REDEVELOPMENT PROJECT

CONSULTANT SERVICES FOR CITY HALL & THE CIVIC SITE WITHIN TCAAP

Conceptual Design, Site Assessment, Cost Estimation,
and Community Engagement Facilitation




TSP
Architecture
Engineering
Planning

ARDEN HILLS

ARDEN HILLS

PROPOSAL TO PROVIDE PROFESSIONAL SERVICES

Lifecycle and Maintenance Assessment of
the Existing City Hall

&

Conceptual Design, Site Assessment,
Cost Estimation and Community Engagement Facilitation
for the TCAAP Civic Site

TSP Architecture Engineering Planning

430 Second Street, Excelsior, MN 55331
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TSP
Design Redefined.

430 Second Street, Excelsior, MN 55331
phone (952) 474-3291 | www.teamtsp.com
Marshalltown • Excelsior • Rochester • Omaha • Rapid City • Sioux Falls • Sheridan

April 26, 2017

Mr. Bill Joynes, City Administrator
City of Arden Hills
1245 W. Highway 96
Arden Hills, MN 55112

RE: Redevelopment Project | City Hall Lifecycle Assessment and TCAAP Civic Site

Dear Mr. Joynes and Civic Site Task Force Members:

Your desire to create a destination-oriented area for the community is an exciting one! These opportunities don't come around often—especially in our modern age, as communities have been built up over time. Arden Hills is unique in part because you've begun creating a plan for your future.

Imagine a venue that waits at the end of a majestic, tree-lined drive. Picture the plaza that surrounds the building, possibly with a water feature where children can play. It's a vibrant, sunlit area that draws parents with strollers and runners passing by. Then, enter the community center's door. You're welcomed by a design environment accentuated with the colors, textures, shapes, and forms that celebrate Arden Hills.

The language you use to describe this Civic Site development is as striking as it is powerful. You've chosen to emphasize experiences: gathering, activities, civic use, commerce and retail, living environments, design, and the natural surroundings. Plan elements already in place indicate you intend this project to become a focal point that can crystallize Arden Hills' character and local identity. This is precisely why we're so excited by the opportunity to work with you and create an image for the Civic Site.

Like you, the TSP team focuses on community. We're passionate about the neighborhoods and cities we serve, and our team members are involved in the daily life of those communities. TSP's architects, engineers, and sustainability experts will work closely with civil engineering specialists from Élan Design Lab as well as landscape architects and site planners from Confluence.

We'll collaborate with you and other stakeholders to immerse ourselves in your community's own culture, dreams, and challenges. Fully understanding your mindset and your current building assets is the best way we know to help you get where you want to go.

Helping you realize your vision would be a fulfilling experience for everyone on our team. TSP's in-house architects and engineers draw on the resources of our firm's planners, sustainability coordinators, and a full-time cost estimator. Combined with the knowledge of local site experts, we offer a comprehensive team. We stand ready—part of the community and eager to engage with you for this project.

Sincerely,
TSP, Inc.

E. Schulze

Elizabeth Schulze, AIA, LEED AP BD+C
Principal-in-Charge

PLANNING FOR OUR BEST FUTURE

"What suburbia cries for are the means for people to gather easily, inexpensively, regularly, and pleasurably—a 'place on the corner ...' "

— Ray Oldenburg, urban sociologist and author | The Great Good Place (1991)

Proposal for CITY OF ARDEN HILLS
Redevelopment Project

B/BUSINESS ORGANIZATION & HISTORY

Humans hunger for connection. We want to be a part of something bigger: a family, a community, a movement. We seek these connections not just with one another but with the land itself. In the Midwest, we understand that more keenly than some. And, that's a good thing. Because when we're faced with an opportunity to redefine the purpose of a place, we do it right.

TSP

Clients know this (and so do we): You're the planning and design experts when it comes to your community's culture and needs. You live daily with the challenges and opportunities unique to your current environments. Your spaces dictate workarounds that expend time and energy. Yet even from here, you can see where you want to be—and imagine all the ways that smart changes can help get you there.

TSP exists to perform fulfilling work. It's fulfilling for our **architects, engineers, and planners** because it makes our clients better at what they do. We all want the same things: vibrant communities, healthier families, well-educated students. We believe master planning and design are the never-ending pursuit of identity and meaning for each project, representative of its time and place. We'll apply critical analysis and design-thinking as they relate to today's municipal and community needs—including modern amenities that add to quality of life, attracting and retaining residents and employees alike.

We believe our clients hold the keys to discover their designs and that we have the knowledge and skill to unlock those ideas. That's why we seek out clients with complex projects that demand design expertise and reliability. 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. Our full-service team ensures that spaces, systems, layouts, finishes, furniture, and technology function as a whole.

As a company, we're built around a few beliefs that resonate with our nearly 100 team members in seven offices and five Midwest states. The heart of this philosophy stretches back to 1930 and our founder's credo to design it like we own it. These are the tools we use to achieve Outstanding Design Solutions—where form, function, economy, and culture fit simply and beautifully to fulfill the client's story.

HISTORY

Firm Type | Architecture, Engineering, Planning
Established | 1930 in Sioux Falls, SD; 1983 in Excelsior, MN

STRUCTURE

TSP has been a 100% employee-owned firm since its founding and is a C Corporation. Our Board of Directors oversees Regional Leaders who are accountable for actions taken by each of the Managing Principals at our seven offices. Likewise, firmwide leaders for Practice, Design, and Project Management champion continuous improvement in how (process) and what (form and function) we create in concert with clients.

OFFICE LOCATIONS

MINNESOTA
Excelsior
Rochester

SOUTH DAKOTA
Sioux Falls
Rapid City

NEBRASKA
Omaha

IOWA
Marshalltown

WYOMING
Sheridan

"One of the things I love about being an architect is getting involved with communities as they work to figure out what they want to be and how they want to look over the years. Helping them create that vision for the future makes me feel truly fulfilled in my role. **It gives me joy."**
— Elizabeth Schulze, TSP Principal —

PRINCIPALS

Mark Averett, AIA
Paul Boerboom, AIA
Tony Dwire, PE, LEED AP
Sean Ervin, AIA, LEED AP
Trygve Fredrickson, MBA, PhD
Richard Gustaf, PE
Ronald Halgerson, AIA
Brian Heidbrink, Assoc. AIA
Michael Jamison, PE
Timothy Jensen, PE
Michelle Klobassa, AIA, LEED AP BD+C
Ronald Mielke, PE, LEED AP
Robert Morcom, PE
Jared Nesje, AIA
David Schulze, AIA
Elizabeth Schulze, AIA, LEED AP BD+C
Steven Sorensen, AIA, LEED AP

COMPREHENSIVE SERVICES

TSP 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 overarching plan and develop design concepts that get the most out of your square footage and what you can do within it—

- Feasibility Studies
- Existing Facility Assessments
- Pre-referendum Facilitation
- Grant Assistance
- Site Planning and Design
- Educational Space Programming
- Facilities Master Planning
- Healthcare Programming & Master Planning
- Civil Engineering
- Architecture
- Sustainable Design
- Interior Design and FF&E Coordination
- Construction Documents
- Building & Life Safety Code Compliance
- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Technology & Security Planning
- Cost Estimating
- Finance Development Strategies
- Total Project Cost Modeling
- Constructability Reviews
- Construction Administration
- Warranty Inspections & Reviews

C/TEAM IDENTIFICATION

To bring Arden Hills the greatest value on this project, TSP has partnered with firms whose leaders also embrace collaboration as a core principle. Together, we offer a unified team of professionals with local, tested experience in community-based projects.

CONSULTANTS

Élan Design Lab, Inc. is a team of **civil engineers** and landscape architects whose members specialize in site design and development. We're located right in Minneapolis' North Loop neighborhood. We believe a collaborative atmosphere mixed with responsive team members creates the framework for a successful project. Our company was formed in 2014 with the vision of bringing value through thoughtful, holistic design.

Élan is fully committed to retaining existing clients and building future relationships based on inspired solutions, technical competency, professionalism, responsiveness, and accountability. Our firm is certified as a Targeted Group small-business firm through the State of Minnesota Department of Administration, a Disadvantaged Business Enterprise (DBE/WBE) through the Minnesota Unified Certification Program, and a Small Woman Business Enterprise (S/WBE) through the Central Certification Program.

Élan's professionals work together from a project's very beginning to ensure the end result is efficient, engaging, and in harmony with the environment. Our people bring extensive knowledge of site design and local plant material, site amenities, and environmental considerations. These expertise enables us to create projects that tie the human experience to the natural environment.

Clients include regional, state and federal agencies; counties and municipalities; state and local school systems; commercial and residential contractors, developers, and property owners; and other design firms.

Confluence's **landscape architects and planners** work on a wide range of public, educational, institutional, and private-sector projects. We focus on collaboration and interaction with clients, consultants, and the communities in which we work. Confluence has 24 licensed landscape architects and one AICP certified planner. The firm carries licenses in Minnesota and 10 other states.

Momentum, energy, and depth: These three words best describe the passion, creativity, experience, and people of Confluence. With more than a decade of award-winning experience and hundreds of completed projects, we've helped shape the practice of landscape architecture, planning, and urban design across the Midwest. We believe the values that we share define who we are and serve as the basis for our success.

We bring the skills and tools to merge each project's needs with the environment. Our work is characterized by a philosophy of place-making—creating unique, human connections with every project, its location, and its surroundings.

As leaders in site master-planning, we collaborate across disciplines and keep our client's goals, budget and schedule at the forefront. We strive to Relate (we listen and hear you), Translate (we see what you're saying), Navigate (we simplify your journey) and Exceed (we amplify your outcome). Great design is a managed process requiring the collaborative efforts of multiple people and skill sets, not an intuitive, happy accident. We expand that idea into a sustainable reality—the confluence of a client's needs and the value we add.

PARTNERING FOR SUCCESS

SHARED EXPERIENCE

The TSP team comprises tested professionals who have worked together on a range of past projects for public and private clients. Below is a snapshot that illustrates selected shared experience among the firms that compose our unified team, along with a few key relevancies to your proposed projects.

CLIENT/OWNER & PROJECT	TSP	CONFLUENCE	ÉLAN DESIGN LAB	SELECTED KEY RELEVANCIES
City of Sioux Falls Midco Aquatic Center	●	●		Feasibility analysis, site redevelopment, community engagement
South Dakota Public Universities Campus Master Planning, Classroom Building, & GEAR Center	●	●		Long-range visioning, site analysis, master planning, space programming
Southeast Tech Campus Development Planning & New "Hub" Facility	●	●		Campus development planning, education/event/community spaces
Confidential Private/Multipartner Client Group Downtown Sioux Falls Redevelopment Concepts	●	●		Multipartner public/private owners, feasibility analysis, business plan
Sioux Falls/Minnehaha County Human Services Center Addition/Renovation	●	●		Multipartner public agency owners, shared-spaces efficiencies
City of Vermillion Downtown Streetscape Redevelopment Planning	●	●		Site redevelopment, conceptual planning, urban and green spaces
Iowa Department of Natural Resources Honey Creek Resort State Park	●	●		Site development, event/community spaces, sustainable design (LEED)
Intermediate District 287 Edgewood Education Center Addition/Renovation	●		●	Needs forecasting, space programming, education/community spaces
Minneapolis Public Schools Adult Transition Plus		●	●	Urban site redevelopment, flexible outdoor gathering/learning spaces

REVENUE-GENERATING ACTIVITIES

TSP has been an employee-owned firm since our founder hung out his shingle in 1930. In the 87 years since, we've adapted to economic challenges while still holding to our core principles. We understand it's sometimes beneficial to take a more entrepreneurial approach in project work, too. It's becoming more common for public and private entities to build programs with funding support from a mix of alternate sources.

Together, we'll explore emerging opportunities and nontraditional resources that might have a positive effect on your project. Our nearby office is a longstanding member of the South Lake/Minnetonka area business community. We've no doubt that those who serve on the Civic Site Task Force have at least one or two interests in common with other local organizations. It's quite possible one of these could be a natural partner. The TSP team can serve as the conduit to help bring potential partners together, or we can work with your own affinity groups to host events that support your project's mission.

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ELIZABETH SCHULZE
PRINCIPAL-IN-CHARGE
TSP, INC.

RON OLSEN
PROJECT MANAGER
TSP, INC.

MARCELLE WESLOCK
CIVIL ENGINEER
ÉLAN DESIGN LAB

STEPHEN JOHNSTON
CIVIL ENGINEER
ÉLAN DESIGN LAB

TERRY MINARIK
LANDSCAPE ARCHITECT
CONFLUENCE

BRAD ALDRICH
LANDSCAPE ARCHITECT &
SITE-DEVELOPMENT MANAGER
CONFLUENCE

VON PETERSEN
PROJECT ARCHITECT
TSP, INC.

JAMIE WALTER
DESIGN SUPPORT
TSP, INC.

MICHELLE KLOBASSA
SUSTAINABILITY COORDINATOR
TSP, INC.

SCOTT LARDY
COST ESTIMATOR
TSP, INC.

ROGER NIKOLAS
MECHANICAL ENGINEER
TSP, INC.

TONY DWIRE
ELECTRICAL ENGINEER
TSP, INC.

TADD HOLT
STRUCTURAL ENGINEER
TSP, INC.

Elizabeth Schulze, AIA, LEED AP BD+C
Principal-in-Charge | TSP, Inc.

REGISTRATION	Registered Architect: MN, SD
EDUCATION	Master of Architecture, University of Minnesota

Elizabeth brings a strong background in design and project management to lead your team. She has an in-depth understanding of technical, building code, and project coordination issues. As Principal-in-Charge, she ultimately is accountable for the team that will translate your project's goals into reality and deliver your project on schedule and budget. Elizabeth is a passionate LEED Accredited Professional who synthesizes sustainable building technologies into all aspects of project design, including materials and systems specifications.

Elizabeth begins always by listening. She and the rest of the TSP team will help you keep all parties engaged and informed. As we listen and identify opportunities, we'll periodically revisit our assumptions and stated needs to ensure continued support. Elizabeth proactively manages projects to provide high-quality solutions. She provides the leadership needed to guide a multidisciplinary master planning and design team that includes partner consultants as well as stakeholders from the City of Arden Hills and your community at large.

"I am passionate about community and immersing myself in the client's experience. The designs we create together are truly about your needs and challenges. Our team keeps ego out of the mix because that spotlight belongs to you. It's my personal privilege to **help you shine."**

— Elizabeth Schulze, TSP Principal —

SELECTED RELEVANT EXPERIENCE

- Midco Aquatic Center, Sioux Falls, SD
- Outdoor Aquatic Master Plan, Brandon, SD
- South Dakota Public Universities and Research Center, Sioux Falls, SD
  - » Master Plan & Space Programming
  - » Classroom Building, Skywalk, and GEAR Center (Graduate Education & Applied Research)
- Rochester Public Works & Transit Operations Center, Rochester, MN
- First Dakota National Bank New Facility, Vermillion, SD
- Private Client Downtown Redevelopment Concepts, Sioux Falls, SD
- South Dakota School of Mines & Technology Student Recreation Center, Rapid City, SD
- South Dakota State University, Brookings, SD
  - » SDSU Foundation Alumni Green Development (Alumni Center and President's Home)
  - » Wecota Annex Renovation Concept Planning
- Dakota State University, Madison, SD
  - » Campus Master Plan & Trojan Center Student Union Remodel Concepts
  - » Beacom Institute of Technology
  - » Girton House Master Planning
- Sturgis Municipal Building, Sturgis, SD
- Intermediate District 287 Edgewood Education Center Addition/Renovation, Brooklyn Park, MN
- Northeast Regional Health & Fitness Center, Aberdeen, SD
- City/County Human Services Center Addition & Renovation, Sioux Falls, SD
- Washakie County Library, Worland, WY
- Honey Creek Resort State Park, Lake Rathbun, IA
- South Dakota Army National Guard Readiness Center, Watertown, SD

Ron Olsen, AIA, LEED AP, NCARB
Project Manager | TSP, Inc.

REGISTRATION	Registered Architect: MN
EDUCATION	Master of Architecture, University of Nebraska-Lincoln

As a senior project manager, Ron focuses on leading community and education projects, ensuring these gathering spaces are welcoming and safe for staff and families. He is responsible for visioning, client leadership, project management, and design leadership. He encourages clients to engage in the design process and initiates candid interactions to generate innovative solutions matched to their specific needs.

SELECTED RELEVANT EXPERIENCE
- Little Falls Community Schools Facilities Assessment, Master Plan, & District-Wide Improvements Little Falls, MN
- Brooklyn Center Community School District Facilities Planning, Brooklyn Center, MN
- Custer School District Facilities Plan, Custer, SD
- St. Paul Public Schools Master Planning, St. Paul, MN*
- Forest Lake Area Schools High School Additions & Remodeling, Forest Lake, MN*
- Jordan Public Schools, Jordan, MN*
  - » Middle School Additions & Remodeling*
  - » City/School Community Education & Recreation Center (joint project located at Jordan Middle School)*

*Previous experience with another firm

Von Petersen, AIA, LEED AP
Project Architect | TSP, Inc.

REGISTRATION	Registered Architect: MN, WI
EDUCATION	Bachelor of Architecture, Iowa State University

Technically skilled and detail-oriented, Von has experience in a wide variety of projects. From renovations to new construction, he understands that accuracy and attention to the smallest details are critical to producing quality construction documents and assuring a project's success. Von's love for the region bordering the Mississippi River gives him a passion for creating buildings that will enhance the lives of those who also have chosen to live here. Von's experience with the Mayo Civic Center Expansion's construction administration and his expertise in complex renovation projects make him well-qualified to serve as project architect for this effort.

SELECTED RELEVANT EXPERIENCE
- Mayo Civic Center Expansion, Rochester, MN
- City of Rochester, MN
  - » City Hall Existing Facility Security & Access Control Assessment
  - » Recreation Center Addition/Renovation & New 125 LIVE Center for Active Adults
- Columbus Community Hospital Family Health & Wellness Center, Columbus, NE
- Community School of Excellence Planning, Programming, & Site Analysis, St. Paul, MN
- Brooklyn Center Community School District Facilities Planning, Brooklyn Center, MN
- Intermediate District 287 Edgewood Education Center Addition/Renovation, Brooklyn Park, MN
- Minnesota Department of Transportation Eden Prairie Truck Station Addition/Renovation, Eden Prairie, MN
- Rice Lake Area Schools, Rice Lake, WI
  - » Facility Assessments, Space Programming, & Pre-Referendum Support
  - » Major Additions, Renovations, & Updates to Classrooms, Community Auditorium, Security, & Support Spaces Across District Elementary, Middle, & High Schools
- Minneapolis Public Schools, Minneapolis, MN
  - » Webster Elementary Repurposing & Major Remodel
  - » Transportation Center HVAC & Lighting Updates

Top to bottom: Site redevelopment conceptual rendering, 3D floor plan diagram, and photorealistic rendering for Perham-Dent Public Schools, Perham, MN

Jamie Walter, Assoc. AIA
Design Support | TSP, Inc.

EDUCATION	Master of Architecture, North Dakota State University
	Bachelor of Science, Environmental Design, North Dakota State University

Jamie believes simple is better than complicated, and her designs reflect a unique brand of authenticity. Growing up in a family of engineers, she learned the value of solutions that achieve results without wasting materials, time, or energy. Her effectiveness-based mindset is part of the reason she feels a personal as well as professional responsibility to apply sustainable strategies in her work. Jamie has been involved with several LEED projects. She champions teamwork and open communication, weaving a respect for history, culture, and climate into her designs. Jamie's natural curiosity means she's an early adopter of new technologies. She uses her skills in Revit, AutoCAD, SketchUp, Lumion, and Adobe Creative Suite to create striking visuals that help inform project team decisions even as the concept develops.

SELECTED RELEVANT EXPERIENCE

- Perham-Dent Public Schools New High School and District-Wide Improvements Planning & Design, Perham, MN
- Little Falls Community Schools Facilities Assessment, Master Plan, & District-Wide Improvements Little Falls, MN
- South Dakota School of Mines & Technology Foundation Alumni Center, Rapid City, SD
- MACCRAY Schools Facilities Planning, Clara City, MN
- PACT Charter School Facilities Assessment & Space-Needs Plan, Ramsey, MN
- Easton Municipal Facilities Assessment & Capital Improvement Plan, Easton, MA*
- MassBay Community College Facilities Condition Assessment, Wellesley Hills, MA*
- Brockton Public Schools Whitman School Facility Assessment & Capital Improvement Plan, Brockton, MA*
- Portsmouth Schools Elementary Schools Facility Needs Study, Portsmouth, NH*

*Previous experience with another firm

Michelle Klobassa, AIA, LEED AP BD+C
Sustainability Coordinator | TSP, Inc.

REGISTRATION	Registered Architect: SD
EDUCATION	Master of Architecture, Montana State University Bachelor of Arts, Environmental Design, Montana State University

Michelle is invigorated by the influence design professionals can have on protecting the environment through the choices they make on projects. As a LEED Accredited Professional, Michelle helps assure that our teams explore and embed appropriate sustainable design solutions in every project. She holds the advanced Building Design + Construction credential. This means she has expertise in both the design and the construction phases of green buildings.

SELECTED RELEVANT PROJECTS

- Sioux Falls City Hall Space-Needs Study, Planning, & Phased Improvements, Sioux Falls, SD
- Mayo Civic Center Expansion, Rochester, MN
- South Dakota Army National Guard Readiness Center, Watertown, SD—Design and LEED Process (earned LEED Silver certification)
- South Dakota School of Mines & Technology, Rapid City, SD
  - » Student Wellness & Recreation Center—Design and LEED Coordination (expected to attain LEED Silver certification)
  - » Chemical and Biological Engineering + Chemistry Building—Design and LEED Process (exceeded Owner's goal of LEED Silver and earned LEED Gold certification)
- Augustana University, Sioux Falls, SD
  - » Froiland Science Complex & Gilbert Science Center Renovation—Design Process (expected to attain LEED certification)
- South Dakota Public Universities & Research Center, Sioux Falls, SD
  - » Campus Development Plan
  - » Classroom Building, Skywalk, & GEAR Center (Graduate Education & Applied Research)
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New "Hub" Facility with Learning Labs, Industry & Trades Building Addition/ Remodel, and Administrative Addition

Top to bottom: Campus redevelopment site plan, new-facility rendering, and completed project for Southeast Tech, Sioux Falls, SD

Marcelle Weslock, PE, LEED AP
President/Principal & Civil Engineer | Élan Design Lab

LICENSURE	Professional Engineer: MN, CA, GA, OR
EDUCATION	Bachelor of Science, Civil Engineering, Michigan Technological College Associate of Applied Science, Interior Design, Art Institute International

As President of Élan Design Lab, Marcie Weslock is responsible for every aspect of the firm's business plan, technical design standards, design direction, staffing, and mentor to the engineers on the team. She brings 20 years of civil engineering experience working with a broad range of clients and projects—including several projects that involved multiple stakeholders. Her qualifications as a civil engineer and interior designer combine with her project management background to create a unique skill set. Marcie provides an eye for detail that connects the interior and exterior environments while promoting communication among members of a multifaceted team.

Her experience includes land development, parking lot and circulation design, site utilities, storm water management, low-impact design, design development and construction documents, entitlement strategy and assistance, National Pollutant Discharge Elimination System (NPDES) permitting, Storm Water Pollution Prevention Plans (SWPPP), LEED certification process, development review, and management support on a wide variety of project scope and size.

SELECTED RELEVANT EXPERIENCE
- Manning Avenue Park & Ride Concept Plan, Lake Elmo, MN
- Como Park Transportation Improvements, St. Paul, MN
- Phillips Community Center & Aquatic Center Renovation, Minneapolis, MN
- Intermediate District 287 Edgewood Education Center Addition/Renovation, Brooklyn Park, MN
- Minnesota Army National Guard Readiness Center, Arden Hills, MN
- North Loop Apartments, Minneapolis, MN
- Walgreen's Store Redevelopment, Minneapolis, MN

Stephen Johnston, PE,
Vice President/Principal & Civil Engineer | Élan Design Lab

LICENSURE	Professional Engineer: MN, IA, ND, WI, and NY
EDUCATION	Bachelor of Science, Civil Engineering, University of Minnesota

As Vice President and Principal Engineer at Élan Design Lab, Steve is responsible for client development, project management and design, and managing the firm's field services and finances. Steve brings more than 34 years of civil engineering experience in municipal, commercial, and residential engineering, design, and construction. Steve's experience includes the design and management of residential subdivisions, retail developments, industrial and office parks, educational buildings, transit and parking facilities, municipal infrastructure, and recreation facilities.

Steve brings a diverse history of managing civil, geotechnical and materials engineers, civil and special inspectors, office, field and laboratory technicians, landscape architects, architects, planners, anthropologists, archeologists, and historians. He applies an exceptional multidisciplinary approach to problem-solving. Steve's diverse client base includes municipalities, the Metropolitan Council, counties, the State of Minnesota, the University of Minnesota and MnSCU, real estate developers, general contractors, and national homebuilders and retailers.

SELECTED RELEVANT EXPERIENCE
- Mendota Plaza Mixed-Use Development, Mendota Heights, MN
- Como Park Transportation Improvements, St. Paul, MN
- Palmer Station Residential Subdivision, Oak Park Heights, MN
- Sabathani Senior Apartments, Minneapolis, MN
- White Pines Supper Club, Grant, MN
- Porsche of St. Paul, Maplewood, MN
- Jeep/Chrysler/Ram Dealership Expansion, Coon Rapids, MN
- Barole Trucking Facility, Hudson, WI

Terry Minarik, ASLA, PLA
Principal & Landscape Architect | Confluence

REGISTRATION	Registered Landscape Architect: MN
EDUCATION	Master of Landscape Architecture, University of Manitoba Bachelor of Environmental Design, University of Manitoba

Terry has been practicing landscape architecture in the United States and Canada for more than 20 years. His extensive background includes urban planning, programming and public space design. Terry collaborates with his clients to develop innovative and contextually sensitive design solutions. He has dedicated his career to creating meaningful spaces that challenge the conventional boundaries of landscape architecture. Terry's award-winning body of work includes major civic plazas, urban parks, hospitality, medical and corporate campuses, and master planning. He brings his uncompromising passion for design excellence, knowledge of construction, and positive attitude to the design team. Terry believes business is built on long-term relationships and provides more than expected on every project.

SELECTED RELEVANT EXPERIENCE

- City of Minneapolis Parks & Recreation, Minneapolis, MN
  - » South Service Area Master Plan
  - » Gateway Park Master Plan
- City of Gladstone Linden Square Amphitheater & Village Center, Gladstone, MO
- Olathe Community Center, Olathe, KS
- Walnut Street Corridor Redevelopment, Des Moines, IA
- City of Maple Grove City Center and Town Green, Maple Grove, MN*
- City of St. Louis Park Civic Center Master Plan, St. Louis Park, MN*
- Champlin City Center, Champlin, MN*
- Eagan Community Center, Eagan, MN*
- Andover Community Center, Andover, MN*
- Main Street & Shoppes at Arbor Lakes, Maple Grove, MN*

*Previous experience with another firm

Brad Aldrich, ASLA, PLA, LEED AP BD+C
Landscape Architect & Site-Development Manager | Confluence

REGISTRATION	Registered Landscape Architect: MN
EDUCATION	Master of Landscape Architecture, University of Minnesota

Brad has 14 years of experience as a landscape architect designing sustainable sites and unique places. He creates high-performance, multi-functional landscapes that provide numerous ecosystem services to the client and surrounding community. Brad is interested in using green infrastructure to advance these outcomes. He has become a regional leader, incorporating innovative green infrastructure into the landscape. Brad has been involved on projects that range in scale and scope from small, intensive rain gardens to larger, urban-sited projects with multiple layers of issues and infrastructure.

SELECTED RELEVANT EXPERIENCE

- City of Minneapolis Parks & Recreation South Service Area Master Plan, Minneapolis, MN
- City of Edina Parks & Recreation Master Plan, Edina, MN
- Krause Gateway Center, Des Moines, IA
- Minnesota Vikings Mixed-Use Development, Eagan, MN
- Target North Campus, Brooklyn Park, MN
- Ritz Block, Minneapolis, MN
- Colfax North Park Development, Colfax, IA
- City of Deephaven Park System Master Plan, Deephaven, MN
- The Parkdales Corporate Campus. St. Louis Park, MN
- City of Maple Grove Urban Park Design, Maple Grove, MN*
- The Rose: Hope Community/AEON South Quarter IV Redevelopment (Living Building Challenge Certification), Minneapolis, MN*
- Argena Hills Mixed-Use Development, Inver Grove Heights, MN*
- River Valley Athletic Club Green Roof Design, Stillwater, MN*
- Harriet Island Regional Park Improvements, St. Paul, MN*
- Organic Valley Campus Sustainable Site Plan, Cashton, WI*

*Previous experience with another firm

Roger Nikolas, PE, LEED AP
Mechanical Engineer | TSP, Inc.

LICENSURE	Professional Engineer: MN, SD, IA, NE, ND
EDUCATION	Bachelor of Science, Mechanical Engineering, University of Minnesota

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 and energy savings. His designs consider climate control, humidity, energy conservation, indoor air quality, energy-management systems, and phased integration to occupied facilities. Roger has extensive experience in project phasing, scheduling, and management for facilities that require precise interaction of M|E|P designs. He is TSP's Mechanical Discipline Leader.

SELECTED RELEVANT EXPERIENCE
- Midco Aquatic Center, Sioux Falls, SD
- Mayo Civic Center Expansion, Rochester, MN
- South Dakota Public Universities & Research Center, Sioux Falls, SD
  - » Campus Development Plan
  - » Classroom Building, Skywalk, & GEAR Center (Graduate Education & Applied Research)
- Columbus Community Hospital Family Health & Wellness Center, Columbus, NE
- Northeast Regional Health & Fitness Center, Aberdeen, SD
- City/County Human Services Center Addition & Renovation, Sioux Falls, SD
- South Dakota Army National Guard Readiness Center, Watertown, SD
- South Dakota State University Foundation Alumni Green Development (Alumni Center and President's Home), Brookings, SD
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New "Hub" Facility with Learning Labs, Industry & Trades Building Addition/Remodel, and Administrative Addition
- Yankton School District Facilities Condition Assessment & Master Plan, Yankton, SD
- Faulkton Area School District Facilities Assessment & Master Plan, Faulkton, SD

Tony Dwire, PE, LEED AP
Electrical Engineer | TSP, Inc.

LICENSURE	Professional Engineer: MN, SD, and 12 other states
EDUCATION	Bachelor of Science, Electrical Engineering, South Dakota State University

Tony contributes veteran electrical design skills critical to providing the reliable building solutions that community facilities depend on. His sensitivity to clients' fiscal responsibility combined with his enthusiasm to support their operational needs and public service makes Tony a valuable addition to project teams. His work focuses on integrating architecture and engineering to add value and enhance performance. He considers flexibility, installation, and maintenance as key issues for client-centered systems. Tony is TSP's firm Practice Leader, setting the standards company-wide for project management, Quality Assurance/Quality Control, and integrated design best practices for our project design teams.

SELECTED RELEVANT EXPERIENCE
- South Dakota School of Mines & Technology, Rapid City, SD
  - » Chemical & Biological Engineering + Chemistry Building
  - » Student Wellness & Recreation Center
- Augustana University Froiland Science Complex & Gilbert Science Center Renovation, Sioux Falls, SD
- Columbus Community Hospital Family Health & Wellness Center, Columbus, NE
- Granite Falls City Hall, Granite Falls, MN
- Minneapolis City Hall HVAC & Fire Alarm Upgrades, Minneapolis, MN
- Rochester Public Works & Transit Operations Center
- City of Sioux Falls, SD
  - » City Hall Upgrades & Electrical Improvements
  - » Refueling Control System Improvements
- Mayo Civic Center Expansion, Rochester, MN
- Rock County Courthouse HVAC, Luverne, MN
- Wyoming Department of Transportation District 2 Complex, Douglas, WY
- Northeast Regional Health & Fitness Center, Aberdeen, SD
- South Dakota Army National Guard Readiness Center, Watertown, SD

Tadd Holt, PE
Structural Engineer | TSP, Inc.

REGISTRATION	Professional Engineer: MN, SD, IA, NE
EDUCATION	Master of Science, Civil Engineering (Structural Emphasis), South Dakota State University

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 years of service in the U.S. Army Reserve. He's been an integral part of our team for several addition/renovation projects for municipal and civic clients. He's gained close familiarity with the community and the TCAAP Civic Site during drills duty at Arden Hills Army Training Site.

SELECTED RELEVANT EXPERIENCE
- Augustana University Froiland Science Complex & Gilbert Science Center Renovation, Sioux Falls, SD
- Dakota State University Beacom Institute of Technology, Madison, SD
- South Dakota State University Foundation Alumni Green Projects (Alumni Center and President's Home), Brookings, SD
- Granite Falls City Hall, Granite Falls, MN
- Rochester Recreation Center Addition/Renovation & New 125 LIVE Center for Active Adults, Rochester, MN
- Northeast Regional Health & Fitness Center, Aberdeen, SD
- Mayo Civic Center Expansion, Rochester, MN
- South Dakota Army National Guard Readiness Center, Watertown, SD
- Rochester Public Works & Transit Operations Center, Rochester, MN
- Minnesota Department of Transportation Eden Prairie Truck Station, Eden Prairie, MN
- Yankton School District Facilities Condition Assessment & Master Plan, Yankton, SD
- Faulkton Area School District Facilities Assessment & Master Plan, Faulkton, SD

Scott Lardy
Cost Estimator | TSP, Inc.

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

Scott has experience providing cost estimating for new construction and renovation projects. He is exceptionally qualified at providing 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 forecasted budgets.

SELECTED RELEVANT EXPERIENCE
- South Dakota School of Mines & Technology, Rapid City, SD
  - » Student Wellness & Recreation Center
  - » SDSM&T Foundation Alumni Center
- Handley Recreation Center Phased Improvements, Lead, SD
- Special Olympics of South Dakota Unify Center, Sioux Falls, SD
- Augustana University Froiland Science Complex & Gilbert Science Center Renovation, Sioux Falls, SD
- South Dakota State University, Brookings, SD
  - » SDSU Foundation President's Home
  - » Wecota Annex Renovation Concepts
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New "Hub" Facility with Learning Labs, Industry & Trades Building Addition/Remodel, and Administrative Addition
- South Dakota Public Universities and Research Center, Sioux Falls, SD
  - » Campus Master Planning
  - » Classroom Building, Skywalk, & GEAR Center (Graduate Education & Applied Research)
- Perham-Dent Public Schools New High School & District-Wide Improvements Planning & Design, Perham, MN
- Corn Palace Expansion/Renovation, Mitchell, SD

D/APPROACH & WORK PLAN

The City has identified the TCAAP Civic Site as a way to incorporate community connections and services in the heart of an exciting redevelopment opportunity for an underused area. Within the larger Town Center concept, the Civic Site has the potential to become a "great good place" that draws residents and visitors alike. Our team will work with City leadership, the Civic Site Task Force, and other stakeholders to envision customized uses, programs, and features. We'll keep the focus on your needs and collaborate with you to create a plan that includes prospective business partners who can align their goals with your own.

BIG-PICTURE PERSPECTIVE

The overall TCAAP redevelopment project plans for 1,460 residential units, which would potentially grow the city of 9,847 by 33%. This population increase will impact City facilities and their ability to serve the community efficiently. We'll consider this crucial perspective as we focus on a potential uses for the defined Civic Site. Careful study is needed to decide whether a new City Hall, community center, different civic use or some combination will be the best solution for Arden Hills.

The potential population boom and the Civic Site's availability make this an ideal time to evaluate existing structures: the City Hall and possibly the Public Works. To determine the Civic Site's use, it's important for you to have a full assessment of these assets' capacity to support a growing community.

We see this as an opportunity to provide you with the right tools so you can make informed decisions that move the City forward. This evaluation process begins with facilities in place but includes a strong collaboration component. Only by working as a single team can we develop a program, site design, and schematic building plan for a new civic building that will serve Arden Hills for years to come.

DISCOVER | CREATE | IMPLEMENT | DELIVER

DISCOVER

VISIONING

The TSP team embraces integrated practice. Our approach to the multifaceted Arden Hills project work reflects our comprehensive planning and design process. First, we listen. Then, we listen some more. We desire to understand your goals and aspirations for your project so we can communicate that image through your community's own architectural language. We'll help you realize your vision for a facility that complements and celebrates Arden Hills as a desirable place to live, work, and play.

PARTICIPATION

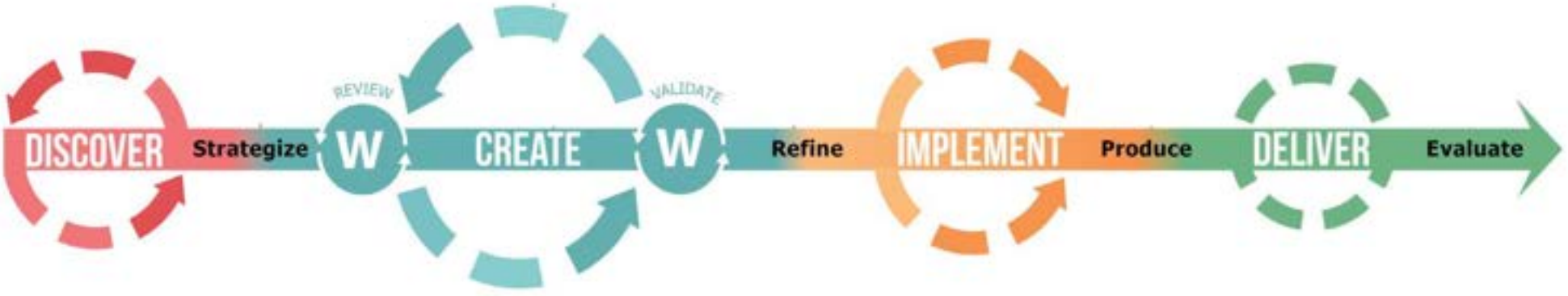
Our methods are built to engage stakeholders early and continuously communicate with these and other important end-user groups. Our process moves the TSP team on site for multiple days. Collectively, our team can offer the best-available information to make decisions, drive better solutions, and result in stronger outcomes. Sharing baseline information at our 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.

PROBLEM-SEEKING

To discover the best solution, we must first develop a clear picture of the often complex and interrelated issues in play. This is a highly City-, community-, and user-driven stage. Together, we will examine the true nature of the problems to be solved. Rigorous and methodical data-collecting will support this work. Listening, learning and compassion all are crucial components.

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 programming stages. We'll provide you with the best and brightest options to inform your decisions and help you achieve your goals. We'll take what we learn and translate it into forward-thinking, client-focused design options.



CREATE

COLLABORATION

This is your project, and we never lose sight of that fact. Everything we do depends on our understanding of your vision for your community and our shared insight. We'll create the overall direction together.

ITERATION

Through iteration, we solve problems, evaluate ideas, and incrementally refine the concept to generate 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, quickly eliminating any solutions that rely on flawed assumptions. We'll focus more time on making the good stuff even better.

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.

IMPLEMENT

COMMUNICATION

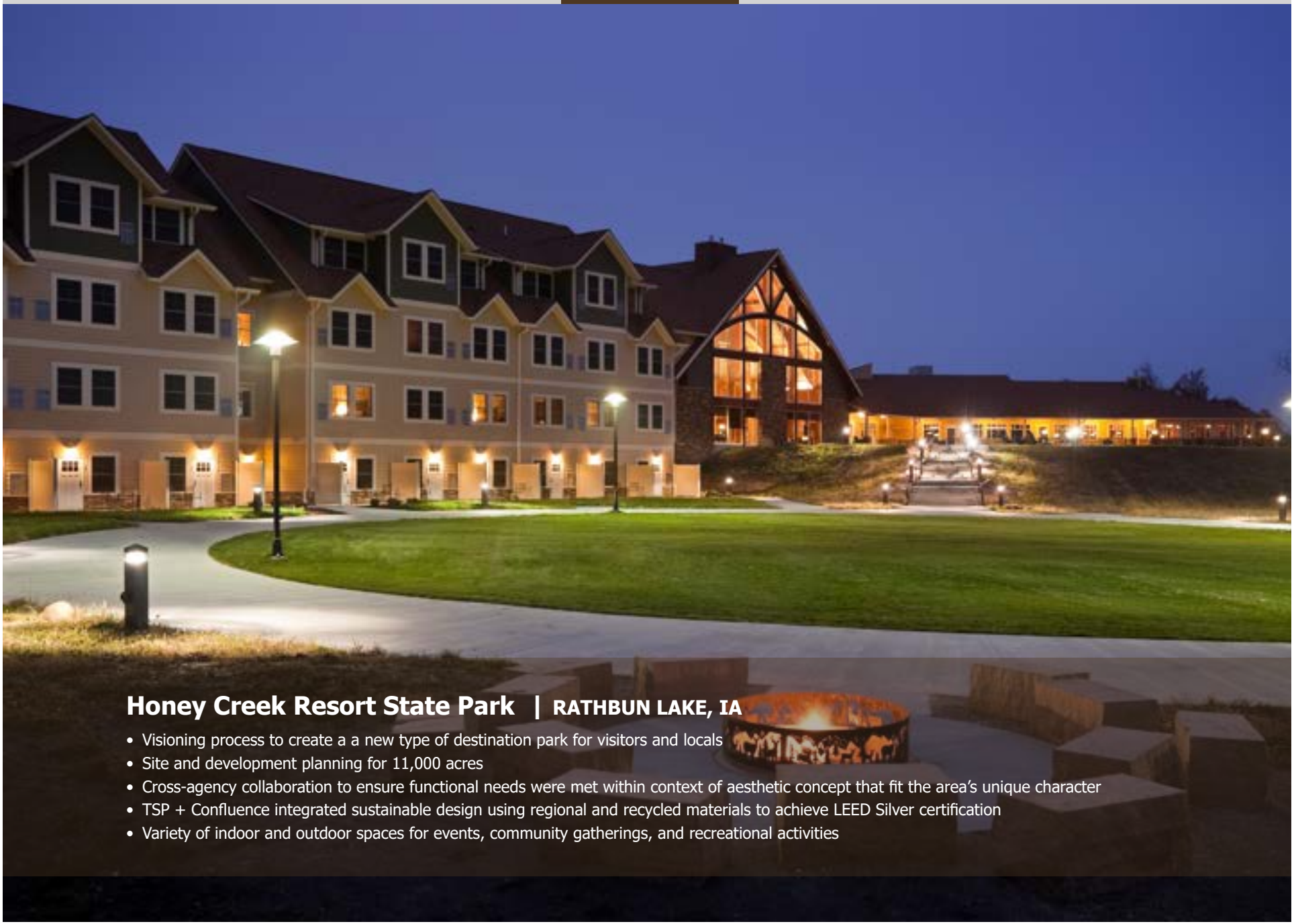
We certainly will use the tools of the day to keep the team at-large updated on progress and needs. These include email, web-ased portals, video chats, and conference calls. But our project success stories come from going above and beyond the normal, day-to-day communication. As your trusted adviser, 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.

DELIVER

At the end of the day, your project should embody your vision and your goals—it should reflect YOU. The built facility and developed landscape must represent your ideals as the City and as a community. As your design team, we look forward to the day your story for the project is realized and begins truly serving residents and visitors.



Honey Creek Resort State Park | RATHBUN LAKE, IA

- Visioning process to create a a new type of destination park for visitors and locals
- Site and development planning for 11,000 acres
- Cross-agency collaboration to ensure functional needs were met within context of aesthetic concept that fit the area's unique character
- TSP + Confluence integrated sustainable design using regional and recycled materials to achieve LEED Silver certification
- Variety of indoor and outdoor spaces for events, community gatherings, and recreational activities

YOUR PEOPLE, YOUR PROJECT

STAKEHOLDER ENGAGEMENT

As elected officials, administrators, and staff, your day-to-day focus is providing basic services and quality-life enhancements for residents. Preparing for a complex planning and design endeavor can be an overwhelming diversion from this mission. The TSP team's facilitation and consensus-building skills will help you develop and share a unified message that generates excitement and support for your project. Working with multi-partner organizations demands a high level of communication and competency not just in design but in supporting group decision-making around complex issues.

CONSENSUS-BUILDING

During the planning stage, a broad base of stakeholders from diverse user groups should participate. This enables them to co-create the choices and compromises that naturally are part of the conceptual design process. If a person has information on just one part of a building project, she or he can focus only on that piece of the puzzle.

We incorporate workshops, presentations, and informational sessions to offer a range of broad and in-depth information for a complete understanding of the "hows and whys" considered as part of the process. If you wish, we even can arrange tours of relevant facilities for Civic Site Task Force members.

HONEST ANSWERS & REAL-TIME RESULTS

Public trust must be earned and kept. Our team's planners and designers work with you to make sure every voice is heard during design workshops and town hall meetings. These forums tend to favor the outspoken and subdue participation from those who aren't comfortable in front of a crowd.

To gather as much input as possible from a diverse group, we've invested in real-time interactive polling technology. Individuals use keypad remotes to vote their preferences anonymously. Each remote sends a unique signal to the USB receiver, allowing only one vote per coded handheld device. The system then instantly tallies the results and converts data into easily understandable graphics that appear on-screen as part of the PowerPoint presentation.

It's a win-win: Community members get a say, and our TSP team gets a much clearer understanding of the overall design direction. Stakeholders get the added reassurance of knowing the system doesn't identify which voters select which options. As a result, our clients benefit from honest, straightforward feedback to help guide their decision-making as the project continues. The tool allows us to defuse emotions during sometimes tense discussions. When passionate people disagree on the best course of action, it's key to respect the fact that opposing opinions can be equally valid.

COMMUNITY RELATIONS

You need your community's support to address current projects, but you also need to earn their trust and support for possible future projects. Attention must be paid to providing the information everyone in the community needs to understand this project, likely upcoming needs, and your long-term vision. The TSP team will provide compelling conceptual imagery of preferred options to include in educational and fundraising materials.

10 RULES TO BUILD SUPPORT

The vast majority of any community's members take great pride in celebrating their home town's identity. They'll support a justifiable expense to advance and improve the facilities, features, and services that form the backbone of their sense of place. It's our shared challenge to provide a compelling case for support.

1. Numerous factors play into a community engagement strategy.

2. There cannot be a "one-size-fits-all" mindset for communities.

3. We must consider certain questions relative to community engagement.

4. The project team must develop a clear theme and corresponding set of needs.

5. The Civic Site Task Force and project team should co-create a unified plan and message.

6. Community members must see the project's "message" coming from local leaders.

7. The message must be focused on the needs of local residents.

8. Consistent, passionate delivery of this message is absolutely crucial to the project's success.

9. Every constituent's perspective and position must be respected.

10. Teamwork is an essential component throughout the engagement process.

CONSERVING MATERIALS, ENERGY, & DOLLARS

Done right, sustainability planning saves you time and money, both initially and in the future. The TSP team is committed to practical, sustainable solutions. More than one-quarter of TSP's in-house staff are LEED Accredited professionals. Even if LEED certification is not desired, using a "sustainability workbook" tool can help us evaluate a variety of impacts that contribute valuable information for any operations budget.

Our design team embraces strategies for energy reduction, owner flexibility, occupant well-being, and responsible design. This is how we create better buildings. Sustainable design is embedded into our process, which ensures it becomes part of your facility's overall concept.

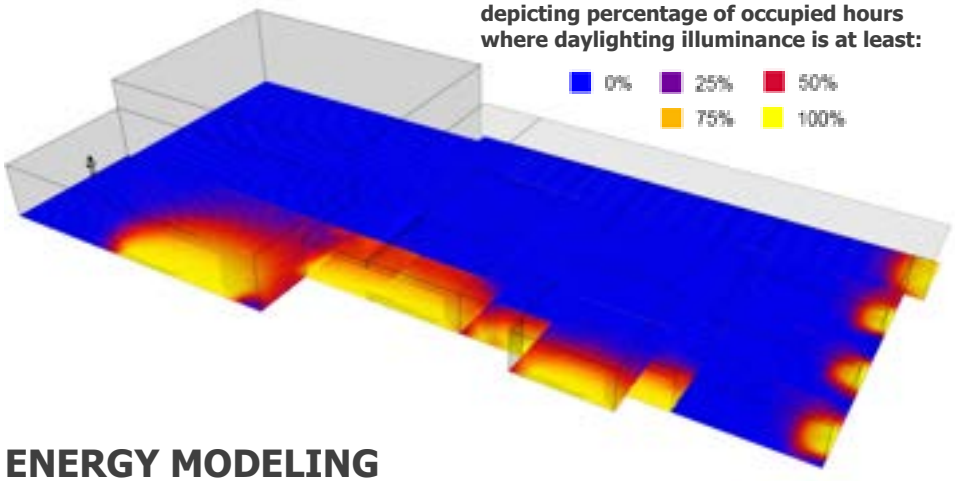
We believe the most responsible way to design is through well-made buildings—functional and flexible, beautiful yet pragmatic, easy to maintain and operate. True sustainable design occurs at every stage in the design and construction process. This approach requires a highly integrated and collaborative pursuit.

We'll work with you to optimize all components, carefully considering your needs. We don't maximize one priority or element at the expense of another. Your vision for your facility drives our sustainable-design practices, and we measure our progress against established benchmarks and metrics.

REDUCING THE ENERGY LOAD

Reducing loads in a building is not reached by simply selecting the right systems. The structure's architectural design has a significant effect. Through planning and form, we take careful steps to reduce the energy load your building will consume:

- Establish energy targets
- Integrate the design process
- Assess site resources
- Apply passive strategies (such as site orientation and materials)
- Apply active strategies (mechanical building systems)
- Thoroughly vet operational needs and capacities



Sefaira-enabled energy modeling depicting percentage of occupied hours where daylighting illuminance is at least:

ENERGY MODELING

Energy modeling is the only way to test and analyze a building's potential consumption levels. Building orientation, glazing systems, and envelope performance are critical components to reduce energy loads and maximize return on high-performance HVAC systems. Decisions on these elements must be made early in the architectural design process.

One of the newest programs in our toolkit, Sefaira, integrates with our existing Building Information Modeling (BIM) software to create real-time energy analysis even as we create concepts. Sefaira's energy-simulation software allows us to quickly identify the right bundle of strategies to meet your project's energy goals. We can make small adjustments that translate into iterative improvements and enable us to compare the tradeoffs for each option.

We even can create dynamic charts that measure energy footprint, monthly energy use, air-flow rate, heat gain, daylighting potential, and other key indicators. As we move through the design process, Sefaira also helps us create more detailed energy-modeling studies to ensure our assumptions were correct.

OPERATIONS & MAINTENANCE

Cleaning is one of the most expensive operational cost for organizations. Material and system selections must reflect your facility's purpose and primary public user groups. Thoughtful use of colors can reduce the appearance of dirt and stains, providing wayfinding assistance with fewer signs to help create a welcoming atmosphere.

FUNCTIONALITY & FLEXIBILITY

Design solutions and smart arrangement of spaces help reduce and control movement within a building. This translates into more functional traffic patterns and protects access to off-stage and support areas, such as offices or technology services. The relationship between entry points and space use can lessen the mud, salt, and other sediment tracked throughout the building.

OVERALL USE OF RESOURCES

TSP respects the significant investments you'll make in planning, designing, building, and operating civic facilities. We look for ways to reduce those operational expenses so you can direct as many dollars as possible into programming and service delivery. Throughout planning and design phases, we carefully consider construction costs and operational expenses alike. Our highly experienced site-development planning and engineering partners craft solutions that balance costs and opportunities.

Our team's designs can incorporate highly durable building materials and finishes at locations that are considered permanent features. Less durable (less costly), renewable-type materials are easy to replace periodically throughout the life span of the building and might be appropriate for "less-permanent" locations. This allows added flexibility as units or entire buildings are repurposed to accommodate changing needs.

TSP's review and analysis of building codes can dramatically impact building systems design and construction costs. We recognize that fire walls, rated doors and frames, fire/smoke alert systems, and other security or life-safety systems are among the necessary but costly maintenance items for public facilities.

Diagram of passive design strategies (top) and the completed Middle & High School Addition/Renovation for Pocahontas Area Community Schools, Pocahontas, IA

ON TIME & ON BUDGET

The TSP team understands and appreciates the value that an on-schedule finish brings to a successful project. We're with you—literally and in person—every step of the way, from preliminary info-gathering to your new facility's community open house. We can design as fast as you make decisions.

GROUNDWORK & PHASE 1

Early July 2017–End of December 2017

		2017						2018						
		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
GROUNDWORK	**4 WEEKS**													
Project Start	4 WEEKS													
Develop & Finalize Schedule	4 WEEKS													
Prepare & Finalize Agreement	4 WEEKS													
PHASE 1 | City Hall Facility Assessment	**24 WEEKS**													
Collect Existing Building, Site, & Operational Staffing Information	4 WEEKS													
Community Engagement: Facilitate Listening Sessions & User Interviews	ONGOING													
Complete Building Condition Assessment	6 WEEKS													
Perform Functional Adequacy Assessment	6 WEEKS													
Conduct Capacity & Utilization Study	6 WEEKS													
Conduct Building & Site Suitability Study	6 WEEKS													
Create Final Deliverables	4 WEEKS													
Owner Review & Comment	5 WEEKS													

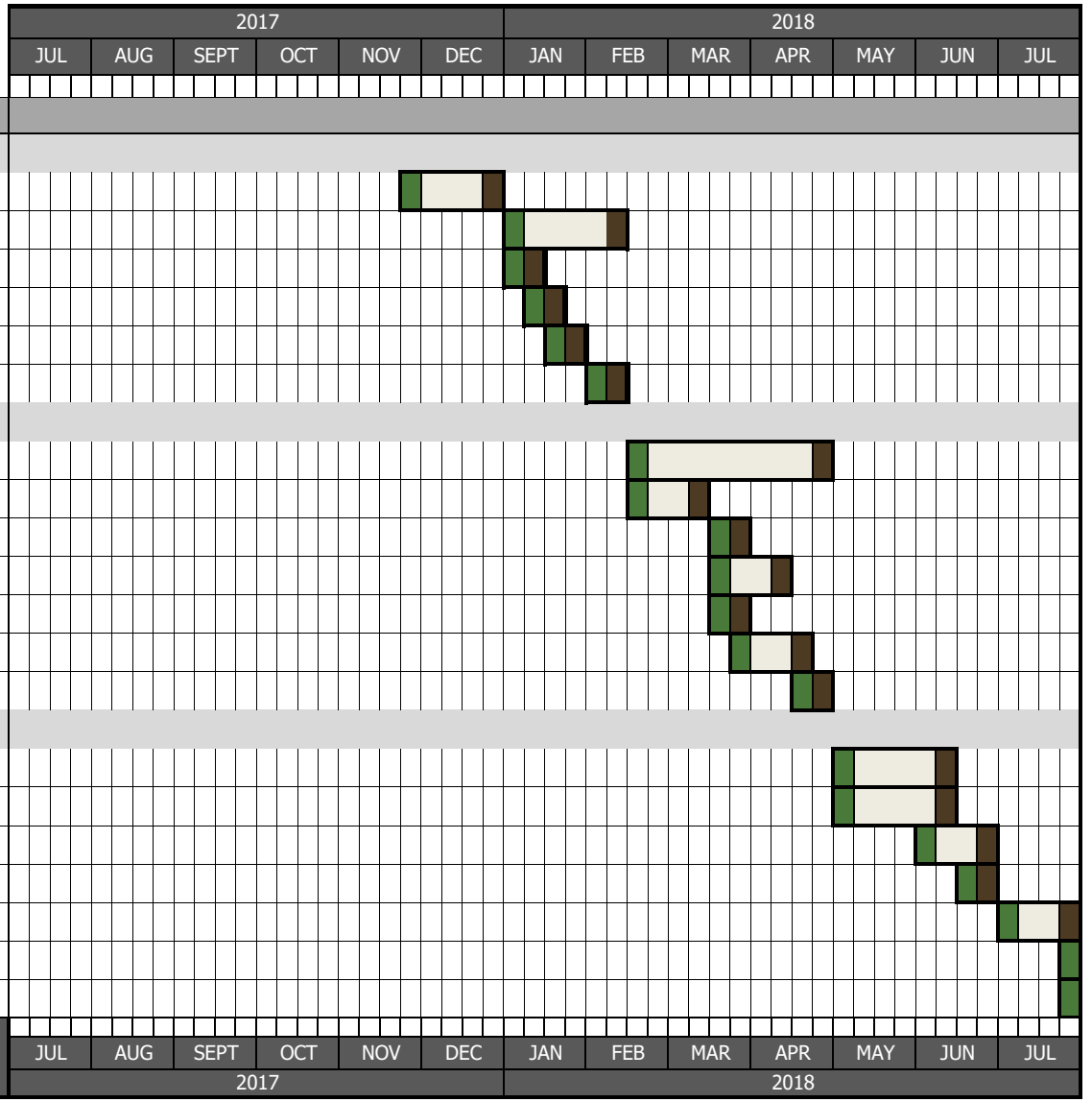
ALTERNATE 1

Early July 2017–End of November 2017

		2017						2018						
		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
ALTERNATE 1 | Public Works Facility Space Needs Assessment	**20 WEEKS**	Note: If Alternate 1 is accepted, completing this work during Phase 1 of the project creates multiple effciencies.												
Collect Existing Building & Site Information	4 WEEKS													
Community Engagement: Facilitate Listening Sessions & User Interviews	ONGOING													
Perform Functional Adequacy Assessment	6 WEEKS													
Conduct Building & Site Suitability Study	6 WEEKS													
Conduct Space Needs Assessment	8 WEEKS													
Create Final Deliverables	4 WEEKS													

PHASE 2
Late November 2017–End of July 2018

PHASE 2 | TCAAP Civic Site Development	33 WEEKS
Preliminary Planning	
Mobilize Project to Engage Key Stakeholders	5 WEEKS
Community Engagement: Facilitate Listening Sessions & Conduct Survey	ONGOING
Determine Project Goals & Priorities	2 WEEKS
Develop Space Program & Amenities List	2 WEEKS
Develop Rough Concept Board with Plan Features	2 WEEKS
Owner Review & Approval	2 WEEKS
Pre-Design & Conceptual Programming	
Community Engagement: Make Public Presentations	ONGOING
Facilitate User-Group Workshops & Interviews	4 WEEKS
Develop Preliminary Concept Language & Document Design Criteria	2 WEEKS
Develop Preliminary Concept Design & Options	4 WEEKS
Develop Detailed Building Program	2 WEEKS
Verify Site Development & Associated Regulatory Requirements	4 WEEKS
Create Cost Estimate	2 WEEKS
Schematic Design	
Develop Final Design Concept & Confirm Building Program	6 WEEKS
Complete Schematic Design Package with Phasing Plan	6 WEEKS
Develop 3D "Fly-Through" Video Rendering	4 WEEKS
Update Cost Estimates & Integrate Value Engineering as Necessary	2 WEEKS
Owner Review & Comment	4 WEEKS
Community Engagement: Make Public Presentation & Share Digital Info	TBD
Present Recommendations & Report to City Council	TBD



PHASE 1: EXISTING CITY HALL

SCOPE & OBJECTIVES FOR THIS PHASE

The TSP team takes a very methodical approach to lifecycle and maintenance assessments of existing facilities. As we've done for previous civic clients, we will carefully examine City Hall structures, systems, and layouts. We'll look for ways to maximize the building's potential within the larger context of community needs and operational efficiencies. Working with you, we'll explore possibilities and outline options that will help you realize the greatest benefit from this built asset.

GROUNDWORK

We'll begin by gathering baseline information on operations as well as the facility itself. How do you use your spaces now? What workarounds have staff members created to accommodate less-than-ideal room arrangements or placement of built-ins? Which areas serve multiple departments or must be easily accessible to the public? Each component helps us understand how your current building supports or falls short of your needs—even as we start studying City Hall's present condition and forecasted life span.

DELIVERABLE

- Stated Assessment Goals & Priorities

TASKS

A. Define assessment goals and objectives. Creating shared expectations allows us to measure specific desired outcomes for the assessment. Establishing goals and objectives with Owners and during early stakeholder listening sessions—even for an assessment—helps support development and decision-making during the later facility review stage.

B. Take a kick-off tour. Team members will tour City Hall with facilities staff, giving them a chance to ask questions and get familiar with the building's unique characteristics. This provides an opportunity to start forming the working relationships that will be so critical to the project's ultimate success.

C. Collect existing building and site documentation. Our team will work closely with City staff to gather information including existing building plans, testing reports (such as soil borings or asbestos surveys), and any other applicable documentation.

D. Assemble operational and staffing information. We'll observe and request details on current staffing levels so we can get a clearer picture of how these details will need to shift in the future. We'll tie these present-day figures to personnel growth projections and service offerings within City Hall.

This page: Interior (left) and street view, Granite Falls City Hall, Granite Falls, MN

PHASE 1: EXISTING CITY HALL, CON'T.

CITY RESPONSIBILITIES

- Identify a project coordinator to act on the Owner's behalf. This individual will assist with information-gathering in a timely manner.
- Provide existing documentation of building plans, CAD files, and/or other pertinent data sets.
- Provide access to the property, buildings, and personnel.

CITY HALL FACILITY ASSESSMENT

TIMELINE | 24 weeks

Early July 2017 through end of December 2017

As our team delves into our on-site investigation, we'll use a variety of tools and strategies to learn more about your building as well as the City programs and public services it must support. These methods include a variety of space surveys and functional assessments with department heads and staff members. Our team also will study the building's structural integrity, envelope, and systems equipment (HVAC and plumbing, electrical and technology, security and life safety).

DELIVERABLES

- Minutes (documenting each meeting)
- Combined Final Report (including the following):
  - » Capacity & Utilization Study
  - » Functional Adequacy Study
  - » Building & Site Conditions Study
  - » Building & Site Suitability Study
  - » Financial analysis of short-, medium-, and long-term facility and maintenance costs

TASKS

A. Facilitate listening sessions. The initial sessions will be the TSP team's first opportunity to sit down with department heads and facility personnel. Together, we'll engage in open conversations about building features and systems they would categorize as good, bad, or indifferent. Because these stakeholders have firsthand, daily knowledge of facility components and operational needs, we'll encourage them to bring as much knowledge to the table as they can share. Then, we'll document and organize the information. This helps our team understand more about the building's functionality and provides a list of areas that will require special attention as our work moves forward.

Lake City Marina Administration Building, Lake City, MN

B. Complete a building condition assessment. This work closely aligns with most people's ideas about what takes place during a facility assessment. Our team members will walk every inch of the building and investigate crawlspaces, nooks, and crannies to document your City Hall's current physical condition. These notes, photos, and even sketches will prove to be valuable resources as we plan, prioritize, and budget recommended facility-improvement projects for the structure and systems.

PHASE 1: EXISTING CITY HALL, CON'T.

C. Perform a functional adequacy assessment. This evaluation helps determine the facility's suitability for current and future program needs. Does the building support your staff's work or hinder how employees must deliver services to community members? Through on-site observations, participant questionnaires, and interviews with department heads and staff, our team will drill down even further. As a result, we'll uncover the physical, environmental, and functional components that need improvement.

D. Conduct a capacity and utilization study. Our team will conduct an existing building and office-space configuration survey to identify how many staff members comfortably can operate in the current conditions. Comparing this information against projected staff growth enables us to see how the existing space might be used in the future. The City then can examine these allocations and consider how the numbers will affect future facility needs.

Marshall City Hall Space-Needs Study, Marshall, MN

Sioux Falls City Hall Renovation Phase 3, Sioux Falls, SD

E. Conduct a building and site suitability study. This stage is related to the functional adequacy assessment, but it encompasses exterior considerations (site location, access, drainage, utilities, etc.) as well as interior functionality for building users. At the conclusion of this building and site suitability study, our team will have formed a complete picture of facility and site opportunities and shortcomings.

F. Create Deliverables. Our final report will provide estimates you can use to understand the existing City Hall's lifespan and the site's suitability for future potential expansion as your community grows.

G. Owner Review & Comment.

CITY RESPONSIBILITIES

- Provide access to the property, buildings, and personnel.
- Provide data and information as needed to complete the assessment.
- Identify participants for listening sessions and furnish each person's name and title within City government.
- Review and approve Schematic Design plan options and planning documents.

PHASE 2: TCAAP CIVIC SITE

SCOPE & OBJECTIVES FOR THIS PHASE

TSP team members understand the scope of services for Phase 2 includes site assessment, community engagement, cost estimation, and conceptual design. Phase 2 also will involve a schematic design for the facility, encompassing development of exterior and interior architectural language and vision, space functions, and systems determination. In concert with the building's design, our team will create a site master plan that relates to the larger TCAAP redevelopment. We see this as an opportunity to rate with you on a layout that celebrates your values and your vision for the Civic Site.

The Phase 2 work plan detailed in this section includes a streamlined narrative for the future design development, construction documentation, and construction administration phases. We believe it's important for you to see this high-level outline of future phases to understand how we approach the Owner/design-team relationship. Our team continues to provide value and services throughout initial occupancy and often performs a building walk-through with owners prior to the warranty expirations on a new facility's systems.

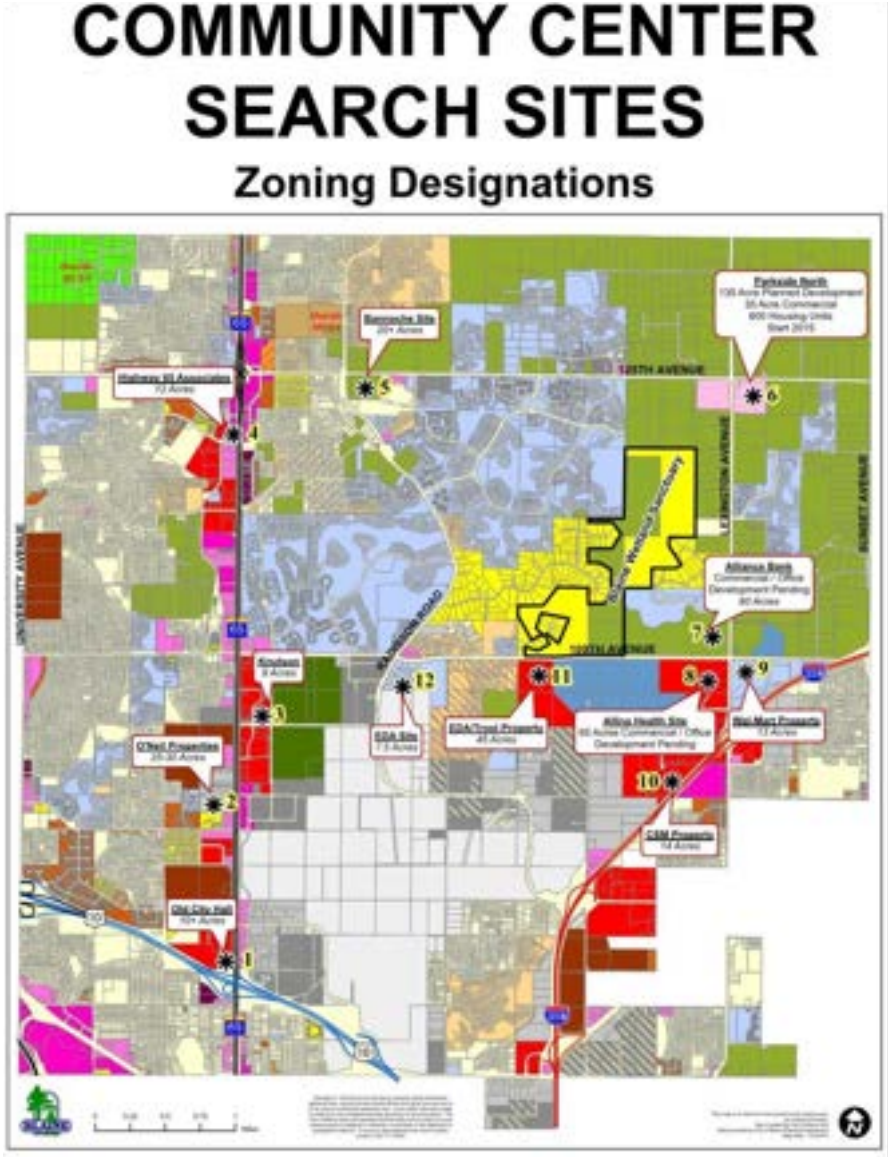
PRELIMINARY PLANNING

TIMELINE | 11 weeks
Late November 2017 through mid-February 2018

As we begin, the design team will collaborate with the City, the Civic Site Task Force, and other stakeholders to determine the project's key preliminary elements. We'll confirm schedule, define additional stakeholders to ensure representative decision-making, create a list of amenities and/or preliminary program overview to secure community buy-in, and determine which tools and methods are best to involve Arden Hills residents as we communicate the vision and share information.

DELIVERABLES

- Vision Board
- Amenities List (determined via community survey techniques)
- Stated Project Goals & Priorities
- Space Program
- Rough Concept Board (illustrating potential amenities, photos, and sketches)



PHASE 2: TCAAP CIVIC SITE, CON'T.

TASKS

A. Facilitate focus groups to engage stakeholders. Focus-group sessions allow the team to receive input on program, concept, and amenities from the community at large. Holding these workshops over a period of time enables us to explore potential project features and overall vision, define goals and desired experiences, and test concepts. We'll involve City staff, the Civic Site Task Force, appropriate community boards, user-group members, and other citizens.

B. Develop plan features and visual aids. Our team will develop an initial list of potential amenities for focus-group and community-meeting input. We'll include photo cues and other visual aids to help participants imagine how each plan feature could look. Through this process, we'll compile an amenities list specific to Arden Hills and start to create a very rough concept layout for further feedback during a community meeting. That follow-up session will serve as an opportunity to update residents on our progress and give them another chance to suggest any adjustments.

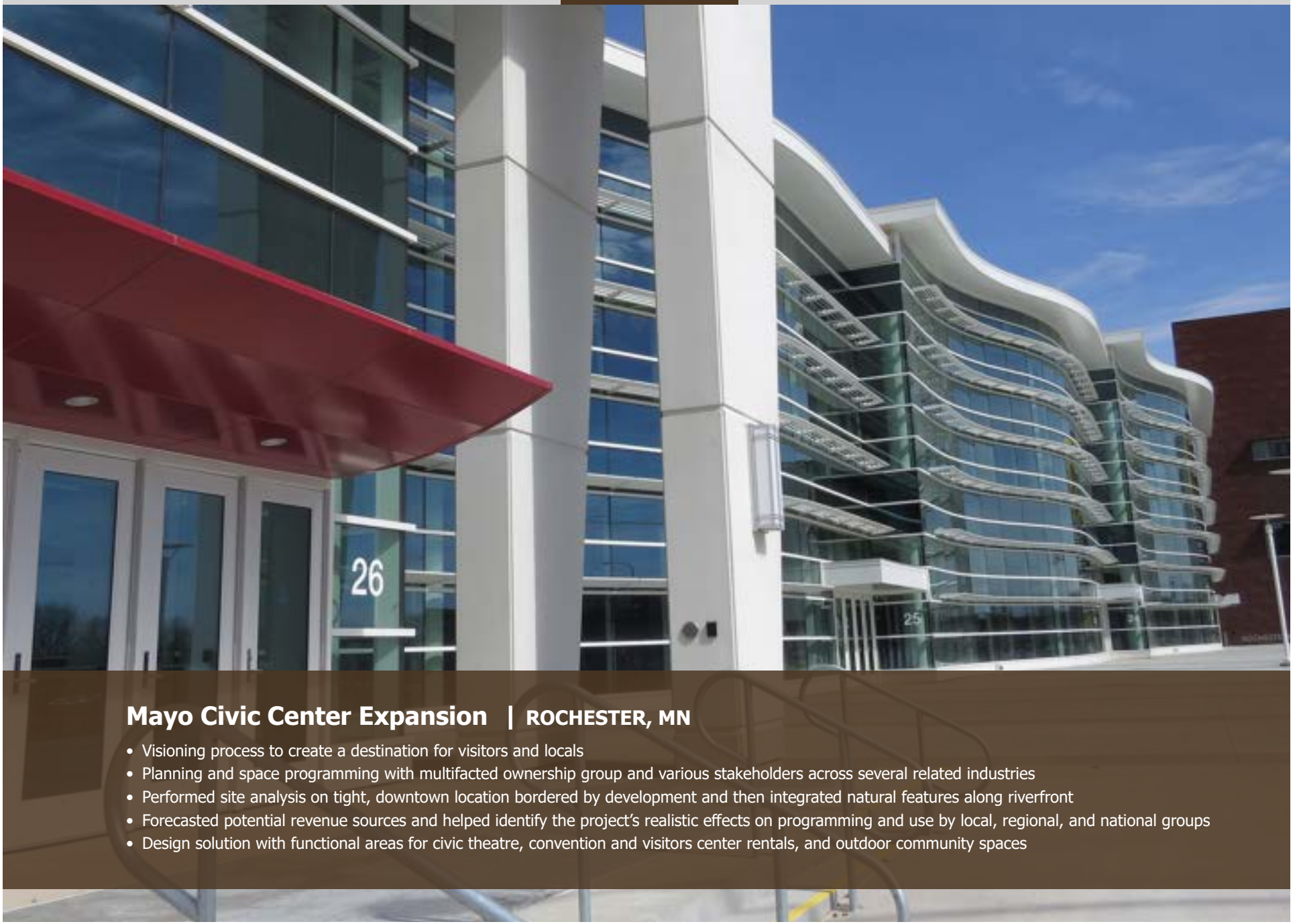
C. Present our progress to the City and the media. After we've made those community-guided changes, we'll work with Civic Site Task Force to prepare a presentation for the City Council as a whole. We'll also outline next steps in a press handout to distribute in advance of the City Council's informational session. During the regular public meeting, we'll seek approval for the amenities list and rough concept, supplementing their understanding with photos and other visual tools.

D. Outline potential activities programming and staffing levels. We'll assist the Task Force and City departments (finance, human resources, etc.) to outline appropriate facility activities. We'll also provide input on realistic staffing levels and needs, based on our experience in other communities.

E. Create space program. As this preliminary stage draws to a close, we'll create a space program to support the desired amenities and activities. Confirming this program with stakeholders and leaders from key end-user groups will help ensure we've built in the appropriate flexibility to accommodate anticipated future needs.

CITY RESPONSIBILITIES

- Communicate with applicable citizens groups, City departments, local boards and commissions as needed for information-sharing activities.
- Determine key stakeholders and decision-makers.
- Conduct a community-wide survey to help determine potential amenities.



Mayo Civic Center Expansion | ROCHESTER, MN

- Visioning process to create a destination for visitors and locals
- Planning and space programming with multifacted ownership group and various stakeholders across several related industries
- Performed site analysis on tight, downtown location bordered by development and then integrated natural features along riverfront
- Forecasted potential revenue sources and helped identify the project's realistic effects on programming and use by local, regional, and national groups
- Design solution with functional areas for civic theatre, convention and visitors center rentals, and outdoor community spaces

PHASE 2: TCAAP CIVIC SITE, CON'T.

PRE-DESIGN & CONCEPTUAL PROGRAMMING

TIMELINE | 10 weeks
Mid-February 2018 through end of April 2018

Now that we've established the preliminary program and secured buy-in from all parties, we can move into detailed programming. Our team will work with you to facilitate several workshops. We'll reinforce and confirm basic space needs for individual functions, ultimately transitioning into integrated team work sessions.

DELIVERABLES

- Preliminary Concept (focusing on building's exterior integrity, components, and aesthetic qualities of the building's façade)
- Preliminary Concept Plan & 3D Diagrams
- Firmed-Up Building Program
- Cost Model (including project budget and preliminary cost estimate)
- Preliminary Site Plan (relating to master plan, building language, and indoor/outdoor relationships)

TASKS

A. Hold user-group program interviews. This initial round of individual interviews for user groups will focus on confirming the existing information. We'll build in opportunities for user-group representatives to address real needs and future program ideas for their respective organizations or clubs.

B. Facilitate a combined user-group workshop. Bringing together all anticipated stakeholders from user groups and project leadership allows us to approach planning and design as a collaborative team. The goal will be to develop a program that supports true integration. We'll discuss fitness and recreation, interaction and gathering, support spaces and technology functions to name a few.

We'll explore likely uses based on demographics and create a list of space requirements. Then, we'll build relationship diagrams and program stacking models to test various ways these rooms and spaces can be arranged.

Rochester Recreation Center Addition/Renovation & New 125 LIVE Center, Rochester, MN

PHASE 2: TCAAP CIVIC SITE, CON'T.

Site plan for Midco Aquatic Center, Sioux Falls, SD

C. Develop the cost model. To forecast the cost model and confirm the project budget, we'll link the space list and costs together in one document. We've found this to be a highly successful way to demonstrate how planning decisions affect both scale and cost.

D. Develop site and building concept options. As we advance the program definition, we'll build exterior and interior building concepts. We also will develop the master plan and perform site analysis as necessary to determine the building's optimal placement within the site. This must be sympathetic to the climate and the overall TCAAP context to fully celebrate the community.

Each option will illustrate a different way to organize the building, keying off functional relationships. A floor plan and 3D diagram will accompany each conceptual option. Arden Hills has put in place a strong community vision, and these concepts must dovetail well with that work in terms of site planning, architectural mass, and vocabulary.

E. Create the conceptual document. We'll wrap this stage by outlining project concepts, summarizing the planning process, and setting forth goals for the proposed new building. These steps will result in a clear path forward.

However, our years of experience have taught us there is more than one way to design for the best outcome. The right way Arden Hills selects will depend on the visioning and specific planning with workshop participants. Our team will extend that analysis and understanding to subsequent meetings and sessions as we move into design details.

CITY RESPONSIBILITIES

- Commit to time needed for stakeholder and/or user-group meetings.
- Together with design team, determine project goals.
- Host community/citizens' group workshops as needed.
- Compile and disseminate information received from community-wide amenities survey.

PHASE 2: TCAAP CIVIC SITE, CON'T.

Blue Springs Public Complex

BLUE SPRINGS, MO

- Site planning, parking design, circulation plan, and landscape architecture for expansion/remodel of existing public safety and court complex (police, municipal court, dispatch, and animal control)
- New entry plaza with seating and event space connected to parking lot across the street
- Sustainable design including rain gardens to capture and treat stormwater runoff
- 2016 Kansas City Business Journal Capstone Award for green design

SCHEMATIC DESIGN

TIMELINE | 12 weeks

Early May 2018 through end of July 2018

Together, we will reach a consensus on the aesthetic qualities of the exterior and space diagrams for each of the site and building alternatives presented. We'll test these conceptual designs and further develop floor-plan layouts through a series of meetings. Our team will provide digital models and drawings to help project leadership envision each outcome, and we'll rework these materials as you give additional input.

If needed, we'll create matrices that clarify the relative merits of each option. The steps in Schematic Design are similar to the Pre-Design phase: a succession of interviews, meetings, and workshops, leading to cost estimates and technical reviews. The design process, however, will delve more specifically into structural and building systems. In this phase, we'll also develop building elevations, sections, 3D representations (exterior and interior), and the material palette.

DELIVERABLES

- Final Design Concept (focusing on building's exterior integrity, components, and aesthetic qualities of the building's façade)
- Schematic Design Package Document (including SD floor-plan layouts and 3D diagrams, mechanical and electrical systems narratives, and preliminary site layout)
- Preliminary Phasing Plan
- 3D "Fly-Through" Video
- Confirmed Building Program
- Cost Model (Schematic Design estimate)

TASKS

A. Align scope with Schematic Design concepts. As we develop Schematic Design options, we'll be sure to run rough cost estimates based on the space program and amenities for each. This assures our overall project scope does not creep beyond your allotted budget.

PHASE 2: TCAAP CIVIC SITE, CON'T.

B. Create site-development schematic estimates. As part of this task, we'll make several site-design adjustments for the purpose of budgeting. We'll re-examine basic utility approaches, create the paving concept and BMP approach, and design preliminary amenities.

C. Document building-system concepts, cost-efficiency, and sustainability targets. Similar to the schematic-level site work, we'll create mechanical and electrical system concepts for the purpose of budgeting. We'll also run preliminary load calculations to predict the building's energy load and how that burden might fluctuate based on various options. Energy considerations for engineering and architectural systems will help determine the sustainability level we'll target for the finished project.

Testing these figures against industry standards and equipment pricing is an important part of the building-system narrative. So is confirming concept constructability with appropriate partners and team members. We'll design the preliminary structural components to re-affirm or adjust the building's overall size and volume. All these factors funnel into a more accurate budget estimate we can use to advance our remaining planning work.

D. Prepare and share concept models and recommendations. The TSP team will create a digital model that encompasses all the details to date from our concept discussions on building exteriors and interiors. Then, we'll meet with stakeholders to walk through these options and recommend a final direction for the project.

E. Refine the visuals and present to the public. It's time to create the last iteration of the Schematic Design process and gather final input from the public. We'll refine the Schematic Design concept presentation and prepare a 3D "fly-through" video for posting and sharing online as well as during community presentations.

F. Determine phasing. We'll bring together all we've learned to determine a phasing strategy based on the Schematic Design and the master plan for the Civic Site. This strategy will include a cost estimate so decision-makers can see the complete picture.

G. Make final Schematic presentation. Our Schematic Design work culminates as the design team and Civic Site Task Force jointly make a final presentation to the parks board, City Council, and assembled public meeting.

CITY RESPONSIBILITIES

- Commit to time needed for stakeholder and/or user-group meetings.
- Together with design team, determine sustainability goals.
- Shepherd the process to secure approvals from City Council, boards, and commissions.
- Host community and citizens' group presentation as necessary.
- Use community website, social media and other tools to share the project's direction with the broader public.

PHASE 2: TCAAP CIVIC SITE, CON'T.

DESIGN DEVELOPMENT—FUTURE PHASE

TIMELINE | To be determined

In the Design Development phase, we emphasize the building's detailed design in terms of engineering, construction technology, and systems. This phase also addresses the detailed program requirements and needs for each key user group.

At this stage, it's crucial to create a detailed inventory of both the existing and future equipment to be accommodated within the new facility's design.

Through a series of workshops with each distinct user group, we drill down to account for all these variables. These workshops also help assure that design-team members, users, and facilities personnel have a complete understanding of the design's detailed development.

DELIVERABLES

- Final Design Concept (focusing on building's exterior integrity, components, and aesthetic qualities of the building's façade)
- Design Development package document (including DD floor-plan layout and 3D diagrams, mechanical and electrical systems narratives, and preliminary site layout)
- Preliminary Phasing Plan
- Updated 3D project model for public sharing (to be determined)
- Design Development phase cost estimate

TASKS

A. Perform code and zoning checks. These necessary double-checks help ensure a smooth road to secure approvals so we encounter minimal project delays when construction begins.

B. Confirm/firm up site plan and landscape plan. As part of this process, we will coordinate utilities, grading, site drainage, and all landscaping elements. The site design closely will complement the building and vice versa.

Rochester Recreation Center Addition/Renovation & New 125 LIVE Center, Rochester, MN

PHASE 2: TCAAP CIVIC SITE, CON'T.


Olathe Community Center & Stagecoach Park, Olathe, KS

C. Review spaces and interiors. We'll guide the review and development process for the plans and interior of each vital program space. This includes confirming room layout and finishes as well as coordinating the location of all built-ins, fixtures, major equipment, power and data supplies, and other critical devices.

D. Firm up systems designs. Over the course of this phase, we'll schedule a series of regular meetings with facilities personnel to develop engineering systems (M/E/P and Structural), make decisions regarding construction methods and technology, and address other operational issues.

CITY RESPONSIBILITIES
- Commit to time needed for stakeholder and/or user-group meetings.
- Shepherd the process to secure approvals of Design Development package from City Council, boards, and commissions.

CONSTRUCTION DOCUMENTS—FUTURE PHASE

TIMELINE | To be determined

As the project moves forward to become a developed site and built facility, the TSP team will provide architecture and engineering documents that exceed your standards. We'll work together to prevent design oversights, coordination errors, and construction problems. The team will utilize Building Information Modeling (BIM) for superior clash detection and enhanced data-gathering. These models also provide a valuable resource to assist facilities staff throughout long-term building operations and maintenance. If the selected contractor has BIM capabilities, we'll integrate our models with theirs.

DELIVERABLES
- In-Process Document Submittals (including 50% completion and 95% coordination set levels)
- Final Document Submittal (including full set of 100% complete Construction Documents)
- Final Cost Estimate (construction total for letting and reviewing bids)

TASKS

A. Finalize and communicate contract documents. Our team will prepare the complete drawing set and project specifications, then give an update to City leaders as required for final approvals.

B. Educate community at-large. We'll assist the City in crafting the public message to convey the project's status and potential. Our team's updated project imagery can help generate a sense of excitement for the construction work to come.

CITY RESPONSIBILITIES
- Commit to time needed for stakeholder and/or user-group meetings.
- Shepherd the process to secure approvals of Construction Documents package from City Council, boards, and commissions.

PHASE 2: TCAAP CIVIC SITE, CON'T.

CONSTRUCTION ADMINISTRATION—FUTURE PHASE

TIMELINE | To be determined

The key word during this phase? Responsiveness. Our team works every day to maintain reports; review shop drawings, submittals, and pay requests; and keep up with Owner communications even as we answer questions from your chosen construction partners.

DELIVERABLES

- Construction Observation Reports
- Prepare Construction-Phasing Documents (as needed)

TASKS

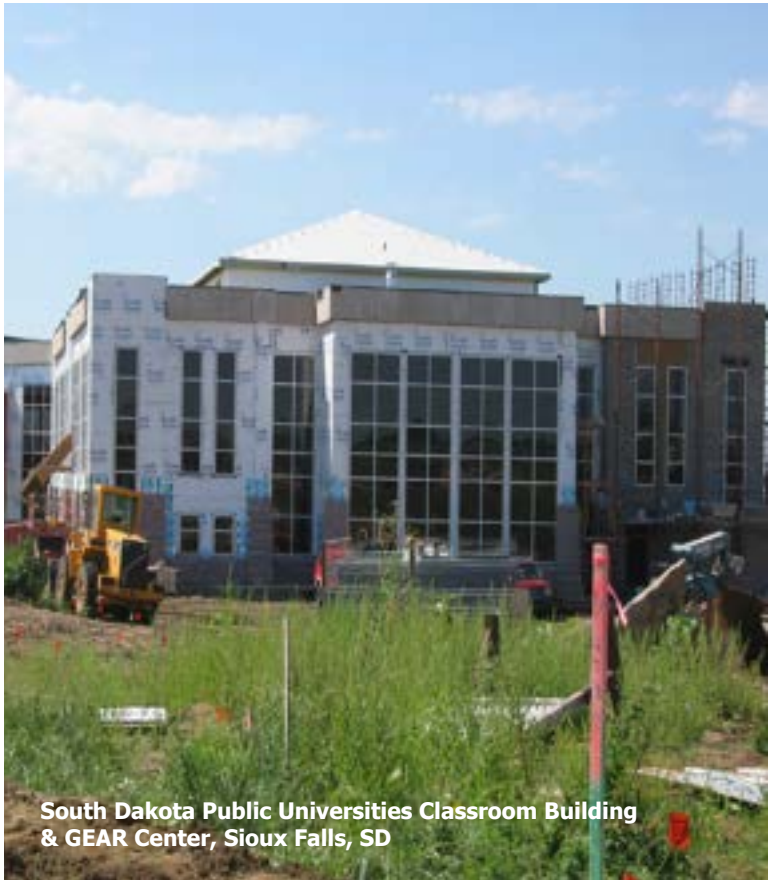
A. Make site visits and issue reports. During each stage of construction, TSP team members will visit the site to review progress and make careful observation reports. We'll share this information with you so you're always up-to-date on milestones and advised of any emerging issues.

B. Review shop drawings and pay requests. In close collaboration with the contractor, we'll review shop drawings and submittals so you can keep track of construction progress and the detailed work on site.

C. Prepare construction-phasing documents. Throughout the life of the project, we'll help facilitate as-determined meetings to discuss and resolve any construction issues as they occur. The key is to collaborate closely and keep the end goal in mind—resulting in a beautiful, enjoyable project for the community.

CITY RESPONSIBILITIES

- Participate in Owner/Design Team/Contractor/Developer meetings as necessary throughout construction.



South Dakota Public Universities Classroom Building & GEAR Center, Sioux Falls, SD

Linden Square Amphitheater at Gladstone Village Center | GLADSTONE, MO

- 2014 Urban Land Institute Kansas City Development of Distinction Award
- 2014 Missouri Main Street Connection Best Streetscape & Public Space Improvement Project
- 2014 ASLA Prairie Gateway Chapter Merit Award
- Please see full project details and relevancies on page 56 of this proposal

ALTERNATE 1: PUBLIC WORKS SPACE NEEDS, CON'T.

SCOPE & OBJECTIVES FOR THIS PHASE

The TSP team's approach to this space-needs study, presented here as an alternate service, shares several steps in common with our Phase 1 methodology. The primary objective for this effort at the existing Public Works Facility will be to determine how the building's functional, support, and storage areas best can be configured to accommodate near- and mid-term needs. **If the City accepts Alternate 1, our team can create efficiencies by carrying out this work while we also complete Phase 1 (Existing City Hall Assessment).**

GROUNDWORK

As we did in Phase 1, we'll start by compiling information that helps us understand the Public Works Facility's current use.

TASK

A. Collect existing building and site documentation. Our team will work closely with City staff to gather information including existing building plans, testing reports (such as soil borings or asbestos surveys) and any other applicable documentation.

CITY RESPONSIBILITIES

- Identify a project coordinator to act on the Owner's behalf. This individual will assist with information-gathering in a timely manner.
- Provide existing documentation of building plans, CAD files, and/or other pertiment data sets.
- Provide access to the property, buildings, and personnel.

PUBLIC WORKS SPACE-NEEDS ASSESSMENT

Our team will be on site, working with Public Works department heads and staff to study how the building and the site's outbuildings support or hinder the City's work.

TIMELINE | 20 weeks
Early July through end of November 2017

Rochester Public Works & Transit Operations Center, Rochester, MN

DELIVERABLES

- Minutes (documenting each meeting)
- Space Program (identifying current and future needs)
- Planning Diagram (indicating gross areas for future needs)
- Final Report (including the following):
  - » Process Documentation
  - » Data Collected
  - » Analysis of Space Planning Needs

TASKS

A. Facilitate listening sessions and user interviews. Through a series of listening sessions with City department heads and staff members, we'll discuss the Public Works Facility's existing and future needs. We'll address staffing levels, operation and work areas, and equipment and materials storage.

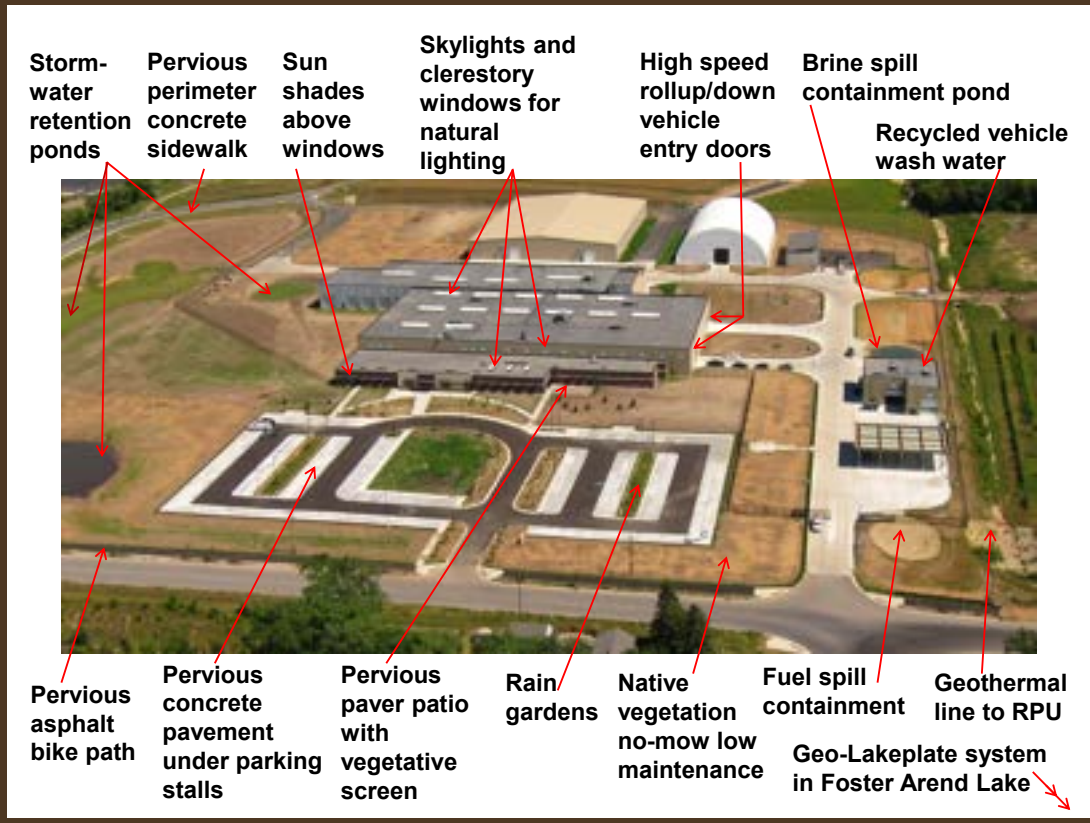
ALTERNATE 1: PUBLIC WORKS SPACE NEEDS, CON'T.

B. Perform a functional adequacy assessment. This evaluation helps determine the facility's suitability for current and future program needs. Through on-site observations, participant questionnaires, and interviews with department heads and staff, our team will drill down even further. As a result, we'll uncover the physical, environmental, and functional components that need improvement.

C. Conduct a building and site suitability study. This stage is related to the functional adequacy assessment, but it encompasses exterior considerations (site location, access, drainage, utilities, etc.) as well as interior functionality for building users. Our final report will provide estimates you can use to understand the existing Public Works Facility's suitability for future potential expansion as your community grows.

D. Complete a space-needs assessment. Our team will consolidate all the information gathered up to this point and facilitate a final series of workshops. The goal during this last stage is to give stakeholders a voice in evaluating and proposing potential solutions as we determine the overall gross areas needed to accommodate current and future programs, public services, and equipment/materials needs.

E. Create final deliverables.



CITY RESPONSIBILITIES

- Provide access to the property, buildings, and personnel.
- Provide data and information as needed to complete the assessment.
- Identify participants for listening sessions and furnish each person's name and title within City government.
- Review and approve Schematic Design plan options and other planning documents.

Confidential Client | SIOUX FALLS, SD

TSP + Confluence's work for a visionary private client ranks among our boldest conceptual endeavors. The community-based, multigenerational legacy organization challenged our team to create a plan that could transform a triangle-shaped lot adjacent to its own property. This client's business and civic philosophy puts the greater good FIRST through the principles of Family, Innovation, Relationships, Stewardship, and Teamwork. We explored ideas, took the best visual inspiration from larger developments in other Midwest cities, and adapted activities to fit the local context and population. We played with colors, shapes, and pictures to ensure the concept's forms truly reflected the client's self-image.

- Development and conceptual planning for underused "triangle" of downtown riverfront property owned by the City of Sioux Falls
- Multipartner team to leverage private investments for public benefit
- Feasibility study and cost analysis for two primary options
- Business plan identifying year-round programming/potential sponsors
- Signature design elements including two levels of outdoor terraces, a connection to the river's opposite bank, and a glass-enclosed iconic structure element lit from within as a beacon
- Integrated underground parking and adjacent planned real estate development for apartments and condominiums

E/FEE QUOTATION

You deserve a fair price, but it's even more important to get exceptional value for your investment. The TSP team offers both. Every project is different, and every client has its own needs. That's why—as a matter of practice—we always propose an early meeting to confirm the project scope and your expectations of services during design and construction. We conclude this meeting by negotiating a mutually agreed-upon fee, based upon what we've learned about one another.

PRICING PHILOSOPHY

The TSP team establishes fees differently than many of our competitors do. We believe a fee should be easy to comprehend so you can plan for the services you'll actually use.

LEVELS OF SERVICE

To fully understand what various fee proposals really mean for your budget, it's critical to compare the total projected cost. Differences in fees most commonly are related to varying levels of services. If a low fee appears to cover the same scope of work as a high fee, you likely can expect to pay some sort of catch-up fee later in the project.

MANAGING BUDGET UNCERTAINTIES

We don't believe that approach is fair to clients. It doesn't help you make informed decisions, and it's no way to build a trust-based relationship. We don't play games with fees or the future of your community facilities. Here's what we do believe: An "all-in" fee is much easier for you to manage and relieves a great deal of the stress that often comes with budget uncertainties.

DRIVING FACTORS

Below, we offer an overview of how the most common factors affect professional fees.

- **Size.** The larger the project—whether in cost or square footage—the lower the fee percentage.
- **Scope of Services.** Basic services produce a lower fee than a project that requires additional scope or specialty services.
- **Nature of the Work.** New, stand-alone buildings create lower fees. An addition or expansion, remodel, or any combination thereof causes higher fees.
- **Complexity.** More complex or sophisticated work requires higher fees.
- **Number of Construction Contracts.** Multiple contracts result in a higher fee.
- **Job Site Services.** The greater the number of services and visits required during Construction Administration, the higher the fee.

Wichita Art Museum Art Garden, Wichita, KS

CUSTOMIZED SOLUTIONS

The fees within this proposal are based on a typical AIA Agreement and traditional project design processes, including user-group listening sessions. If you are interested in discussing options to streamline the design, approval, and bidding processes, we are open to presenting opportunities that reduce our professional fees. The TSP team looks forward to additional conversations.

BREAKDOWN BY PHASE

The TSP team proposes the following lump-sum fees for each phase outlined in the City of Arden Hills' RFP.

PHASE 1: EXISTING CITY HALL FACILITY ASSESSMENT

Based on the scope described in the RFP, the facility's relatively young age, and the TSP team's experience with similar assessments of municipal buildings, we do not anticipate engaging Civil Engineering, Landscape Architecture, or Structural Engineering disciplines.

Our proposed fee of $45,000 for this phase includes only the following Basic Services:

- Architectural Inspection
- Mechanical Engineering
- Electrical Engineering

ALTERNATE 1: PUBLIC WORKS SPACE-NEEDS ASSESSMENT

As noted in this document's proposed schedule, completing Alternate 1 during the timeline set forth for Phase 1 leads to multiple cost efficiencies. Based on the scope described in the RFP and the TSP team's experience with assessments of public works facilities, we propose a similar Basic Services package and a fee of $29,000 for this phase.

AUTHORIZED INDIVIDUAL

TSP's Corporate Resolution names Principal-in-Charge Elizabeth Schulze as a designee authorized to negotiate and execute contracts and other agreements on behalf of the Firm of Record.

Elizabeth Schulze, AIA LEED AP BD+C
TSP, Inc. | 430 Second Street
Excelsior, MN 55331
direct (952) 401-1304
schulzee@teamtsp.com

PHASE 2: TCAAP CIVIC SITE REDEVELOPMENT

This phase undoubtedly is the most complex portion of Arden Hills' planned projects. Because the final scope of services has yet to be determined, we provide two pricing scenarios. This approach also illustrates how some of the common factors listed on the preceding page affect the fee range.

For each scenario in Phase 2, the TSP team determined a lump-sum fee as a percentage of the total probable construction cost. This total cost is firmed up at the completion of the Schematic Design stage.

Scenario A

This option's proposed fee assumes the project will proceed with the following:

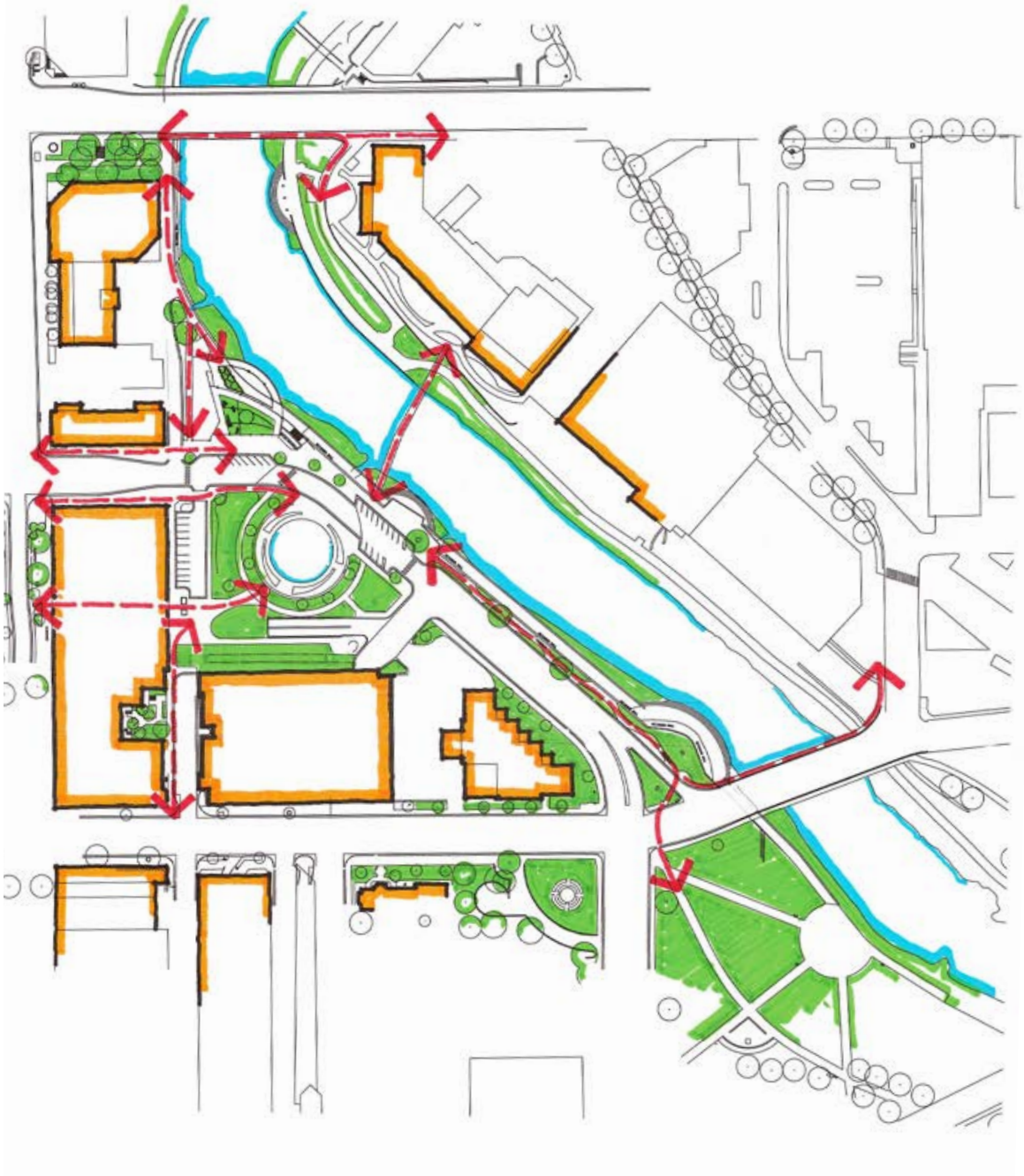
- 40,000 sf new facility
- Build quality/finish level of $300 per sf
- Lump sum calculated as 7.25% of a $12 million building construction cost (low end of expected range based on City's survey of comparable regional facilities)

Scenario B

This option's proposed fee assumes the project will proceed with the following:

- 40,000 sf new facility
- Build quality/finish level of $400 per sf
- Lump sum calculated as 7.00% of a $16 million building construction cost (high end of expected range based on City's survey of comparable regional facilities)

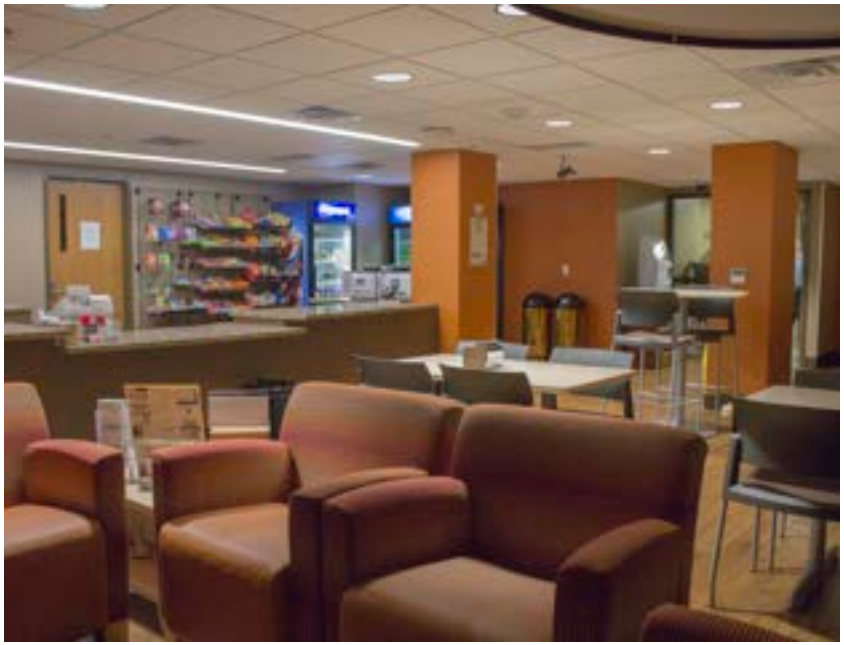
Fee Breakdown by Stage	Scenario A 7.25% of $12 million	Scenario B 7.00% of $16 million
Preliminary Planning & Pre-Design	$34,800	$44,800
Conceptual Design, Programming, & Schematic Design	$100,920	$129,920
Design Development	$237,075	$305,200
Construction Documents	$274,050	$352,800
Bidding Support	$49,590	$63,840
Construction Administration	$174,000	$224,000
Lump Sum Total	**$870,435**	**$1,120,560**



F/PROJECT EXAMPLES

The TSP team's combined portfolio of work displays a strong community focus. These project examples in particular illustrate how we collaborate with clients to learn about their culture and concerns before we ever set drawing pen to paper for that first sketch. We keep the focus on you, your needs, and your desired outcomes.


SERVICE COUNTER



CITY OF SIOUX FALLS | CITY HALL SPACE-NEEDS STUDY & PHASED RENOVATIONS

TSP's team collaborated with City leaders on a series of renovations to modernize spaces and create consistency in overall design throughout the building. Work on the ground floor and second floor stemmed from a City Space-Needs Study TSP conducted in 2012 and updated in 2014. Design-team members spent significant time with the Owner, coming to understand the needs of facilities staff as well as workers from multiple departments within the building. They shared what kept them awake at night and conveyed their dreams and goals. The study provided the City with 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.

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

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.

RELEVANCIES

- Assessment of existing City Hall
- Space-needs study
- Operational analysis to forecast staff and public requirements
- Demographics analysis
- Renovation and repurposing of underused spaces
- Staff and public service-delivery areas on all levels
- Breakout spaces for collaboration

DETAILS

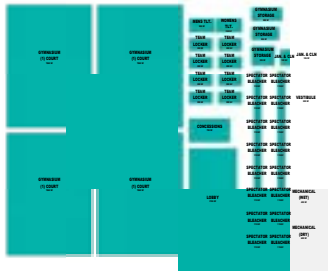
LOCATION
Sioux Falls, SD

SPACE-NEEDS STUDY (PHASE 1)
Completed: 2012
Updated: 2014

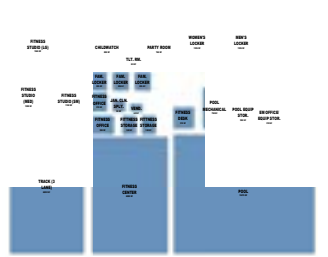
GROUND FLOOR (PHASE 2)
Size: 12,500 sf
Construction Cost: $555,222
Completed: December 2014

SECOND FLOOR (PHASE 3)
Size: 11,500 sf
Construction Cost: $420,100
Completed: September 2015

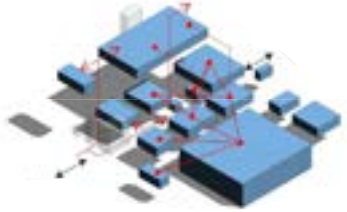
COMMUNITY CENTER STUDY PROCESS



INDOOR SPORTS COURTS



FITNESS AQUATICS



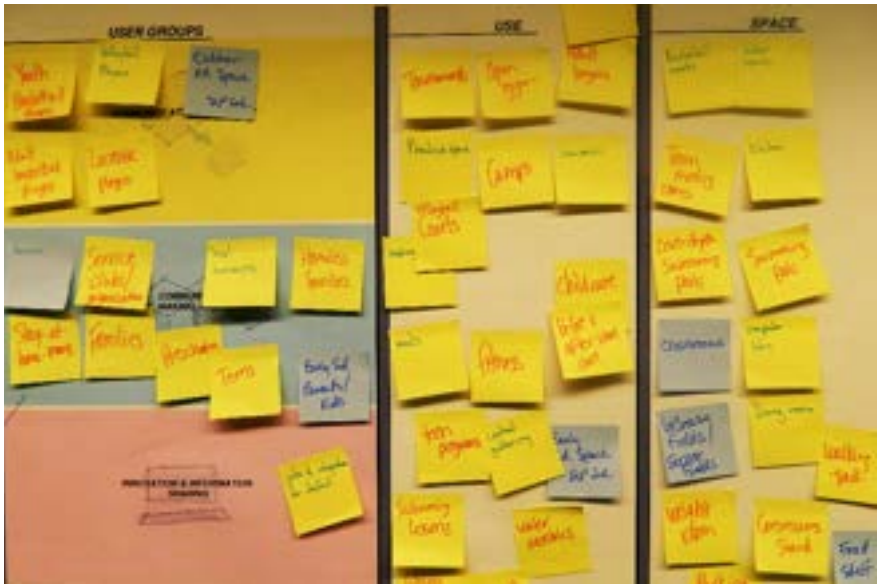
COMMUNITY CENTER

SENIOR CENTER

CITY OF BLAINE | COMMUNITY CENTER PLANNING, COMMUNITY ENGAGEMENT, & CONCEPTS

The TSP team provided a full range of interrelated services in our project leadership work to prepare a plan for a new community center. The team conducted a market and feasibility analysis, assisted the task force in identifying potential building sites, estimated construction costs, and developed a community-engagement plan to further educate and involve stakeholders. As part of TSP's work to analyze operational expenses and forecast possible revenue streams, the team helped the task force qualify prospective project partners.

The City of Blaine established its Community Center Task Force in May 2014. The group of committed residents was charged with exploring the possibility of building additional indoor recreational facilities within the city. The task force met monthly, toured area facilities, and helped create a community survey to gauge interest in such a facility. After receiving positive feedback from the survey, the City engaged an experienced consultant team that comprised TSP, WSB & Associates, and Ballard*King & Associates. The TSP team began its work in earnest in July 2015.



RELEVANCIES

- Feasibility and operational analyses to forecast needs and identify potential partners
- Demographics assessment
- Site evaluation and planning
- Visioning to create a unified concept for community activities
- Consensus-building and public input sessions with multifacted ownership group and various end-user organizations/clubs
- Concept sketches, programming diagrams, and floor plans

DETAILS

LOCATION
Blaine, MN

SIZE
TBD

CONSTRUCTION COST
TBD

STATUS
Study Completed August 2016


New
Senior Center
FFE: 998'
Existing
Recreation Center
FFE: 998'
Aquatic
Addition
FFE: 1009.4'
Rec Center
Addition
Senior Center Building
Finish Floor Elevations:
Lower Level: 984'
Main Level: 998'

CITY OF ROCHESTER | RECREATION CENTER EXPANSION & MULTIGENERATIONAL CAMPUS

TSP designed 125 LIVE as an integrated part of the new recreation complex. Stakeholders have realized their vision of creating a facility that brings generations together, across the community.

When City of Rochester officials decided to move the Rochester Senior Center to a more desirable location, they chose TSP as their architecture and engineering services partner. Renamed the 125 LIVE Center for Active Adults, it now adjoins another gathering place, the Rochester Recreation Center. A popular venue for those involved in swimming and ice skating, the Rec Center also needed more room. TSP renovated the Rec Center to expand its swimming pools and modernize several related functional areas.

For example, the dining room can be used for gatherings such as wedding receptions and family reunions. One large recreational space is divided into two rooms: a group fitness studio and a separate area filled with the latest in exercise equipment. The latter allows people to cycle, walk, jog, and lift weights at their own pace. Internal corridors allow 125 LIVE members to access the Rec Center and its warm-water lap and exercise pool.

RELEVANCIES

- Visioning to create a unified campus for community activities
- Planning and space programming with multifacted ownership group and various end-user organizations/clubs
- Consensus-building and public input sessions
- Wide range of functional and support spaces for aquatics, fitness, community meetings and events, lounges, gyms, locker rooms, and offices

DETAILS

LOCATION
Rochester, MN

SIZE
Total: 99,020 sf
- 79,380 sf new construction/addition
- 19,640 sf remodel

CONSTRUCTION COST
$21,108,069

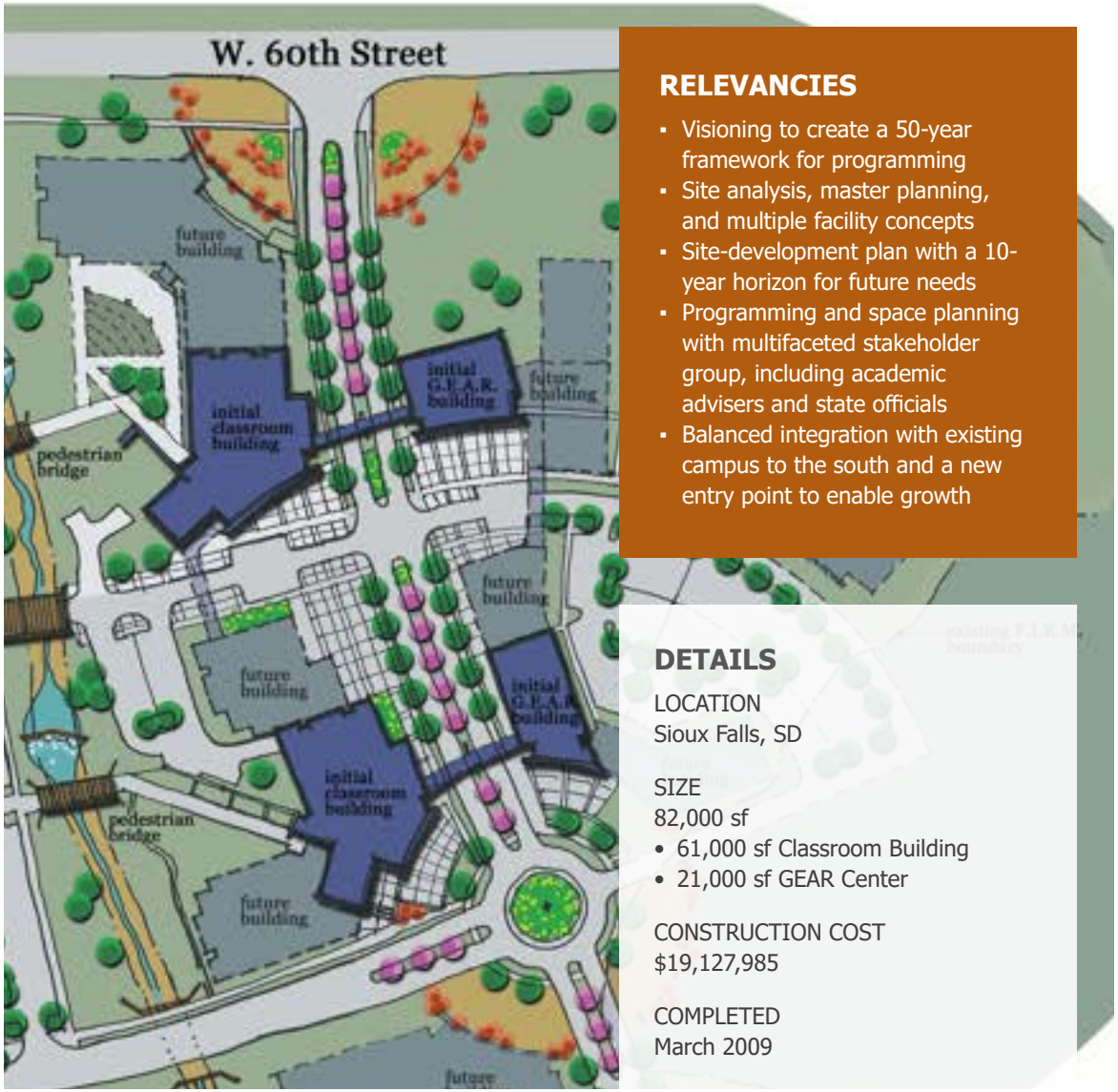
COMPLETED
October 2016

SOUTH DAKOTA PUBLIC UNIVERSITIES

Imagine needing to think 50 years into the future. Now imagine the site is surrounded by corn. That's just what TSP did to map out a phased campus that supports this client's community-based philosophy. Those corn fields, a wetland way, a narrow road, and a view of the interstate all drove the vision for this innovative approach to education. The first built project is a classroom learning building, a graduate research center, and a skyway that links the two across a roundabout.

The South Dakota Public Universities campus began with goals to establish future layout, infrastructure, and a long-term build-out plan to expand academic and research capabilities in the Sioux Falls community. Through a series of intensive workshops, TSP collaborated with the South Dakota Board of Regents and stakeholders from the state's public universities to define priorities and scope for the 263-acre site.

The Classroom Building creates a trademark campus focal point and initiates a consistent aesthetic and materials palette. The Graduate Education & Applied Research (GEAR) Center includes laboratories clustered together to encourage collaboration across disciplines.



RELEVANCIES

- Visioning to create a 50-year framework for programming
- Site analysis, master planning, and multiple facility concepts
- Site-development plan with a 10-year horizon for future needs
- Programming and space planning with multifaceted stakeholder group, including academic advisers and state officials
- Balanced integration with existing campus to the south and a new entry point to enable growth

DETAILS

LOCATION
Sioux Falls, SD

SIZE
82,000 sf
- 61,000 sf Classroom Building
- 21,000 sf GEAR Center

CONSTRUCTION COST
$19,127,985

COMPLETED
March 2009

CITY OF SIOUX FALLS | MIDCO AQUATIC CENTER

A truly empathetic approach can make all the difference in the community-consensus experience. TSP's mindset for this project put team members in the shoes of neighborhood residents whose corner of the world would be transformed. How? Senior Architect Elizabeth Schulze (the Principal-in-Charge proposed for Arden Hills' project) lived nearby. She adopted a "boots-on-the-ground" perspective as she ran through the neighborhood and around the project site every morning before work. Seeing the surrounding homes, businesses, and street routes from that angle allowed her to more fully understand residents' unique vantage points.

TSP and specialty consultants from Counsilman-Hunsaker teamed to plan the first indoor pool complex owned and operated by the state's largest city. Midco Aquatic Center replaced the existing outdoor pool at Spellerberg Park, which is centrally located to serve the entire community. Voters supported the City's vision by passing a ballot question in April 2014. The complex is built into the park's hillside to minimize its impact on outdoor spaces.

A common area groups a large recreation pool with multiple family-friendly features as well as a warm-water pool for therapeutic uses. A separate room houses the 50-meter pool, which includes a mezzanine seating level. Offices, a lifeguard room, party and multipurpose rooms, ADA-compliant family changing rooms, and standard locker rooms are accessible from both the recreation and competition areas. In the lobby, guests can grab a bite at the Dive In or lounge in front of an in-wall fireplace—a perfect spot to warm up between trips down the park's sledding hill. Outside, a sun deck with splash pad gives visitors a quick way to cool off on hot days.

RELEVANCIES

- Preliminary feasibility analysis to set user-fee range and identify additional revenue streams (room rentals, concessions, etc.)
- Site redevelopment within centrally located park
- Consensus-building and public input sessions with residents and multiple user groups
- Design solution that minimizes facility's impact to landforms
- Indoor and outdoor public spaces

DETAILS

LOCATION
Sioux Falls, SD

CONSTRUCTION COST
$21,380,000 GMP

SIZE
61,180 gsf

COMPLETED
October 2016

METRO TRANSIT | MANNING AVENUE PARK & RIDE CONCEPTS

Élan Design Lab served as lead civil engineer to develop a 550-stall park-and-ride concept plan to serve the greater Lake Elmo area. The site itself was part of a larger subdivision. Élan worked with Metro Transit and the City's zoning office to ensure proper site layout for vehicle and pedestrian circulation.

The plan relocated Hudson Boulevard and incorporated a roundabout to provide access to future development. The site features additional amenities for both the rider and the driver—including shelters and restrooms.

DETAILS

LOCATION
Lake Elmo, MN

SIZE
8.9 acres

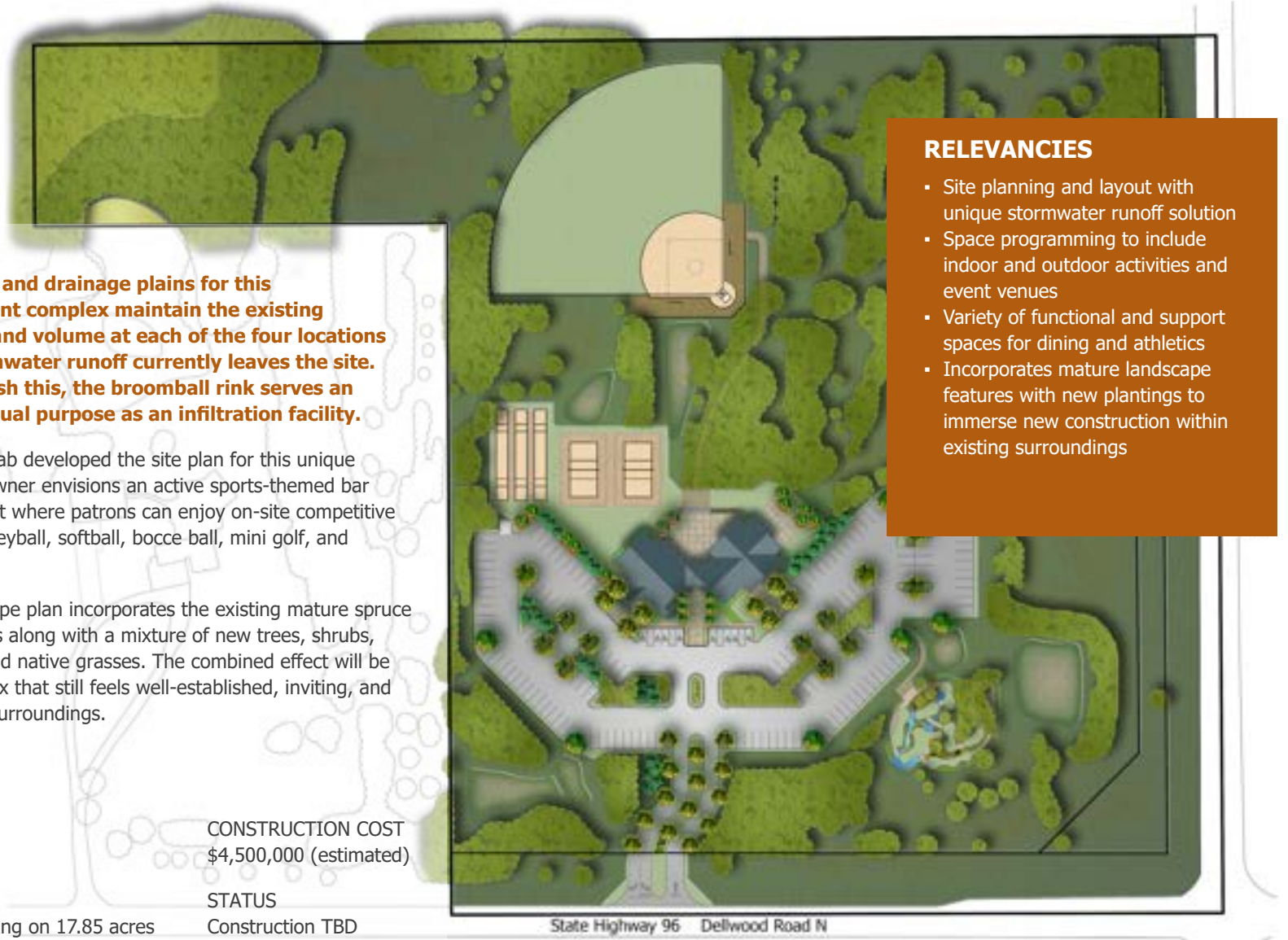
CONSTRUCTION COST
TBD

STATUS
Concept Design completed 2015

RELEVANCIES

- Site planning and layout within the context of a larger development project
- Vehicle and pedestrian traffic
- Range of functional features, including shelters and rest rooms
- Stormwater management for previously undeveloped land parcel (preliminary hydrology calculations)

WHITE PINES SUPPER CLUB | ENTERTAINMENT, DINING, & ACTIVITIES COMPLEX CONCEPTS



The grading and drainage plains for this entertainment complex maintain the existing runoff rate and volume at each of the four locations where stormwater runoff currently leaves the site. To accomplish this, the broomball rink serves an innovative dual purpose as an infiltration facility.

Élan Design Lab developed the site plan for this unique venue. The owner envisions an active sports-themed bar and restaurant where patrons can enjoy on-site competitive activities: volleyball, softball, bocce ball, mini golf, and broomball.

Élan's landscape plan incorporates the existing mature spruce and pine trees along with a mixture of new trees, shrubs, perennials, and native grasses. The combined effect will be a new complex that still feels well-established, inviting, and rooted in its surroundings.

RELEVANCIES

- Site planning and layout with unique stormwater runoff solution
- Space programming to include indoor and outdoor activities and event venues
- Variety of functional and support spaces for dining and athletics
- Incorporates mature landscape features with new plantings to immerse new construction within existing surroundings

DETAILS

LOCATION
Grant, MN

CONSTRUCTION COST
$4,500,000 (estimated)

SIZE
9,970 sf building on 17.85 acres

STATUS
Construction TBD

CITY OF OLATHE | OLATHE COMMUNITY CENTER & STAGECOACH PARK

Confluence provided extensive design and planning efforts to properly nestle the community center and related site improvements into the existing passive park's rolling terrain, mature trees, and water features. The team created a new master plan for the destination Stagecoach Park, providing an opportunity to consider additional creative enhancements that can be implemented over time to address short- and long-term needs.

Confluence led a multidisciplinary team in site planning and landscape architectural design for an iconic new community center. This facility is located within the City's historic Stagecoach Park, a signature destination park in the heart of the community. Throughout planning and design, Confluence assisted with City Council and stakeholder involvement.

The community center includes indoor aquatics, a gymnasium, fitness area, wellness center, several community rooms, a catering kitchen, and child play areas. Site features include ample parking, pedestrian trail connections, an adventure playground, spray ground with adjacent patio spaces, and interpretive park areas that extend the use of this facility into the surrounding park environment.

RELEVANCIES

- Visioning for master plan to guide short- and long-term redevelopment of existing destination park in central location
- Stakeholder engagement
- Site planning and building orientation
- Parking and site circulation
- Garden and landscape design
- Integrated sustainable design
- Historic context and trail connections
- Variety of indoor and outdoor functional spaces for aquatics, gyms, wellness center, community rooms, and play

DETAILS

LOCATION
Olathe, KS

COMPLETED
Spring 2014

AWARDS
- 2015 Urban Land Institute Kansas City Development of Distinction Award
- 2015 Kansas City Business Journal Capstone Award for Community Impact

CITY OF GLADSTONE | LINDEN SQUARE AMPHITHEATER AT GLADSTONE VILLAGE CENTER

During the design process for this community gathering space, an adjacent multi-story building began to take shape as part of a separate development. Confluence assisted the City in coordinating numerous aspects of these two projects to improve interrelated features. These included the use of a walk-out basement for community-access restrooms, a concession area, and storage for a variety of City-owned equipment that supports the dynamic park space's multifaceted nature.

Confluence led a multidisciplinary team to develop a signature park in the City's emerging Village Center redevelopment area. Adjacent to City Hall, the park space is designed to host weekly programmed family-friendly events. Local leaders anticipate the park will play a central role in hosting numerous larger community events and festivals throughout the year.

Key features include an amphitheater, a pavilion that serves as a stage, an open lawn space that converts to a synthetic ice rink, pedestrian plaza spaces, and a parking lot that can be used as a community farmers' market. This new community amenity is designed to stimulate interest in redeveloping surrounding properties in the Village Center area, and an adjacent portion of the site was preserved for a future building.

The successful project led to additional economic development adjacent to this site, on the south side of 70th Street. As construction of Linden Square neared completion, the City also entered into an agreement with a developer to create 220 market-rate apartments in a four-story urban mixed-use development, with 10,000 sf of commercial space on two full blocks overlooking Linden Square.

RELEVANCIES

- Site assessment and selection
- Revitalization planning within larger context of multimillion-dollar adjacent redevelopment
- Public/private partnership to explore revenue-generating activities and land uses
- Stakeholder engagement
- Variety of outdoor functional spaces, including performance area, synthetic ice-skating rink, and community farmers' market

DETAILS

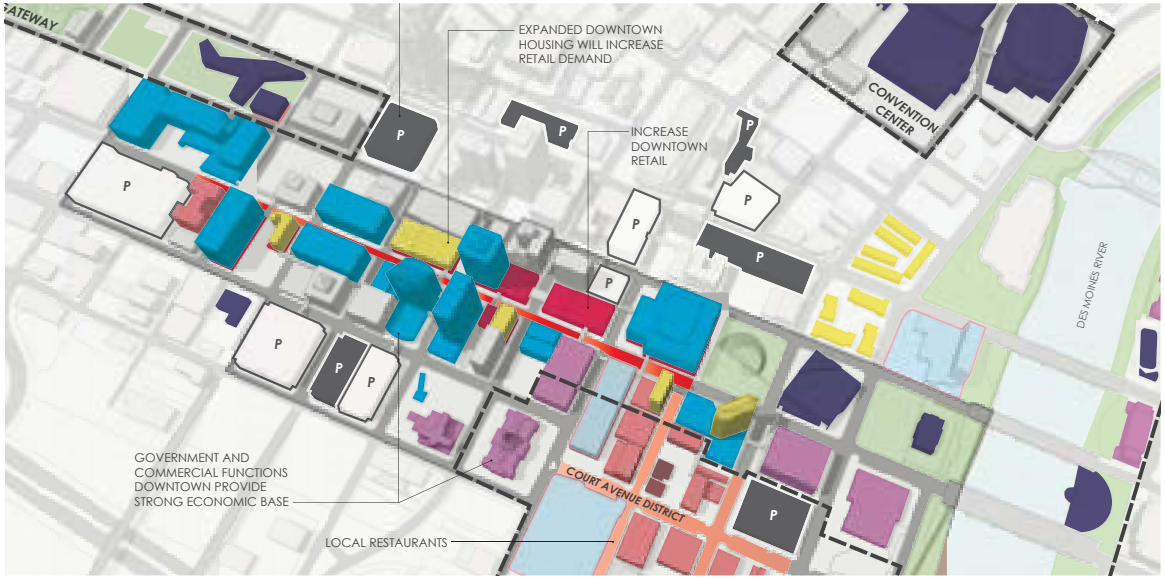
LOCATION
Gladstone, MO

COMPLETED
Fall 2012

AWARDS

- 2014 Urban Land Institute Kansas City Development of Distinction Award
- 2014 Missouri Main Street Connection Best Streetscape & Public Space Improvement Project
- 2014 ASLA Prairie Gateway Chapter Merit Award

CITY OF DES MOINES | WALNUT STREET CORRIDOR



The project posed a number of challenges: elevating the public's perception of the corridor, maximizing the City's infrastructure-improvement dollars, and creating a destination and memorable connection in the face of a generation-long flight to the suburbs. The Confluence team held a series of focus groups and public meetings to determine key issues that would keep visitors and workers downtown to shop or dine in the area. In addition, the team conducted a retail market analysis, which determined a need for 225,000 sf of retail and restaurants in downtown Des Moines.

Confluence currently is leading a multidisciplinary team to create a streetscape improvement plan in connection with a retail strategy + merchandising plan for Des Moines' Walnut Street Corridor. Our team won the highly competitive commission with a mix of local design talent and consultants who specialize in urban retail strategies and urban media. The plan proposed a number of improvements to the district, including urban gardens, light art, on-street parking, interactive kiosks, distinctive street lights, and a streetscape framework that allows plenty of room for outdoor dining, pop-up shops and eateries, and vendors. In an effort to keep the focus on retail and maximize storefront views, only the block corners receive landscape treatment

RELEVANCIES

- Planning to improve streetscape and create a memorable connection in existing corridor
- Stakeholder engagement
- Site planning and building orientation
- Parking and site circulation
- Garden and landscape design
- Integrated sustainable design
- Historic context and trail connections
- Variety of indoor and outdoor functional spaces for aquatics, gyms, wellness center, community rooms, and play

DETAILS

LOCATION
Des Moines, IA

STATUS
Phase 1 now under construction

HENNEPIN COUNTY | MAPLE GROVE LIBRARY SITE & LANDSCAPE WITHIN CIVIC CAMPUS

Situated on the edge of a downtown lake, this contemporary library and its grounds integrate with the Town Green, Cities Community Center, and the local Government Center. Landscape Architect Terry Minarik collaborated with building designers and the library's staff to develop a master park plan with a warm, welcoming entry from major access points on site. Created with sustainability in mind, the building's expansive green roof provides color, minimizes stormwater runoff, and reduces the facility's energy consumption.

A reading porch on the backside of this new library offers sweeping views of the lake and an opportunity for outdoor reading. The front entry is a more contemporary solution, with decorative paver bands and a linear massing of seating amidst native and ornamental grasses. Bicycle parking and stainless-steel bollards mark the building's main entrance.

The new entry provides covered access from the nearby parking structure as well as intimate areas for quiet reading. Architectural seat walls reflect materials used in the building, blending site with structure. The overall result is a visually stunning and highly functional landscape that's also easy to maintain. The outdoor development enriches the civic campus and creates another vital community destination for the City of Maple Grove.

This project represents Terry Minarik's individual experience as a project leader and architect with another firm.

RELEVANCIES

- Park master planning for extension of civic campus
- Visual integration with a downtown lake, Cities Community Center, Government Center, and Town Green
- Design to create a community destination and provide vital resources to residents
- Playground and entry design
- Stormwater runoff management
- Stakeholder engagement

DETAILS

LOCATION
Maple Grove, MN

COMPLETED
2010

CITY OF ROCHESTER | PUBLIC WORKS & TRANSIT OPERATIONS CENTER

Close collaboration with Public Works & Transit staff enabled the TSP team to assess space needs and develop a high-durability, low-maintenance facility on a 40-acre site. Workshops with City department heads and staff revealed several key issues, among them vehicle circulation, internal workflow, opportunities for shared spaces, and future growth potential. The main building was completed in 2012 and is recognized as the new standard for this facility type. The PWTOC's sustainable features helped earn it top honors from several regional financial and environmental organizations.

The City needed a primary maintenance facility with room for dispatch and office spaces, maintenance areas with hoists for large vehicles and equipment, offices, and more. TSP partnered with WSB & Associates and Parsons Brinckerhoff (now WSP|Parsons Brinckerhoff) to deliver this quality project that serves the greater Rochester area. It received a Committee on Urban Design and Environment Award for New Public Building from the Rochester Energy Commission in 2015.

DETAILS

LOCATION
Rochester, MN

SIZE
231,100 sf main building
on 40 acres

CONSTRUCTION COST
$35,825,595

COMPLETED
Planning Study: 2009
Construction: 2012

RELEVANCIES

- Space study to forecast future needs
- Operational analysis
- Site plan for 40-acre development
- Consensus-building across City divisions
- Sustainability features for site and buildings alike
- Main facility and several outbuildings for equipment/materials storage, plus fueling and wash functions to support fleet operations

FIRST DAKOTA NATIONAL BANK | VERMILLION BRANCH

This bank at the edge of town could have blended into the selection of strip malls along this route to the main business district. Leaders at First Dakota National Bank had other ideas. They envisioned a welcoming space for community members and customers alike. TSP collaborated with them to involve additional partners in their new building, which also is home to a coffee shop and a UPS Store.

The site of First Dakota National Bank's newest branch makes it a gateway to Vermillion on a main street into town. Bank officials thought it only fitting their building live up to its potential as a local host. The building's design is open inside and out, with ample windows that flood the rooms with daylight, helping conserve energy while they connect interior spaces to the outdoors.

Visitors immediately notice this isn't a typical bank facility. In addition to its innovative exterior, the bank prominently features a coffee shop. The tenant is one of several that TSP helped owners explore as a nontraditional source of revenue for the new building. A UPS Store since has moved into another tenant space, while a third is open for a future partner.

What do a bank and a coffee shop have in common? Seemingly nothing. But they both provide a community service, inviting passersby to form trust relationships that lead to friendships—or maybe even an advisor/client partnership that creates financial peace of mind, one family at a time.

DETAILS

LOCATION
Vermillion, SD

CONSTRUCTION COST
$1,021,495

SIZE
16,982 sf

COMPLETED
January 2017

RELEVANCIES

- Visioning for private business client with a strong community focus
- Planning and site development for 2.6-acre parcel
- Identifying potential revenue-generating partners
- Integrating nontraditional features in bank setting to encourage a gathering place for clients and community groups alike
- Creating "front door" into town that showcases sense of pride in local identity

TRUST-BASED RELATIONSHIPS

Our team's combined project experience includes facility assessments, planning, and design for civic buildings, community centers, wellness facilities, green spaces, and streetscapes in collaboration with a range of public and private clients. Here is a representative selection of relevant projects.

MULTIFACETED PARTNER GROUPS

- City of Aberdeen + Aberdeen Family YMCA + Avera St. Luke's Hospital—Northeast Regional Health & Fitness Center, Aberdeen, SD
- City of Rochester + 125 LIVE—Rochester Recreation Center Addition/Renovation & New 125 LIVE Center, Rochester, MN
- City of Sioux Falls + Minnehaha County—City/County Human Services Center Addition/Renovation, Sioux Falls, SD
- Multipartner Private Client Group—Downtown Redevelopment Concepts, Sioux Falls, SD
- Columbus Community Hospital + Columbus Family YMCA—Columbus Family Health & Wellness Center, Columbus, NE
- Marshalltown Community YMCA + Marshalltown YWCA—Marshalltown Community YMCA/YWCA New Indoor Facility, Marshalltown, IA
- South Lake Minnetonka Police Department + Excelsior Fire District—South Lake Public Safety Center & Large-Vehicle Storage Facility, Shorewood, MN

EDUCATION PARTNERS

- Augustana University, Sioux Falls, SD
  - » Campus Master Plan 2015
  - » Student Activities Center Concepts
  - » Elmen Center—Original Design, Team Rooms & Human Performance Expansion, Hall Football Training Complex & New Gyms
- Community School of Excellence Planning, Programming, & Site Analysis, St. Paul, MN
- Dakota State University Campus Master Plan & Trojan Center Student Union Remodel Concepts, Madison, SD
- Intermediate District 287 Edgewood Education Center Addition/Renovation, Brooklyn Park, MN
- Northern State University Barnett Physical Education Center, Aberdeen, SD
- South Dakota Board of Regents/Public Universities, Sioux Falls, SD
  - » Campus Development Plan
  - » Classroom Building and Graduate Education & Applied Research (GEAR) Center
- South Dakota School of Mines & Technology Student Wellness & Recreation Center, Rapid City, SD
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New "Hub" Facility with Learning Labs, Industry & Trades Building Addition/Remodel, and Administrative Addition

COMMUNITY PARTNERS

- City of Belle Fourche City Hall Space-Needs Study, Belle Fourche, SD
- City of Blaine Community Center Planning & Design Concepts, Blaine, MN
- City of Blue Springs Public Safety & Municipal Court Expansion Site Planning & Entry Plaza, Blue Springs, MO
- City of Brandon, SD
  - » Outdoor Aquatic Plan
  - » McHardy Park Master Plan & Athletic Complex Development Concepts
- City of Cannon Falls City Hall, Cannon Falls, MN
- City of Chanhassen, MN
  - » City Hall & Fire Station Complex
  - » Public Works Large-Vehicle Storage Facility
- City of Deadwood Recreation Center Addition/Renovation, Deadwood, SD
- City of Deephaven Park System Master Plan, Deephaven, MN
- City of Des Moines Walnut Street Corridor, Des Moines, IA
- City of Edina Master Parks & Recreation Plan, Edina, MN
- City of Gladstone Linden Park Square Amphitheater at Gladstone Village Center, Gladstone, MO
- City of Granite Falls City Hall, Granite Falls, MN
- City of Hartford City Hall & Police Station, Hartford, SD

- City of Lake City, MN
  - » City Hall Space-Needs Study, Master Plan, & Addition/Remodel
  - » Marina Administration Building
  - » Library Site Analyses & Concepts
- City of Lead Handley Recreation Center Multiphase Improvements, Lead, SD
- City of Maple Grove Town Green & Bandshell, Maple Grove, MN
- City of Marshall City Hall Space-Needs Study & Building Plan Update, Marshall, MN
- City of Minneapolis, MN
  - » Phillips Community & Aquatic Center
  - » South Service Area Master Plan
  - » Gateway Park Master Plan
  - » City Hall HVAC & Fire Alarm Upgrades
- City of Olathe Community Center & Stagecoach Park, Olathe, KS
- City of Mantorville City Hall & Fire Station Master Planning Study, Mantorville, MN
- City of New Hope Public Works Addition, New Hope, MN
- City of Rochester, MN
  - » City Hall Existing Facility Security & Access Control Assessment
  - » City Hall Public Works & City Clerk Department Renovations
  - » Rochester Recreation Center Original Facility
  - » Rochester Recreation Center Pool Expansion
  - » Public Works & Transit Operations Center
- City of Shorewood Public Works Facility, Shorewood, MN
- City of Sioux Falls, SD
  - » City Hall Space-Needs Study & Phased Renovations
  - » Midco Aquatic Center
- City of St. Louis Park Excelsior & Grand Redevelopment Site Plan, St. Louis Park, MN
- City of St. Paul Como Park Transportation Improvements, St. Paul, MN
- City of Waukee Grand Prairie Parkway Corridor Master Plan & Design Guidelines, Waukee, IA
- Granite Falls YMCA Space-Needs Study, Granite Falls, MN
- Hennepin County Maple Grove Library Site Planning & Landscape Development, Maple Grove, MN
- Iowa Department of Natural Resources Honey Creek Resort State Park, Rathbun Lake, IA
- Metro Transit Manning Avenue Park & Ride Concept Plan, Lake Elmo, MN
- Minnesota Department of Transportation Eden Prairie Truck Station, Eden Prairie, MN
- Rochester Family YMCA Expansion/Renovation, Rochester, MN
- South Dakota Department of Transportation Prairie Hills Transit Regional Intermodal Facility, Spearfish, SD
- SouthWest Transit Station Parking Lot Reconstruction, Eden Prairie, MN
- Special Olympics of South Dakota Unify Center, Sioux Falls, SD
- Winona Family YMCA New Facility, Winona, MN
- Wichita Art Museum Art Garden, Wichita, KS
- Wichita Center for the Arts Campus Master Plan, Wichita, KS

BUSINESS PARTNERS

- Concrete Materials Corporate Office, Sioux Falls, SD
- First Dakota National Bank, Vermillion, SD
- Huron Crossroads Events Center, Huron, SD
- Krause Gateway Center Urban Site & Landscape, Des Moines, IA
- Mayo Civic Center Expansion, Rochester, MN
- Mendota Heights Plaza, Mendota Heights, MN
- Minnesota Vikings Mixed-Use Development, Eagan, MN
- Nike Business Park, Minnetrista, MN
- Ritz Block, Minneapolis, MN
- Target North Campus, Brooklyn Park, MN
- The Parkdales Corporate Campus, St. Louis Park, MN
- Watertown Events Center, Watertown, SD
- Wellmark Fitness Center Remodel, Sioux Falls, SD
- Wells Fargo Campus Site Analysis & Master Plan, West Des Moines, IA
- White Pines Supper Club Entertainment Complex Concepts, Grant, MN

MILITARY PARTNERS

- Minnesota Army National Guard Readiness Center, Arden Hills, MN
- South Dakota Army National Guard
  - » Camp Rapid, Rapid City, SD—numerous projects, including Administration & Barracks Building 803, Parking Redevelopment, and Troop Medical Clinic
  - » Milbank Readiness Center, Milbank, SD
  - » Watertown Readiness Center, Watertown, SD

CLIENT REFERENCES

FOR TSP

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