and on-site observations. Tours or remote reviews of peer or aspirant university athletic programs also may help inform everyone’s goals and expectations. This is an opportunity to discuss trends in university athletics and where other programs are heading. Users can react to tangible examples and provide real-time feedback—so we can deliver real-time refinements to concepts.

By the end of these workshops, project proponents will reach consensus on workable solutions and will know they have been heard. We find that participants feel energized by seeing how their input has shaped the options as we progress through the different phases.

1 | Pre-Design/Conceptual Design

This phase sets the path for everything else that follows, laying the solid foundation for the entire design through a comprehensive programming stage. The TSP + Kahler Slater team will undertake a rigorous gathering of all the project’s appropriate design criteria, including building-program formulation, site-impact review, performance criteria, and any other aspects that could affect the design outcome. We’ll dive deep into the functional needs of the users and the facility from many aspects. This phase will move quickly but is essential to ensure a successful project. We resist the urge to pick up a pencil and start designing too soon.

PROGRAMMING YOUR SPACES

By definition, programming defines the problem to be solved. Programming for you will extend far beyond today’s project and needs to be captured in a visionary master program. This interactive space and function list will both define your vision and establish success measures for the project to come. It will incorporate thoughts you have already shared and build upon those initial ideas. It also will anticipate future needs and wants so we can consider those as part of today’s decision-making. We listen, learn, and empathize to fully discover your specific set of requirements through interaction with focus groups, staff, students, and administration. This helps us gain a deep understanding of your ideal environment and the needs of various student-athlete end-users. While relatively non-graphic to begin, this method of finding consensus around the spaces needed will help limit competing agendas and encourage more complete and effective input from everyone.



A TSP + Kahler Slater fieldhouse concept for a confidential client in Nebraska.

During the programming stage, it will be crucial to find synergies among the athletic programs sharing these spaces and define which single-use spaces are essential to achieve outcome goals. The program also will consider the existing building's rooms and functions as part of the space available. Once completed, this Elmen Center Expansion & Renovation must contribute to the way the facility acts as a whole.

The TSP + Kahler Slater team will create an adjacency matrix to identify and track those related spaces that should be in close proximity and which areas should be isolated from others. This informs our master plan for the complex, and we will work with stakeholders to define which elements best address the moment's most immediate priorities. To minimize conflicts with future, yet-unplanned development, we also will determine how near-term space uses might conflict with future needs.

GROUNDING OUR WORK WITHIN THE MASTER PLAN

During this Pre-Design/Conceptual Design phase, we carefully will review Augustana's most recent Campus Master Plan, which TSP helped develop with a broad cross-section of stakeholders. The Campus Master Plan sets the tone for how the reimagined Elmen Center must interact with other nearby facilities.

This body of gathered data will build our understanding of both the limitations present and the available freedoms to customize this specific project's design. Early deliverables within this context will define a preliminary budget and schedule that aligns with AU's stated goals.

VISIONING

TSP embraces integrated practice and has built our firm around that belief. We will always thoroughly listen first, then seek to understand your goals and aspirations for your project so we can communicate that image through your organization's own architectural language. For an athletic facility, it is crucial to remain centered in your brand, and we will be considering environmental branding throughout so you can capture the spirit of team, alumni, and campus presence.



PARTICIPATION

Our methods are built to engage stakeholders early and continuously communicate with these and other important focus groups. Our process moves the TSP + Kahler Slater team on site for several workshops.

The conceptual kick-off with Augustana and the stakeholder team(s) will take place in tandem with the design group's "First 1% Meeting"—an internal workshop that follows soon after to coordinate multidisciplinary details, including engineering for each system for the project. *(Read more on Page 26.)*

We then begin to rough out a Conceptual Design that arranges those spaces in a way that makes sense for you and your stakeholders and starts to illustrate the aesthetic and functional impacts of those decisions.

Collectively, our team can offer the best-available information to make decisions, drive better solutions, and result in stronger outcomes. Sharing baseline information at our conceptual kick-off meeting assures 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. It also creates an expectation that we all must participate for the project to be successful.

DEFINING ALTERNATIVES

We seek smart alternatives to help define the path from which to manage your project. The most critical decisions happen early on, during the programming stage of this larger phase. We'll provide you with the expertise to identify the best and brightest options that inform your decisions and help you achieve your goals. We'll take what we learn and translate it into a forward-thinking, client-focused design concept that checks all of the boxes for the University.

2 | Schematic Design

Research is imperative to articulate the concept, and the iteration process is every bit as crucial to find an optimized design solution. In this phase, we begin to craft a building around the concept already established. We'll uncover layers, evaluate ideas, and incrementally refine the design concept through a series of workshops. Each layer is a filter to understand the inter-workings of a concept from a particular point of view. The number of user groups involved in this project will require many layers.

Together, we'll create multiple alternatives that solve your real problems. The thorough information-gathering and programming conducted during Pre-Design/Conceptual Design reveals its value here.

We now can judge the work within the appropriate context, making quality decisions and quickly eliminating any solutions that rely on flawed assumptions. That gives us more time to focus on making the good stuff even better. Schematic Design brings the most tangible solutions to the group for critical evaluation. These end-user meetings focus on certain elements while being mindful of the whole.

COLLABORATION

This is your project, and we never lose sight of that fact. Everything we do depends on our understanding of your vision for Augustana and our shared insight. As a student-focused institution, the level of student involvement, whether athletic or not, should be considered. We'll create the overall design direction together as we communicate through drawings, models, and finishes, both exterior and interior. This dialog will be very visual and interactive and will set the stage for truly great conversations.

ITERATION

Through iteration, we solve problems, evaluate ideas, and incrementally refine the concept to consider multiple alternatives. Design is about making choices, and iteration is key to presenting and selecting the optimum course of action. Because we've already been through a problem-seeking stage, we can judge our work within the appropriate context, utilizing our team's specific expertise in the project type and on Augie's campus to quickly narrow the options to the best ones. We'll focus our time on making this design a truly great addition to your campus.

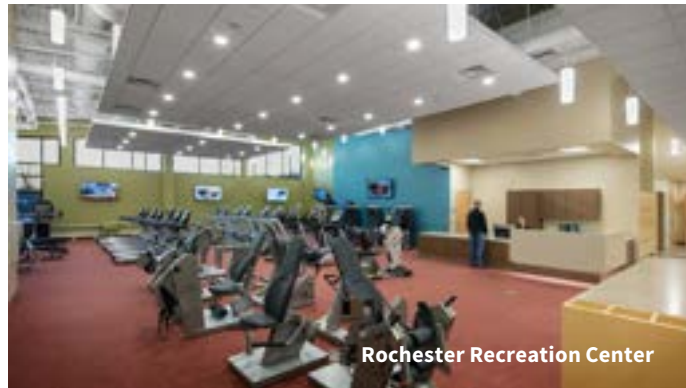
SPOTLIGHT: SANFORD WELLNESS CENTER

A nearly 30-year-old Wellness Center now feels like new to its users. The 2018 upgrades and changes include equipment, locker rooms, and additional spaces for core program offerings. TSP also designed additions to the gym and spin room through Construction Documents as a future expansion of the approximately 30,000 sf facility.

The \$3 million in updates at the Sioux Falls facility begin with a renovated lobby, front desk area, and café. The Wellness Center added a creatively lit iCycle studio with a tiered floor. A new hot-yoga space includes floor-to-ceiling mirrors. The facility's main room got a new sound system, a track that allows runners to use cleats, equipment including plate- and pin-loaded machines for cardio exercise, wall-mounted televisions, treadmills with televisions, and new overhead lighting.

TSP also assisted with locker-room fixtures and finishes updates, plus we helped remodel a training room. The former cycle studio and Women's Wellness Center now includes multiple equipment options in a smaller space for people who want a quieter setting.





Rochester Recreation Center



Midco Aquatic Center

REVIEW

The immediate feedback provided as part of this environment helps the entire project team work through complex issues, reaching compromise in an effective, respectful manner.

Throughout the life of the project, we'll engage this conversation-and-review component during a series of workshops, charrettes, and status meetings, utilizing sophisticated graphic tools to create imagery that can gather buy-in not only from internal stakeholders but also those of the larger Augustana community. As always, we will also verify the scope of the project and the budget to ensure it meets your constraints as well.

Our end goal is yours: establish a design solution that everyone can support going forward and that strengthens your whole team at the same time.

3 | Design Development

It's time to confirm any assumptions, define specific details of the design, select final materials, resolve any open design issues at hand, and move forward in a singular, preferred direction. We'll also be certain that the proposed scheme can be adapted to regulatory requirements. As we near the end of this phase, we'll quantify and qualify design details, select materials, and confirm all building systems.

The emphasis during Design Development is on bringing in the building's details as they apply to engineering, construction technology and systems, program requirements, and user needs. This includes a detailed inventory of the existing and future equipment to be accommodated within the facility design.

This phase's workshop series concentrates on reviewing and developing the plans and interior of each vital program space, confirming room layout and finishes, and coordinating all built-ins, fixtures, equipment, power and data, and other device locations. We also will discuss how far to take interior finishes and branding into the existing building. Based upon our past experience with your campus, the University and its user groups value the perception of a building with older portions that are difficult to distinguish from new additions.

COMMUNICATION

We certainly will use the tools of the day to keep the team at-large updated on progress and needs. These include email, web-based portals, video chats, and conference calls. The communication provided through our drawings and graphics is important as well, and the imagery developed in Schematic Design will be updated as we refine the project. But our project success stories come from going above and beyond the normal, day-to-day communication. As your trusted advisor, we must be both proactive in anticipating your needs and responsive in answering your questions.

FOCUS

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 up to speed and maintain a shared focus, regardless of where we are in the design process.

4 | Construction Documents

TSP will use the detailed graphics created in Schematic Design and Design Development to produce the Construction Documents (CDs) that ultimately will provide instructions to your chosen construction partners. Quality CDs are at the heart of efficient bidding and construction practices, and you'll have the opportunity to review and help advise various "coordination sets" as we approach the final CDs.

Your completed project should embody your vision and your goals—it should reflect you. The built facility must represent your ideals as a University. As your design team, we look forward to the day your story for the project is realized and begins serving student athletes, coaches, and teams.



Columbus Family Health & Wellness Center

DETAILED DRAWINGS

CDs reflect all decisions made in earlier phases. They provide the literal blueprints to coordinate among disciplines and project partners. We'll ensure that regulatory requirements are met and that contract documents appropriately address requirements for operations, architecture, engineering, site work, furniture and equipment. Our team also will make certain the document sets are appropriately organized for bidding and construction. Finally, we'll secure formal regulatory approvals as necessary to acquire construction permits and secure final City of Sioux Falls review approval.

BIDDING & NEGOTIATIONS

We'll then manage the bidding process for the University, coordinating communication efforts to mobilize qualified contractors or working directly with Augustana's chosen Construction Manager. Our role in the bidding stage includes answering questions from the Construction Manager, general contractor or prospective bidders, plus providing additional guidance with respect to the design intent and level of finish or materials.



Rochester Recreation Center

5 | Construction Services

The TSP + Kahler Slater team will represent the University for the duration of project construction, acting as your advocate to ensure the site is prepared properly and that the facility and its installed systems are built as designed, specified, and contracted.

CONTRACTOR RESOURCE

As your construction partner and subcontractors prepare to begin their work on site, TSP's documents help inform their planning, too: CDs provide guidance on design intent as contractors source the materials that TSP listed in the specifications for each component and room in your building. Throughout the build, TSP will make site visits and prepare/provide observation reports as part of Construction Administration services.

CLIENT ADVOCATE

TSP + Kahler Slater team members will work with your construction team to focus on the transitional details—the points where components and systems come together. These are the project pieces that cause the greatest percentage of building failures and have the highest likelihood for costly change orders. That's because transitional details are the unwarranted parts of the assembly, and they typically are concealed from view in the finished structure.

We want to be on site before exterior cladding goes up, before walls are fully framed, and before ceilings are installed. We'll work to ensure that—once concealed—transitional details will present no issues that are likely to cause problems for your building and maintenance staff.

These and other construction-activity milestones provide opportunities to make certain that all elements align with the Construction Documents.

TEAM OVERVIEW

LOCAL CONNECTIONS, NATIONAL PERSPECTIVE

The people who compose the TSP + Kahler Slater team share an understanding about why we're here: You. It's our job to help you imagine all the ways that smart design can support your staff and serve your campus. Together, we'll develop a realistic vision and final design that creates the best version of what the Elmen Center can become. We view ourselves as an extension of your staff. And you can be assured our team functions as a cohesive whole.

For this project, Architectural Lead Chase Kramer will serve as your primary contact. He'll coordinate closely with Project Planner Sean Ervin, Programming Lead Jeff Piette, and other team members to vet concepts and coordinate with interior, engineering, and site-design specialists. Working together under the supervision of Principal-in-Charge Tim Jensen, the TSP + Kahler Slater team will ensure that aesthetics and building functionality merge in the single best solution.



DESIGN LEADERSHIP

TIM JENSEN
PRINCIPAL-IN-CHARGE
TSP

JEFF PIETTE
PROGRAMMING LEAD
KAHLER SLATER

SEAN ERVIN
PLANNER & ARCHITECT
TSP

CHASE KRAMER
ARCHITECTURAL LEAD
TSP

DESIGN SUPPORT

ADAM BASTJAN
SENIOR DESIGNER
KAHLER SLATER

SCOTT LARDY
COST ESTIMATOR
TSP

BRENNA WIERTZEMA
INTERIOR DESIGNER
TSP

SITE & SYSTEMS

JON JACOBSON
LANDSCAPE ARCHITECT
CONFLUENCE

CHAD HANISCH
CIVIL ENGINEER
INFRASTRUCTUREDG

TADD HOLT
STRUCTURAL ENGINEER
TSP

ROGER NIKOLAS
MECHANICAL ENGINEER
TSP

DARRELL BREN
ELECTRICAL ENGINEER
TSP



TIM JENSEN, PE, LEED AP
Principal-in-Charge



Tim currently leads TSP's design efforts for Augustana University's pair of new residence halls, along with related upgrades to the campus's electrical infrastructure and steam-boiler system.

Tim's understanding of the Campus Master Plan will guide the design approach to stay consistent with future campus development plans. He will provide leadership to assign the right resources to this effort and keep all aspects of the project on track. His passion and commitment are evident in every project he serves.

Licensed
SD, MN, IA, NE

Certified
LEED Accredited Professional

Education
Bachelor of Science, Electrical Engineering, South Dakota State University

Selected Experience

- Augustana University, Sioux Falls, SD
 - » New North & South Residence Halls
 - » Campus Electrical Infrastructure Upgrades
 - » 2020 Campus Master Plan
 - » Mikkelsen Library Remodel
 - » Humanities Center Interior Remodel Phase 1 (Hamre Hall Renovation)
 - » Humanities Center Interior Remodel Phase 2 (Fixtures & Finishes Across All Building Levels)
- » Baseball & Softball Complex Concessions Building
- Aberdeen Family YMCA, Aberdeen, SD
- USD Community College for Sioux Falls, Sioux Falls, SD
 - » Classroom Building
 - » Graduate Education & Applied Research (GEAR) Center
- South Dakota State University, Brookings, SD
 - » American Indian Student Center
 - » SDSU Foundation Alumni Center
 - » SDSU Foundation President's Home
 - » Solberg Hall Renovation
- Avera Prairie Center, Sioux Falls, SD



SEAN ERVIN, AIA, NCARB, LEED AP
Planner & Architect



Sean understands that successful campus facilities require functionality, ease of operations, and careful stewardship of dollars. He will provide oversight to ensure the big picture and the details are addressed and that all the project

team members are unified in understanding the project objectives. Sean has conducted numerous facility plans for education and civic clients, giving him an expert ability to pinpoint potential problem areas and spot opportunities that will provide the best return on your investment.

Registered
SD, IA, MN, NE

Certified
LEED Accredited Professional

Education
Master of Architecture and Master of Construction Management, Washington University-St. Louis

Selected Experience

- Augustana University, Sioux Falls, SD
 - » Elmen Center Hall Football Complex Expansion
 - » Mikkelsen Library Remodel
- Columbus Family Health & Wellness Center, Columbus, NE
- Aberdeen Family YMCA, Aberdeen, SD
- Marshalltown Family Y, Marshalltown, IA
 - » Horne-Henry Center Complex Joint YMCA/YWCA
 - » YMCA Remodel to Create Athletic Community Center
- City of Sioux Falls, SD
 - » City Hall Space-Needs Study & Phased Renovations
 - » Midco Aquatic Center
- City of North Platte Recreation Center Master Planning, North Platte, NE
- University of South Dakota, Vermillion, SD
 - » Continuing Education Center Renovation
 - » Dakota Dome Bleacher Replacement
- Southeast Technical College, Sioux Falls, SD
 - » Campus Development Plan
 - » New Laboratory & Student Services "Hub" Facility
- USD Community College for Sioux Falls, Sioux Falls, SD
 - » Campus Master Plan
 - » Graduate Education and Research (GEAR) Center
 - » Classroom Building

Kahler Slater

JEFF PIETTE, AIA

Programming Lead



Jeff leads Kahler Slater's Sports + Recreation Team and has dedicated his career to collegiate and community sports and recreation environments. For over 25 years, Jeff has successfully driven technically complex and contextually sensitive

projects. He is skilled at clearly communicating with clients and maintaining the project's focus, schedule, and budget. As the Programmer, his responsibilities for this project will include working with TSP, Inc. to develop the programmatic needs into viable design concepts for the Augustana University Elmen Center Expansion and Renovation.

Registered

WI

Affiliations

American Institute of Architects; National Intramural-Recreational Sports Association; Society of College and University Planners

Education

Master in Architecture, University of Wisconsin-Milwaukee; Bachelor of Science in Architectural Studies, University of Wisconsin-Milwaukee

Selected Experience

- University of Wisconsin-Whitewater Prucha Field at James B. Miller Stadium Facility, Whitewater, WI
- Confidential University Baseball Training Facility
- Milwaukee School of Engineering Baseball Fields, Glendale, WI
- University of Wisconsin-Platteville Baseball Facility Master Plan, Platteville, WI
- Village of Sussex Stadium and Baseball Complex, Sussex, WI
- Carthage College Softball Renovation, Kenosha, WI
- Ripon College Willmore Athletic & Wellness Center, Ripon, WI
- Marquette University Al McGuire Center Renovations, Milwaukee, WI
- Cornell College Small Sports Center Renovation and Expansion, Mount Vernon, IA
- University of Wisconsin-Stevens Point Health & Wellness Center, Stevens Point, WI
- University of Wisconsin-Milwaukee Klotsche Center, Milwaukee, WI
- University of Wisconsin-Green Bay Kress Events Center, Green Bay, WI

TSP

CHASE KRAMER, AIA, NCARB, LEED GA

Architectural Lead



Proud Augustana alumnus Chase applies his keen eye for detail to design facilities that stand the test of time. He is an active listener and asks the right follow-up questions that help guide clients toward meaningful understanding of their

own opinions and preferred direction. This allows him to advise on issues where his expertise may lead to new ideas or better decisions. Chase successfully has guided several multimillion-dollar, award-winning projects from design through construction documents. His consistent presence starts with the pre-design process and continues through on-site construction visits. Chase will ensure your project's structure, systems, and aesthetics meld into a cohesive building experience.

Registered

SD, IA

Certified

LEED Green Associate

Education

Master of Architecture, Iowa State University; Bachelor of Arts, Augustana University

Selected Experience

- Augustana University, Sioux Falls, SD
 - » New North & South Residence Halls
 - » 2020 Campus Master Plan
 - » 2015 Campus Plan Update
 - » Froiland Complex & Gilbert Science Center Renovation
 - » Humanities Center Interior Remodel Phase 1 (Hamre Hall Renovation)
 - » Humanities Center Interior Remodel Phase 2 (Fixtures & Finishes Across All Building Levels)
 - » Indoor Activities Center Concepts
 - » Athletics Conceptual Planning
- Southeast Technical College, Sioux Falls, SD
 - » Campus Development Plan
 - » New Laboratory & Student Services "Hub" Facility
- Northern State University Jewett Regional Science Education Center, Aberdeen, SD
- Dakota State University, Madison, SD
 - » East Hall Renovations Phase 1 (Third Level)
 - » East Hall Renovations Phase 2 (Lower Level, Main Level, and Second Level)
 - » Beacom Institute of Technology
- South Dakota School for the Blind & Visually Impaired New Campus, Aberdeen, SD
- Midco Aquatic Center, Sioux Falls, SD

Kahler Slater

ADAM BASTJAN, AIA, LEED AP

Senior Designer



Adam, an Associate Principal on the Sports + Recreation team, will serve as Designer for your project. Adam's work is inspired by his overarching passion for sports and recreation as well as a deep curiosity in creating thoughtful and unique

environments. Adam has extensive experience designing sports, recreation, and wellness projects that enhance the daily lives of those who use them. Adam also stays abreast of the latest thinking, approaches and technology in the fitness, wellness arena. His work has been recognized with multiple design awards from a wide range of design and industry organizations including AIA, ASID, and *Athletic Business Magazine*.

Registered

WI

Certification

LEED Accredited Professional

TSP

SCOTT LARDY

Cost Estimator



Scott has extensive experience providing cost estimating for new construction and renovation projects. He is exceptionally qualified to provide construction cost services nationwide, with concentrated expertise in

the Midwest. His experience encompasses construction cost estimating, including cost projections, value engineering, constructability reviews, and material, labor, and equipment evaluations. He offers alternative products and procedures while advising on economic factors affecting these choices. Scott is responsible for developing the estimates and/or working with the Owner's contractor or other representatives to complete these forecasted budgets.

Education

Associate of Applied Science, Architectural Drafting & Estimating, North Dakota School of Science

Education

Master of Architecture, University of Wisconsin-Milwaukee; Bachelor of Science, Architecture, University of Minnesota-Twin Cities

Selected Experience

- University of Wisconsin-Whitewater Prucha Field at James B. Miller Stadium Facility, Whitewater, WI
- Confidential University Baseball Training Facility
- Milwaukee School of Engineering Baseball Fields, Glendale, WI
- Village of Sussex Stadium and Baseball Complex, Sussex, WI
- Carthage College Softball Renovation, Kenosha, WI
- Ripon College Willmore Athletic & Wellness Center, Ripon, WI
- Marquette University Al McGuire Center Renovations, Milwaukee, WI
- Cornell College Small Sports Center Renovation and Expansion, Mount Vernon, IA
- University of Wisconsin-Stevens Point Health & Wellness Center, Stevens Point, WI
- Carroll University Van Male Fieldhouse Renovation, Waukesha, WI

Selected Experience

- Augustana University Froiland Science Complex & Gilbert Center Renovation, Sioux Falls, SD
- South Dakota School of Mines & Technology, Rapid City, SD
 - » Student Wellness & Recreation Center
 - » SD Mines Foundation Alumni Center
- University of South Dakota Dakota Dome Bleacher Replacement, Vermillion, SD
- Northern State University Jewett Regional Science Education Center, Aberdeen, SD
- Southeast Technical College New Laboratory & Student Services "Hub" Facility, Sioux Falls, SD
- USD Community College for Sioux Falls, Sioux Falls, SD
 - » Classroom Building
 - » Graduate Education and Applied Research (GEAR) Center
- South Dakota State University, Brookings, SD
 - » American Indian Student Center
 - » SDSU Foundation President's Home
 - » Wecota Annex Renovation Concepts
- Dakota State University, Madison, SD
 - » Beacom Institute of Technology
 - » East Hall Renovations-Third Floor
- Special Olympics South Dakota Unify Center, Sioux Falls, SD



BRENNA WIERTZEMA, NCIDQ

Interior Designer



Brenna is drawn to projects that offer an opportunity to create uplifting, comfortable environments. She believes design affects everyone's lives on a daily basis, and she wants her work to provide surroundings where people can thrive. Several of

Brenna's recent projects incorporate colors, materials, and finishes in an overall scheme that provides clear wayfinding guidance to visitors. She is actively involved with South Dakota Interior Designers, a nonprofit organization whose members advance the practice of design across the state.

Certified

National Council for Interior Design Qualifications

Education

Bachelor of Science, Education & Human Sciences with Interior Design Emphasis, South Dakota State University

Selected Experience

- Augustana University Froiland Complex & Gilbert Science Center Renovation, Sioux Falls, SD
- Sanford Health Wellness Center Renovation, Sioux Falls, SD
- Columbus Family Health & Wellness Center, Columbus, NE
- Dakota State University Beacom Institute of Technology, Madison, SD
- South Dakota State University American Indian Student Center, Brookings, SD
- Southeast Technical College New Laboratory & Student Services "Hub" Facility, Sioux Falls, SD
- City of Sioux Falls Midco Aquatic Center, Sioux Falls, SD
- Special Olympics South Dakota Unify Center, Sioux Falls, SD



Columbus Family Health & Wellness Center

CONFLUENCE JON JACOBSON, PLA

Landscape Architect



Jon has led the Sioux Falls office of Confluence since its inception and came to Confluence from a true multidisciplinary environment: He worked alongside architects, engineers, and interior designers for nearly a

decade as a staff member at TSP. Adept at communicating with a wide range of design professionals and clients, he values open and candid client relationships as the heart of a successful project.

Registered

SD, MN, IA, ND, WY

Education

Bachelor of Landscape Architecture, Iowa State University

Selected Experience

- Augustana University, Sioux Falls, SD
 - » Elmen Center Hall Football Complex & Sanford Gym*
 - » New North & South Residence Halls*
 - » 2020 Campus Master Plan*
 - » Froiland Complex & Gilbert Science Center Renovation*
 - » 2015 Campus Signage Update
 - » Soccer Field Improvements
 - » Center for Visual Arts*
 - » Heritage Park Improvements
 - » Athletic Facility Site Planning
- South Dakota State University, Brookings, SD
 - » Dykhouse Student Athletic Center
 - » Campus Master Plan
 - » Wellness Center Addition
 - » Architecture, Mathematics, and Engineering Building
 - » Sigma Phi Epsilon House
 - » SDSU Foundation Alumni Center*
 - » SDSU Foundation President's Home*
 - » McCrory Gardens Education & Visitor Center
 - » Jackrabbit Green Landscape Planning
 - » Outdoor Learning Laboratory at the Fishback Center for Early Childhood Education
- Southeast Tech, Sioux Falls, SD
 - » Campus Development Plan*
 - » New Laboratory & Student Services "Hub" Facility*
- USD Community College for Sioux Falls, Sioux Falls, SD
 - » Campus Master Plan*
 - » Graduate Education and Research (GEAR) Center*
 - » Classroom Building*
- USD Discovery District Phase I Implementation
Sioux Falls, SD

*Teamed with TSP



CHAD HANISCH, PE

Civil Engineer



Chad has led, managed, and designed a wide variety of engineering projects over the course of his career. This experience spans specialty services including transportation, water, wastewater, drainage, site design, land development,

and parks projects. Chad has played numerous roles within each project area, from surveyor and project engineer to group leader and site manager. He has a strong knowledge base to meet virtually all aspects of a client's engineering and project-management needs.

Licensed

SD, MN, IA

Education

Bachelor of Science, Civil Engineering, South Dakota State University



TADD HOLT, PE

Structural Engineer



Tadd's responsibilities include structural design, specification, and project inspections. With a background in projects from educational to healthcare and commercial facilities, he draws upon a broad range of experiences. Tadd's deep

sense of personal accountability is rooted in lessons learned not only during his professional engineering career but through his 30-plus years of service in the U.S. Army Reserves and the South Dakota Army National Guard. He's been an integral part of our team for several addition/renovation projects at recreational facilities, including those serving higher-education clients.

Licensed

SD, MN, IA, NE

Education

Master of Science and Bachelor of Science, Civil Engineering, South Dakota State University

Selected Experience

- South Dakota State University Chiller Line—Pierson Hall to Larson Commons, Brookings, SD
- City of Garretson Five-Year Capital Improvements Plan (the first-ever for the town), Garretson, SD
- City of Sioux Falls, SD
 - » Metropolitan Planning Organization Long-Range Transportation Plan—2045 and 2040
 - » 85th Street Improvements—Minnesota Avenue to Cliff Avenue
 - » Arrowhead Parkway Improvements
 - » Eighth Street Bridge Improvements
 - » Neighborhood Water Main Improvements
 - » 60th Street Corridor Study
 - » Cliff Avenue Improvements—Chamber Street to Benson Road and Benson Road to 60th Street North
 - » 69th Street Improvements
 - » 57th Street Improvements
 - » Franklin Avenue Improvements
- City of Brandon Drainage Master Plan, Brandon, SD

Selected Experience

- Augustana University, Sioux Falls, SD
 - » Froiland Complex & Gilbert Science Center Renovation
 - » Elmen Center Team Rooms & Human Performance Expansion
- Aberdeen Family YMCA, Aberdeen, SD
- City of Rochester Recreation Center Addition/Renovation, Rochester, MN
- Dakota State University Beacom Institute of Technology, Madison, SD
- Northern State University Jewett Regional Science Education Center, Aberdeen, SD
- South Dakota State University, Brookings, SD
 - » SDSU Foundation Alumni Center
 - » Frost Arena Scoreboard Replacement
 - » Mathews & Pierson Halls Restroom Remodels
 - » Solberg Hall Renovation
- University of Sioux Falls Glidden-Martin Hall Renovation, Sioux Falls, SD
- South Dakota School for the Blind & Visually Impaired New Campus, Aberdeen, SD
- Avera Prairie Center, Sioux Falls, SD

TSP **ROGER NIKOLAS, PE, LEED AP**
Mechanical Engineer



Roger designs systems that contribute to long-term efficiency and seamless building operations. He evaluates existing-system attributes and identifies potential improvements that translate to maintenance savings. His designs consider

climate control, energy conservation, indoor air quality, energy-management systems, and phased integration to occupied facilities. He has extensive experience in project phasing, scheduling, and management for complex facilities that require precise interaction among M|E|P designs.

Licensed

SD, MN, IA, NE, ND

Certified

LEED Accredited Professional

Education

Bachelor of Science, Mechanical Engineering,
University of Minnesota

Selected Experience

- Augustana University, Sioux Falls, SD
 - » Elmen Center Team Rooms & Human Performance Expansion
 - » Elmen Center Hall Football Expansion
 - » New North & South Residence Halls
 - » 2020 Campus Master Plan
 - » New North & South Residence Halls
 - » Steam Plant Upgrades
 - » Froiland Science Complex & Gilbert Center Renovation
 - » Humanities Building HVAC Upgrade
 - » Morrison Commons Multizone Air Handler Replacement Study & Engineering Design
- Aberdeen Family YMCA, Aberdeen, SD
- Columbus Family Health & Wellness Center, Columbus, NE
- Dakota State University, Madison, SD
 - » Beacom Institute of Technology
 - » Campus Infrastructure Upgrades
- South Dakota State University, Brookings, SD
 - » American Indian Student Center
 - » Solberg Hall Renovation
- Southeast Technical College, Sioux Falls, SD
 - » Campus Development Plan
 - » New Laboratory & Student Services “Hub” Facility
- USD Community College for Sioux Falls, Sioux Falls, SD
 - » Graduate Education and Research (GEAR) Center
 - » Classroom Building
- Avera Prairie Center, Sioux Falls, SD

TSP **DARRELL BREN, PE, LEED AP, RCDD**
Electrical Engineer



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

flexibility. He serves as director of mechanical and electrical engineering, overseeing both disciplines. As a Registered Communication Distribution Designer (RCDD), Darrell also is skilled in the design of information transport systems and its related infrastructure. He will help you realize project goals and match your facility’s electrical systems to your needs.

Licensed

SD, MN, IA, NE, ND

Certified

LEED Accredited Professional

Education

Bachelor of Science, Electrical Engineering,
South Dakota State University

Selected Experience

- Augustana University, Sioux Falls, SD
 - » New North & South Residence Halls
 - » Campus Electrical Infrastructure Upgrades
 - » 2020 Campus Master Plan
 - » Froiland Science Complex & Gilbert Center Renovation
- Dakota State University, Madison, SD
 - » Beacom Institute of Technology
 - » Campus Infrastructure Upgrades
- South Dakota State University, Brookings, SD
 - » American Indian Student Center
 - » SDSU Foundation Alumni Center
 - » SDSU Foundation President’s Home
 - » Wecota Annex Renovation Planning & Design Concepts
- Southeast Technical College New Laboratory & Student Services “Hub” Facility, Sioux Falls, SD
- Northern State Jewett Regional Science Education Center, Aberdeen, SD
- South Dakota School for the Blind & Visually Impaired New Campus, Aberdeen, SD
- City of Sioux Falls, SD
 - » City Hall Phased Renovations
 - » Midco Aquatic Center
 - » Arena Power Study
 - » Arena Lighting Upgrade
- Avera Prairie Center, Sioux Falls, SD

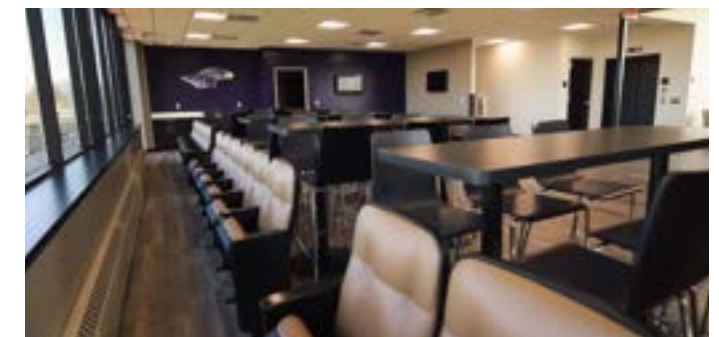
Kahler Slater

PRUCHA FIELD AT JAMES B. MILLER STADIUM FACILITY
UNIVERSITY OF WISCONSIN-WHITWATER



The University of Wisconsin-Whitewater chose Kahler Slater to design a Baseball Training Center to better support its top Warhawk Baseball program. The project’s goal: provide a state-of-the-art center to transform how many student-athletes train on a daily basis as well as celebrate the history and legacy of the very successful DIII program.

Adjacent to Miller Stadium, the Baseball Training Center houses the team locker suite, athletic training room, meeting room, and a player lounge. The locker suite backs up and is directly connected to the home dugout for convenient access during games. The design also includes an Alumni Lounge with outdoor deck overlooking the stadium. Environmental branding elements throughout the Training Center celebrate the rich history of the Warhawks team, the players, and their multiple championships. A press box and concession stand also were designed to be added behind the home plate at Miller Stadium in the future. It will include a first-floor



concession area and a second-floor media and operations room. For a complete tour of the Miller Stadium and Baseball Training Center project, [click here](#) or visit <https://www.youtube.com/watch?v=EEAjM6eHD54> online.

“UW-Whitewater strives to lead in the classroom and community,” Head Baseball Coach John Vodenlich said. “This project will set a new standard for baseball programs nationwide.”

Location

Whitewater, WI

Stadium Facility

Size: 8,680 sf
Completed: September 2018

Construction Cost

\$2,247,813

Contact

John Vodenlich, Head
Baseball Coach
vodenlij@uww.edu
(262) 472-1420

Kahler Slater **TRAINING COMPLEXES & SUPPORT SPACES**
VARIOUS COLLEGES & UNIVERSITY CLIENTS



Marquette University Al McGuire Center Renovations



Ripon College
Willmore Athletic & Wellness Center



University of Wisconsin-Milwaukee Klotsche Center

Kahler Slater **BASEBALL TRAINING CENTER**
CONFIDENTIAL UNIVERSITY CLIENT



Kahler Slater is partnering with a confidential university and its foundation to design a new Baseball Training Center to support its growing program. The Center will be adjacent to the existing campus baseball field, along the first-base side. The project is programmed to include team locker rooms, team lounge, kitchenette, coaches office suite, and team storage.

With a focus on student-athlete training, the design includes dedicated space for training amenities such as batting cages and a pitching area. An alumni suite will provide guests with views of the field and celebrate the team's milestones and accomplishments.

To help support fundraising and garner interest in the project from students, alumni, and potential donors, Kahler Slater prepared a conceptual design packet that communicates an exciting program and design aesthetic for the new facility. The project currently is in fundraising.

Location
Confidential

Baseball Training Center
Size: 14,600 sf new, estimated
Fundraising Concepts Completed: 2017

Construction Cost
TBD (now in fundraising stage)

Contact
Confidential

TSP **ELMEN CENTER + NUMEROUS ATHLETICS PROJECTS & CONCEPT PLANS**
AUGUSTANA UNIVERSITY

Original facility engineering services

TSP created engineering designs for the original Elmen Center—home to Augie’s Athletic, Recreation, and Physical Education departments. The facility hosts more than 100 events annually, ranging from basketball competitions to sports clinics, volleyball tournaments, concerts, youth camps, lectures, rallies, and swim meets.

At the time it opened, the facility included two racquetball courts, a 25-yard pool, six locker rooms, a classroom, a state-of-the-art training facility, and a multipurpose room that’s used for aerobic dance, martial arts, and wrestling. The building’s main activity space is the Hall Sports Forum. Within its 27,000 sf performance area is a 176-yard running track, long-jump pit, batting cage, and four multiuse courts for basketball, volleyball, and tennis.



Team rooms expansion

A much-needed Team Rooms & Human Performance Expansion added 8,000 sf to the Elmen Center’s southwest corner in 2004. TSP designed this space to include new team rooms for men’s and women’s basketball, women’s volleyball, coaches’ offices, expanded weight room and training facility, classroom, and human performance lab.



Football complex + gymnasium

The Hall Football Complex & Sanford Practice Gym followed in 2007. Sparked by \$4 million in gifts, the project includes comprehensive support and conditioning spaces for the football program. The ground floor contains a new weight room, offices, meeting rooms, and locker room. On the second level, two regulation-size college basketball courts await in the Sanford Gym. The courts feature state-of-the-art wood surfaces and a curtain to separate courts for individual use. The extra capacity helps resolve scheduling conflicts and allows Augie to remain competitive in recruiting. Ceiling-mounted baskets can be lowered to less than 10 feet, making the gyms ideal for youth camps as well.



Soccer field planning study

As part of the Football Complex design work, TSP developed plans for an adjoining outdoor soccer field. Confluence team member Jon Jacobson completed the study during his time as a TSP employee. Now called Morstad Field, the venue opened in 2009 and enabled Augie to move Viking soccer on campus for the first time in the program’s history.

TSP **ELMEN CENTER + NUMEROUS ATHLETICS PROJECTS & CONCEPT PLANS**
AUGUSTANA UNIVERSITY



Brand refresh and concepts

Augustana updated its look in 2009 with a modern take on the Viking mascot. TSP provided support to carry the new brand and its bolder colors throughout a subsequent refresh of the Elmen Center’s Hall Sports Forum.

Later, we helped Augie translate those same concepts to a larger venue: Sioux Falls Arena, an original TSP project designed by firm founder Harold Spitznagel. The Arena work included large sponsor-logo signage as well as Augie imagery.



A subsequent, separate effort reimagined the Hall Sports Forum as an improved and expanded competition venue with new seating, spectator suites, and other upgrades.

Baseball/softball projects and concepts

In 2013, Augie engaged TSP to conduct a planning study and develop concepts to reimagine Bowden Softball Field. The work evaluated two mutually “big ideas” identified by Athletic Department leaders. Both options incorporated NCAA softball rules for playing facility and field specifications as well as support components including seating, press box, dugouts, bullpens, and batting cage. One model renovated the 1991 field at its existing location and orientation; the other reconstructed the field by reorienting home plate in the southwest corner of the existing playing field.

TSP also designed a new support building, completed Spring 2017. Service windows for concessions sales on two sides of the structure face both Bowden Field and Karas Park—home of Ronken Field. The building contains an equipment storage room and public restrooms to serve fans from both fields.

Indoor Activities Center concepts

TSP collaborated with Augustana Athletics in 2013-2014 on a proposal to augment the Elmen Center. An all-new approximately 85,000 sf Indoor Activities Center would include a 200-meter track and related support areas. The plan called for vacating Grange Avenue between 33rd and 37th Streets so the Indoor Activities Center could adjoin the Elmen Center via a link. The concept included remodeling portions of the Elmen Center itself to bring student wellness, fitness, and athletics functions into a cohesive complex with state-of-the-art amenities.

Original engineering
 Size: 81,00 sf
 Completed: February 1989

Team rooms expansion
 Size: 8,000 sf
 Construction Cost: \$925,000
 Completed: January 2004

Football complex + gym
 Size: 30,000 sf
 Construction Cost: \$3,250,000
 Completed: November 2007

Baseball/softball concessions
 Size: 1,425 sf
 Completed: Spring 2013

TSP **CAMPUS MASTER PLANS + BUILT PROJECTS**
AUGUSTANA UNIVERSITY

Legacy plans: 1940s through early 2000s

Our longstanding relationship began with a campus master planning effort led by TSP founder Harold Spitznagel. As TSP continually looks for ways to add value for the Augustana community, we've been called on for several master planning efforts and incremental updates. Modern-era plans include an early 2000s effort completed by Confluence team member Jon Jacobson while he was a TSP employee.

Plan update: Completed 2016

An incremental update followed in 2015, the year after the City of Sioux Falls approved the "Shape Places" zoning ordinance based on the City's 2035 Comprehensive Plan.

Initially, Augie administrators and facilities staff thought to simply amend language in the Campus Master Plan's written narrative and provide a few map updates. But as TSP advisors met with Augie and City representatives, it became clear a major overhaul was needed. That demanded up-to-date, highly detailed, computer-generated site plans and other graphics as well as approval from the City's Planning & Zoning Division. TSP created a framework to make sure the campus could grow without worrying whether individual projects would get held up due to City regulations.

Comprehensive master plan: Completed 2020

By 2019, Augustana University needed a comprehensive Campus Master Plan in place to move toward the goals outlined in its Vision 2030 strategy. TSP supported lead partners from SmithGroup, meeting with Augustana's facilities departments and consultants from Confluence for an in-depth information exchange. TSP's previous



experience on campus gave us a helpful familiarity with the issues at hand, as some systems already are at capacity. Increased enrollment is a major factor in Vision 2030, so it was essential to scale an appropriate accompanying growth in facilities and the campus infrastructure that supports them.

TSP also drew on our regional and historic understanding of design trends and preferences to establish a series of campus architectural guidelines for future projects. Two of Augustana's buildings are listed on the National Register of Historic Places. TSP engineers examined the buildings' bones with an eye toward restoring the Old Main landmark to future usage.

TSP took part in mechanical and electrical assessments to determine whether current infrastructure could support desired growth. Our team identified future infrastructure loads associated with campus building expansion projects and estimated the future campus distribution needs. We also provided cost forecasts to upsize the central steam plant and its distribution piping, medium-voltage electrical distribution, and the fiber optic IT network. TSP helped pinpoint which facilities were most in need of accessibility upgrades to conform to ADA standards and promote inclusivity campus-wide.



TSP **CONFLUENCE** **ADDITIONS & PHASED RENOVATIONS**
AUGUSTANA UNIVERSITY



Humanities Center plan and phased renovations

Architect Chase Kramer, an Augustana alumnus, drew on his personal and historic understanding of the campus for his work on a phased plan to renovate the Humanities Center, now named in memory of former department chair Dr. Don Fryxell and his wife, Dr. Lucy Fryxell. Decision-makers needed an idea of relative costs associated with each proposed upgrade. TSP met with stakeholders to prioritize which areas would be part of the renovation.

A complete remodel of the spaces, sound system, and lighting equipment in the recently renamed Hamre Hall became the first built effort under the new Humanities plan. The transformation earned an AIA SD 2019 Merit Award.

TSP followed with interior and finish remodels of offices and dedicated special-use rooms on all four floors of the building. For example, we improved choir-room acoustics by reconfiguring concrete stadium risers. All toilet rooms also got a makeover, and we added a new elevator. The concourse/commons area that links the Fryxell Humanities Center to the Center for Visual Arts—a TSP + Confluence project—received finish updates including new flooring.

Phase 1 | Hamre Hall Renovation

Size: 349 seats in 4,300 sf venue
 Construction Cost: \$1,100,000
 Completed: August 2018

Phase 2 | Finish Renovations & Elevator

Size: 29,300 sf on four levels
 Construction Cost: \$2,000,000
 Completed: December 2020



Froiland Science Complex phased addition/reno

University leaders wanted to make a dynamic statement that showcased its science program. This prominent location on the campus' southeast corner helped reinforce the architecture of a substantial addition to the TSP-designed Gilbert Science Center.

From the start, TSP and partners from SmithGroup looked for ways to make the 1966 building vibrant again. Our team put the same degree of thought and passion into the renovation as we did the new construction. The result is the Froiland Science Complex, a facility in which even returning students and alumni are hard-pressed to tell the all-new from the newly renovated. Confluence designed the site, including an outdoor courtyard bounded by the Complex's new shape.

Eight departments share the Froiland Complex: Biology, Chemistry, Nursing, HPER, Physics, Math, Science Education, and Computer Information Science. The project called for the complete replacement and commissioning of laboratory HVAC, plumbing, and electrical systems to match the level of learning that takes place within. The LEED Gold certified design earned an AIA South Dakota 2018 Merit Award.

Phase 1 | Addition & Gilbert North Wing Renovation

Completed: Spring 2016

Phase 2 | Gilbert West Wing Renovation

Completed: Fall 2016

Size	Construction Cost
127,000 sf	\$25,949,000
• 43,000 sf addition	
• 84,000 sf remodel	



STUDENT WELLNESS & RECREATION CENTER SOUTH DAKOTA SCHOOL OF MINES & TECHNOLOGY

The student body at South Dakota School of Mines & Technology drove the initiative to create a larger, more accessible campus wellness and recreation center. The project encompasses more than 37,000 sf of space, divided almost evenly between new construction and renovation of existing spaces—including a second-story build-out in a portion of the 1970s King Center, which was laid out on three levels to accommodate the hillside site's topography.

Stone, brick, and metal panels accent a new south entrance, tying the building to the SD Mines campus brand and engineering history. The entry opens to an informal gathering spot with casual lounge seating to encourage interaction. Stakeholders envisioned the new facility as a hub of student social and recreational activity.

In fact, students felt so strongly about the project's potential that they approved an increase in fees. Student representatives took part in design workshops, and their vision was carried through construction.

As the architect of record, TSP developed space programs that significantly reduce scheduling conflicts between the Athletic Department and Intramural/Campus Recreation programs. As a result of this work, the facility now includes two additional full-size basketball courts, two full-size volleyball courts, new weights/training areas, a group fitness studio, and new locker rooms for women and men.

The project incorporates numerous sustainable strategies and achieved LEED Silver certification. For example, insulated window glazing systems allow transparency looking in and out of the facility, while simultaneously supporting the building's energy-efficient heating and cooling systems. An advanced electronic, photochromatic coating—the first of its kind in the state—reduces glare indoors by adjusting to the available sunlight. It also decreases heat load on the building's highly efficient mechanical and electrical systems.

Location

Rapid City, SD

Completed

Summer 2015

Construction Cost

\$7,448,693

Size

47,870 sf on two levels

- 19,500 sf addition
- 18,200 sf remodel

Contact

Stacy Watters, State Engineer
Stacy.Watters@state.sd.us
(605) 773-3466



NEW COMPLEX + FACILITY RENOVATION FOR BASEBALL & SOFTBALL MARSHALLTOWN COMMUNITY YMCA/YWCA

New combination YMCA/YWCA complex

When the Marshalltown Community YMCA received a generous gift of \$28 million from Virginia Horne Henry, leaders embraced the opportunity to create a joint YMCA/YWCA. The state-of-the-art facility would be the first of its kind, and its design presented complex challenges in terms of identifying shared spaces and differentiating among various programs. Each step of the planning process had to consider a 60-acre campus—not just a stand-alone facility.

Input from stakeholders, end-user group members, and community residents was crucial to our TSP team's effort. Together, we outlined needs and balanced a wish list against resources. As a result, the final product successfully addressed the community's goals for a wide demographic, from youths and teens to parents and seniors.

In addition to typical wellness center features such as gymnasiums and an eight-lane, 25-yard lap pool, the project includes several forward-thinking amenities:

- Multiple family changing rooms.
- Private toilet and shower rooms.
- Private showers in all locker rooms.
- Saunas and a steam room in both the men's and women's locker rooms—which adjoin a common massage suite staffed by facility employees.
- Running track that offers views to all major areas in a single 1/10-mile lap.

Existing facility repurpose/renovation

With the new joint complex completed, TSP architects and engineers turned their attention to the old YMCA building on the adjacent site.

Our team collaborated with the Owner and stakeholders to reimagine the structure with functional areas that could serve residents as the Marshalltown Athletic Community Center. The work eliminated a failing pool that no longer was needed, due to the many aquatics offerings in the new YMCA/YWCA complex and the TSP-designed outdoor Marshalltown Aquatic Center.

Location

Marshalltown, IA

New Complex

Size: 122,232 sf

Construction Cost: \$16,539,155

Completed: March 2004



We freshened up the facility with new interior finishes and converted spaces for the Marshalltown Athletic Community Center. The design included:

- New floor with artificial turf.
- New batting and pitching cages to support the town's baseball and softball complex.
- Family changing rooms to replace traditional locker rooms throughout the building.
- New dance studio, replacing the old exercise room.
- Spaces for health-and-wellness outreach programming.

Contact

Carol Hibbs, CEO
carol.hibbs@ymca-ywca.org
(641) 752-8658

CONFLUENCE HANSEN PERFORMANCE CENTER UNIVERSITY OF IOWA

Named for Stew and LeNore Hansen, this facility's Indoor Practice Facility component is shared with University of Iowa Baseball, Softball, Football, and intramural sports.

The complex comprises three functional areas: the Indoor Practice Facility, the renovated Ronald and Margaret Kenyon Outdoor Practice Facility (Phase 1); and the Richard O. Jacobson Football Operations Building (Phase 2).

The Indoor Facility is directly connected to the Football Operations Building by an outdoor pedestrian promenade, providing student athletes a complete training program under one roof. The LEED Gold certified project enables University of Iowa's football to continue advance its success, creating program spaces that are comparable with other Big Ten football programs.

Confluence worked closely with the architect to site the new facility directly south of the recently renovated Kenyon Outdoor Practice Facility.

Location

Iowa City, IA



PROPOSED TECHNIQUES

IMPLEMENTING THE PLAN

Figuring out 'The First 1%'

Complex projects demand an even closer working relationship among architecture and engineering leaders on the design team. In these cases, we convene a "First 1%" mini-retreat either as part of our initial kick-off with the Owner or as soon as possible afterward.

We know we need to hear directly from our client and key stakeholders before we assign priority to their project challenges. Feedback from the kick-off gives us a deeper understanding of our client's mission, culture, and project goals. This vital input also enables us to develop a framework centered on what matters most to the client. It keeps us accountable to client needs when intricate technical details threaten to bog us down in the logistics.

Getting all the questions out on the table reveals all the variables that we must consider. In turn, the process gives our design and problem-solving experts an early reading on how we'll address these interrelated factors together.

Keeping to your schedule

Tracking the schedule during the built project falls primarily on your chosen construction partner, as its people will manage their own efforts and coordinate phasing from contractors. Our team leaders can monitor the progress as measured against the latest schedule. Our standard is a "critical-path" schedule, which has proved the best predictor of potential delays. This approach does not preclude the project manager from calling into question any schedule that appears to be slipping. In fact, an updated schedule and regular meetings during construction are essential to assure everyone is aware of such concerns.

Aligning with budget

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

Change orders commonly occur due to gaps in the documents or other unknowns at the time of bidding. Closing these document gaps—wherever possible—before releasing bid packages minimizes the need to adjust the construction plan in progress.

TSP 'PROJECT ROAD MAP'

Our comprehensive Project Road Map serves two purposes. First, it lays out all the design-related tasks necessary to coordinate the multidisciplinary effort, from visioning, planning, and programming through construction. Second, it establishes the correct sequence for this work, assigning dates for milestones we must reach before taking the project forward. This not only keeps team members on track but also informs the University and other stakeholders of progress and crucial dates that may require input or approval.

QUESTIONING ASSUMPTIONS

It can be difficult to keep so many pieces in their proper order once a project gains momentum. Initiating key conversations at critical points uncovers layers of information about you, your operations, and your project needs. Our goal is to discover each detail at the exact moment it can be incorporated most effectively into your design. It costs time and money to make changes after certain elements are in place.

MOVING FORWARD

The Road Map also helps us maintain a sense of urgency in the communication process. The early stages of Conceptual Design can feel a bit like a roundabout at an intersection. Every choice seems to depend on everything else. But at several points in each project, we must decide which direction we'll take. If we put off those decisions, we push back other deadlines and jeopardize the schedule.

KEEPING YOU INFORMED

The Road Map holds team members accountable within TSP and across our consultant firms. The tool also sets clear expectations for Owner involvement. It outlines a schedule for regular check-ins to share updates and gather input from all stakeholders. You'll know in advance when you'll need to direct the team to explore one option over another.

HANDLING SPECIAL CONSTRAINTS

PROVEN RESULTS



Sanford Wellness Center, Sioux Falls, SD

Good planning effectively anticipates the future. The TSP + Kahler Slater team understands each project on which you spend precious resources is critical to the University's overall growth. Often, work phased over several sequences is the best approach to achieve the desired result with minimal disruption to occupied buildings. Such an approach also enables Owners to direct funding in a more focused way.

The TSP + Kahler Slater team has extensive experience in planning. Our members have developed the big-picture view of whole-campus plans, and we've also worked through a single building's renovation with a series of smaller phased projects. In those cases, it's paramount that each phase advance the overall project—with minimal backtracking.

We involve and engage administrators, department leaders, and facilities staff to reach consensus on plans that solve each partner's most crucial needs and elevate their collective programs or services. We realize that each project includes its own special constraints. We give these the attention they deserve, so Owner and construction partners understand the parameters as well as we do.

That is especially crucial when considering a remodeling project. Intended phasing, acceptable access to the building, and acceptable methods of demolition will be incorporated into a contractor's approach and pricing. Our documents must set expectations that are workable for Augustana.

In our experience, many clients expect the most basic approach possible to simply get the space made. We like to uncover an unexpected, special element that makes people say, "I'm glad we did this project."

The case studies that follow illustrate our dedication to the fact-finding process, careful analysis of all relevant information, and ability to adapt as the project evolves.

RETROFITTING BUILDING SYSTEMS IN A CUSTOM SPACE

Sanford Wellness Center

The Performance Center—the main, large open space with walking track and a full range of exercise equipment—features a wood ceiling that could not be disturbed during renovation. This prevented TSP engineers from adding the electrical wiring needed to provide dimming capabilities for new light fixtures. To get around the issue, our engineers specified a sophisticated yet easy-to-operate wireless dimming and lighting-control system.

MATCHING A FACILITY TO THE LEVEL OF PROGRAMS

Dakota State University Beacom Institute of Technology

Augustana's championship-caliber athletic teams have outgrown some of the Elmen Center's existing features. Different types of spaces are needed to support the University's move to NCAA Division I athletics competition. TSP has experience designing facilities that more appropriately support the level of activity within. At Dakota State University, the nationally recognized computer science and cybersecurity programs had far surpassed any campus building's ability to support advanced study. DSU engaged the TSP team to design a facility to house its advanced digital academics programs.

DSU now has a facility that's every bit as advanced as its academic programs. The 31,300 sf Beacom Institute of Technology is the campus' first new academic building in 30 years. It's also the first project in the state to achieve LEED v4 Silver certification. The South Dakota Chapter of the AIA recognized the design with the 2018 Honor Award and the 2018 People's Choice Award.

PHASING OUR WORK IN AN OCCUPIED BUILDING

University of South Dakota Center for Continuing Education

When USD decided to renovate a 1970s building to increase its usefulness, administrators looked for ways to keep using the facility with minimal disruptions. Sean Ervin—the Planner for your team—worked with USD to design a phasing strategy that scheduled office moves as simply as possible and provided workable-sized areas for the contractor.

Due to unique wall-framing details in the existing building, TSP used knock-down frames as a logical approach to constructability and budget considerations early in the design. During construction, the final user's needs changed and the TSP team redesigned a work studio for a new purpose. The planned contingency was able to cover this expense as well as a few other Owner-preferred upgrades. Additionally, the project replaced all interior doors.

The end result is a series of spaces that function well together in their current configuration and provide more flexibility than the building ever has had.



Dakota State University Beacom
Institute of Technology, Madison, SD



AIA South Dakota

YOUR CAMPUS, OUR COMMUNITY

SHARED VALUES & UNCOMMON DEDICATION

Familiarity with project locale

A special kind of trust develops among people who make it a habit to rely on one another. Augustana University and TSP choose to grow together. We recognize each of us is better and stronger for the experiences we've shared on more than 150 projects spanning across eight decades.

Often, TSP's collaborations with Augie seem to come full circle. Many buildings on campus were designed by our predecessors at the firm and have since been renovated by team members. The award-winning Froiland Science Complex project is among them, as it included a substantial renovation of the 1966 Gilbert Science Center. Also on the list are Morrison Commons, the Fryxell Humanities Center and Center for Visual Arts, the Mikkelsen Library, and others.

Architectural Leader Chase Kramer brings a deep and thorough knowledge of campus facilities and infrastructure, both from his professional work and from his years as an Augustana student. He's uniquely equipped to guide the Elmen Center Expansion & Renovation design within that multifaceted context.



Center for Visual Arts and its sculpture garden, a TSP + Confluence project developed as an addition to the Fryxell Humanities Center



Mikkelsen Library

Availability to project locale

Availability is partly about proximity. Your project-team leadership, architectural leader, site-design experts, and entire engineering team all are mere minutes away from campus. But it also is about setting priorities, allocating resources, and delivering on our promises.

We've selected the team for your project based on the needed skills and experience, as well as current workloads. We assure you that each team member is ready and eager to commit themselves to your success.

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