

FLANDREAU SANTEE SIOUX TRIBE FITNESS, WELLNESS & SPIRITUAL HEALING CENTER

AUGUST 20, 2021





**Qualifications to Provide Professional
Design Services for a Fitness, Wellness,
& Spiritual Healing Center**

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Sioux Falls, SD 57104
(605) 336-1160
TeamTSP.com

Architecture
Engineering
Planning

August 20, 2021

Ms. Cynthia Jacobs, CEO
Flandreau Santee Sioux Tribal Health Center
Cynthia.Jacobs@ihs.gov

RE: Fitness, Wellness & Spiritual Healing Center

Dear Ms. Jacobs and Selection Committee Members,

The last 12 months have been a good reminder to all of us on the importance of community and getting together. Being able to gather is part of the human experience. We educate, inspire, and connect with one another when we are together. This gathering and sharing has a particularly big impact on a community's young people. Providing a safe, welcoming environment in which they can gather, learn, and just be themselves is something we strongly believe in at TSP.

We are excited about this opportunity to serve the Flandreau Santee Sioux Tribe. Your outreach and resources have a huge impact, and we would be proud to play a small part in enhancing your programs with a well-planned and -designed facility. The TSP + Banner team possesses the depth of practical experience, technical knowledge, and resources to deliver a thorough, thoughtful design.

We offer a truly integrated approach that will keep you involved every step of the way. We are not here to tell you what you need. Our projects with tribes throughout the Great Plains Region have taught us the crucial importance of listening—and then listening some more, to discover the best solution.

WHOLE-BODY HEALTH & WELLNESS

Collectively, our team members have worked on highly relevant projects that check all the boxes: flexible spaces, recreation areas, academic environments, kitchen layouts, administrative offices, and community gathering spaces.

We've guided clients to develop safe and welcoming facilities for adolescents, including the SuAnne Big Crow Youth Center in Pine Ridge, the Oyate Ta Kola Ku Center in Kyle, and the Evanston Youth Center in Wyoming. We've also designed large wellness and recreation centers in Sioux Falls and Rapid City as well as multigenerational complexes in Columbus, NE, and in Rochester, MN.

TSP's portfolio includes spaces that support recovery, clinical therapy, and social-skills development—such as Capital Area Counseling Service in Pierre, and the LSS Center for New Americans in Sioux Falls. We're currently designing a residential facility for the Human Services Agency in Watertown and just began work on an expansion for Highland Meadows Counseling Center in Rochester, MN.

CULTURAL SIGNIFICANCE

In South Dakota and Montana, TSP has been honored to work with numerous tribal nations and partner institutions to develop signature projects for communities as well as highly functional tribal-operations facilities. Two recent examples include the new American Indian Student Center on the South Dakota State University Campus in Brookings and the American Indian Hall on the Montana State University campus in Bozeman. We will ask the right questions. And then we will walk you through the options and decision-making process to ensure your new center can serve your community for decades to come.

PERFORMANCE & SCHEDULE

We view ourselves as an extension of your staff, and you can be assured our team functions as a cohesive whole. We invest extra time to make certain you understand the current project status, address your ongoing concerns, and ensure that your needs continue to be front and center.

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

NEXT STEPS

The remainder of this proposal highlights the TSP + Banner team's qualifications, based on recent projects relevant to your upcoming effort. Please give me a call or visit TeamTSP.com online for additional information. We look forward to continuing the conversation.

Sincerely,
TSP, Inc.

A handwritten signature in black ink, appearing to read "Mark Averett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Averett, AIA
Principal-in-Charge

TSP BACKGROUND

COMMITMENT & INTEGRITY

TSP, Inc.

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

Main Contact

Mark Averett, AIA
Principal-in-Charge
AverettMD@TeamTSP.com

Founded in Sioux Falls: 1930

Other Office Locations: Rapid City
& Watertown, SD; Rochester, MN; Omaha, NE

BIOGRAPHY

TSP is a multidisciplinary service leader with architecture, engineering, planning, and interior-design expertise all within a single company. What began as a one-man shop in 1930 has grown into a regional employee-owned practice. We feel a deep personal accountability to one another and to providing value for our clients. It's part of why each project is so much more than a building to us: We're forging lasting relationships alongside the projects we co-create.

TSP's people are passionate about beautifully functional designs that meet needs today and are flexible enough to have a meaningful purpose well into the future. We possess specialized knowledge in community, healthcare/wellness, and education projects. We pair our diverse project background with strategic, fresh design-thinking to shape legacy buildings across the Midwest.

TSP's client-centered approach ensures project success from the start. Our collaborative culture puts "we" before "me"—and it's the engine that drives everything we do. From a project's early stages, we apply teamwork, service, and

passion to develop a comprehensive understanding of each client's needs. We ask the right questions at the right times to learn how people use their spaces. We learn what makes them feel safe and supported, what motivates them, and where they'd like each project to take their organization. Then we move around the issues to tackle challenges from the client's perspective.

We design for the possible. Our in-house team enables us to offer clients a single partner for cost-effective, high-value designs that are practical to own and maintain. We align floor plans with the right building systems and interior functionality as each project takes shape.

TSP designs healthier, safer, and more dynamic places where our neighbors live, work, learn, play, worship, and seek care. We believe the best designs are built around—and with—the people they'll serve. Our understanding of exactly what clients need enables us to place those features precisely where they're needed. When everything just works, we give end-users the best possible experience.



Lucky Mound Celebration Grounds Roof Structure for the Three Affiliated Tribes: Mandan, Hidatsa, and Arikara in Parshall, ND

SPECIALIZED EXPERIENCE

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. We offer:

- Architecture
- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Technology & Security Planning
- Interior Design and FF&E Coordination
- Cost Estimating
- Total Project Cost Modeling
- Education Programming
- Facility Master Planning
- Site Planning & Design
- Sustainable Design
- Construction Documents
- Building and Life Safety Code Compliance
- Constructability Reviews
- Construction Administration
- Warranty Inspections & Reviews



CONSULTANT PARTNER: SITE & CIVIL ENGINEERING

As one of the Midwest's premier engineering companies, Banner Associates provides a broad array of civil engineering services, including water, wastewater, stormwater, structural, transportation, environmental, surveying, GIS, and site development design for utilities, roads, and facility installation.

Banner is honored to have served the Flandreau Santee Sioux Tribe (FSST) and its community for several projects:

- Inkpa Duta Housing Site Design
- Morning Sun Court Site Design
- Pow Wow Grounds Comfort Station
- FSST Dispensary Site Design
- FSST Care Clinic Topographic Survey
- FSST Boundary Survey

Banner offers a responsive and tailored approach to every project we undertake. We combine the personalized service of a small firm with the proficient and knowledgeable staff and resources of a large firm. We have provided services for numerous projects and communities in both South Dakota and Minnesota, with some of our most successful associations ongoing for more 70 years.



Flandreau Santee Sioux Tribe Inkpa Duta Housing (top) and Pow Wow Grounds Comfort Station

TEAMING STRUCTURE

FREQUENT COLLABORATORS

Roles

We've selected the team for your upcoming project based on the needed skills and experience, as well as current workloads. TSP knows that assembling the right people at the right time is crucial to your project's success and that highly focused expertise uplifts the end result. That's why, when the project calls for it, we invite selected groups to join us.

Our working relationship with Banner Associates is built on a mutual respect for the strengths of each individual firm.

The TSP + Banner team is experienced and accessible, with Architecture and Engineering disciplines all based in Sioux Falls.

TSP, INC.

Design Leadership
Architecture
Interior Design & FFE Coordination
Mechanical Engineering
Electrical Engineering
Structural Engineering

BANNER ASSOCIATES

Site Development
Civil Engineering



DESIGN LEADERSHIP

MARK AVERETT
PRINCIPAL-IN-CHARGE
TSP

PLANNING & ARCHITECTURE

SEAN ERVIN
WELLNESS PLANNER
TSP

GREG SCHOER
PROJECT ARCHITECT
TSP

HEATHER MERGEN
INTERIOR DESIGNER/FF&E
TSP

ENGINEERING

LUCAS LORENZEN
STRUCTURAL ENGINEER
TSP

ROGER NIKOLAS
MECHANICAL ENGINEER
TSP

DARRELL BREN
ELECTRICAL ENGINEER
TSP

NEIL EICHSTADT
CIVIL ENGINEER
BANNER ASSOCIATES

RÉSUMÉS

TRUSTED ADVISERS



MARK AVERETT, AIA
Principal-in-Charge



Mark’s “whatever it takes” mentality is the hallmark of his client service philosophy. He focuses on keeping end-users at the heart of the process and calls upon their expertise when formulating design decisions. His track record of delivering successful projects is evident by repeat work from loyal clients. Mark, who’s been with TSP since 2003, relocated to TSP’s Rapid City office in 2017.

Registered: SD, NE, WY, MT, ND

Education: Master of Architecture, University of Idaho;
Bachelor of Science, Architecture, University of Idaho

Selected Experience:

- Oyate Teca Project/Running Strong for American Indian Youth Oyate Ta Kola Ku Community Center, Kyle, SD
- Three Affiliated Tribes: Mandan, Hidatsa, and Arikara Nation, Parshall, ND (unless noted otherwise)
 - » Community Center & Tribal Administration Offices
 - » Multifamily Housing Complex
 - » Childcare Center
 - » Dive Search & Rescue Headquarters, New Town, ND
- Montana State University American Indian Hall, Bozeman, MT
- Blackfeet Nation Buffalo Spirit Center Preliminary Concepts, Browning, MT
- Children’s Learning Foundation Early Childhood Center, Mountain View, WY
- Sanford Health Acute-Care & Fast-Track Orthopedic Clinic, Sioux Falls, SD
- Monument Health Urgent Care, Rapid City, SD
- Sheridan Memorial Health Outpatient Center Phases I and II, Sheridan, WY
- Evanston Youth Services Center, Evanston, WY
- Washakie County Joint Powers Board Worland Community Center, Worland, WY



SEAN ERVIN, AIA, LEED AP
Wellness Planner



Sean understands that successful wellness/recreation and community gathering facilities require functionality, ease of operations, and a “wow” factor to generate excitement. He’ll apply trends and best practices from his extensive experience to guide the group’s initial planning discussions on this topic during work sessions. Sean will provide programming concepts, offer insight on aquatics components. He also has the healthcare-project background to tactfully approach design conversations on building features that can help support your therapeutic and whole-body wellness initiatives.

Registered: SD, IA, MN, NE

Certification: LEED Accredited Professional

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

Selected Experience:

- Columbus Community Hospital Family Health & Wellness Center, Columbus, NE
- Sac & Fox Tribe of the Mississippi in Iowa Meskwaki Wellness Center Study, Marshalltown, IA
- City of Deadwood Recreation Center Addition/Renovation, Deadwood, SD
- City of Sioux Falls, SD
 - » City Health/Minnehaha County Human Services Center
 - » Midco Aquatic Center
- City of North Platte Recreation Center Master Planning, North Platte, NE
- Andes Central School District New High School Addition & Elementary Remodel to Create K-12 Campus, Lake Andes, SD
- Community Y of Marshalltown YWCA-YWCA Complex, Marshalltown, IA



GREG SCHOER, AIA
Project Architect



An architect who strongly values client relationships, Greg applies his connection to the community to all his projects to create visually pleasing and long-lasting design solutions. Greg works to create energizing environments that are a source of pride for the community. He is involved in all phases of a building's design, from planning and conceptual design through design development and construction.

Registered: SD, MN

Education: Master of Architecture, Southern California Institute of Architecture; Bachelor of Arts, Art History & Studio Arts, Augsburg University

Selected Experience:

- Oyate Teca Project/Running Strong for American Indian Youth Oyate Ta Kola Ku Community Center, Kyle, SD
- Three Affiliated Tribes: Mandan, Hidatsa, and Arikara Nation, Parshall, ND (unless noted otherwise)
 - » Community Center & Tribal Administration Offices
 - » Community Building Long House
 - » Lucky Mound Celebration Grounds Roof Structure
 - » Restaurant
 - » Multifamily Housing Complex
 - » Childcare Center
 - » Maintenance Building
 - » Dive Search & Rescue Headquarters, New Town, ND
- Montana State University American Indian Hall, Bozeman, MT
- Columbus Community Hospital Medical Office Building, Columbus, NE
- Department of Veterans Affairs Medical Center Women's Health Clinic Improvements, Sioux Falls, SD
- Murray County Medical Center Addition/Renovation, Slayton, MN
- LSS of South Dakota Center for New Americans, Sioux Falls, SD
- City of Sioux Falls Midco Aquatic Center, Sioux Falls, SD
- City of Yankton Huether Family Aquatics Center, Yankton, SD
- City Hall Space Study & Multiphase Remodel, Rapid City, SD



HEATHER MERGEN, CID, NCIDQ
Interior Designer



Heather is a results-driven and highly qualified Interior Designer with civic and community project experience. In a recent public-sector effort, Heather ordered more than 1,500 items. Only 2% needed to be replaced, and the replacements were related not to ordering errors, but freight claims. Her portfolio of work includes multiple projects at the Sioux Falls Arena/Convention Center, Denny Sanford Premier Center Complex, as well as a Space Needs Study and Phased Remodel of Rapid City's Administrative Center.

Registered: National Council for Interior Design Qualifications

Education: Bachelor of Science, Interior Design, South Dakota State University; Associate of Applied Science, Architectural Engineering Technology, Southeast Tech

Selected Experience

- South Dakota State University American Indian Student Center, Brookings, SD
- Andes Central School District New High School Addition & Elementary Remodel to Create K-12 Campus, Lake Andes, SD
- Columbus Community Hospital Fieldhouse, Columbus, NE
- City of Brandon Pool Improvements, Brandon, SD
- Human Services Agency New Residential Facility, Watertown, SD
- City Hall Space Study & Multiphase Remodel, Rapid City, SD
- Sanford Health Acute-Care & Fast-Track Orthopedic Clinic, Sioux Falls, SD
- Sanford Health Clinic & Lewis Drug Store, Harrisburg, SD
- Monument Health Hospital Market Coffee Shop, Rapid City, SD
- City of Yankton Huether Family Aquatics Center, Yankton, SD
- Vermillion High School Administration Suite & Classroom Addition, Vermillion, SD



LUCAS LORENZEN, PE
Structural Engineer



Lucas is an accomplished structural specialist with focused experience in steel-frame building design. He's worked with steel, concrete, masonry, light-gauge framing, wood, and composite materials. Along with his technical skills, Lucas has a strong background in project management for complex designs and product development projects. His structural solutions will stand the test of time. He believes that clear, open communication with clients produces the best results and enables him to add the greatest value to their assessment or design needs.

Licensed: SD, MN, IA, NE

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

Selected Experience

- South Dakota State University American Indian Student Center, Brookings, SD
- Sanford Health Clinic & Lewis Drug Store, Harrisburg, SD
- Sanford Health, Sioux Falls, SD
 - » Acute Care/Orthopedic Clinic & Summit League Office
 - » Wellness Center Addition/Remodel
- River Hills Community Health Center Expansion/Renovation, Ottumwa, IA
- City of Sioux Falls Midco Aquatic Center, Sioux Falls, SD
- City of Brandon Pool Improvements, Brandon, SD
- Vermillion High School Administration Suite & Classroom Addition, Vermillion, SD
- Sioux Falls School District Horace Mann Elementary Administrative & Classroom Addition/Remodel + ADA Improvements, Sioux Falls, SD



ROGER NIKOLAS, PE, LEED AP
Mechanical Engineer



Roger designs systems that contribute to long-term efficiency and seamless building operations. He evaluates existing-system attributes and identifies potential improvements that translate to maintenance savings. His designs consider climate control, energy conservation, indoor air quality, energy-management systems, and phased integration to occupied facilities. He has extensive experience in project phasing, scheduling, and management for complex facilities that require precise interaction among M|E|P designs.

Licensed: SD, MN, IA, NE, ND

Certification: LEED Accredited Professional

Education: Bachelor of Science, Mechanical Engineering, University of Minnesota

Selected Experience

- South Dakota State University American Indian Student Center, Brookings, SD
- Columbus Community Hospital Family Health & Wellness Center, Columbus, NE
- City of Bryant Auditorium Renovation to Create City Hall/Community Center Addition, Bryant, SD
- City of Sioux Falls, SD
 - » City Health/Minnehaha County Human Services Center
 - » Midco Aquatic Center
- City of North Platte Recreation Center Master Planning, North Platte, NE
- Andes Central School District New High School Addition & Elementary Remodel to Create K-12 Campus, Lake Andes, SD
- Aberdeen Recreational & Cultural Center, Aberdeen, SD
- Aberdeen Family YMCA, Aberdeen, SD
- Eagle Butte School District Addition, Eagle Butte, SD
- Yellow Medicine East Schools High School/Middle School HVAC Upgrades, Granite Falls, MN



DARREL BREN, PE, LEED AP, RCDD
Electrical Engineer



Darrell contributes seasoned design skills and knowledge. His extensive experience includes design for specialized pieces of equipment, unique power requirements, high-quality lighting, and electrical issues regarding system flexibility. He serves as TSP's director of mechanical and electrical engineering, overseeing both disciplines. Darrell also specializes in the electrical design of technology systems.

Licensed: SD, MN, IA, NE, ND, WY

Certifications: LEED Accredited Professional, Registered Communications Distribution Engineer

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

Selected Experience

- South Dakota State University American Indian Student Center, Brookings, SD
- City of Sioux Falls, SD
 - » City Health/Minnehaha County Human Services Center
 - » Midco Aquatic Center
- South Dakota School of Mines & Technology Student Recreation & Wellness Center, Rapid City, SD
- Sanford Health New Clinic & Lewis Drug Store, Harrisburg, SD
- River Hills Community Health Center Expansion/Renovation, Ottumwa, IA
- South Dakota Department of Transportation Prairie Hills Regional Transit Facility with Childcare Center, Spearfish, SD
- Handley Recreation Center Phased Improvements, Lead, SD
- Rural America Initiatives Head Start Facility, Fort Thompson, SD
- Crow Creek Tribal School Emergency Gymnasium, Stephan, SD
- Crow Creek Tribal School Emergency Gym, Stephan, SD
- Andes Central School District New High School Addition & Elementary Remodel to Create K-12 Campus, Lake Andes, SD



NEIL EICHSTADT, PE
Civil Engineer



Neil has worked on numerous civil/site and municipal infrastructure clients across a broad range of project types. This diverse portfolio has given him extensive experience in civil/site design. He's been involved with efforts for government entities and educational campus, medical facilities, and recreational

facilities, among others. Neil is well-versed in civil-specialty considerations such as phasing, site grading and drainage, accessibility for site layout as well as traffic flow through the site, sanitary and storm sewer systems, and details needed for governmental review processes.

Licensed: SD

Education: Bachelor of Science, Civil Engineering, South Dakota School of Mines & Technology

Selected Experience:

- Flandreau Santee Sioux Tribe, Flandreau, SD
 - » Inkpa Duta Site Design
 - » Morning Sun Court Site Design
 - » Dispensary Site Design
 - » Southview Heights Development
- Brookings Heath Systems Renovations, Brookings, SD
- **South Dakota State University American Indian Student Center, Brookings, SD[^]**
- Lofts at Park Hill Mixed-Use Facility, Brookings, SD
- Madison Park Townhomes Phase II Development, Vermillion, SD
- **Vermillion High School Administration Suite & Classroom Addition, Vermillion, SD[^]**
- South Dakota Department of Transportation Interstate 29 Homestead Rest Area, Burbank, SD

[^]Project teamed with TSP



Childcare Center within South Dakota Department of Transportation Prairie Hills Regional Transit Facility, Spearfish, SD

TSP FAMILY HEALTH & WELLNESS CENTER

COLUMBUS COMMUNITY HOSPITAL + COLUMBUS FAMILY YMCA



Recognizing a need to complement healing with broad-based preventative healthcare, leaders from Columbus Community Hospital and the Columbus Family YMCA joined in a mission of **holistic personal wellness**. The new center integrates those features with **outpatient rehabilitation services, fitness programming, and childcare services**.

The inclusive design helps individuals transition from a medical setback through rehabilitation and into a sustained, healthier lifestyle. The center is **open to the community, giving residents of all ages and abilities access** to a facility that supports an improved quality of life.

Adult rehabilitation services at the center include speech, occupational, and physical therapies. Specialized pediatric therapists are based in the Wiggles and Giggles suite, which is uniquely designed for children with special needs.

The facility features several aquatic offerings, including a **clinical therapy pool** with wide, shallow steps for low-impact entry/exit; a **recreational therapy pool**; and a spa with built-in bench level and numerous jets.

Also included are a **double gymnasium, a youth play room, an exercise equipment room** with weights, and a **walking/jogging track**. **Three exercise rooms** are environmentally designed for customized uses.

Separate locker rooms are reserved for men, women, boys, and girls, with **six family changing rooms** for visitors' convenience. A **multipurpose room is divided for specialty uses—and includes a teaching kitchen** where visitors can learn the basics of healthy eating and meal preparation.

Location | Columbus, NE

Construction Cost | \$20,614,446

Size | 85,730 sf new

Completed | October 2015

Reference | Corey Briggs, CEO, (402) 564-9477 or cbriggscfy@gmail.com

TSP WELLNESS CENTER & ENHANCEMENTS SANFORD HEALTH



This Wellness Center now feels like new to its users with upgrades and changes in equipment, locker rooms and additional spaces for core program offerings. TSP also designed additions to the gym and spin room through Construction Documents for later expansion.

The project was an opportunity to enhance a building that TSP designed nearly 30 years earlier. The facility includes basketball courts, a **walking/jogging track**, a large **fitness room**, an **aerobic studio** with cushioned wood floor, **classrooms**, a **healthy-options café**, a large lap pool and a **warm-water therapy pool**.

The more recent updates at the Wellness Center start with a remade lobby and front desk area. Warm colors and natural wood invite guests in to the café where new tables, chairs, and flooring complete the updated look. The Wellness Center added a creatively lit iCycle cycling studio with tier floors. A new heated yoga space includes floor-to-ceiling mirrors on a wall that stretches the room's length.

The facility's main room, known as the Performance Center, received a new sound system, a track that allows runners to use cleats, equipment including plate-loaded and pinloaded machines for cardio exercise, wall-mounted televisions, treadmills with televisions, and new overhead lighting. Our team also helped remodel a training room that offers a wide range of equipment. The former cycle studio and Women's Wellness Center now includes multiple equipment options in a smaller space for people who want a quieter setting.



Location | Sioux Falls, SD
Original Building | 55,000 sf new
Updates | 30,000 sf remodel completed March 2018; construction cost confidential to client

Reference | Brandy Sivesind, Director, (605) 328-1600 or brandy.sivesind@sanfordhealth.org



REC CENTER ADDITION/REMODEL & NEW MULTIGENERATIONAL CAMPUS CITY OF ROCHESTER PARKS & RECREATION

TSP designed the 125 LIVE Center for Active Adults as an integrated part of an **expanded recreation complex**. This project's challenges included a tight budget (\$8 million was cut from request to award) and a uniquely difficult existing site: Built on landfill, the land parcel had significant grade changes and was surrounded by development. The **design team explored many combinations of structures and building layouts** to create the best possible value. As a result, multiple stakeholder groups have realized their vision of creating a facility that **brings people together, across the community**.



Rec Center improvements

A popular venue for those involved in swimming and ice skating, the Rec Center needed more room. TSP renovated the Rec Center to expand its swimming pools and modernize several related functional areas. With partners from USAquatics, we expanded the eight-lane pool, upgraded filtration and mechanical systems, and **added a separate warm-up/cool-down pool**.

New 125 LIVE Center addition

The new 50,000 sf senior center offers state-of-the-art amenities that meet the physical, recreational, creative, and social needs of adults as they age. One large 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 provide 125 LIVE members access to the Rec Center and its **warm-water lap and exercise pool**.



Locker rooms make it easy to reach both the exercise areas and the Rec Center's leisure pool. Carpeting and paint are specially treated to neutralize odors and prevent the spread of bacteria. The lower level includes **game rooms** for billiards and pool as well as those for cribbage and cards. A **computer classroom** will help members expand their horizons. **Space has been set aside for a bistro** when a tenant is found.



Opportunities to socialize are particularly important in this multigenerational complex. A lounge is designed to display a fireplace at some point in the future. The lower-level library offers spaces for reading and shelves filled with books. **Classrooms give artists room to indulge their creative sides** with separate spaces for painting and ceramics. The lower level includes **game rooms** for billiards, cards, and other pursuits. A **computer classroom** will help members expand their horizons. **Space has been set aside for a bistro** when a tenant is found.

Location | Rochester, MN

Construction Cost | \$21,108,069

Size | 79,380 sf new addition + 19,640 sf remodel

Completed | October 2016

Reference | Dale McCamish, Director of Sports Facilities, (507) 328-2537 or dmccamish@rochestermn.gov



REG & WELLNESS CENTER ADDITION/REMODEL

SOUTH DAKOTA SCHOOL OF MINES & TECHNOLOGY

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

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

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

As the architect of record, TSP developed space programs that significantly reduce scheduling conflicts between the Athletic Department and Intramural/Campus Recreation programs. As a result of this work, the facility now includes **two additional full-size basketball courts, two full-size volleyball courts, new weights/training areas, a group fitness studio, and new locker rooms for women and men**. A bouldering wall with sweeping views of the surrounding Black Hills adds serious “wow factor.”



Location Rapid City, SD	Size 19,500 sf new addition + 18,200 sf remodel
Construction Cost \$7,448,693	Completed Summer 2015

Reference | Stacy Watters, State Engineer, (605) 773-3466 or stacy.watters@state.sd.us



AMERICAN INDIAN STUDENT CENTER SOUTH DAKOTA STATE UNIVERSITY



The American Indian Student Center is the most visible pillar of SDSU's Wokini Initiative, serving as a campus home-away-from-home for men and women of indigenous heritage. TSP and cultural design consultant Dennis Sun Rhodes of Great Horse design studio **engaged tribal and student communities** during listening sessions in Brookings and Pierre. **Members from all nine tribes in the state** had a voice in identifying important themes to guide the design.

The building is oriented diagonally, with a traditional east entrance. The main interior corridor links student and administrative spaces with a **large general classroom** that opens to an **outdoor space for social activities**.

Exterior materials and finishes evoke the state's landscape: vertical elements for prairie grasses, glazing panels for the Missouri River, and masonry outcroppings for the Badlands. The sacred Black Hills with its Needles formations are represented by narrow, vertical brick patterns in light hues against a darker brick background.

A **octagonal multipurpose room** is clad in reflective metal tiles whose colors depict a rising fire against a blue sky. Inside, students can use that intimate area to practice their drumming or singing, seek counsel from an elder, or come together in small groups. A **kitchen supports the tradition of forging relationships through shared meals**.



Location | Brookings, SD

Construction Cost | \$4,245,650

Size | 11,640 sf new

Completed | July 2020

Reference | Stacy Watters, State Engineer, (605) 773-3466 or stacy.watters@state.sd.us



OYATE TA KOLA KU COMMUNITY CENTER

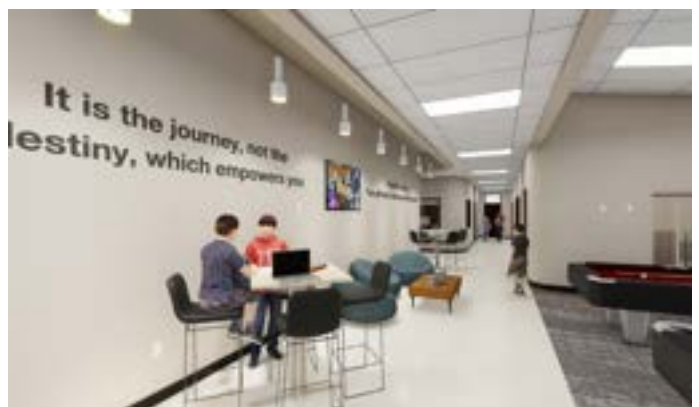
OYATE TECA PROJECT + RUNNING STRONG FOR AMERICAN INDIAN YOUTH

The TSP + Banner team designed this new community resource to nearly triple the nonprofit's space to assist children and families. The new center was **developed with Running Strong for American Indian Youth**, which was cofounded by Olympic gold medalist Billy Mills—an enrolled member of the Oglala Sioux Tribe who grew up on the Pine Ridge Indian Reservation.

The Oyate Ta Kola Ku Center will be home to the Oyate Teca Project's **administrative, athletic, academic and recreational programs for children** primarily in the 10- to 18-year old age group. The center will also contain a **small residential section to house volunteers** who work at the Center. A portion of the building will provide the dual function of serving as a **tornado shelter**. Altogether, the facility will provide the space necessary to expand Center programming in ways the much smaller existing facility struggles to accommodate.

The Center's **large multipurpose space** will host community banquets and events, and it also contains a **full-size gymnasium** for weekly athletic and recreational activities. The classroom wing of the building comprises a **sewing room, art room, large classroom, and a rec/game room** for various activities. Informal seating throughout the building offers students a variety of places to connect, study, or simply be.

A large foodservice area will be at the heart of the Center. A **commercial kitchen, community canning area, teaching kitchen, concessions, diner, and restaurant seating areas** will support the expansion of the Center's culinary program and provide greater services for youth and community members. The grounds currently contains a number of gardens, a greenhouse structure, and large hoop buildings in which fresh vegetables are grown and harvested. The new site layout will provide parking areas for food trucks and to host an outdoor farmer's market. The building also will include a **mini-warehouse for seasonal storage**, to hold donation items such as clothes and food, event-space equipment or supplies, and other deliveries for the Center.



Location | Kyle, SD

Construction Cost | \$5,681,000 (estimated)

Size | 20,00 sf new

Status | Blessing ceremony + groundbreaking August 2021

Reference | Rose Fraser, Oyate Teca Project Executive Director, (605) 441-9892 or rfraser166@gwtc.net



MULTIFAMILY HOUSING COMPLEX & CHILDCARE CENTER

THREE AFFILIATED TRIBES: MANDAN, HIDATSA, AND ARIKARA NATION



Housing Complex detail rendering

This multi-family housing complex with nine apartment buildings and two garage structures soon will serve families of the Three Affiliated Tribes, also known as the Mandan, Hidatsa, and Arikara Nation.

The new construction in the Wildhorse subdivision on the town's west side groups the 24-apartment units into clusters of three, two-story complexes. Individual apartment units range in size from approximately 825 sf to 1,300 sf in size. Building exteriors are refreshingly colorful and clearly separated to help provide each family with a welcoming and



Childcare Center

personalized home. Simulated stone wainscot, fiber cement siding, and asphalt shingle roofing create a neighborhood aesthetic. Residents access upper units by exterior stairs. The two, 12-bay garages and parking lot spaces are centrally located.

A new **childcare center and playground**, completed in 2020, is conveniently located on the adjacent site. The apartment buildings and Childcare Center contain underfloor crawl spaces to route mechanical equipment.



Location | Parshall, ND

Housing Complex | 47,000 sf new, now in construction

Childcare Center | 4,200 sf new, completed Summer 2020

Reference | Bandy Poitra, Parshall (East) Segment Staff, (701) 421-8165 or bpoitra@mhanation.com

TSP COMMUNITY BUILDING & COMMUNITY CENTER

THREE AFFILIATED TRIBES: MANDAN, HIDATSA, AND ARIKARA NATION

TSP is designing a pair of gathering spaces for the Three Affiliated Tribes: a Community Building in the Wildhorse subdivision near a TSP-designed housing complex and a separate Community Center in another part of town.

Community Building Longhouse

The Community Building will be flexible enough to host weddings, memorial services, family celebrations, and other neighborhood events. The modern take on the traditional longhouse structure will contain a **5,650 sf event hall, a 660 sf commercial kitchen, and restrooms**. The event hall's two, large overhead sectional glass doors open directly to a 2,700 sf **outdoor covered patio with a landscaped garden area** beyond. The exterior pre-engineered metal building structure consists of metal wall and roof panels and a simulated stone wainscot. Site improvements include grading utility services, drainage improvements, concrete parking lot, and landscaping.

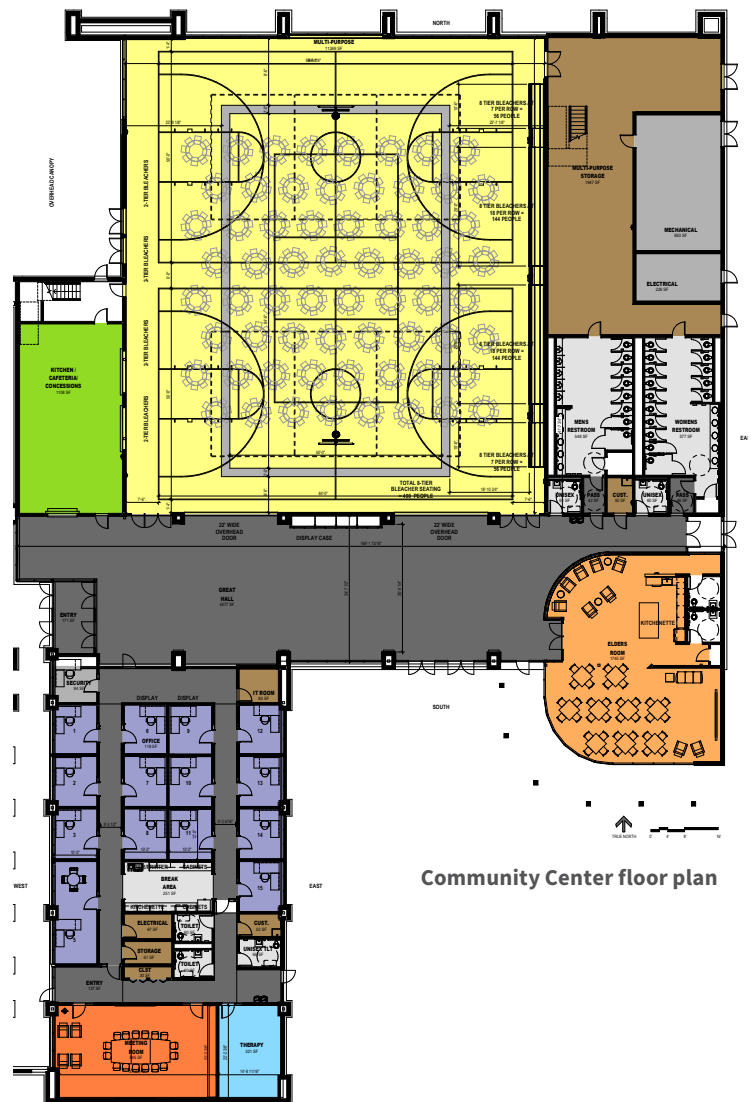
Community Center & Tribal Offices

A larger Community Center will house the **tribal administration offices** as well as offer several community **gathering and recreational spaces for residents**. The two major functional areas of the facility will be joined by a main entry with a **lobby/commons and an Elders Room formed by a kitchenette, lounge, and meeting area**. The curved window wall of the signature space will jut toward an **outdoor courtyard** also accessible from the tribal government's administration suite. That portion of the building will include **private offices, meeting rooms, staff work areas and a break room**, and a formal meeting room.

On the other side of the commons, a commercial kitchen will serve daily meals to community members and those in the Elders Room. The kitchen will double as concessions for the **multiuse space/gymnasium** with retractable bleachers. Restrooms off the main commons corridor can be used by those assembled in the Elders Room or gathered for events in the multiuse space.



Community Building rendering



Community Center floor plan

Location | Parshall, ND

Community Building Longhouse | 8,200 sf new

Community Center & Tribal Offices | 30,000 sf new

Status | Both in design

Reference | Bandy Poitra, Parshall (East) Segment Staff, (701) 421-8165 or bpoitra@mhanation.com



DIVE SEARCH & RESCUE HEADQUARTERS

THREE AFFILIATED TRIBES: MANDAN, HIDATSA, AND ARIKARA NATION



Facility rendering, lake-facing side of new building



Concept option for road-facing side of new facility

This facility will sit on the north side of Lake Sakakawea, overlooking the shore. The TSP team designed this facility for amphibious vehicles, water-support vehicles, and dive-rescue equipment. Staff can access the three large garage bays directly from the road or the shoreline.

The pre-engineered metal building will comprise two main functional areas: a shop/garage and an **office/team support building**. Rescue personnel spending overnights on call will benefit from **restrooms, locker rooms, and dorm facilities**. Staff also will gain office spaces for daytime work, with a large **meeting room for staff or community-education activities**.

Other employee amenities include a **lounge/living space, kitchen, laundry, and an exercise room**. A **large deck on the second level** can provide an outdoor lookout post as well as a place for personnel to enjoy their down time and unwind between training exercises or high-pressure rescue missions.

Sited on an existing campground, the new building also will serve as a severe-weather shelter and beacon looking toward the lake. A row of translucent panels above the garage bays offers reassurance to nighttime boaters that help is nearby. This lantern effect also provides a direction-finding guidepost for those needing to return to shore.

Location | New Town, ND

Construction Cost | 9,400 sf estimated

Status | In design

Reference | Bandy Poitra, Parshall (East) Segment Staff, (701) 421-8165 or bpoitra@mhanation.com

TSP BUFFALO SPIRIT CENTER PRELIMINARY CONCEPT DESIGN BLACKFEET NATION

The Blackfeet Nation is one of the 10 largest tribes in the United States. Its reservation abutting Glacier National Park shares a northern border with Canada. That's where the Plains bison went in the early 1900s, when only a few small, privately owned herds remained after mass killings by white settlers.

Now, the buffalo and the tribe both are in the early stages of a resurgence. In spring 2016, descendants of the herd that once roamed Blackfeet lands returned to the reservation. The tribe purchased nearly 90 calves from Alberta's Elk Island National Park, a fenced preserve. The Canadian herd traces its bloodline back across the border—a pure link to the people and their way of life.

In an effort to **preserve that heritage, educate young people, and inspire cross-cultural understanding**, Blackfeet leaders wish to build the Buffalo Spirit Center. They envision **spaces for ceremonies as well as a learning environment** that will immerse visitors in what it means to belong to the Blackfeet Nation. TSP collaborated with Dennis Sun Rhodes, an architectural designer and cultural consultant, to translate tribal leaders' needs into preliminary concepts. The interpretive center will balance education with the potential for renewed tourism.

Our team created two distinctly different looks. Each corresponds to a different potential setting and carries its own cultural symbolism. The "city site concept" within Browning featured a dual-tipi form. The "mountain site concept" places the interpretive center beyond city limits, using a mix of stone, glass, and earth tones to suggest a buffalo lying near a trio of smaller tipis.

While the shapes and materials vary greatly, the message is similar: the joining of two families—**tribe and herd, connected today as they have been throughout the history of the "buffalo people."** Blackfeet Nation leaders chose to move forward with the "mountain site concept," which has become more figurative in its massing of shapes to suggest the revered animal's silhouette.



Location | Browning, MT

Construction Cost | TBD

Status | Preliminary design concepts complete

Reference | John Murray, Blackfeet Tribal Historic Preservation Officer, (406) 338-7521

TSP NEW HIGH SCHOOL + ELEMENTARY REMODEL TO CREATE K-12 CAMPUS ANDES CENTRAL SCHOOL DISTRICT



Residents of Andes Central School District had hoped to expand and modernize their high school for more than 10 years, in part to retain the sizable number of students who were open-enrolling in surrounding districts with newer facilities. TSP engaged consultant Dennis Sun Rhodes to advise on cultural-design aspects for the school, where a **majority of the student body identifies as Native American**.

The existing high school was landlocked, so leaders decided to build an addition at the site where the elementary and middle school share a campus. This puts Pre-kindergarten through 12th grades in a single, connected building with appropriate internal separations. **A link between the elementary and high schools frames an outdoor courtyard space.**

TSP's architects and engineers embedded sustainable-design features throughout the complex to give the District a high-efficiency facility without the added time and expense for full LEED certification. The **55,000 sf addition created a new high school with two gymnasiums**. Each has its own entrance from an interior athletic commons that contains the concession stand and ticketing areas. Other key features are centrally located to serve the entire school. A **repurposed former gym became a library** with new clerestory windows to provide natural light. **Rooms for music and art** also are at the center of the new complex.



A **total of 12 flexible classrooms were added** to serve middle and high school students. These include science “classatories” with movable casework and other furniture to easily transform from classrooms to laboratories and back again. There are **spaces for career and technical education** as well as **areas for family and consumer science**. Four general classrooms feature **breakout spaces for small-group study**, with each breakout connecting a pair of classrooms.

Location | Lake Andes, SD

Construction Cost | \$13,023,887

Size | 55,000 sf new addition + 5,000 sf remodel

Completed | February 2019

Reference | Debera Lucas, Retired Superintendent, lucas.debera@gmail.com

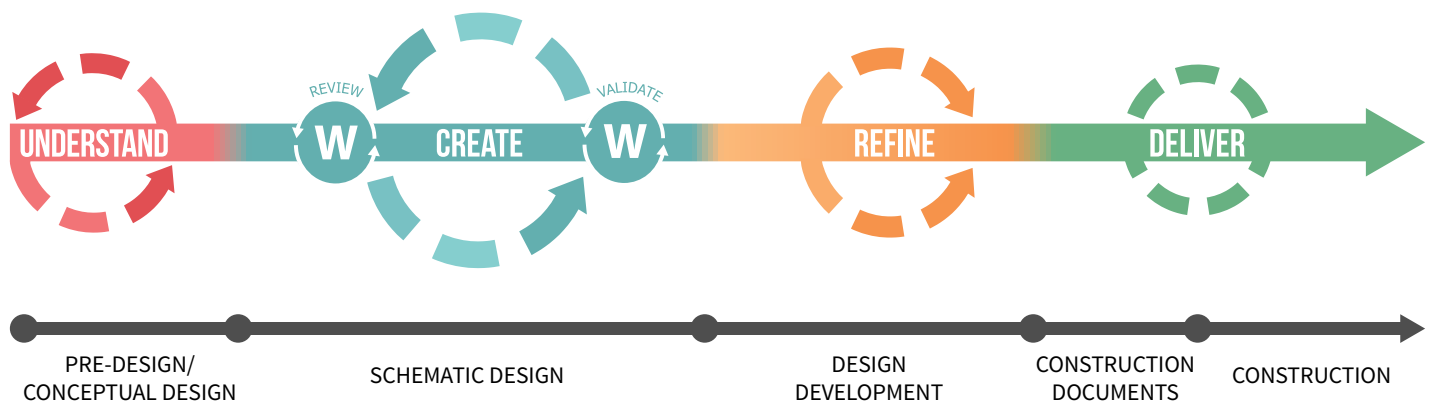
A PROVEN PROCESS

FORWARD-THINKING METHODS

OVERVIEW

The TSP team believes the best designs are built around—and with—the people they'll serve. That's why our highly collaborative process engages all key stakeholders to build trust and transparency among project-team members. This helps drive decision-making and leads to a clear understanding of the problems to be solved. Our process aligns with the traditional design phases. However, we describe each in a way that's customized for your project. We group these phases into several major objectives: **Understand, Create, Refine, Deliver**. We then create a detailed work plan that breaks each design phase into stages and tasks that tactically address specific items.

Throughout every stage, we apply comprehensive project-management techniques to customize, document, communicate, and continuously update our tools and tactics. This enables us to provide high-quality professional services and deliver your project within budget and schedule.



WORK PLAN

Framework

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

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

We also realize that many staff members who will be involved in these efforts have never before participated in facility-design work. Our highly visual process uses design models, diagrams, images, and on-site observations. Tours or remote reviews of peer or aspirant Wellness/Fitness Center programs also may help inform everyone's goals and expectations. This is an opportunity to discuss trends in Wellness/Fitness Centers and where other programs are heading.

Users can react to tangible examples and provide real-time feedback—so we can deliver real-time refinements to concepts. By the end of these workshops, the team will reach consensus on workable solutions and will know they have been heard. They'll see how their input has shaped the options as we progress through the different phases.

Pre-Design/Conceptual Design

This phase sets the path for everything else that follows, laying the solid foundation for the entire design through comprehensive data-gathering, analysis, and programming.

PROBLEM-SEEKING & DATA COLLECTION

This is a highly county-, community-, and user-driven stage. Together, we will examine the true nature of the problems to be solved. We'll dive deep into the functional needs of the users and the facility from many aspects. We resist the urge to pick up a pencil and start designing too soon. Learning and empathy are key components so we can fully discover your particular set of requirements.

We will spend a great deal of time asking questions, documenting, and processing the information that you provide. Our team will gather essential information to support the identification of feasible, responsive options. This includes the program schedule and much other information you've already provided.

VISIONING

The TSP team embraces integrated practice and has built our firm around that belief. Our planning, architecture, engineering, and interior specialists need your input and insights to make our shared work a success. We always will listen thoroughly first, then seek to understand your project goals and aspirations. This enables us to communicate that image through your organization's own architectural language.

For example, when our Team convened tribal and student community members to help inform cultural themes for the new American Indian Student Center on the South Dakota State University campus, it became clear that they favored streamlined instead of overt historical symbols.

The finished project features a spacious lobby with a fireplace to welcome all. The nine tribal flags are proudly displayed along with large-format ledger art, collages, and other original pieces from indigenous artists. Wood ceiling accents in multiple spaces echo the traditional star-quilt pattern, blending old and new forms in an environment designed to encourage inclusive practices. The names of the original Seven Council Fires of the Oceti Sakowin people, engraved on wood planks, encircle the room. The material itself was hewn from an old tree salvaged on campus—which stands on the ancestral lands of the Oceti Sakowin.



Octagonal multipurpose room inside the American Indian Student Center, on the South Dakota Stat University campus in Brookings, SD

DESCRIBING EXPERIENCES

Another large part of this phase: discussing the type of experience you want for your community members. Early in the Design our team will tour your facilities and note spaces that radiate energy, comfort and other successful spaces that can be optimized for expanded upon to fit the new program.

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 several workshops. The conceptual kick-off with your design committee and stakeholders groups will take place in tandem with the design team's "First 1% Meeting"—an internal workshop that follows soon after to coordinate multidisciplinary details, including engineering for each system for the project.

THE FIRST 1%

We know we need to hear directly from our client and key stakeholders before we assign priority their project challenges. Feedback from the kick-off gives us a deeper understanding of our client's mission, culture, and project goals. This vital input also enables us to develop a framework centered on what matters most to the client. It keeps us accountable to client needs when intricate technical details threaten to bog us down in the logistics. Getting all the questions out on the table reveals all the variables that we must consider. In turn, the process gives our design and problem-solving experts an early reading on how we'll address these interrelated factors together.

PROGRAMMING

Programming will extend far beyond today's project and needs, to be captured in a visionary master program. This interactive space and function list will both define your vision and establish success measures for the project to come. It will incorporate thoughts you have already shared and build upon those initial ideas. It also will anticipate future needs and wants so we can consider those as part of today's decision-making.

We listen, learn, and empathize to fully discover your specific set of requirements through interaction with focus groups, staff, and program directors. This helps us gain a deep understanding of your ideal environment and the needs of various community users. While relatively non-graphic to begin, this method of finding consensus around the spaces needed will help limit competing agendas and encourage more complete and effective input from everyone.

During the programming stage, it will be crucial to find synergies among the wellness programs sharing these spaces and define which single-use spaces are essential to achieve outcome goals. The program also will consider the existing building's rooms and functions as part of the space available. Once completed, this Wellness Center must work in concert and be an enhancement to the adjacent facilities and contribute in a holistic way so the facilities acts as a whole.

The TSP team will create an adjacency matrix to identify and track those related spaces that should be in close proximity and which areas should be isolated from others. This informs our Building Master Plan, and we will work with stakeholders to define which elements best address the moment's most immediate priorities. To minimize conflicts with future,

yet-unplanned development, we also will determine how near-term space uses might conflict with future needs.

We seek smart alternatives to help define the path from which to manage your project. The most critical decisions happen during this programming effort. We'll provide expertise to identify the best and brightest options, informing your decisions. We'll take what we learn and translate it into forward-thinking, client-focused conceptual options that check all of the boxes.

This body of gathered data will build our understanding of both the limitations present and the available freedoms to customize this specific project's design.

CONCEPTUAL DESIGN

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

Collectively, our team can offer the best-available information to make decisions, drive better solutions, and result in stronger outcomes. Sharing baseline information at our 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.

Early deliverables within this context will define a preliminary budget and schedule that aligns with your stated objectives. Our end goal is yours: establish a design solution that everyone can support going forward and that strengthens your whole program at the same time.



Floor-to-ceiling windows on nearly every side of this new Community Center will provide generous daylighting and allow passersby to see the activity within. The Center also will house the administration offices for the Three Affiliated Tribes: Mandan, Hidatsa, and Arikara Nation in Parshall, ND.



Children's Learning Foundation
Early Childhood Center, Mountain View, WY

Schematic Design

In this phase, we begin to craft a proposed building around the concept already established. Together, we'll generate multiple alternatives that solve your real problems.

We'll uncover layers, evaluate ideas, and incrementally refine the concept through a series of workshops that help us create increasingly sophisticated iterations. Each layer is a filter to understand the inter-workings of a concept from a particular point of view. The number of user groups involved in this project will require many layers.

The thorough information-gathering and programming conducted during Pre-Design & Conceptual Design reveal their value here. Schematic Design brings the most tangible solutions to the group for critical evaluation. These end-user meetings focus on certain elements while being mindful of the whole.

COLLABORATION

This is your project, and we never lose sight of that fact. Everything we do depends on our understanding of your vision for the Wellness Center and our shared insight.. We'll create the overall design direction together as we communicate through drawings, models, and finishes—both exterior and interior. This dialog will be very visual and interactive, setting the stage for truly great conversations. We will look to the Flandreau Santee Sioux Tribe (FSST) Executive Committee for final approvals along the way.

REVIEW

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

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

For those and other reasons, the TSP + Banner team recommends bringing the Construction Management partner on board at the end of Schematic Design. This enables your chosen Construction Manager (CM) to be an integral partner in the design and construction process. An experienced CM is invaluable to help develop the design with construction phasing plans and value-engineering strategies in mind. Owners realize the greatest overall savings of both time and money when those tactics are aligned with decisions made in the next phase, Design Development.

Design Development

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

This phase's workshop series concentrates on reviewing and developing the plans and interior of each vital program space, confirming room layout and finishes, and coordinating all built-ins, fixtures, equipment, power and data, and other device locations. We also will discuss how far to take interior finishes and Culture into the facility paying attention to the adjacent buildings on campus. At the end of this phase, we'll coordinate with your team and lead in the selection of a Construction Manager.

COMMUNICATION

We certainly will use the tools of the day to keep the team at-large updated on progress and needs. These include email, web-based portals, video chats, and conference calls. The communication provided through our drawings and graphics is important as well, and we'll update the imagery first developed in Schematic Design as we refine the project.

As your trusted advisor, we must be both proactive in anticipating your needs and responsive in answering your questions. Whether we're making a formal presentation or joining you in a team workshop, we believe it's important to recap the decisions already made and let you know which input we'll need next. It's a great way to bring new members up to speed and maintain a shared focus, regardless of where we are in the design process.



Warm-water therapy pool with dual step and ramp entry at Midco Aquatic Center, Sioux Falls, SD

Construction Documents

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

Bidding

We'll coordinate with your chosen Construction Manager to package the CDs into a bid-letting request (or multiple requests, if your project requires more than one phase of construction) and help distribute these notices to qualified construction professionals.

Construction

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

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

As your CM and contractors prepare to begin their work on site, TSP's documents help inform their planning, too: CDs provide guidance on design intent as contractors source the materials that TSP listed in the specifications for each component and room in your building.

ADVOCATING FOR CLIENTS

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

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

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

FINISHING STRONG

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


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

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

Your completed project should embody your vision and your goals—it should reflect you. The built facility must represent your ideals. As your design team, we look forward to the day your story for the project is realized and the new Wellness Center begins serving everyone in your community.

PROPOSED TIMELINE

MILESTONES & DELIVERABLES

 FLANDREAU SANTEE SIOUX TRIBE: FITNESS, WELLNESS, AND SPIRITUAL HEALING CENTER			MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
DURATION			Sept. 2021	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022	Feb. 2022	Mar. 2022-Feb. 2023	
1.00	PRE-DESIGN THROUGH SCHEMATIC DESIGN	4 WEEKS	[Gantt bar spanning Sept. 2021 to Dec. 2021]							
1.01	Kick-off meeting Workshop 1		[Workshop]							
1.02	Workshop 2			[Workshop]						
1.03	CM RFQ		[Milestone]							
1.04	CM Interview and Selection				[Milestone]					
1.05	Review and approval by FSST Executive Committee				[FSST Executive Committee]					
1.06	CM SD Estimate			[Milestone]						
2.00	DESIGN DEVELOPMENT	6 WEEKS		[Gantt bar spanning Oct. 2021 to Nov. 2021]						
2.02	Workshop 3			[Workshop]						
2.04	Workshop 4				[Workshop]					
2.05	CM DD estimate				[Milestone]					
2.06	Review and approval by FSST Executive Committee				[FSST Executive Committee]					
3.00	CONSTRUCTION DOCUMENTS	6 WEEKS			[Gantt bar spanning Nov. 2021 to Dec. 2021]					
3.01	Workshop 5				[Workshop]					
3.02	Workshop 6					[Workshop]				
3.03	CD 95% CD Estimate					[Milestone]				
3.04	Review and approval by FSST Executive Committee					[FSST Executive Committee]				
4.00	BIDDING	4 WEEKS					[Gantt bar spanning Jan. 2022 to Feb. 2022]			
4.01	Bid Opening						[Milestone]			
4.02	CM GMP						[Milestone]			
4.03	Review and approval by FSST Executive Committee							[Milestone]		
5.00	CONSTRUCTION	12 MONTHS							[Gantt bar spanning Mar. 2022 to Feb. 2023]	
5.01	Construction Start								[Milestone]	
DATE: August 20, 2021			Sept. 2021	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022	Feb. 2022	Mar. 2022-Feb. 2023	
			MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	

● Milestone
 ■ Workshop
 ■ FSST Executive Committee

FEE SUMMARY

FAIR PRICE, GOOD VALUE



Oyate Ta Kola Ku Center, a TSP + Banner project designed for the Oyate Teca Project in partnership with Running Strong for American Indian Youth in Kyle, SD

Stage 1 | Pre-Design/Schematic Design through Schematic Design

We believe that since we are just in the beginning of the process we would suggest a Stage 1 Scope of Services to include process phases through Schematic Design.

Deliverables would be developed during two proposed on-site workshops (noted in the proposed schedule) and would include:

- Space program
- Site plan
- Floor plans
- Exterior elevations concepts
- Probable construction-cost estimate

Based on these deliverables, the TSP + Banner team proposes a lump-sum fee of \$25,000 plus reimbursable expenses for Stage 1 Scope of Services.

Stages 2-5 | Design Development through Construction

After the TSP + Banner team reviews the Construction Manager's estimate and is given notice to proceed, we will continue through Design Development, Construction Documents, and Construction. Each of these phases is described in the Work Plan within this proposal and would include multiple workshops. The TSP + Banner team would require notice to proceed to each next-phase in the process.

Deliverables would include all necessary documents for the construction of the facility, bidding assistance to the Construction Manager, and Construction services during the build.

Based on what we know about the project, the TSP + Banner team anticipates our total fee for Stages 1-5 will be between 6% and 7% of the estimated construction costs, as determined by your Construction Manager at the end of the Schematic Design phase. The fee paid in Stage 1 will be credited back as part of the total.

This fee includes the Scope of Services described in the RFP and excludes geotechnical engineering, surveying, and LEED services.



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Architecture
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Planning