



Partnering for a Purpose



Architecture  
Engineering  
Planning

DORDT  
COLLEGE

**Campus Services**  
Architecture, Engineering, Interiors

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**Proposal for Dordt College**  
**PARTNERING FOR A PURPOSE**  
**Architecture, Engineering, and Interior Services**

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**Section 1 | Our Story So Far . . . . . 1-13**  
Cover Letter, 3  
Firm Identity & History, 4-5  
Higher Education Experience, 6-8  
*Partner Profile: Augustana University, 9-13*

**Section 2 | Your TSP Team . . . . . 14-18**  
Staff Qualifications, 14  
Résumés of Key Personnel, 14-18

**Section 3 | What We Believe . . . . . 19-28**  
Design Philosophy, 19-20  
Sustainability, 21-22  
BIM Solutions, 23-24  
Quality Control, 25  
Consultants, 26  
*Partner Profile: South Dakota State University, 27*  
Litigation & Accountability, 28

**Section 4 | What We Do . . . . . 29-39**  
Last Five Higher Education Projects, 29-35  
Project Management & Communication, 36  
*Partner Profile: Dakota State University, 37*  
TSP Difference, 38-39





Design Redefined.

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

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Architecture  
Engineering  
Planning

October 4, 2016

Mr. Howard Wilson, Chief Administrative Officer  
Mr. Arlan Nederhoff, Executive Director of Finance & Facilities  
Dordt College  
498 Fourth Avenue NE  
Sioux Center, IA 51250-1607

**RE: Partnering for a Purpose: Campus Architecture, Engineering, & Interiors**

Dear Howard, Arlan, and Selection Committee Members:

The opportunity to build a partnership with Dordt College rings true to our principle that we must "design it like we own it." We value those clients who seek to develop deep relationships with the architects and other designers who will help match creative solutions to fit their unique vision.

The best partnerships allow for even stronger outcomes. We recognize the time and commitment each partner invests in these team endeavors. And we know the right design solutions evolve only when we have a deep understanding of your goals as well as the challenges we'll work through together.

We look forward to becoming Dordt College's trusted advisor, now and into the future. We dedicate our team's personal services not only to help bring your vision into focus but also to create real, functional spaces for students, faculty, and staff. These are the relationships that bring fulfillment in our professional and personal lives.

We know firsthand how powerful those partnerships can be. Our continuing relationships with Augustana University, Dakota State University, South Dakota State University, and Southeast Tech reinforce what we can accomplish when clients and designers collaborate fully.

We hope to visit soon with you in person. We're eager to share how who we are can help you and Dordt College achieve all that you know the campus can become. We look forward to joining with you on this journey of discovery.

If you have any questions about the information in this proposal, please do not hesitate to call me on my mobile phone at (605) 359-5913. I'll be happy to provide additional details and learn more about your plans for the Dordt College community.

Sincerely,  
TSP, Inc.

Michael J. Jamison, PE  
Principal-in-Charge

Marshalltown, IA  
Marshall, MN  
Minneapolis, MN  
Rochester, MN  
Omaha, NE  
Rapid City, SD  
Sioux Falls, SD  
Sheridan, WY

# NO ‘ME’ IN DESIGN

IT’S ALL WE. AND IT REVOLVES AROUND YOU.



Clients know this (and so do we): You are the planning and design experts when it comes to your campus culture and project needs. Why? Because 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 you get there.

TSP exists to perform fulfilling work. It’s fulfilling for us because it makes our clients better at what they do. The truth is, we all want the same things: well-educated students, healthier families, vibrant communities. In the best creative relationships, a collaborative atmosphere enables clients and TSP team members alike to realize their full potential. There’s no separating the two. That personal connection is the very foundation of our focus on Exceptional Client Service.

How do we define that level of support? We don’t. It’s up to each of our clients to describe how it looks and feels for their project, their goals, their stakeholders.

TSP’s architects, engineers, and interior designers are exceptionally talented people. But client needs come before our own desire for self expression. We believe our clients hold the keys to discover their designs and that we have the knowledge and skill to unlock those ideas. We seek out projects that require comprehensive, integrated services and fully engaged stakeholders to inform the work.

As a company, we’re built around a few beliefs that resonate with our 100+ team members in eight 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. Now, more than 85 years later, we hold to our core values of Trust, Ethics, Honesty, Responsiveness, Collaboration, and Commitment.

We’ve dedicated ourselves to pursuits that hold the greatest potential for communities: education, healthcare, and civic projects that uplift our quality of life. 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.

We find the greatest success when we use our skills and passion to develop the single best solution that meets a client’s needs. Our full-service team ensures that spaces, systems, layouts, finishes, furniture, and technology function as a whole.

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. It all makes sense. There is no undue complexity; nothing is contrived or out of place.

The space we create together symbolizes and supports who our client wants to be. Because the only measure of our success is the outcome we achieve for—and with—the client who chose us for our best efforts.



# COMMITMENT & INTEGRITY

## FIRM HISTORY

**Firm Type** | Architecture, Engineering, Planning

**Established** | 1930 in Sioux Falls, SD

**Tenure** | 86 continuous years of design and construction-related services

## COMMUNITIES

### SOUTH DAKOTA

**Sioux Falls** | 1112 N. West Avenue

**Rapid City** | 600 Kansas City Street

### IOWA

**Marshalltown** | 306 S. 17th Avenue

### MINNESOTA

**Marshall** | 104 W. Redwood Street

**Minnetonka** | 18707 Old Excelsior Boulevard

**Rochester** | 1500 Highway 52 North

### NEBRASKA

**Omaha** | 1010 N. 102nd Street, Suite 200

### WYOMING

**Sheridan** | 1 S. Scott Street

## STRUCTURE

Since its founding, TSP has been a 100% employee-owned firm. The TSP Family extends from our Board of Directors down through every level of employee owner—also encompassing those at home whose support is so instrumental in keeping us a client-centered practice.

The TSP Board includes Principals, Associates, and Shareholders from various disciplines within our company and across our five-state footprint. The Board assesses opportunities, sets the course for our short- and long-term vision, creates and revisits the policies to achieve our shared goals, and promotes from within to develop leaders. The Board also provides oversight of our three Regional Principals. These Regional leaders, in turn, are accountable for actions taken by each of the Managing Principals who direct day-to-day activities at our eight offices.

A Practice leader and a Design leader serve to champion continuous improvement in how (process) and what (form and function) we create in concert with our clients.

## CONTACT PERSON

Mike Jamison, PE

Principal-in-Charge

Mobile: (605) 359-5913

JamisonMJ@teamtsp.com

# YOUR VISION, OUR EXPERTISE

TSP founder Harold Spitznagel held to a few simple credos. Among them: Design it like you own it. More than 85 years later, we remain a practice-centered firm—and that practice is centered on you.

We've managed new construction, remodeling projects that range from basic upgrades to major renovations of occupied campus buildings, and additions of progressive spaces that enhance specific programs or overall teaching and learning methodologies. No matter the scope, TSP recognizes the potential of each project to improve student outcomes.

## ARCHITECTURE

TSP will work in concert with you and your stakeholders to establish short- and long-term visions for your projects. Defining these goals upfront enables us to maximize available funds and minimize operational expenses, including your staff's time.

We'll share our expertise and past experience to help you understand the possibilities and any drawbacks of each option. Then, we'll give you the room you need to make the right decision for your college and community. We share a passion for creating

educational spaces that are cost-effective, enduring, and responsive to your needs. Our collaborative approach fuels creativity and inspires us to develop customized learning environments.

## ENGINEERING

Mechanical, technological, and advanced security designs all depend on a robust electrical system to provide adequate, ready power. An optimum user experience requires a carefully organized site plan, with clear access for visitors. That's why it's critical for engineers to be involved in every stage of planning and design. We'll integrate our efforts to make sure your staff and students benefit from thoughtfully designed access, lighting, climate control, technology networks, fire alarms, and security functions.

## ENHANCED INTERIORS

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

## IN-HOUSE SERVICES

The TSP team offers a complementary set of design, engineering, planning, and specialty services professionals who devote themselves to your success. Our people will help you and your stakeholders create an overarching plan and then develop design concepts centered around your needs.

**TSP's core team of in-house experts** are ready to assist you with the following disciplines—

- Education Programming
- Existing Facility Assessments
- Feasibility Studies
- Site Planning and Design
- Civil Engineering
- Architectural Design
- Sustainable Design
- Interior Design
- FF&E Coordination
- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Technology & Security Planning
- Cost Estimating
- Constructability Reviews
- Construction Administration





### **EDUCATIONAL SPACES THAT INSPIRE**

Changing outcomes. Maximizing potential. Fostering growth. These results are the fuel behind TSP's passion for educational planning. An effective campus community inspires learning, energizes teachers to connect with their students, engages students with one another to build deeper levels of understanding, and maximizes technology as a tool for learning.

### **WE INVEST TO MAKE A DIFFERENCE**

Technology, trickle-down curriculum, advances in education methodologies, and changing expectations continue to alter how teachers teach and what students learn. Collegiate campuses must find ways to honor their legacies while making room for tomorrow's leaders. These facilities were not designed to address the challenges and opportunities of education today.

### **COLLABORATIVE DESIGN**

Successful projects are the result of experience, listening, comprehension, and team leadership. We are committed to sharing information and knowledge that provides you with the most extraordinary and efficient architecture, engineering, and facility services available.

# SUCCESSFUL PARTNERSHIPS

TSP is proud of its many long-lasting relationships in higher education, some of which have spanned decades. Our recent experience includes planning and studies, design and construction, deferred maintenance projects, and building system upgrades and replacements.

On a larger scale, TSP has completed hundreds of educational facility projects throughout the Midwest. Below, we offer a **partial listing of colleges, universities, and technical programs** with which TSP has collaborated.

## IOWA

Grinnell College, Grinnell  
Iowa Valley Community College District,  
Marshalltown  
Luther College, Decorah  
Marshalltown Community College, Marshalltown  
Northeast Iowa Community College, Calmar  
Northwest Iowa Community College, Sheldon  
Waldorf College, Forest City

## SOUTH DAKOTA

Augustana University, Sioux Falls  
Dakota State University, Madison  
Dakota Wesleyan University, Mitchell  
Northern State University, Aberdeen  
Oglala Lakota College, Kyle  
Sioux Falls Seminary, Sioux Falls  
South Dakota School of Mines & Technology,  
Rapid City  
South Dakota Public Universities & Research Center,  
Sioux Falls  
South Dakota State University, Brookings  
Southeast Tech, Sioux Falls  
University of Sioux Falls, Sioux Falls  
University of South Dakota, Vermillion

## MINNESOTA

Austin Community College, Austin  
Bemidji State University, Bemidji  
Cardinal Stritch University, Rochester  
Hennepin Technical College, Eden Prairie  
Hennepin Technical College, Brooklyn Park  
Metropolitan State University, St. Paul  
Minnesota Bible College, Rochester  
Minnesota West Community & Technical College

- Canby
- Pipestone
- Worthington

Pillsbury Baptist College, Owatonna  
Riverland Community College, Austin  
Rochester Community and Technical College,  
Rochester  
Southeast Technical College, Winona  
Southwest Minnesota State University, Marshall  
St. Mary's University, Winona  
University of Minnesota

- Minneapolis
- Lamberton (Research & Outreach Center)

Winona State University, Winona

## WYOMING

Central Wyoming College, Riverton  
Eastern Wyoming Community College, Torrington  
Laramie County Community College, Cheyenne  
Northern Wyoming Community College District,  
Sheridan

# PARTNER PROFILE: AUGUSTANA UNIVERSITY

In many ways, Augustana University and TSP have grown up together. Since the 1940s, our architects, engineers, planners, and interior designers have been privileged to help shape campus development at the Christian liberal arts institution in Sioux Falls. Our longstanding relationship began with a master planning effort led by TSP founder Harold Spitznagel. Back then, "Augie" was Augustana College and our firm still was a sole proprietorship. Our connections have deepened across the decades as we've collaborated on small remodels, major additions and new facilities, long-term visioning efforts, and everything in-between.

Today, Augustana University and TSP—The Spitznagel Partners—continue to evolve together. We recently dedicated the largest building project in Augie's history, and we look ahead to even greater ways to serve the campus' greater good. Augustana and TSP share a mutual respect for each other's work. But it's much more than two business partners creating mutual benefits. Augie's people and TSP's team members are linked at the individual level, forming friendships that abide long after any project.



# SHARED VALUES & UNCOMMON DEDICATION

*A special kind of trust develops among people who make it a habit to rely on one another. Augustana University and TSP choose to grow together. We recognize each of us is better and stronger for the experiences we've shared. At some point along this 71-year journey, we stopped thinking of ourselves as separate.*

## PUTTING THE CLIENT FIRST

Our shared work and TSP's reputation depends on serving the client's best interests. In a campus community, diverse stakeholders require different things from a project's outcome. Part of our challenge is balancing the needs of many against a unified budget and schedule. We're also wary of making so many design compromises that no group emerges with a functional, responsive environment.

## CONSIDERING DIVERSE NEEDS

It's worth spending time to consider who the client really is. Design Architect Paul Boerboom asks the question every time he begins a new project. He's worked with colleges, churches, and other faith-based organizations during his 38 years in the design field.

"Even though administrators and deans and other decision-makers are guiding the work, we know the people in those positions can change pretty frequently depending on the campus," says Boerboom, whose first Augustana project was the 2004 **Center for Visual Arts**. "I focus on who will get the most use from the buildings and what they need to help them be successful. That's what gives projects meaning for me."

At Augustana, student voices are an important element, but faculty members and department heads are the greatest constant. Many stay in their roles for decades, building a thorough understanding of Augie's operations that runs parallel to their vested interests in respective academic or athletic programs.

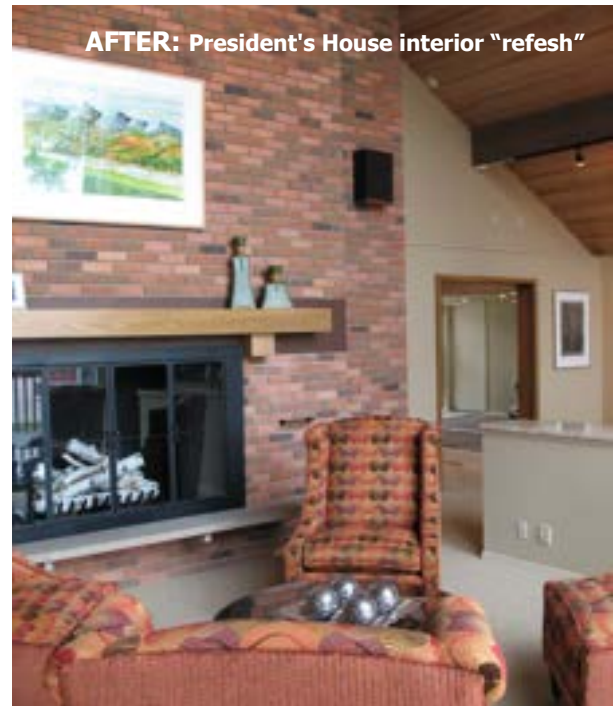
"They're proud to offer these educational experiences for students in the atmosphere Augie's created," Boerboom says. "Some of them stay a long time. What they think, say, do, want, and need is at the top of my list. I'm really working for them and toward their vision of what this campus experience can be."

“ *As I reflect on the relationship we've built with Augustana, I look forward to the day we can look back on many shared experiences with Dordt College that create a similar partnership.* ”

— MIKE JAMISON,  
PRINCIPAL-IN-CHARGE, TSP



TSP Design Architect Paul Boerboom's concept sketch for the interior courtyard at the new Center for Visual Arts



### MAINTAINING FRIENDSHIPS

Boerboom has designed more than a dozen built projects on the Augustana University campus. He's also been a trusted advisor for several initiatives whose time hasn't arrived.

"This is what sticks with me about Augustana," Boerboom says. "Even the ideas that aren't projects yet—or that might not get there the way we envision them today—help me learn more about the college and what they want to do. The **Bowden Field concepts** we worked on haven't yet turned into a project, but it sure was fun to get to know the coach and what she's trying to accomplish with her softball program."

One of the most unique crossover projects, the **Thomsen Center Archeodome**, was designed for the Mitchell Prehistoric Indian Village—an hour west of Augustana's home city of Sioux Falls. The structure protects an active dig site, provides a working lab for researchers and students alike, and allows visitors to learn about the ancient people who lived there.

Augie Anthropology Professor Adrien Hannus serves as project director for the site and coordinates joint research with the University of Exeter, England. The "Dome" was completed in 1997, but Boerboom and Hannus still get together regularly. Sometimes they discuss upcoming Augie campus projects or the ideas that might one day become reality. Other times, they have lunch and talk about everything but work.

### BEING THERE

Our design team is an extension of Augie's dedicated staff. They know they can call on us (and do) for quick advice or to help create strategies for multi-year efforts. Just as important, they know they'll see us in the stands at home games and in the audience on opening night. We show up—because we know "being there" is a promise to keep. It's much harder to support one another when you're not in the room.

### HONORING TRADITIONS

Creating that atmosphere of open communication is one of our specialties. Augustana President Rob Oliver and his wife, Angie, are longtime Sioux Falls residents. When Rob took the leadership spot, the couple knew they wouldn't leave their family home to live in the **President's House** on campus. But they wanted to update the house—itsself a Spitznagel design—as a welcoming venue for alumni, friends, and other special guests. The house overlooks Augie's Kirkeby-Over Stadium. It's also situated near baseball fields and the TSP-designed Elmen Center, making the house a natural place to host pre-event functions, receptions, and other celebrations.

"There was a legacy there, and we wanted to respect that," says Senior Interior Designer Karen Mutschelknaus. "I got to know Rob and Angie extremely well, and it was evident early on that they didn't want the fireplace to go anywhere, either. We decided to give the house a retro feel, a throwback."

### RESPECTING VIEWPOINTS

Working together, TSP and Augie moved interior walls to open up common spaces, took down acres of wood paneling, and renovated the lower level to serve as a rec room for guests. Upgraded finishes throughout the home and all-new furniture make it look and feel like a family home—minus beds in the private rooms.

"Angie really grew to trust my judgment, and she wanted me there when she was making small adjustments," Karen says. "I'd talk her through it. If she couldn't get the look she wanted, I drove there, and we tried different options together."

### CONTINUING THE CONVERSATION

The interior remodel led to multiple classroom finish upgrades, using color to draw the eye away from outdated areas and create modern personality within older buildings. Another interior project followed, this time in the TSP-designed **Morrison Commons**. There, our team made the most of a small student gathering space called **The Huddle**, infusing the mood with playful nods to the university's Viking mascot and fostering school pride.

### STAYING GROUNDED

Project Architect Chase Kramer is an Augustana alumnus who earned his undergraduate art degree from the university. He remembers seeing the earliest concept drawings for the **Froiland Science Complex** tacked up on bulletin boards around campus. Now wrapping up his third full year with TSP, Kramer logged more than 1,000 hours on the Froiland project, including a one-of-kind **Donor Wall** theme inspired by the Periodic Table. He's spent hundreds of hours helping develop ideas and designs for other Augie efforts.

### REMEMBERING OUR ROOTS

"I've sort of become the name that comes up now when they have something they want to explore but don't quite know how to get it going," Kramer says. "I start from that familiarity I have with the campus." An active college and community performing-arts enthusiast, Kramer recently combined his passions for music and design to help Augustana imagine new possibilities for its **Kresge Recital Hall** and other spaces within the TSP-designed **Humanities Building**.

### CHANGING OUR EXPECTATIONS

To prepare students for careers in an increasingly competitive world, Augustana created the Center for Innovation and Entrepreneurship. The CIE is led by the former superintendent of South Dakota's largest school district—which includes a post-secondary technical institute focused on developing a skilled workforce.

“ We have used (TSP's) services to lead projects, they have worked in collaboration with other professional firms, and we have sought their counsel for specific campus matters, all with valued outcomes and pleasant working relationships.

— ROB OLIVER, PRESIDENT, AUGUSTANA UNIVERSITY



Donor wall inside the Froiland Science Complex

Kramer and Interior Designer Mutschelknaus helped CIE leaders visualize how partitions, thoughtful finishes, and highly functional furniture could transform underutilized areas in the Madsen Center into a new **"Maker Space"** that encourages collaboration and small breakout discussions. Plug-and-play technology will add even greater versatility to this touch-down space in what's now an open atrium.

### MARKING LIFE'S MILESTONES

Certain projects we've undertaken at Augustana are linked forever to major life moments in our team members' lives. Three weeks before Mutschelknaus was due to return to work from maternity leave, **Mikkelsen Library** Director Ronelle Thompson called her via cell phone, frantic about an upcoming meeting as part of an ongoing renovation.

"Ronelle begged me to be there when she and (Assistant Director) Deb Hagemeyer made the final furniture selections," Mutschelknaus remembers. "I said, 'I can be there—but I have to bring the baby.' And that's what I did. Ronelle and Deb took turns holding Aden so I could walk them through what we needed to do."

During the multiyear **Froiland Science Complex** project, Mutschelknaus' father died. Augie faculty and staff sent flowers to her family, and some of them sat and cried with her when updates on his health status interrupted work sessions. "These are the projects and

people I want to work with, and I'm going to work exceptionally hard for them," Mutschelknaus says. "When you are this invested in one another, it's much more than a work relationship with a client."

## LOOKING TO THE FUTURE

Often, our collaborations with Augustana University seem to come full circle. Many buildings on campus were designed by our firm's founder and have since been renovated. The **Froiland Science Complex** project is among them, as it included a substantial renovation of the 1966 **Gilbert Science Center**. Also on the list are **Morrison Commons**, the **Humanities Building** and adjoining **Center for Visual Arts**, the **Elmen Center** athletics facility, **Mikkelsen Library**, the **President's House**, and others.

## ENVISIONING POSSIBILITIES

Mike Jamison, the Principal-in-Charge proposed for our team to serve Dordt College, has contributed to many of those Augustana projects over the past 36 years. He's spent his entire Engineering and Business Relationships career with TSP.

"What I've enjoyed about working with Augie is having those visionary 'what if?' conversations," Jamison says. "We've been able to help them realize that vision or simply dream right along with them." He imagines a similar role for TSP in partnership with Dordt College.

## FINDING NEW VALUE

As TSP continually looks for ways to add value for the Augustana community, we've been called on for several **Master Planning** efforts and incremental updates. The most recent of these began in 2015, the year after the City of Sioux Falls approved the "Shape Places" zoning ordinance. The new regulations are based on the vision set forth by the City's 2035 Comprehensive Plan.

Initially, Augie administrators and facilities staff thought to simply amend language in the campus master plan's written narrative and provide a few map updates. But as TSP advisors met with Augie and City representatives, it became clear a major overhaul was needed. That demanded up-to-date, highly detailed, computer-generated site plans and other graphics as well as approval from the City's Planning & Zoning Division.

"Changes the City made really started a chain reaction in how Augie can move forward with future projects and campus planning. The City needed this plan to look as far out as possible, or Augie would be required to go through a full Planning Commission meeting with the public for every single project," Kramer says. "We've created a framework to make sure future projects are in line with the City's new requirements. It allows Augie to grow in alignment with its mission as a faith-led institution, without worrying whether individual projects will get held up."



Interior renovation of Mikkelsen Library, a building also originally designed by TSP

# YOUR TSP TEAM

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

TSP’s talented and hard-working in-house staff includes engineers and architects, planners and designers, communicators, and other specialists—all dedicated to serving your community. For each project, we select the players best suited to scope and schedule.

DISCIPLINE	LICENSED PROFESSIONALS*	TOTAL STAFF MEMBERS^
Architecture	21	28
Structural Engineering	3	5
Mechanical Engineering	5	10
Electrical Engineering	3	7
Civil Engineering	3	3
Interior Design	3	4
Project Management	4	5
Cost Estimating	—	1
CADD, BIM, & Technology	—	4
Leadership, Administrative, & Support	4	28
TOTALS	46	95

\*Includes the following: AIA, RA, NCARB; PE; CID

^Includes architectural graduates and Assoc. AIA, engineers-in-training, and other employees

## Mike Jamison, PE

Principal-in-Charge



Mike has ultimate responsibility for your overall satisfaction with the performance of the TSP team. He will provide leadership and ensure the right resources are assigned to your projects. His commitment is evident in every project he serves. A lifelong

Sioux Falls resident and active member of the business and nonprofit communities, Mike has spent his entire 36-year career at TSP. He takes special pride in adding value through project roles including Principal-in-Charge, Project Manager and Electrical Engineer.

REGISTERED: IA, SD, NE

EDUCATION: Associate of Science, Construction Drafting Technology, Lake Area Technical Institute

### SELECTED RELEVANT PROJECTS

- Augustana University, Sioux Falls, SD—numerous projects, including:
  - » Master Plan Update 2015
  - » Froiland Science Complex & Gilbert Center Renovation
  - » Mikkelsen Library Remodel
  - » Gilbert Science Center Master Plan
  - » Center for Visual Arts
  - » Elmen Center Addition
  - » Morrison Commons Food Service Remodel
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New Laboratory Facility, Industry & Trades Building Addition/Remodel, and Administrative Addition
- Dakota State University, Madison, SD
  - » Beacom Institute of Technology
  - » Karl E. Mundt Library Renovation
  - » Beadle Hall Renovation
  - » Infrastructure Upgrades
- South Dakota Public Universities and Research Center, Sioux Falls, SD
  - » Campus Development Plan
  - » Classroom Building & GEAR Center
- South Dakota State University, Brookings, SD
  - » Wecota Annex Renovation Planning & Design Concepts
  - » Mathews & Pierson Halls Restroom Remodel
  - » Greenhouse Replacement
- Northwest Iowa Community College, Sheldon, IA
  - » Building C
  - » Electrical Replacement
  - » M|E System Evaluation



## Brian Heidbrink, Assoc. AIA

### Senior Project Manager



As Project Manager, Brian will be intimately involved in all phases of development and construction. He is responsible for streamlined project management including day-to-day communication, leading the project team, and coordinating,

managing, and defining tasks and timelines. Brian also will coordinate with your construction partners on a daily basis to provide an integrated project delivery. It is his charge to balance your project with its budget, working with the technical team to discover cost-sensitive solutions that address your challenges.

EDUCATION: Bachelor of Arts, Architecture, Iowa State University

#### SELECTED RELEVANT PROJECTS

- Augustana University Froiland Science Complex & Gilbert Center Renovation, Sioux Falls, SD
- Dakota State University Beacom Institute of Technology, Madison, SD
- South Dakota Public Universities and Research Center, Sioux Falls, SD
  - » Campus Development Plan
  - » Classroom Building & GEAR Center
- South Dakota State University, Brookings, SD
  - » Mathews & Pierson Halls Restroom Remodel
  - » Solberg Hall Renovation
- South Dakota School of Mines & Technology Chemical & Biological Engineering +Chemistry Building, Rapid City, SD
- University of South Dakota Pardee Lab Master Plan & Renovation, Vermillion, SD
- Zeal Center for Entrepreneurship, Sioux Falls, SD
- Daktronics Plant Addition, Redwood Falls, MN
- Poet, Sioux Falls, SD
  - » Laboratory Renovation
  - » Corporate Office Addition
  - » Headquarters Expansion
- EROS Data Center, Garretson, SD
  - » Addition/Renovation
  - » Lower Level Feasibility Study

## Paul Boerboom, AIA

### Senior Design Architect



A talented artist who delineates beautiful architectural illustrations, Paul approaches each design project with a fresh outlook. He has the unique ability to listen and turn ideas into tangible structures. His goal is to design an attractive, distinctive

facility that meets not only the aesthetic but also the functional needs of the client within an established budget and schedule. Paul also serves as a resource for team colleagues across the firm to achieve outstanding design solutions for our clients.

REGISTERED: IA, SD, MN, NE, ND

EDUCATION: Bachelor of Architecture, University of Minnesota; Bachelor Environmental Design, University of Minnesota

#### SELECTED RELEVANT PROJECTS

- Augustana University, Sioux Falls, SD—numerous projects, including:
  - » Master Plan Update 2015
  - » Froiland Science Complex & Gilbert Center Renovation
  - » Mikkelsen Library Remodel
  - » Elmen Center Addition
  - » Student Activities Center Concepts
  - » Humanities Building Study
  - » Center for Visual Arts
  - » Old Main Revitalization Concepts
  - » Athletics Conceptual Planning
  - » Bowden Field Renovation Concepts
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New Laboratory Facility, Industry & Trades Building Addition/Remodel, & Administrative Addition
- Dakota State University, Madison, SD
  - » Beacom Institute of Technology
  - » Infrastructure Updates 2010
  - » Campus Master Plan & Student Union Trojan Center Remodel Concepts
  - » Girton House Master Planning
- South Dakota State University, Brookings, SD
  - » Dairy Microbiology Addition/Renovation
  - » South Dakota Art Museum Expansion
  - » SDSU Foundation Alumni Center & University House
  - » SDSU Foundation Social Science Center

## Chase Kramer, AIA, LEED GA

Project Architect



Chase brings educational, institutional, and commercial project experience for all phases of architectural practice your projects. His background includes master planning, programming, design, construction documents, and

construction administration. As a LEED Green Associate, Chase applies knowledge and expertise in sustainability to every project, not just those looking to achieve LEED accreditation. At TSP, he collaborates with all disciplines to ensure projects are completed with an acute attention to detail. Chase's portfolio experience includes civic, education, recreational, office, multi-family, and industrial.

REGISTERED: IA, SD

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

### SELECTED RELEVANT PROJECTS

- Southeast Tech New Laboratory Facility, Industry & Trades Addition/Renovation, and Administrative Remodel, Sioux Falls, South Dakota
- Augustana University, Sioux Falls, SD
  - » Froiland Science Complex & Gilbert Center Renovation
  - » Humanities Center Renovation Concepts
  - » Campus Master Plan 2015
  - » Center for Innovation & Entrepreneurship "Maker Space" Concepts
  - » Athletics Conceptual Planning
  - » Athletics Program Upgrades to Sioux Falls Arena
- Dakota State University Beacom Institute of Technology, Madison, SD
- Edgerton Christian Elementary School Addition/Renovation, Edgerton, MN
- Rawlins Library Expansion, Pierre, SD
- Our Savior Lutheran Church, Norfolk, NE
- First Christian Reformed Church Fellowship Hall Expansion, Edgerton, MN
- SDN Communications Facilities Master Planning 2014, Sioux Falls, SD

## Karen Mutschelknaus, CID, LEED AP BD+C

Senior Interior Designer



Karen develops economical and aesthetically thoughtful spaces that blend ease of maintenance, longevity, and flexibility with design impression. She is talented in open-space planning, color-scheme development, and finish selection. Karen

understands how to design efficient, flexible healthcare spaces using a variety of furniture and fixtures. She provides expertise in Furniture, Fixtures, & Equipment (FF&E) research, design, bidding, ordering, and installation coordination.

CERTIFIED: SD

EDUCATION: Bachelor of Family & Consumer Science, Interior Design, South Dakota State University

### SELECTED RELEVANT PROJECTS

- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New Laboratory Facility, Industry & Trades Building Addition/Remodel, and Administrative Addition
- Dakota State University, Madison, SD
  - » Beacom Institute of Technology
  - » Karl E. Mundt Library Renovation
  - » Beadle Hall Renovation
- Augustana University, Sioux Falls, SD
  - » Froiland Science Complex & Gilbert Science Center Renovation
  - » Center for Innovation & Entrepreneurship "Maker Space" Concepts
  - » Mikkelsen Library Remodel
  - » President's House Interior Remodel
  - » Elmen Center Expansion 2006
  - » Morrison Commons Huddle Renovation
- South Dakota Public Universities and Research Center Classroom Building & GEAR Center, Sioux Falls, SD
- South Dakota School of Mines & Technology, Rapid City, SD
  - » Chemical & Biological Engineering + Chemistry (CBEC) Building
  - » CBEC Building LEED Services
- South Dakota State University, Brookings, SD
  - » SDSU Foundation Alumni Center & University House
  - » Dairy Microbiology Addition/Renovation
  - » Mathews and Pierson Halls Remodel
- University of South Dakota Pardee Laboratory Renovation, Vermillion, SD

**Roger Nikolas, PE, LEED AP****Senior Mechanical Engineer**

Roger develops mechanical designs that improve operational efficiency and enhance occupant comfort. He has extensive experience in project scheduling and project management. Roger has designed systems for fire protection, medical

gas, temperature control, building automation, hydronic and steam heat, direct expansion and hydronic cooling, geothermal and conventional water-source heat pump, and industrial ventilation.

REGISTERED: IA, SD, MN, NE, ND

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

**SELECTED RELEVANT PROJECTS**

- Augustana University, Sioux Falls, SD—multiple projects, including:
  - » Froiland Science Complex & Gilbert Science Center Renovation
  - » Humanities Building HVAC Upgrade
  - » Elmen Center Expansion 2006
- Dakota State University, Madison, SD
  - » Beacom Institute of Technology
  - » Karl E. Mundt Library Renovation
  - » Beadle Hall Renovation
  - » Infrastructure Upgrades 2010
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New Laboratory Facility, Industry & Trades Building Addition/Remodel, and Administrative Addition
- South Dakota School of Mines & Technology Chemical and Biological Engineering + Chemistry Building, Rapid City, SD
- South Dakota Public Universities and Research Center Classroom Building & GEAR Center, Sioux Falls, SD
- University of Minnesota Southwest Research & Outreach Center, Research Laboratory Building Remodel, Lamberton, MN
- University of South Dakota, Vermillion, SD
  - » Anatomy Laboratory M/E Upgrade
  - » Student Union
  - » Student Commons Food Service
- South Dakota State University, Brookings, SD
  - » Dairy Microbiology Building Addition/Remodel
  - » Solberg Hall Renovation
  - » SDSU Foundation Alumni Center & University House
  - » Student Union Renovation

**Darrell Bren, PE, RCDD, LEED AP****Senior Electrical/IT Engineer**

Learning environments require specialized electrical design to address technology, flexibility, energy-efficient building systems, and quality lighting. Darrell contributes seasoned knowledge to every education project. As a

Registered Communication Distribution Designer, he is skilled in the design of information transport systems and their related infrastructure. He will help you realize project goals and match your facility's electrical systems to your needs while incorporating sustainable strategies from his LEED training.

REGISTERED: IA, SD, MN, NE, ND

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

**SELECTED RELEVANT PROJECTS**

- Augustana University, Sioux Falls, SD
  - » Froiland Science Complex & Gilbert Science Center Renovation
  - » Mikkelsen Library Remodel
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New Laboratory Facility, Industry & Trades Building Addition/Remodel, and Administrative Addition
- Dakota State University, Madison, SD
  - » Beacom Institute of Technology
  - » Infrastructure Upgrades 2010
- South Dakota School of Mines & Technology, Rapid City, SD
  - » SDSM&T Foundation Alumni Center
  - » Student Wellness & Recreation Center
  - » Chemical and Biological Engineering +Chemistry (CBEC) Building
  - » CBEC Building LEED Services
- South Dakota State University, Brookings, SD
  - » SDSU Foundation Alumni Center & University House
  - » Wecota Annex Renovation Planning & Design Concepts
- University of South Dakota, Vermillion, SD
  - » Pardee Lab Master Plan
  - » Pardee Lab High Voltage Upgrades
  - » Pardee Lab Phase II Lab Renovation

## Tadd Holt, PE

Senior Structural Engineer



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

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

REGISTERED: IA, SD, MN, NE

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

### SELECTED RELEVANT PROJECTS

- Augustana University, Sioux Falls, SD
  - » Froiland Science Complex & Gilbert Center Renovation
  - » Elmen Center Addition
- Dakota State University Beacom Institute of Technology, Madison, SD
- South Dakota State University, Brookings, SD
  - » SDSU Foundation Alumni Center & University House
  - » Mathews & Pierson Halls Restroom Remodels
  - » Solberg Hall Renovation
  - » Frost Arena Scoreboard Replacement
- University of Sioux Falls Glidden-Martin Hall Renovation, Sioux Falls, SD
- Intermediate District 287, Plymouth, MN
  - » North Education Center, New Hope, MN
  - » South Education Center, Richfield, MN
- Pocahontas Area Community School District, Middle & High School Addition/Renovation, Pocahontas, IA
- Beacon Student Housing Beacon Commons, Rochester, MN
- Greenway Public Schools Addition/Remodel and HVAC Replacement, Coleraine, MN

## Bob Morcom, PE

Senior Civil Engineer



Bob's decades of experience in the region mean he's experienced at coordinating large complex projects that involve multiple stakeholders and team members. Known for exceptional client service, he takes time to understand each client's specific goals,

then leverages our team's expertise and talents to deliver a project that exceeds expectations. Bob also will ensure close coordination with city/government entities to address development issues and analyze any impacts to the existing services. His civil engineering experience enables him to develop plans that integrate new and renovated facilities with utilities and streets.

REGISTERED: IA, SD, MN, WY, MT, CO, ND, WI, OR

EDUCATION: Bachelor of Science, Civil Engineering, South Dakota School of Mines & Technology; Bachelor of Science, Industrial Management, University of Wyoming

### SELECTED RELEVANT PROJECTS

- South Dakota School of Mines & Technology
  - » SDSM&T Foundation Alumni Center
  - » Student Wellness & Recreation Center
  - » Student Innovation Center
  - » Civil/Mechanical Building Improvements
  - » Computational Mechanical Building
  - » Chemical & Biological Engineering + Chemistry Building
- Sheridan College Joe and Arlene Watt Agriculture Center, Sheridan, WY
- Sanford Underground Research Facility, Lead, SD
  - » Long-baseline Neutrino Laboratory Engineering Services
  - » Homestake Visitor Center Engineering Services
- Intermediate District 287, Plymouth, MN
  - » North Education Center, New Hope, MN
  - » South Education Center, Richfield, MN
- Sweetwater County School District No. 1, Rock Springs, WY
  - » Campus Master Plan
  - » Sage K-4 Elementary School
- Meade School District, Sturgis, SD
  - » Piedmont Valley Elementary School, Piedmont, SD
  - » Administrative Center Remodel Phase III, Sturgis, SD
- South Dakota Army National Guard—numerous projects, including:
  - » Barracks & Administration Complex Building 803, Rapid City, SD
  - » Barracks & Classroom Building 802, Rapid City, SD
  - » Fort Meade Dining Facility, Sturgis, SD
  - » Watertown Readiness Center, Watertown, SD
  - » Mobridge Readiness Center, Mobridge, SD

# DESIGN PHILOSOPHY

TSP is a practice-centered business. The fulfilling work we choose to do is a way of life, not just a means for our team members and owner-leaders to make a living. That personal connection is the very foundation of our focus on Exceptional Client Service and Outstanding Design Solutions.

We never stop learning from you, with you, and for you. As architects and engineers, we are problem-solvers to our core. Think of us as pragmatic dreamers: We understand that project constraints are a part of the overall equation.

To create the proper design solution, our project plan must allow room for understanding and addressing these constraints. Limitations might be related to budget, existing site or adjacency conditions, a tight schedule, or simply personal preference.

## TESTED & PROVEN

We engage stakeholders at every level, drawing out your needs and vision to help you bring those ideas to life. Our primary role is to provide you with the creative visual, interactive tools to help you weigh options and make informed decisions.

We believe design is the continuous pursuit of identity and meaning for each project, representative of its time and its place. We will overlay critical design thinking as it relates to today's needs with modern amenities required to attract and retain new students and faculty.

No matter the issue, the TSP team's experience and lessons learned will enable us to sort out the perceived constraints from the real ones—and then reframe them instead as design opportunities.



Concept rendering of an update for Kresge Recital Hall on the Augustana University campus, Sioux Falls, SD

## INCLUSIVE

TSP is integrated by choice. We strive for a balanced delivery and the best ideas from each of our in-house disciplines. From day one, we work with you to identify key stakeholders to bring into the process. Sharing baseline information at our kick-off meeting assures that we're all working from the same starting point. It creates excitement and enthusiasm for your project and starts to gather buy-in from groups affected by our design decisions. Inclusivity also means we create an expectation that we all must participate in order for the project to be successful.

## TACTFUL

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

## COMMUNICATIVE

Whether we're making a formal presentation or joining you in a team workshop, we believe it's important to recap the decisions already made and let you know which input we'll need next. It's a great way to bring new members of the group up-to-speed, no matter the design stage.

## SAVVY

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. Everything we do depends on our understanding of your vision for Dordt College. We'll take what we learn and communicate that vision in the architectural language for your projects.

The TSP team will share our knowledge of similar facilities, enabling the entire project team to understand emerging design trends that are highly relevant to the work at hand. We'll also create benchmarking tools appropriate for your project type. If you desire, we even can arrange tours of comparable buildings.

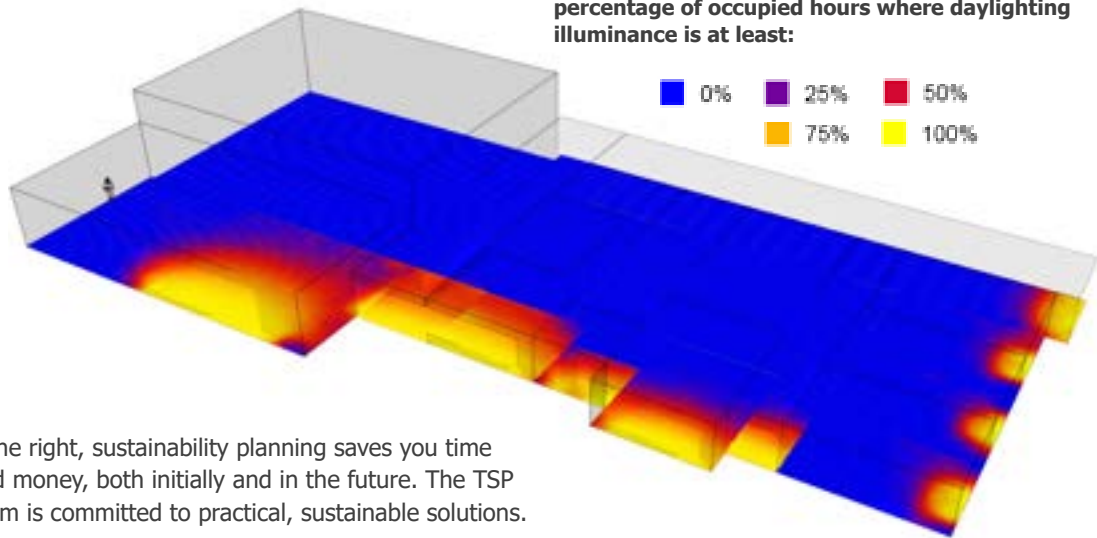
## FUN!

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

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

# SUSTAINABLE DESIGN

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



Done right, sustainability planning saves you time and money, both initially and in the future. The TSP team is committed to practical, sustainable solutions.

Our team believes 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 of the 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. We recognize and address the various environmental forces your facilities must withstand. Through planning and form, we take steps to reduce the energy load your building will consume:

- Establish Energy Targets
- Assess Site Resources
- Apply Passive and Active Strategies
- Thoroughly Vet Operational Needs and Capacities

## 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. 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 optimal bundle of strategies to meet the 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, we also can use Sefaira to create more detailed energy-modeling studies to ensure our assumptions were correct.

## OVERALL USE OF RESOURCES

TSP respects the significant investments you make in planning, designing, building, and operating higher education facilities. We look for ways to reduce those operational expenses so you can direct as many dollars as possible into your mission. Throughout planning and design phases, we consider construction costs and operational expenses alike.

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, and fire detection/suppression systems are necessary but costly maintenance items for educational institutions.

# LEED EXPERIENCE

TSP embeds sustainable design principles in every project, and more than one-quarter of our in-house team members are LEED Accredited professionals. Here, we offer a list of LEED Certified facilities as well as a selection of certifications in progress.

## GOLD CERTIFIED

- South Dakota School of Mines & Technology Chemical & Biological Engineering +Chemistry (CBEC) Building
  - » Rapid City, SD
  - » Exceeded Owner's goal of Silver
- South Dakota Army National Guard Barracks & Classroom Building 802
  - » Rapid City, SD
  - » Exceeded Owner's goal of Silver
- Cherapa Place
  - » Sioux Falls, SD
  - » TSP provided M|E|P Services
- Drake Family Library
  - » Grinnell, IA
  - » TSP provided M|E|P Services

## LEED CERTIFIED

- Avera Prairie Center Cancer Institute
  - » Sioux Falls, SD
  - » TSP provided M|E|P Services
- Intermediate District 287 South Education Center
  - » Richfield, MN



## SILVER CERTIFIED

- Honey Creek Resort State Park on Rathbun Lake
  - » Moravia, IA
- Minnesota Energy Resource Corporation Service Office
  - » Rochester, MN
- South Dakota Army National Guard Readiness Center
  - » Watertown, SD

## CERTIFICATION IN PROGRESS

- Augustana University Froiland Science Complex & Gilbert Center Renovation
  - » Sioux Falls, SD
- Midco Indoor Aquatic Center
  - » Sioux Falls, SD
- South Dakota School of Mines & Technology Student Wellness & Recreation Center
  - » Rapid City, SD
  - » Submitted for Silver
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home
  - » Hot Springs, SD
  - » Submitted for Silver



# BIM SOLUTIONS

Building Information Modeling (BIM) is changing how buildings are designed. TSP has embraced BIM not only as a means to achieving the design's end but to re-approach how we apply technology in relationships to engage clients with architects, engineers, and consultants.

BIM software is part of TSP's standard toolkit for all design projects. Our people are experts in Revit, Lumion, SketchUp, and AutoCAD applications. TSP also has developed BIM room prototypes to enable even greater efficiencies as we implement your project's planning and design.

The benefits of our team's BIM process extend far beyond the design phase. As Construction Managers, Contractors, and Constructors become involved, they often refer to the detailed information contained within BIM models. Well-planned models help ensure your built spaces reflect input from workshop sessions and fulfill the team's overall design intent.

## SHARED INFORMATION

We begin by authoring our BIM models in Autodesk's Revit software. This allows teams with complex structures and many members to more effectively distribute design responsibilities. A central location minimizes the time required to transfer files and run detailed programs to analyze engineering systems—without loss of data.

## COLLISION DETECTION

We then coordinate 3-D BIM imagery with another Autodesk software program, Navisworks, to run a series of "collision tests." Our goal is to detect any potential overlaps where two or more objects approach the same space. This identifies which areas require re-design and which simply will need close supervision during construction and installation to avoid costly change orders.



**The TSP team's use of BIM tools and 3-D modeling can help you visualize how a particular design might look from multiple perspectives.**

## TIME & MONEY SAVINGS

Common, shared 3-D models ensure each member of the design team has the same set of information. Transparency cultivates collaborative working relationships and keeps the entire team focused on achieving the best value for the life of your project.

## GREATER PREDICTABILITY

Early project visualization helps you gain a clear understanding of design intent or quickly view how modifications will impact the overall look. BIM enables us to "build" the project in a virtual environment, rehearsing complex components before construction starts. You'll get a more complete understanding of a room's scale, for example, or the impact a particular material or finish has on the full aesthetic.



#### **INTERACTIVE FEATURES**

Immerse yourself inside a 360-degree view of the design to get a feel for how rooms and systems fit together. You can experience the interactive 3-D model on your computer desktop or mobile device—or take a tour by wearing a virtual reality headset. Our designers can “tag along” on their own devices. Seeing what you’re seeing enables us to explain features as you move through the spaces and focus on which elements are most important to you.

#### **HEIGHTENED PRODUCTIVITY**

BIM’s powerful capabilities help reduce expensive, late-stage design changes, confirm design integrity and estimated quantities, produce fabrication and construction drawings, and coordinate construction equipment.

#### **REDUCED REWORK**

BIM’s 3-D modeling integrates multidisciplinary design inputs in a single product. Identifying and resolving any interface issues in advance of construction limits the impact of redesign on cost and schedule. BIM models seamlessly incorporate your new and existing assets into a cohesive view that gives a sneak peek into the future.



# QUALITY CONTROL

The TSP team prides ourselves in finding the absolute maximum value while carefully considering initial cost, value analysis, life-cycle cost, and your end-users' satisfaction. Our quality assurance process focuses on frank communication, study of design options, constant checks of scope and budget, analysis of space usage and building systems, and evaluation of durability and maintenance. We're not satisfied until you are.

## FOUNDATION FOR SUCCESS

Upon selection, the TSP team will schedule a kick-off meeting with Dordt College leadership and key stakeholders. To build our relationship from the ground up, we need to hear directly from you. This conversation gives us a deeper understanding of your

mission, culture, and project goals. This vital input also enables us to develop a framework centered on what matters most to you.

## PROJECT 'ROAD MAP'

TSP guides your project's design using a "road map" that keeps everyone informed and moving forward.

**Read more about this tool on Page 36.**

## LEADERSHIP WORKSHOPS

We implement team leadership workshops to make sure the right people are included as we share information and make decisions. These small-group meetings provide a venue for key design team members to hear decisions that have been finalized and coordinate next steps to make sure we maintain the overall schedule.

# CONSULTANT ROLES

We know that assembling the right people at the right time is crucial to the success of your projects and that highly focused expertise uplifts the end result. That's why, when the project calls for it, we invite selected external groups to join us.

For the types of projects outlined in the RFP, we anticipate collaborating once again with our friends at **Confluence**. We've worked with these talented Landscape Architecture specialists on college campuses,

in community parks, and at healthcare facilities. We know Confluence's deep knowledge of your campus makes them a valuable resource for upcoming work.

We choose external consultants based on individual project needs and desired outcomes. Our regional firm has a broad network of trusted specialty partners in areas such as foodservice design, acoustics, and technology—among them, **SmithGroupJRR**'s nationally recognized higher education expertise.

## CONFLUENCE

Confluence is a professional consulting firm comprised of landscape architects and planners. Our work includes a wide range of public, educational, institutional, and private-sector projects. Our process focuses on collaboration and interaction with our clients, consultants, and the community.

Momentum, Energy, and Depth best describe our people's passion, creativity, and experience. 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.

### Lyle Pudwell, ASLA, PLA

Landscape Architect



A native of South Dakota, Lyle has been with the Confluence design team since the doors opened in Sioux Falls in 2005. He enjoys the challenge of developing memorable landscapes that reflect a client's vision, are sustainable and lasting,

and "feel good." With more than 15 years of experience in a diverse blend of project types, Lyle strives to lead a design process that is collaborative, innovative and maybe a little fun!

Lyle is a member of the American Society of Landscape Architects and a former Executive Committee member for the ASLA Great Plains Chapter.

REGISTERED: IA, SD

EDUCATION: Bachelor of Science, Landscape Design, South Dakota State University

\*Teamed with TSP

#### SELECTED RELEVANT PROJECTS

- Dordt College, Sioux Center, IA
  - » Kuhl Farmstead Recognition
  - » Meditation Garden
  - » Entry & Signage Improvements
  - » Parking & Corridor Improvements
  - » Clock Tower
- Augustana University, Sioux Falls, SD\*
  - » Center for Visual Arts Courtyard\*
  - » Elmen Center Addition & Parking\*
- Southeast Tech New Laboratory Facility, Sioux Falls, SD\*
- South Dakota State University, Brookings, SD—numerous projects, including:
  - » SDSU Foundation Alumni Green Projects\*
  - » Performing Arts Addition Site Planning
  - » Jackrabbit Village Housing Complex
  - » 2025 Design & Master Plan
- South Dakota Public Universities & Research Center Classroom & GEAR Buildings, Sioux Falls, SD\*

# PARTNER PROFILE: SD STATE UNIVERSITY

South Dakota State University in Brookings has trusted TSP to help make places on campus since the 1960s. We've collaborated on facilities for SDSU's flagship Nursing and Jackrabbit athletics programs, classroom buildings and residence-hall renovations, and student hubs such as the Briggs Library and Medary Commons. Today, we continue that legacy through our work for the SDSU Foundation.

As part of the larger Alumni Green plan, TSP and **Confluence** designed a signature campus entry to give all visitors a true sense of arrival. The Alumni Center will be a statement facility that provides flexible indoor and outdoor space to promote learning and stewardship. A glass wall will frame views of the Campanile and provide transparency to highlight the activity within for those passing by. The Alumni Center will include videoconferencing, meeting rooms, offices, and open breakout spaces.

Tucked back a short distance from the Campanile, the new University House will be the SDSU president's residence and serve as a hospitality venue. The home will present itself modestly, but its ageless design reflects the Plains character.

**ALUMNI CENTER**



**UNIVERSITY HOUSE**



**University House**

# STRENGTH OF FIRM

TSP is a legacy firm that maintains a very conservative financial position. This approach has well-served four generations of employee-owners since 1930. The firm has no long-term debt outside of its ownership buy/sell program, and never has declared bankruptcy. TSP's financial performance earned the Circle of Excellence Award from PSMJ Resource, Inc. in 2011.

## SOLID DEPENDABILITY

Like any large professional services company, TSP Inc. is involved in occasional claims. However, our excellent claims history is reflected through the low rates paid for professional liability insurance.

No unfavorable judgment has ever been entered against TSP, Inc. No current claim poses any threat to the financial stability of TSP, Inc. or to its ability to fully perform services. TSP, Inc. never has been removed from a project for a failure to perform.

## INSURANCE COVERAGES

TSP maintains industry standard levels of insurance coverage for professional liability insurance (errors and omissions) and other coverages, including policies that pertain to workers' compensation, automobile, and umbrella liability.

## LEAD FIRM'S STATEMENT

TSP, Inc., as the architect of record for this project, attests that its existing insurance coverages, described below, will remain in effect throughout the performance of the work or services negotiated as part of any prime contract.

1. General Liability
  - \$1,000,000 each occurrence
  - \$2,000,000 general aggregate
2. Automobile Liability
  - \$1,000,000 combined single limit
3. Workers' Compensation
  - \$500,000 (statutory limits)

ACORD		CERTIFICATE OF LIABILITY INSURANCE				REVISED 10/15/10	
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND DOES NOT REPRESENT ANY CONTRACT. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURERS, AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p><b>IMPORTANT: If this certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A waiver on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</b></p>							
<p><b>PRODUCER</b> Marsh &amp; McLennan Agency LLC 300 N. Congress Pl. Suite 801 Sioux Falls, SD 57105</p>				<p><b>AGENT</b> Vicki Swenson Phone: 605-339-3574 Fax: 605-339-3574 vswenson@marshmclennan.com www.marshmclennan.com</p>			
<p><b>INSURED</b> TSP/INC TSP Construction Services Inc 1112 N. West Ave. Sioux Falls, SD 57104-1333</p>				<p><b>INSURER A</b> Continental Casualty Co. 20453 <b>INSURER B</b> Transposition Ins. Co. 20404 <b>INSURER C</b> First Dakota Indemnity 11051 <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b></p>			
<p><b>COVERAGES</b>      <b>CERTIFICATE NUMBER:</b> 125448379      <b>REVISION NUMBER:</b></p>				<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE BUSINESS NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR ANY PROVISION, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF EACH POLICY. LIMITS HEREIN MAY HAVE BEEN REDUCED BY PRIOR CLAIMS.</p>			
NO.	TYPE OF INSURANCE	INSURER (INS. NO.)	POLICY NUMBER	START DATE	EXPIRY DATE	AMOUNT	LIMITS
A	<p><b>GENERAL LIABILITY</b></p> <p><input checked="" type="checkbox"/> <b>CONTRACTOR GENERAL LIABILITY</b></p> <p><input type="checkbox"/> <b>CLAIMS-MADE</b>    <input checked="" type="checkbox"/> <b>OCURR</b></p> <p><small>SEE ADVERTISED LIMIT APPLICABLE PER POLICY. <input type="checkbox"/> <b>AGG.</b>    <input type="checkbox"/> <b>IND.</b></small></p>		200704182	7/1/2016	7/1/2017		<p><b>BOTH OCCURRENCE AND CLAIMS-MADE</b> \$1,000,000</p> <p><b>AGGREGATE</b> \$2,000,000</p> <p><b>PER OCCURRENCE</b> \$1,000,000</p> <p><b>PER OCCURRENCE</b> \$1,000,000</p> <p><b>PER OCCURRENCE</b> \$1,000,000</p> <p><b>PER OCCURRENCE</b> \$1,000,000</p>
B	<p><b>AUTOMOBILE LIABILITY</b></p> <p><input checked="" type="checkbox"/> <b>ANY AUTO</b>    <input type="checkbox"/> <b>COMBINED</b></p> <p><input type="checkbox"/> <b>NON-OWNED</b>    <input type="checkbox"/> <b>OPERATED</b></p> <p><input type="checkbox"/> <b>HIRING AUTOS</b>    <input type="checkbox"/> <b>OPERATED</b></p>		1200704436	7/1/2016	7/1/2017		<p><b>BOTH OCCURRENCE AND CLAIMS-MADE</b> \$1,000,000</p> <p><b>PER OCCURRENCE</b> \$1,000,000</p> <p><b>PER OCCURRENCE</b> \$1,000,000</p>
B	<p><b>UMBRELLA LIABILITY</b></p> <p><input checked="" type="checkbox"/> <b>EXCESS</b>    <input type="checkbox"/> <b>OCURR</b></p> <p><input type="checkbox"/> <b>EXCESS</b>    <input type="checkbox"/> <b>OCURR</b></p>		080720005	7/1/2016	7/1/2017		<p><b>BOTH OCCURRENCE AND CLAIMS-MADE</b> \$5,000,000</p> <p><b>PER OCCURRENCE</b> \$5,000,000</p>
C	<p><b>WORKERS COMPENSATION</b></p> <p><input checked="" type="checkbox"/> <b>EMPLOYERS</b>    <input type="checkbox"/> <b>EMPLOYERS</b></p> <p><input type="checkbox"/> <b>EMPLOYERS</b>    <input type="checkbox"/> <b>EMPLOYERS</b></p> <p><input type="checkbox"/> <b>EMPLOYERS</b>    <input type="checkbox"/> <b>EMPLOYERS</b></p> <p><input type="checkbox"/> <b>EMPLOYERS</b>    <input type="checkbox"/> <b>EMPLOYERS</b></p>		00000000000000000000	7/1/2016	7/1/2017		<p><b>PER EMPLOYEE</b> \$500,000</p> <p><b>PER EMPLOYEE</b> \$500,000</p> <p><b>PER EMPLOYEE</b> \$500,000</p> <p><b>PER EMPLOYEE</b> \$500,000</p>
A	<p><b>Professional Liability</b></p> <p><input checked="" type="checkbox"/> <b>Professional Liability</b></p>		AE-05488800	10/1/2015	10/1/2016		<p><b>Limit per Claim</b> \$2,000,000</p> <p><b>Annual Aggregate</b> \$2,000,000</p> <p><b>Occurrence</b> \$2,000,000</p>
<p><b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)</b></p> <p>Proof of Insurance:</p>							
<p><b>CERTIFICATE HOLDER</b></p> <p>To Whom It May Concern</p>				<p><b>CANCELLATION</b></p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>APPROVED REPRESENTATIVE</p> <p><i>Vicki Swenson</i></p>			

4. Professional Liability
  - \$2,000,000 per claim
  - \$2,000,000 aggregate
5. Umbrella Liability
  - \$5,000,000 each occurrence
  - \$5,000,000 aggregate

# RECENT, RELEVANT WORK



TSP offers Dordt College a core team of professionals with directly related experience in the design of higher education facilities, additions, and renovations. We bring innovative ideas and lessons learned from relevant project experience and a familiarity with the diverse functions and requirements contained in campus buildings. We cherish the shared responsibility with institutions to help mold students into productive and healthy leaders. The following pages highlight several projects from our portfolio with elements very relevant to the upcoming projects outlined in the RFP.

SECTION 4 | LAST FIVE PROJECTS

<b>New Laboratory Facility &amp; Campus Improvements   Southeast Tech</b> Sioux Falls, SD			
<b>Project Scope</b> 90,750 sf new lab facility 40,000 sf additions/renovations to existing campus structures	<b>Completion Schedule</b> Estimated: August 2016 Updated Estimate: December 2016 (new lab)*; August 2017 (all additions/renovations)*	<b>Budget Control</b> Estimated: \$20,740,979 Actual to date: \$20,811,298	<b>Contact</b> Jeff Kreiter, Director Operational Services (605) 367-7965

As Southeast Tech prepared for a significant campus addition, leaders recognized they first needed to verify their existing master plan. A close look revealed that much of the document was out-of-date. For example, the plan did not consider attendance centers and instead was more focused on development opportunities such as student housing.

TSP team took a big-picture approach, evaluating pedestrian friendliness and campus-wide amenities that could serve the entire student population—not only the building in which they were located. An overarching goal was to make Southeast Tech function like a true campus, with minimal need for transportation once on site. Advancing from the old commuter campus model will enable Southeast Tech to evolve along with programming drivers and student needs.

The project establishes a STEM/CTEC connection to the community, including a "fab lab" that provides a large-format laboratory environment for digital fabrication. One of the most unique features, a five-ton bridge crane, enables students and faculty to work safely and more effectively in the heavy-equipment and auto-repair programs. An Agriculture Center is part of the projects, as are Automotive and Diesel Shops, a substantial addition/removel to the Ed Wood Industry & Trades Building, and an administrative addition.



\*Construction-schedule delays are due to Contractor's inability to perform in agreed-upon time frame



**Campus-Wide Infrastructure Improvements | Dakota State University**

Madison, SD

<p><b>Project Scope</b> Three, interrelated upgrades (General HVAC, Heating, and MV Distribution) plus building updates in targeted areas.</p>	<p><b>Completion Schedule</b> Estimated: September 2011 Actual: December 2011</p>	<p><b>Budget Control</b> Estimated: \$2,999,800 Actual to date: \$2,893,020</p>	<p><b>Contact</b> Stacy Krusemark, Chief Financial Officer (605) 256-5127</p>
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TSP assisted Dakota State University and the Office of the State Engineer to implement far-reaching infrastructure upgrades that address electrical reliability, heating and cooling dependability, and life safety concerns.

**BUILDING IMPROVEMENTS**

**Beadle Hall:** New HVAC and fire alarm systems and replacement of historic period fire escape. Although not on the Historic Register, Beadle Hall is a historic building—and the oldest structure on campus still used for its original purpose.

**Mundt Library:** Replacement of ceiling, lighting, and lighting controls throughout the entire three-story building.

**Memorial Gym:** New HVAC and fire alarm systems.

**CAMPUS-WIDE IMPROVEMENTS**

**Steam Boiler:** A new dual-fuel 250 HP boiler replaced one of the 750 HP steam boilers for spring and fall, allowing more efficient operation during low-load periods. New team flow meters provide real-time feedback on energy usage by location. Existing condensate piping systems received new insulation to reduce heat loss.



**Medium Voltage:** A medium-voltage loop distribution system with new feeders and switchgear replaced the old radial medium-voltage system. Two utility substations feed the loop to minimize building power outages. New switchgear isolates cabling issues and faults so repairs won't disrupt energy resources for the rest of campus.



<b>Froiland Science Complex &amp; Gilbert Center Renovations   Augustana University</b> Sioux Falls, SD			
<b>Project Scope</b> 43,000 sf Froiland addition 84,000 sf Gilbert Center renovation (encompassing north and west wings)	<b>Completion Schedule</b> Estimated: Fall 2016 Actual: Spring 2016 (addition and north wing renovation); Fall 2016 (remaining/west wing renovations)	<b>Budget Control</b> GMP in Place: \$26,000,000 Estimated: \$26,269,000 Actual to date: \$25,949,000	<b>Contact</b> Rob Oliver, President (605) 274-4111



The Froiland Science Complex is the largest and most complex building endeavor in Augustana University's 156-year history. TSP's relationship with the liberal arts college stretches back nearly half that time, and we're excited to be part of the school's leap ahead.

The state-of-the-art instructional and research facility re-invents an aging science building while putting science on display with a significant addition. TSP provided academic and laboratory planning, architecture, and engineering services in partnership with SmithGroupJJR. The work renovated and expanded the TSP-designed Gilbert Science Center, creating the Froiland Science Complex with a substantial addition.

From the start, TSP looked for ways to make the 1966 building vibrant again, instead of focusing all our energy on the new design. During our final inspection, a professor shared that one of her returning students had asked when the remodel of the old building would start. The student thought they were standing in the new portion.



© Matt Addington Photography



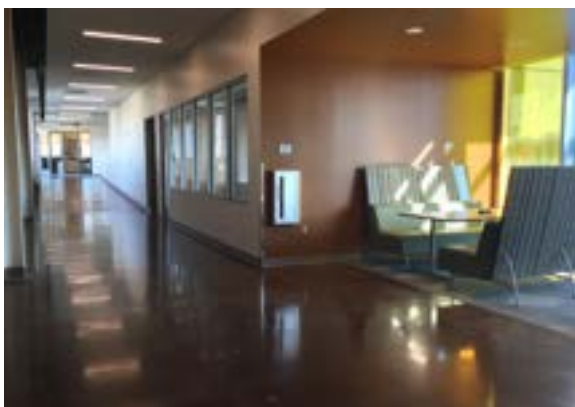


The Froiland Complex honors the Gilbert Center's character and legacy. A mosaic installed as part of the original facility's design was salvaged and placed at the entrance to a new auditorium. Augustana art professor and frequent TSP collaborator Scott Parsons reimagined the historic Foucault pendulum, which now creates a stunning, three-story display in the stairway.



Eight departments share the Froiland Complex: Biology, Chemistry, Nursing, HPER, Physics, Math, Science Education, and Computer Information Science. Within the complex are complementary educational environments and undergraduate research laboratories. The project called for the complete replacement and commissioning of laboratory HVAC, plumbing, and electrical systems to match the level of learning that takes place within.

The Froiland Science Complex not only adds new program space for the Science Division, it creates a living laboratory. A significant amount of new student collaboration spaces are dispersed throughout the facility, encouraging collaborative "collisions" as students from different disciplines interact to work and share theories.



The complex's design optimizes the use of teaching laboratories as "classatories" so learning can take place through demonstration as well as by observation. A majority of the instructional environments are Active Learning Classrooms equipped with new technologies and layouts to encourage team-based learning.

The project is slated for LEED certification.

<b>Orpheum Theater Revitalization   Iowa Valley Community College District</b> Marshalltown, IA			
<b>Project Scope</b> 15,660 sf addition/renovation for existing theater in downtown business district	<b>Completion Schedule</b> Estimated: December 2009 Actual: March 2010*^	<b>Budget Control</b> Estimated: \$2,691,948 Bid: \$3,210,397* Actual: \$3,424,218^	<b>Contact</b> Nancy Adams, Theater Program Director (641) 844-5733



The Iowa Valley Community College District and the Orpheum Partnership Board joined to move forward on this project after receiving a Vision Iowa CAT Grant award. The grant, a successful bond issue, and several city/county fundraising efforts combined to bring the performance-venue renovation and programs to life. It was welcome news for the community and provided dual-credit programs for College District students as well as those enrolled at area high schools.

The project includes the historic restoration of the front façade and marquee as well as the entry, lobby, and restrooms. The bulk of the existing building was renovated to house a café, one small theater, an exhibit hall, three learning studios, a “black box” theater, serving kitchen, and other support spaces. The black box is a versatile space for intimate theatrical productions. It can be arranged in any configuration, from a standard stage to a thrust proscenium or even theater in the round.

An addition to the existing building houses prop/set design and storage. The Owners also approved several alternate-package options that added a glass tower entry vestibule, an exterior amphitheater/pedestrian mall, and a café patio.



\*Includes Owner-approved alternate packages to incorporate several building additions and outdoor/streetscape development.  
 ^Primarily includes substantial Owner-initiated changes due to evolution and expansion of programming after receipt of bids.

<b>Student Wellness &amp; Recreation Center   South Dakota School of Mines &amp; Technology</b> Rapid City, SD			
<b>Project Scope</b> 19,500 sf addition 18,200 sf remodel Work on three levels	<b>Completion Schedule</b> Estimated: August 2015 Actual: August 2015	<b>Budget Control</b> Estimated: \$8,896,525 Bid: \$7,143,500 Actual: \$7,448,693	<b>Contact</b> Jerilyn Roberts, Director of Facilities (605) 394-6729



The student body at SDSM&T drove the initiative to create a larger, more accessible campus wellness and recreation center. The project encompasses more than 37,000 sf of space, including a second-story build-out in a portion of a 1970s building that 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 SDSM&T campus brand and engineering history. The entry opens to an informal gathering spot with casual lounge seating to encourage interaction. Stakeholders

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 climbing wall with sweeping views of the surrounding Black Hills adds serious wow factor.

The project incorporates numerous sustainable strategies and is expected to attain LEED Silver certification. For example, insulated window glazing systems allow transparency looking in and out of



envision the new facility as a hub of student social and recreation activity. Student representatives took part in design workshops, and their vision was carried through construction.

TSP worked with specialty consultants from RDG Planning & Design to develop space programs that significantly reduce scheduling conflicts between



the facility, while simultaneously supporting the building’s energy-efficient heating and cooling systems. An advanced electronic, photochromatic coating—the first of its kind in the state—reduces glare indoors by adjusting to the available sunlight. It also decreases heat load on the building’s highly efficient mechanical and electrical systems.

# PROJECT METHODOLOGY

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

## CONSTRUCTION SUPERVISION & COMMUNICATION

We focus on the "Three Cs:" Communication, Coordination, and Collaboration. We certainly will use modern means to keep you up-to-date on progress and gather information. Email, Web-based portals, video conferencing, and other tools help ensure we're all on the same page.

But our project success stories come from going above and beyond the normal, day-to-day correspondence. We believe in being on site and in

the trenches. The construction site is no place for those without a passion for getting dirty.

When our TSP team members visit the site, we're there for a reason—to safeguard your investment. That can mean climbing on scaffolding and working alongside your construction partner and subcontractors to better understand their concerns and processes.

## APPLYING OUR 'ROAD MAP' TO AVOID COSTLY DETOURS

TSP uses a project "road map" to highlight and track tasks and milestone dates for key submittal requirements and sign-offs. This not only keeps team members on track but also informs the Owner and other stakeholders of progress and critical dates that may require input or approval. We recognize these processes are time-sensitive.

### QUESTIONING ASSUMPTIONS

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

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

### MOVING FORWARD

The project road map also helps us maintain a sense of urgency in the communication process. The early stages of Conceptual Design can feel a bit like a roundabout at an intersection:

- The site impacts a building's placement, orientation, and floor plan;
- The way rooms are grouped together across levels affects the structural supports a facility will need;
- The building's skeleton influences how we plan system components for HVAC, lighting, and IT;
- Miles of ductwork, electrical wire, and network cabling determine how individual rooms will function; and
- It all is closely tied to estimating models that forecast each option's cost.

Every choice seems to depend on everything else. That's enough to send us around the circle again. But at several points in each project, we must decide which direction we'll take. Because Owners stay informed on progress, you know in advance when you'll need to make decisions that direct our design team.


**BEACOM INSTITUTE  
OF TECHNOLOGY**

# PARTNER PROFILE: DAKOTA STATE UNIVERSITY

Dakota State University in Madison consistently is ranked among the nation's top universities for its computer science and cyber security programs. Our collaboration with DSU and specialists from SmithGroupJRR illustrates our commitment to find the best solution for our partners, even when it means turning original concepts upside-down.

The Beacom Institute of Technology, named for one of DSU's business-school alums, will house advanced digital academics programs in a 45,000 sf landmark project designed to inspire innovative thought. Initially, DSU planned a major addition/renovation of the community's former hospital to create the technology hub. Based on assessments, visioning workshops, program-specific needs, and other data, the project team decided to change direction and instead focus on an entirely new facility.

Shortly after issuing the first Schematic Design package, the project team learned that the chosen location on campus concerned a group of residents who believed a contemporary design would be too great a contrast against the neighboring 19th Century masonry of East Hall. Our team put the design process on hold for a month while we



**TSP's Mike Jamison with Miles Beacom at Groundbreaking**

listened to various viewpoints at public meetings and worked toward consensus to build excitement for the campus' future. Our team's architects, engineers, and academic planners

quickly re-evaluated a third and final site across the street, where the new tech center would not block views of the historic East Hall. We retooled the program plan, room layout, and budget based on DSU's needs.

The rework cost the project team three months of valuable time in an already-tight nine-month design schedule, but DSU very much anticipated holding to the project's original completion schedule.

Our team collaborated with the Construction Manager to create additional bidding/construction packages. Careful phasing allowed us to break ground even while we completed final documents for later portions of the project.

# THE TSP DIFFERENCE

From the project “road map” we develop together to our walk-through of a completed project, TSP team members dedicate ourselves to putting you and your stakeholders first. We create exceptional education spaces though not just what we do but how we do it.

## REAL RELATIONSHIPS

We build relationships, not facilities. Our real work lies in the connections we make with you, your staff and students, and the entire Dordt College community. We keep our promises to clients, business partners, and team members. We commit to be there for you throughout design and construction—and well after our “final” punchlist. We proudly serve as trusted advisors, and that means we don’t define our work solely by a project schedule.

## SHARED VALUES

Dordt College exists to equip students, alumni, and the broader community to work effectively toward Christ-centered renewal in all aspects of contemporary life. We at TSP come to work every day because we find personal fulfillment when we use our inherent talents and acquired skills to make our clients better at what they do. We believe those principles align in a way that makes sense for us both. TSP holds to our core values of Trust, Ethics, Honesty, Responsiveness, Collaboration, and Commitment.

## IN-HOUSE RESOURCES

As a regional firm, TSP can draw on the knowledge of team members in eight offices across our footprint. You can be assured that your Project Manager serves as a true, central point of contact because we offer comprehensive Architecture, Engineering, Planning, and Interior Design. We even have a full-time Cost Estimator, who can help designers and leadership forecast initial costs or serve as a double-check to work in tandem with your chosen construction partners.

## CONSULTANT CONNECTIONS

Everyone has his or her own gifts, and we’re proud to put ours to use for you. But when a project calls for highly specialized expertise, we turn to our broad network of consultants. We collaborate as a unified team, sharing a single set of documents and working toward common goals. TSP partners only with firms that offer exceptional service and value—and whose core principles align with our own. We embrace the opportunity to build on past successes with consultants and clients alike.





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