

CONVENTION CENTER & RIVERFRONT PLAN

PROPOSAL TO PROVIDE A/P SERVICES



PARKWAY PLAZA
— CASPER —
RESORT • SPA • CONVENTION CENTER

C²Strategies

TSP
Architecture
Engineering
Planning

RDg...
PLANNING • DESIGN

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Design Redefined.

One S. Scott Street
Sheridan, WY 82801
ph (307) 672-6496
www.teamtsp.com

Architecture
Engineering
Planning

June 24, 2016

Mr. Tom Grannas, Principal
G2 Strategies
347 Monroe Street
Denver, CO 80206

RE: Parkway Plaza Convention Center Expansion & Riverfront Plan

Dear Tom:

The TSP + RDG Planning & Design team thanks you for the opportunity to submit this proposal for the planning, design, and redevelopment of the Parkway Plaza Hotel and Convention Center site along Casper's riverfront.

We've put together a team of planning and design professionals with the experience, technical skills, and shared project history to meet your goals. TSP and RDG have partnered on several projects, including ongoing work in Wyoming and South Dakota. Together, we provide collaborative expertise in Planning, Architecture, Landscape Architecture, and the full range of Engineering disciplines: Civil, Structural, Mechanical, Electrical, and Lighting. All these disciplines reside in-house at our organizations, giving you and your stakeholders an integrated, responsive team to develop an overarching vision for this exciting project.

We have recent experience on dozens of projects with elements relevant to the planned expansion at Park Plaza. And TSP's long history of living and working in Wyoming means we understand the environment as well as local/regional material and labor costs.

This proposal includes an overall scope, project approach, schedule, and representative fee. We have also included our qualifications, relevant project work, and specialized expertise to help you develop a truly outstanding facility.

Please contact us if you have any questions or require additional information. We look forward to further discussions with you on the potential this project holds for your client and Casper's local economy.

Sincerely,
TSP, Inc.

Mark Averett, AIA
Principal | Project Manager

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



Honey Creek Resort State Park, Rathbun Lake, IA



PARKWAY PLAZA
— CASPER —
RESORT • SPA • CONVENTION CENTER



**Proposal for CONVENTION CENTER
EXPANSION & RIVERFRONT PLANNING
Qualifications to Provide A/P Services**

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THERE'S NO 'ME' IN DESIGN

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



Clients know this (and so do we): They're planning and design experts when it comes to their organization's culture and project needs. Why?

Because they live daily with the challenges and opportunities unique to their current environments. Their spaces dictate workarounds that expend time and energy. Yet even from here, they can see where they want to be—and imagine all the ways that smart changes can help get them there.

TSP exists to perform fulfilling work. It's fulfilling for us because it makes our clients better at what they do. In the best creative relationships, a collaborative atmosphere enables clients and TSP team members alike to realize their full potential. That personal connection is the very foundation of our focus on Exceptional Client Service.

TSP's architects, engineers, planners, 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.

That's why we seek out clients with complex projects that demand design expertise and reliability. These

projects 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, including 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.

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.



ARCHITECTURE, ENGINEERING, PLANNING

SINCE 1930

TSP's success is the result of our unwavering commitment to each and every client since our founding. What started as a one-person architecture practice during difficult economic times has evolved into a thriving multi-faceted design firm with offices from Wyoming to Minnesota—including our Sheridan location, established in 1976.

Our team offers a group of seasoned professionals committed to providing high-value services to students, administrators, and facilities staff. We build on personalized service and regional expertise to bring you the most effective planning and design services.

Our architects, engineers, planners, and interior designers develop holistic facility designs that exceed owner expectations, maximize resources, and serve communities. You can be assured of our entire team's ongoing and focused commitment.



COMPREHENSIVE SERVICES

TSP offers a complementary set of design, engineering, planning, and specialty services professionals who devote themselves to your success. Our experts work in concert to help you create an overarching plan and develop design concepts that get the most out of your square footage and what you can do within it—

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

LANDSCAPE PROGRAMMING & DESIGN

EVENTS CENTER & RIVERFRONT PLANNING EXPERTISE



RDG Planning & Design is a multifaceted network of design and planning professionals,

dedicated to applying our talents in extraordinary ways. We're architects, landscape architects, engineers, artists and planners with a passion for design, and a drive to make a difference. Beyond creating a space you love, we want you to enjoy the process of getting there.

With offices in Omaha (NE); Des Moines and Ames (IA); and Ft. Myers (FL), RDG Planning & Design is employee-owned. More than 80% of our employees own stock in the company.

From our newest staff to the founding fathers who began their practices in the 1960s, RDG Planning & Design is dedicated to the collaborative design process. Officially formed in 1989 as the Renaissance Design Group and crafted to bring well established firms together into practice, our organization provides the right people for integrated solutions. Areas of

specialization include Community & Regional Planning, Historic Restoration, Public Art, Parks and Recreation, Government & Public Safety, Transportation Enhancements, Urban Design, Athletic Fields & Complexes, Corporate, Healthcare, Higher Education, K-12 Education, Senior Living, and Worship Facilities.

RDG's Community & Regional Planning group provides a wide variety of design and planning services. With a growing national practice, RDG is a regional leader in urban design, downtown and housing planning, comprehensive planning, and enhancement of transportation corridors. Since our formation in 1989, we have worked in more than 300 large and small communities throughout the Midwest.

We believe in applying new ways of thinking and innovative approaches to the preparation of plans that address community and regional issues. At the same time, plan recommendations must be based upon a realistic assessment of the practicality of implementation. The resulting product, as evidenced by our numerous successful planning efforts and awards, is an innovative plan with an emphasis upon implementation.

WORLD-CLASS BANQUET KITCHENS

FOODSERVICE FACILITIES TO ELEVATE YOUR BRAND



H-C Design and Consulting is a professional foodservice design firm with a proven record of accomplishment in managing all design aspects and leading a wide range of projects.

Innovative and dynamic, H-C Design has experience in all areas of foodservice design, including drafting, conceptual planning, schematic layouts, quality assurance, and documentation.

The firm is an independent professional advisory firm. Principal Michael Miles brings years of commercial kitchen design experience plus extensive knowledge of kitchen equipment through his work with a foodservice equipment company. His 10 years of experience as a chef guide him in engineering kitchens that best serve the customer's needs.

Based in Bozeman, MT, H-C Design has extensive experience with institutional foodservice design throughout the region, completing dozens of projects in Wyoming, South Dakota, Idaho, and Montana.

PROVEN PARTNERSHIPS

The TSP + RDG Planning & Design team assembles a highly qualified professional group whose members specialize in planning, designing, and engineering projects similar in size and scope to your Convention Center & Riverfront expansion.

We recognize that to achieve your end goal, we'll need to provide careful research and design that supports a broader range of activities and events at your facility and along the riverfront.

We know that gathering 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 external groups to join us.

For the Parkway Plaza project, TSP again has partnered with **RDG Planning & Design—regionally and nationally respected for**

developing waterfront and community master plans and events venues. TSP + RDG currently are teamed for ongoing work in Wyoming and South Dakota. Our projects include facilities as varied as athletics fields and public streetscapes.

Another partner, **foodservice expert H-C Design & Consulting, has collaborated with TSP on no fewer than 30 projects.** Our extensive track record is built on a solid relationship with mutual respect at its core.

Each partner has experience within events, community spaces, and hospitality settings. Team members are familiar with one another's firm cultures, specific talents, preferred design processes, modeling software, and working styles. We've gained this knowledge through our shared experiences, and we look forward to even more in the future.



Water Works Urban Park Concept Drawings, Des Moines, IA

ROLES & RESPONSIBILITIES

The TSP + RDG Planning & Design team will work collaboratively to provide the appropriate expertise and experience to meet your goals. Here, we differentiate the roles each firm will fill. A more detailed description of our approach for the Convention Center & Riverfront project appears on the following pages.

TEAM METHODOLOGY

TSP will provide overall Project Management, including primary contact with the Owner for contract management and coordination of all team members. This assures that we achieve all tasks and meet all schedules. The TSP Project Manager will be present at all meetings during this Planning stage. To make sure all schedules and tasks are achieved by Team members.

CONCEPTUAL DESIGN

RDG will lead the Conceptual Design process, providing planning and primary architectural design during this phase. RDG also will create Landscape Architecture designs to develop the Riverfront.

TSP will provide support with additional Architectural resources and a full complement of Engineering expertise: Civil, Structural, Mechanical, Electrical, and specialty Lighting Design. TSP Civil Engineers will work closely with RDG Landscape Architects to develop design criteria for the parking lot layout and circulation. This assures that your redeveloped site will comply fully with City of Casper design standards. It also gives TSP Civil Engineers the opportunity to provide design input for determination of storm water criteria and utility infrastructure extensions.



Clubhouse Inn & Suites, Sioux Falls, SD

COST ESTIMATING

TSP will provide the Construction Cost Estimating required to determine the financial implications of the overall design concepts to the project and budget. TSP's professional estimator has a long history of estimating projects in this region and will help incorporate construction industry trends into the estimate.

FINAL DESIGN DEVELOPMENT

Once the Conceptual Plan and Budget have been approved, TSP will take the lead to develop final designs and draw up Construction Documents for the Convention Center. TSP will complete Architectural, Engineering, and Lighting design during this phase—with appropriate support from RDG and our Foodservice expert from H-C Design & Consulting.

RDG Landscape Architects will fully develop the Riverfront design and produce Construction Documents for that portion of your project. TSP will support RDG Landscape Architects in this work with input from Civil, Structural, Mechanical, and Electrical Engineers, as well as our Lighting Designer. TSP will provide Project Management throughout the project.

PROJECT APPROACH

The TSP + RDG Planning & Design team provides a collaborative approach to develop a plan for your Convention Center and Riverfront. This approach makes the use of focused workshops to agree on overall concepts. Through interactive meetings, we'll refine ideas and the overall design direction.

Workshops will include two, three-day sessions working with stakeholders. Because we tailor these meetings to your needs and goals, our team comes with no preconceived solutions. Through the workshops, we build on the ideas in the RFP and test concepts. We follow the workshops by developing a final, preferred Conceptual Design solution to present to you and your stakeholders.

START-UP TASKS

Our team will begin by assembling information for the first week. We'll start building the Revit model and coordinate with all planning, architectural, and engineering disciplines involved. Fortunately, TSP and RDG's ongoing working relationship means we can hit the ground running, saving you time and money.



Iowa Riverfront Master Plan, Coralville, IA

DESIGN WORKSHOPS

WORKSHOP 1

We'll spend most of Workshop 1 setting common goals and expectations with the Owner, G2 Strategies, and the members of the planning and design team. This visit to Casper also allows team members to familiarize themselves with the Park Plaza site and existing buildings.

The balance of this workshop will be devoted to initial planning and design. We'll conclude the workshop with an "information download" that assures we're in alignment with the Owner's expectations to this point in the process.

BETWEEN WORKSHOPS

In the time between Workshop 1 and Workshop 2, the TSP + RDG team will work to further develop your project's preliminary planning and design. Be assured that we'll keep open and transparent lines of communication, so Owner and G2 Strategies alike are up-to-date on our interim progress.

WORKSHOP 2

The primary purpose of Workshop 2 is to advance our planning and design work in concert—and in person once again—with the Owner and G2 Strategies. We'll build consensus and assure agreement on final direction before we end this second, three-day sessions.

CONCEPT PRESENTATION

The TSP + RDG team will use the space between Workshop 2 and the Concept Presentation itself to fully develop the final, agreed-upon concepts from Workshop 2.

We'll return to Casper in September, prepared with a concept plans, sections, site plans, and a 3-D rendering to convey the full vision to the Owner, G2 Strategies, and key stakeholders. We'll block the day to include time with City officials or other required parties. The final work will be bound and submitted to the Owner.



WORKSHOP FOCUS: CONVENTION CENTER

RDG Planning & Design will lead the Convention Center workshops, addressing the overall scope presented in the RFP to build a 40,000 sf facility. Through these workshops, our team will create the following documents.

OVERALL SITE PLAN

The site plan will include the building footprint, pedestrian circulation, loading areas, additional structures, and interface connections with the Riverfront. The overall site plan also will include a conceptual routing of stormwater runoff and detention area.

GENERAL PARKING DESIGN

The parking design will incorporate City of Casper parking requirements and will test the layout to accommodate a realistic turning radius for service and emergency vehicles. The plan also will address RV parking and ADA accessibility for convention and Riverfront functions.

SITE LIGHTING

A general site lighting plan will be developed to show approximate lighting locations of lights in relation to the loading dock, boat ramp, and other exterior elements. Actual lighting design will be undertaken in future design phases.

ARCHITECTURAL ELEVATIONS

Architectural elevations will be completed with adequate detail to give the overall concept and for development of initial probable cost of construction estimates. The workshop will determine the overall design's special considerations for function, context, and maintenance.

SECTIONS

Sections will be developed to highlight the major indoor spaces and any special design elements contained within.

FLOOR PLANS

The workshop will develop floor plans to show the major indoor spaces, including assembly, breakout areas, food services, meeting rooms, and support areas. The areas indicated in the RFP will be tested for adequate sizing. Visual examples of our team's experience in these key programming areas are highlighted in photo-spread pages later in this proposal.

UTILITY CONNECTIONS

Connection to water, sanitary sewer, gas, power, and stormwater systems will be shown, based on the topographic survey and existing utility locations.



WORKSHOP FOCUS: RIVERFRONT

One workshop will also include work and special attention to the opportunities for incorporating Riverfront features. The Riverfront work will develop an overall conceptual plan. It also will define an interface between it and the Convention Center, with access from off-property pedestrian routes.

From this concept, additional design can be developed if the Owner wishes to expand the scope of the Riverfront component. This proposal's scope includes only the initial Conceptual Design.

COST ESTIMATING

Once the preferred option is developed, our professional estimators will develop Conceptual-level probable construction cost information. This also will include alternates that may be developed at the Owner's discretion. This allows Park Plaza, G2 Strategies, and other decision-makers to optimize their investments. These estimates will be included in the final documents.



This page: Water Works Park Phase 1 Develop Plan Rendering (top) and Aerial Perspective, Des Moines, IA

VERSATILITY & VALUE

The TSP + RDG Planning & Design team offers you a core group of professionals with directly related experience in the design of convention centers and hospitality destinations. We bring innovative ideas and lessons learned from project experience as well as familiarity with the diverse functions and requirements contained in gathering spaces and meeting facilities.

These unique places provide guests an opportunity to make new business connections, pursue personal interests at trade shows, or simply enjoy themselves during performances.

We also recognize that facilities such as Parkway Plaza have the potential to generate significant revenue in the community and boost the local economy. We take seriously our shared responsibility to bring you and Casper an expanded Convention Center & Riverfront you'll be proud to call your own.



Lake City Marina Administration Building, Lake City, MN



PUBLIC EVENT PAVILION PLANNING & CONCEPTS DEADWOOD MAIN STREET REDEVELOPMENT

Deadwood's "Old West" lore and thriving gaming industry create a unique tourist destination that fuels the local economy. But when the weather grows cold and the steady stream of visitor dollars slows to a trickle, this mountain town in the Black Hills still needs to provide family-friendly gathering spaces for its year-round citizens.

TSP + RDG Planning & Design now are working with the Deadwood Revitalization Committee and the Chamber of Commerce to strike the perfect balance. Our preliminary concepts for a two-site approach honor the area's rich legacy, respecting the need to curate Main Street's status on the National Register of Historic Places. But we've also looked to the future, developing ideas that include plenty of amenities that residents value in nearby larger communities.

Based on input from Committee members and other stakeholders, our team envisioned a commons area that adjoins the Visitor and Information Center, along with a separate land parcel that isn't part of historic Main Street. The approach recognizes the town's dual identity.

The larger Deadwood Commons would be located close to parking and a historic train depot that houses the town's visitor center. The Commons could

LOCATION
Deadwood, SD

COMPLETION
To Be Determined

DEADWOOD COMMONS
Size: 32,000 sf
Construction Cost: \$4,480,000–\$5,963,000*

OUTLAW SQUARE
Size: 7,000–9,200 sf
Construction Cost: \$2,825,000*

*All figures are estimates

host medium-sized events and connect via walkway to existing buildings and popular sites, improving access to Main Street. A wading stream, frontier market, festival performance space, ice skating rink, and fire pits are just a few of the possibilities.

Meanwhile, the scaled-down Outlaw Square would offer a venue for smaller events and could complement activities at the Commons for city-wide celebrations. Outdoor seating around a stage, an elevator and pedestrian bridge to the parking garage, and "parklets" are potential features at this proposed location.

SECTION 2 | RELEVANT WORK





CIVIC CENTER EXPANSION/RENOVATION & OUTDOOR PLAZA MAYO CIVIC CENTER

TSP's single largest project to date will wrap up in 2017. Our decades-long relationship serving the City of Rochester and the multi-faceted Mayo Civic Center Commission continues with this large-scale update that will nearly double the Convention Center's size.

New lobby areas and other pre-function spaces will transition into an upper-level grand ballroom that can accommodate 4,000 people. On the lower level, new entry and gathering spaces will lead to a redesigned exhibit hall and an improved auditorium. The project also includes an all-new outdoor plaza on the waterfront, 23 breakout rooms for groups of various sizes, and significant upgrades to systems, structures, and FF&E elements—indoors and out.

TSP is working in association with Betsch Associates for this landmark project at the downtown complex. Having celebrated its 75th anniversary year in 2014, the MCC looks to secure its status as Southern Minnesota's premier convention and entertainment destination. With portions of the building approaching the octogenarian mark, the TSP team has worked to create and deliver practical design solutions that will draw events and visitors to the heart of Rochester's cultural and business district.

TSP and Betsch Associates also designed the last major updates at the MCC: a \$12 million Exhibition Hall and North Lobby project that opened to the public in 2001. MCC Executive Director Donna Drews credits TSP for its people's willingness to listen, solve problems, and provide "a truly remarkable level of service."

LOCATION
Rochester, MN

CONSTRUCTION COST
\$71,000,000

SIZE
200,000 sf

COMPLETION
Anticipated Fall 2017



MASTER PLANNING & DESIGN GRAY'S LAKE PARK

RDG Planning & Design collaborated with stakeholders to create a vision that capitalizes on one of the few remaining opportunities in Des Moines to provide a high-quality, activity-oriented, multipurpose open-space environment that showcases the community and its citizens. This “crown jewel” of the city’s park system acts as a trailhead to the regional trails system, provides much-needed recreational amenities and hotel/conference facilities, and serves as a postcard for Des Moines. Previously underutilized, Gray’s Lake is now a centerpiece of community culture, a focal point for every visitor, and a hub of activity.

As a continuation of Master Planning services, RDG was contracted to provide construction document and observation services to implement Phase One improvements. A two-mile loop trail has transformed the face of this urban lake, including a dramatic 1,400-foot-long pedestrian bridge.

In addition to this multipurpose, lighted trail, a boat storage and rental facility has been constructed on the southwest corner of the lake, providing water access and panoramic views from the observation deck.



- 2011 Great Places in America—Public Spaces, American Planning Association
- 2007 Honor Award, ASLA Central States Regional Chapter
- 2005 Merit Award, ASLA Regional Chapter
- 2002 Merit Award, ASLA Iowa Chapter

LOCATION
Des Moines, IA

CONSTRUCTION COST
\$6,000,000

SIZE
167 acres

COMPLETION
2002



STREETSCAPE PLAN CITY OF GILLETTE

For Gillette, RDG Planning & Design developed a streetscape concept centered on a theme of energy and exploration. Developing these themes in the public environment recognizes and unifies the different character and roles of segments of the Avenue. This includes the railroad and early history of the City (1st to 2nd), commercial life and history (2nd to 4th), civic life (4th to 6th), and the future symbolized by the school (6th to 7th). Prominent features include lighted gateway elements that reflect the mining history of Gillette, catenary lighting relating to Gillette's history, benches and planters that integrate the existing sculptures into the streetscape and pavements, and railings and plantings to enhance this district's energy and vibrancy.

LOCATION
Gillette, WY

CONSTRUCTION COST
\$7,000,000 (estimated)

SIZE
6 city blocks

COMPLETION
February 2013 (planning only)





PRINCIPAL RIVERWALK ROTARY BOBBER PARK CITY OF DES MOINES & PRIVATE PARTNERS

Collaborating closely with Rotary Club Members, the Riverfront Development Authority, and the City of Des Moines, RDG Planning & Design combined playful sculpture and traditional elements to create an iconic Iowa landmark. Children and families who visit can experience the riverscape in ways not found at traditional playground environments.

The fishing pole's tapered lines arch to end in a red-and-white bobber. Tire and traditional swings are suspended below, with a secure accessible swing for children of all abilities. The composite decking and synthetic play surfacing also are optimized for ease of use by all. Retaining walls and composite bench seating help frame the central focal point.



LOCATION
Des Moines, IA

PLANNING COST
\$500,000

SIZE
2.5 acres

COMPLETION
March 2015



BRENTON SKATING PLAZA CANOPY CITY OF DES MOINES & PRIVATE PARTNERS

In the winter, this open-air ice skating plaza is very popular and beloved by central Iowa families of all ages. In the summertime, however, the plaza was rarely utilized due to lack of sun and rain protection. RDG Planning & Design envisioned a summertime-only canopy system that is efficiently erected annually and complements the existing buildings and unique environment.

The overall curved "saddle" shape of the tent complements the existing warming Zamboni buildings at the south side of the plaza. In addition, the open north end of the canopy provides direct views toward the Armory Stage and the Center Street Bridge beyond. Finally, white tent fabric works with other white site features to minimize solar heat gain under the canopy.

The canopy shelters guests from sun and rain and features a removable, multi-purpose flooring system to enable drainage. The artistically formed structure is versatile enough to host concerts and weddings as well as civic events and corporate functions.

LOCATION
Des Moines, IA

SIZE
9,600 sf

CONSTRUCTION COST
\$700,000

COMPLETION
Design: 2013
Implementation: 2014



IOWA EVENTS CENTER HOTEL HILTON PROPERTIES

This new construction, full-service Hilton Hotel consists of 330 guest rooms, multiple conference and meeting rooms, a pool, fitness center, restaurant and bar, and 140-stall parking beneath the facility. Also included in this project is skywalk access from the hotel to the Iowa Events Center and to the downtown Des Moines core.

RDG Planning & Design teamed with HOK in 2002 to develop the Iowa Events Center (comprised of Wells Fargo Arena and Hy-Vee Hall Convention Center). The Iowa Events Center Hotel anchors the complex and is intended to attract even larger conventions.



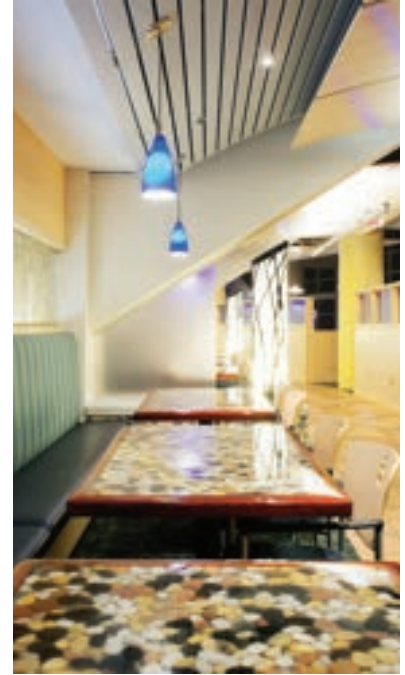
LOCATION
Des Moines, IA

CONSTRUCTION COST
\$100,000,000

SIZE
310,000 sf

COMPLETION
Anticipated March 2018





RIVER'S EDGE RESTAURANT WELLS FARGO ARENA

The shape and location of the space inspired RDG Planning & Design's river concept for the restaurant. The color themes rest with the hues of river, sky, and the river's edge. River rock table tops pop with color along the main circulation path. The wood selection for the furnishings and finishes are natural maple, in relation to the wood used in the rest of the Wells Fargo Arena. Natural reeds were embedded in the acrylic dividers and the fabrics were inspired by water colors, with swirls and metallic highlights. The bar surface is natural granite. Strategically placed booths and banquettes help zone the open area's seating groups. The timeline for this build out was very short: The restaurant needed to be operational in time for the arena's premiere hockey game, in 2005.

LOCATION
Des Moines, IA

CONSTRUCTION COST
\$850,000

SIZE
7,400 sf

COMPLETION
October 2005





SOUTH CAMPUS STADIUM & PLAYFIELD CAMPBELL COUNTY SCHOOL DISTRICT NO. 1

Building on TSP's recent success at the newly completed Stocktrail Elementary School, our team is developing specialty athletics plans for the school district's South Campus Stadium & Playfield. The \$9.2 million football stadium with running track will seat 5,000, with concessions and fully equipped locker rooms housed beneath the bleachers.

This joint project for **TSP + RDG Planning & Design** will be the first of a pair. The South Campus facility is on schedule for completion prior to the 2017-18 football season. A North Campus facility will follow two years later, serving a second high school set to open in 2017 and divide student enrollment at what's now Wyoming's largest high school.

In addition to this work, TSP also is designing an HVAC Upgrade and Kindergarten Renovation at the district's Meadowlark Elementary School.

LOCATION
Gillette, WY

CONSTRUCTION COST
\$9,200,000 (estimated)

COMPLETION
Anticipated Summer 2017





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

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 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. The end result incorporates numerous sustainable strategies and is expected to attain LEED Silver certification.

The **TSP + RDG Planning & Design** team 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 climbing wall with sweeping views of the surrounding Black Hills adds serious wow factor.



LOCATION
Rapid City, SD

SIZE
37,700 sf

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

CONSTRUCTION COST
\$7,448,693

COMPLETION
Summer 2015



WATER WORKS URBAN PARK WATER WORKS PARK FOUNDATION

In early 2011, Des Moines Water Works, in partnership with Iowa State University Department of Landscape Architecture, launched an international design competition to create a conceptual plan for Water Works Park. The mission: form dynamic relationships between the river, the watershed, and the Greater Des Moines community. The following January, a collaborative team including RDG Planning & Design was announced as the winner.

In conjunction with the City of Des Moines Water Works Park Foundation, RDG is at work to develop a road map for the park's future. Our shared Master Planning efforts aim to grow the park into a national treasure that celebrates clean water by not only conserving the land but also expanding recreational and educational opportunities.

Our work must enhance the park's innovative natural water filtration systems and invite visitors from across the state and nation to engage in clean-water learning activities. Combining these essential park functions with the educational mission gives the park its power to transform the way we think about water and act to protect it.

The planned 1,500-acre urban park will be one of the largest in the nation. The site itself is bisected by the Raccoon River and a three-mile-long infiltration gallery—a critical source of drinking water for 500,000 Central Iowans in the Des Moines area.

The overall concept plan uses the river's natural boundary to shape the park into two distinct, yet complementary, sections: the wild and the engineered. The centerpiece of the engineered landscape is a recreational watercourse, experienced on standing paddleboards. The course links to interpretive opportunities highlighting the site's role in harvesting and cleaning water for drinking. The engineered landscape also connects to city streets, integrating the park with the urban fabric of Des Moines.

The completed park will include several passageways in addition to a main path to central gardens. A lawn amphitheater invites events, with roads and trails that lead to open-market spaces. Utility infrastructure, parking, and restrooms all will be part of the development.





LOCATION
Des Moines, IA

CONSTRUCTION COST
\$9,000,000 (estimated)

SIZE
Phase 1: 50 acres
Entire Park: 1,500 acres

COMPLETION
Master Plan: 2013
Conceptual Development Plan: 2016
Full Park: Anticipated 2017



HOTEL RENOVATION & REFRESH HILTON GARDEN INN

The one-story entry pavilion in this six-story structure invites visitors into the hotel reception area, restaurant and lounge. A banquet wing offers 4,000 sf of flexibly sized spaces appropriate for large or small banquets, meetings, and receptions, along with necessary support spaces. Guest facilities include 148 guest rooms and suites, pool complex, exercise room, laundry services and vending areas.

Ample kitchen, catering and dishwashing spaces provide support for this busy hotel. An on-site full-service restaurant and business center provide convenient amenities.

RDG Planning & Design's upgrades included new carpets, draperies, and furniture. The updated custom carpet design incorporates a more neutral color palette while emphasizing the existing ceramic tile. The new finishes refresh the overall guest impression.

LOCATION
Urbandale, IA

UPGRADES COST
\$250,000

SIZE
92,234 sf

COMPLETION
April 2011



HONEY CREEK RESORT STATE PARK IOWA DEPARTMENT OF NATURAL RESOURCES

The vision of creating Iowa’s first “destination state park” is now a reality. The Iowa Department of Natural Resources needed a management and design team to create a resort state park and lead in the development of a sustainable, energy efficient, and environmentally friendly recreation opportunity for vacationers, tourist, and conference attendees.

TSP was awarded the planning, design, and construction administration contract for the \$50 million Honey Creek Resort State Park. Located on 11,000 acres near Rathbun Lake in southern Iowa, Honey Creek offers a full range of overnight accommodations and a broader range of outdoor recreational activities for the whole family. The project includes—

- 105-room lodge with restaurant and lounge
- 15,000 sf aquatic center
- 5,000 sf conference/retreat center
- 18-hole golf course
- 28-37 family cabins
- a 20-30 site upscale RV campground
- grounds with hiking trails, picnic shelters and activity center
- water access with boat ramps, dock facilities, and pedestrian bridge

Our design team used regional and recycled materials (40%), and ongoing stewardship at the resort mandates the use of green cleaning supplies. On-site guest bicycles provide an eco-conscious way for visitors to see all the site has to offer. Cozy interiors bring the charm of a rustic cabin together with sophisticated mission style. In the lobby, an awe-inspiring fireplace and large mural create a dynamic impression. Massive windows in the lodge create an interaction between resort guests and the outdoor landscape. The project received LEED Silver certification.

LOCATION
Rathbun Lake, IA

CONSTRUCTION COST
\$44,000,000

SIZE
140,060 sf for lodge,
clubhouse, activity center,
and maintenance building

COMPLETION
2008





IOWA RIVERFRONT MASTER PLAN CITY OF CORALVILLE

In 2008, the communities along the Iowa River experienced a devastating 500-year flood event. To protect the community from future flooding, the City of Coralville quickly set about implementing several projects along their riverfront. RDG advocated for and developed a context-driven Framework Plan that evaluated existing cultural and transportation systems.

In collaboration with public stakeholders, RDG Planning & Design developed a Master Plan that will reconnect a community to its riverfront. The ultimate riverfront vision is one that links the future user to multi-layered systems that include environmental restoration, social engagement, celebration, public art, recreation, and economic analysis.

RDG created an engagement plan that included the following techniques to inform public stakeholders who took ownership of the plan:

- 14 Community Action Team (CAT) meetings.
- 2 public open house meetings
- “Lessons Learned” interviews with representatives of other riverfront communities with results shared at CAT meetings
- A pontoon ride with CAT members along the Iowa River to field check the draft master plan
- Public survey
- CAT survey regarding preliminary master plan concepts
- Field trips to other riverfront communities

LOCATION
Coralville, IA

SIZE
1.6 miles of riverfront, plus
planned community connections
and associated tributaries

PLANNING & PRE-DESIGN COST
\$145,000

COMPLETION
Plan Complete March 2012



HALL OF LAUREATES WORLD FOOD PRIZE FOUNDATION

RDG Planning & Design worked in consultation with the Iowa State Historic Preservation Office to restore and rehabilitate an 1899 public library building into a landmark fixture housing the headquarters for the World Food Prize Foundation.

Our team thoughtfully integrated a number of modern features to ensure the safety, accessibility, sustainable energy savings components and comfort to those using the building, including a fire sprinkler, an elevator, and enhanced electrical, mechanical and data systems. Former reading rooms and stacks are transformed into reception and meeting rooms and office and exhibits spaces are available to support Foundation staff.

In addition to display and ceremonial spaces, the facility includes meeting and conference areas as well as halls for art and exhibit displays. Catering kitchens make this a fully functional modern setting for elegant events.

This building is listed on the National Register of Historic Places and achieved LEED Platinum certification.



LOCATION
Des Moines, IA

SIZE
38,500 sf interior

CONSTRUCTION COST
\$29,900,000

COMPLETION
Phase 2: April 2012



FIRST IMPRESSIONS



WELCOMING INTERIORS



BALLROOM & EVENT DINING



MEETING & TRAINING ROOMS

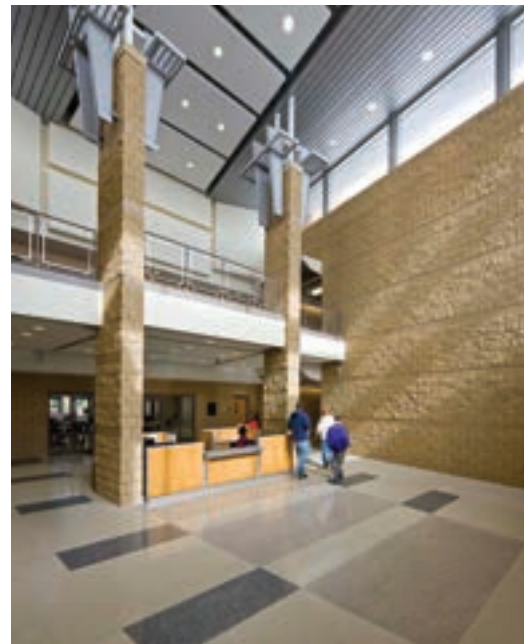


PRE-EVENT SPACES



WOMEN

PRE-EVENT SPACES



PERFORMANCE VENUES



PLAZAS & PATIOSCAPES



MARK AVERETT, AIA

Principal & Project Manager | TSP



Mark's "whatever it takes" mentality is the hallmark of his client service philosophy. He focuses on addressing stakeholder experience and staff efficiency during planning, keeping end users at the heart of the process and calling upon their expertise when formulating design

decisions. His track record of delivering successful projects within the state of Wyoming is evident by repeat work from loyal clients. Clients understand he is accessible when they need him and will hit the road immediately to be on-site to address issues as they arise. Wyoming's landscape means that many of our projects are three to six hours from the office, but are within a day's drive whenever necessary.

REGISTERED: WY

EDUCATION: Master of Architecture, University of Idaho

SELECTED RELEVANT EXPERIENCE

- Campbell County School District No. 1, Gillette, WY
 - » South Campus Stadium & Playfield
 - » Meadowlark Elementary HVAC Upgrade & Kindergarten Renovation
 - » New Stocktrail Elementary School
- Sweetwater County School District No. 1, Rock Springs, WY
 - » Three New Elementary Schools
 - » Campus Master Plan
- Sheridan County School District #2, Sheridan, WY
 - » New Alternative Jr. High and High School Planning Study
 - » Four New Elementary Schools
 - » High School Athletic Department Locker Room Addition
- Sheridan Recreation District Recreation Center Study, Sheridan, WY
- Sheridan Memorial Hospital, Sheridan, WY
 - » Medical Office Building I & II
 - » Emergency Department Addition/Renovation
- Memorial Hospital of Converse County Planning, Douglas, WY

ROBERT MORCOM, PE

Principal-in-Charge | TSP



Bob Morcom is a Principal and Senior Civil Engineer for TSP, with 40 years of experience in Wyoming and South Dakota. As Principal-in-Charge, he is your client advocate and will be responsible for client satisfaction and support.

Bob is 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. His project background includes street and highway projects, municipal engineering, and utility and site design.

REGISTERED: WY, SD MT, CO, MN, IA, 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 EXPERIENCE

- Sweetwater County School District No. 1, Rock Springs, WY
 - » New Sage K-4 Elementary School
 - » Campus Master Plan
- Lake City Marina Administration Building, Lake City, MN
- Sheridan Memorial Hospital Medical Office Building I, Sheridan, WY
- Rushmore Plaza Civic Center Infrastructure Review, Rapid City, SD
- City of Rapid City, SD
 - » Minnekahta Drive Reconstruction
 - » Mountain View Utility Improvements
 - » Catron Boulevard Reconstruction
 - » U.S. Highway 16/Tish Drive Street & Utilities Construction
- City of Deadwood, SD
 - » Deadwood Recreation Center Addition/Historic Renovation
 - » Main Street Master Plan & Design Concepts
- Belle Fourche Community Center Improvements, Belle Fourche, SD
- South Dakota School of Mines & Technology, Rapid City, SD
 - » SDSM&T Foundation Alumni Center
 - » Student Wellness & Recreation Center

DAVIS SANDERS, AIA, LEED AP

Principal & Lead Riverfront Planning Consultant | RDG



Davis Sanders, RDG Principal, brings “macro–micro” strengths and perspective to the teams he leads and the clients served: 36 years of leadership in strategic space planning for individual projects involving many of Iowa’s businesses and major institutions; and

an in–depth knowledge of the direction and movement of the metropolitan community gained through the years of membership on innumerable task forces and economic development bodies. In 2004 Davis and two other ownership partners built the 148-room Hilton Garden Inn in Urbandale/Johnston. Today the Hilton Garden Inn is one of the highest-performing hotel properties in Des Moines.

REGISTERED: IA, LA

EDUCATION: Bachelor of Arts, Architecture, University of Iowa

SELECTED RELEVANT EXPERIENCE

- Hilton Garden Inn, Johnston, IA
 - » Expansion Plannin 2013
 - » Interior Improvements 2010
 - » New Hotel
- Iowa Events Center, Site Analysis/Program Management, Des Moines, IA
- Iowa Events Center Hotel, Des Moines, IA
- KC Real Estate Events Center District Master Plan, Des Moines, IA
- City of Des Moines, IA
 - » Skywalk Improvements Study
 - » Police Department Master Plan
 - » Science Center of Iowa Site Analysis & Selection
- Village of Ponderosa Master Plan, West Des Moines, IA
- Cognizant Technology Solutions 4th Floor Remodel, Des Moines, IA
- Iowa Department of Motor Vehicle Devision New Headquarters, Ankeny, IA
- Davis Brown Law Firm, Des Moines, IA
- Maytag Company Renovation/Rehabilitation, Newton, IA

PATRICK DUNN, PLA, ASLA, LEED AP

Principal & Senior Landscape Architect | RDG



Pat is a Principal with RDG Planning & Design and has 27 years of experience designing and overseeing the implementation of a wide range of project types, including both public and private.

He has managed projects for a number of clients in the areas of urban

design, commercial, recreation design, education, and transportation enhancements.

REGISTERED: WY, SD, IA, IL, ND, WI, TX, FL, LA

EDUCATION: Bachelor of Landscape Architecture, Iowa State University

SELECTED RELEVANT EXPERIENCE

- Iowa Events Center, Site Design and Project/Construction Management, Des Moines, IA
- Iowa Events Center Hotel, Des Moines, IA
- The Principal Riverwalk Civic Garden, Des Moines, IA
- Capitol Avenue Streetscape, Springfield, IL
- Clear Lake Surf District, Clear Lake, IA
- Papillion Downtown Streetscape, Papillion, NE
- Skywalk Improvements Study, Des Moines, IA
- Des Moines Downtown Wayfinding Program, Des Moines, IA
- Capital Square Cowles Commons, Des Moines, IA
- Pappajohn Sculpture Park, Des Moines, IA
- Omaha South 24th Streetscape, South Omaha, NE
- De Pere Downtown Master Plan, De Pere, WI
- City of Oskaloosa Wayfinding & Corridor Enhancement, Oskaloosa, IA
- Mercy Central Campus, Des Moines, IA
- Mississippi Drive Corridor Study, Muscatine, IA
- Louisiana State University Tiger Stadium Plaza Improvements, Baton Rouge, LA

CARY THOMSEN, PLA, ASLA, LEED AP

Landscape Architect | RDG



Cary is driven to bring his keen sense of design to the sites of urban projects. His focus on projects within the public realm routinely results in award winning solutions for a wide range of clients including corporate, university, municipal, nonprofit, and education.

His skills in communication, sustainable and healthy solutions, project management, and documentation make him a highly valued team member.

REGISTERED: IA

EDUCATION: Master of Landscape Architecture, Kansas State University

SELECTED RELEVANT EXPERIENCE

- Gillette Avenue Streetscape Plan, Gillette, WY
- Broadway Avenue Streetscape, Council Bluffs, IA
- Capitol Avenue Streetscape, Springfield, IL
- Papillion Downtown Streetscape, Papillion, NE
- Omaha Streetscape Handbook, Omaha, NE
- Sioux City West 7th Street Streetscape, Sioux City, IA
- South Kansas Avenue Streetscape, Topeka, KS
- Meridian Bridge Plaza, Yankton, SD
- Downtown Beatrice Plan, Beatrice, NE
- Downtown Columbus Plan, Columbus, NE
- Downtown Lexington Plan, Lexington, NE
- Downtown McCook Plan, McCook, NE
- Downtown Holdrege Plan, Holdrege, NE
- Downtown Kearney Plan Update, Kearney, NE
- Erfurt Park Master Plan & Phase 1 Construction, Shawnee, KS

CYDNEY MEANS

Architectural Designer | TSP



Gillette native Cydney Means started her architectural design career creating homes as distinct as their owners. She works to produce thorough, detailed construction documents that translate a client's vision into real, buildable concepts. As a former small business

owner, she understands the client perspective and thrives on day-to-day interaction to meet each project's specialized needs. Cydney is skilled in BIM (Building Information Modeling) tools including Revit and SketchUp..

REGISTERED: Associate AIA Member

EDUCATION: Master of Architecture, Montana State University; Bachelor of Arts, Environmental Design, Montana State University

SELECTED RELEVANT EXPERIENCE

- Campbell County School District No. 1, Gillette, WY
 - » South Campus Stadium & Playfield
 - » Meadowlark Elementary HVAC Upgrade & Kindergarten Renovation
 - » Twin Spruce Wing Renovation
 - » Little Powder Elementary Planning Study
 - » New Stocktrail Elementary School
- Custer School District Canopy & Vestibule Renovation, Custer, SD
- Sheridan Senior Center New Day Break Facility, Sheridan, WY
- Sullivan Barn at Eaglestone Ranch, Sheridan, WY
- Washakie County Library Conditions & Assessment Update + Master Planning, Worland, WY



AmericInn, Ft. Pierre, SD

TODD SCHULTZ, PE

Senior Civil Engineer | TSP



With more than three decades of experience in the design, construction, and management of site engineering projects, Todd provides plans for all site development.

His extensive project background includes roads, parking, grading, site drainage systems, and all utilities including water, electricity, communications, gas, and sewer. Todd also will ensure close coordination with city/government entities to address development issues and analyze any impacts to the existing services.

REGISTERED: SD, WY, CO, NE

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

SELECTED RELEVANT EXPERIENCE

- Sweetwater County School District No. 1, Rock Springs, WY
 - » Two New Elementary Schools
 - » Campus Master Plan
- AmericInn, Ft. Pierre, SD
- Prairie Wind Casino & Hotel, Pine Ridge, SD
- Creekside Village Development, Spearfish, SD
- Tuscany Square Shopping Center, Rapid City, SD
 - » Redevelopment of Dan's Supermarket Facility
 - » Planned Commercial Redevelopment
- Tyson World Headquarters, Dakota Dunes, SD
- Deadwood Recreation Center Addition/Historic Renovation, Deadwood, SD
- City of Rapid City, SD
 - » 6th Street Memorial Park Water Main
 - » Minnekahta Drive Reconstruction
 - » Mountain View Utility Improvements
 - » Catron Boulevard Reconstruction
 - » Canyon Lake Drive & Bridge
 - » U.S. Highway 16/Tish Drive Street & Utilities Construction
- City of Madison Trail Project, Madison, SD
- Weston County School District #1, Newcastle, WY
 - » High School
 - » Elementary School
- Sheridan College Watt Agriculture Facility, Sheridan, WY
- Sheridan Memorial Hospital Medical Office Building I & II, Sheridan, WY

CHRIS HEISER, PE

Structural Engineer | TSP



Chris serves as the Structural Engineering Discipline Manager for TSP. He will assist the team with any structural engineering that may be required. Chris provides accurate and cost-efficient advice to ensure proper strength of a structure. He is adept at developing practical,

efficient solutions to today's structural challenges. New materials and technology keep building systems constantly changing. Chris explores both old and new options to find the most effective structural solutions. He brings lessons learned from a wide variety of project types and offers suggestions that can influence constructability of the design while lowering overall project costs.

REGISTERED: WY, SD, MN, IA, NE, ND, MO, WI

EDUCATION: Master of Science, Structural Engineering, South Dakota State University

SELECTED RELEVANT EXPERIENCE

- Mayo Civic Center Expansion, Rochester, MN
- Lake City Marina Administration Building, Lake City, MN
- AmericInn, Ft. Pierre, SD
- Comfort Inn & Suites, Deadwood, SD
- Campbell County School District No. 1, Gillette, WY
 - » South Campus Stadium & Playfield
 - » Meadowlark Elementary HVAC Upgrade & Kindergarten Renovation
 - » New Stocktrail Elementary School
- Sweetwater County School District No. 1, Rock Springs, WY
 - » Two New Elementary Schools
- Sheridan County School District #2, Sheridan, WY
 - » New Alternative Jr. High and High School Planning Study
 - » Three New Elementary Schools
 - » High School Athletic Department Locker Room Addition
 - » District-wide Renovation & Maintenance Projects
- Deadwood Recreation Center Addition/Historic Renovation, Deadwood, SD
- Worland Joint Powers Board Community Center, Worland, WY
- Historic Homestake Opera House Renovation, Lead, SD
- City of Rapid City, Rapid City, SD
 - » Highway 16/Tish Drive Street & Utility Construction
 - » 44th Street Reconstruction
 - » Canyon Lake Drive Reconstruction

TIM OSTERLOO, PE

Mechanical Engineer | TSP



Tim's collaborative approach keeps the lines of communication open with all members of the project team. He listens carefully to understand each client's needs and responds with creative designs that reduce energy consumption and operational expenses.

Tim is able to generate big-picture ideas as well as work through the small details that affect quality. His strong background in field observation and construction administration gives him a deep understanding of job-site problem-solving. He's as comfortable trouble-shooting installation challenges as he is guiding a design workshop.

REGISTERED: WY, SD, TX

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

SELECTED RELEVANT EXPERIENCE

- Lead Boys & Girls Club Handley Recreation Center Pool Rehabilitation, Lead, SD
- South Dakota School of Mines & Technology Foundation Alumni Center, Rapid City, SD
- Black Hills Chair Lift Stewart Lodge Rehabilitation Design Concepts, Terry Peak, SD
- Columbus Community Hospital, Columbus, NE
 - » Emergency Department Expansion/Renovation
 - » Surgery, Imaging, & Obstetrics Expansion Planning Study and Design
- Rapid City Regional Health, Rapid City, SD
 - » Urgent Care North
 - » Aspen Building Physician Space Remodel
 - » Main Laboratory Air Handler
 - » Western Hills Professional Building Physician Remodel
 - » Campus Office Building*
 - » Medical Staff Facility*
 - » Family Waiting Room Renovation*
- University of Texas Southwestern Medical Center Team-Based Learning Studio, Dallas, TX*

*Previous experience with another firm

DARRELL BREN, PE, LEED AP, RCDD

Senior Electrical & IT Engineer | TSP



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

Darrell also specializes in the electrical design of technology systems. As a Registered Communication Distribution Designer (RCDD), Darrell is skilled in the design of information transport systems and its related infrastructure.

REGISTERED: SD, MN, IA, NE, ND

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

SELECTED RELEVANT EXPERIENCE

- Mayo Civic Center Expansion, Rochester, MN
- Honey Creek State Park Resort, Rathbun Lake, IA
- Midco Aquatic Center, Sioux Falls, SD
- Ramkota Companies Pool Renovation, East Lake Okoboji, IA
- Cherapa Place Wild Sage Grille, Sioux Falls, SD
- Mt. Rushmore National Memorial Society Kids Exploration Area Concepts, Keystone, SD
- 620 Main Street Redevelopment Study, Rapid City, SD
- Deadwood Recreation Center Addition/Historic Renovation, Deadwood, SD
- Rodeo Grandstands, Deadwood, SD
- South Dakota School of Mines & Technology, Rapid City, SD
 - » SDSM&T Foundation Alumni Center
 - » Student Wellness & Recreation Center
- Dakota State University, Madison, SD
 - » Beacom Institute of Technology
 - » Infrastructure Upgrades 2010
- South Dakota State University Foundation Alumni Center & University House, Brookings, SD



Lake City Marina Administration Building, Lake City, MN

MICHAEL MILES, FCSI

Foodservice Consultant | H-C Design



As a member of the National Association of College & University Food Services, Michael is well-versed in designing commercial-grade kitchens that serve campus and community alike.

Chris' own experience in the culinary arts means he understands how design

decisions affect the kitchen staff's practical, daily ability to provide cost-effective, balanced meals. He has first-hand knowledge of hotel and resort restaurant operations from his roles as Executive Chef (The Baxter Hotel, Bozeman, MT), Restaurant Chef (Amangani Resort Aman Grill, Jackson, WY), Resort Sous Chef (Radisson Suite Beach Resort, Marco Island, FL), and Lead Cook/Trainer (The King's Crown, Captiva Island, FL)

EDUCATION: Associate of Applied Science, Culinary Arts, Johnson & Wales University

SELECTED RELEVANT EXPERIENCE

- Worland Joint Powers Board, Worland, WY
 - » Worland Senior Center
 - » Worland Community Center
- Sheridan College Academic Center, Sheridan, WY
- Gillette Technical Education Center Culinary Arts Program, Gillette, WY
- Flathead Valley Community College Culinary Arts Program, Kalispell, MT
- Central Wyoming College Renovation, Riverton, WY
- Meade School District, Sturgis, SD
 - » Piedmont Valley K-5 Elementary, Piedmont, SD
 - » Bear Butte Elementary, Sturgis, SD
- Sweetwater County School District No. 1, Rock Springs, WY
 - » Three New Elementary Schools
 - » Campus Master Plan
- Sheridan County School District No. 2, Sheridan, WY
 - » Four New Elementary Schools
 - » Multiple High School Additions/Renovations
 - » New High School
- Campbell County School District No. 1 Stocktrail Elementary School, Gillette, WY

KELLI OSTERLOO, NCQLP

Lighting Designer | TSP



Kelli is a talented problem-solver with specialized experience in lighting design, rendering, and calculations. Her training in architectural engineering puts her on the forefront of industry best practices and promising technology trends, where disciplines overlap to make spaces

come to life. Kelli has a particular interest in healthcare projects. Her study topics include the effects of lighting on circadian rhythms for patients and staff, as well as lighting's role in how sleep patterns influence a body's response to directed therapies for chronic conditions.

CERTIFIED: National Council on Qualifications for the Lighting Professions

EDUCATION: Master of Architectural Engineering, University of Nebraska-Lincoln

SELECTED RELEVANT EXPERIENCE

- Lead Boys & Girls Club Handley Recreation Center Pool Rehabilitation, Lead, SD
- Sheridan Senior Center New Day Break Facility, Sheridan, WY
- Custer School District Canopy & Vestibule Renovation, Custer, SD
- 329 Main Street Renovation, Rapid City, SD
- Stewart Lodge Chair Lift Rehabilitation Design Concepts, Terry Peak, SD
- South Dakota School of Mines & Technology, Rapid City, SD
 - » SDSM&T Foundation Alumni Center
 - » King Center Women's Locker Room Remodel
- Rapid City Regional Health, Rapid City, SD
 - » Aspen Building Physician Remodel
 - » Western Hills Professional Building Remodel
 - » Main Laboratory Air Handler
 - » Hospice House Addition
- University of Texas Southwestern Medical Center Team-Based Learning Studio, Dallas, TX*

*Previous experience with another firm

SCHEDULING A/P ACTIVITIES

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

APPLYING A PROJECT ROADMAP

We'll use a project "roadmap" 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 which may require input or approval. We recognize these processes are time-sensitive.

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



Water Work Park Concept Sketch, Des Moines, IA

STAYING ON TARGET

TSP finds that successfully meeting schedules and budgets hinges on a few simple concepts and practices:

- Communicating clearly, early, and often
- Ensuring you have the information you need to make informed, timely decisions.
- Initiating consistent, proactive dialogue about the scope, budget and schedule, as opposed to passively waiting for information and documents to be exchanged
- Using multiple cost control resources. TSP's matrix includes an in-depth understanding of current market conditions, Means Construction Cost Data, and an integrated costing approach between TSP's architectural and engineering disciplines.
- Translating early schematic concepts and limited design development documents into realistic cost projections that limit backtracking during the design process
- Conducting reviews that center 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 considerations.
- Finding maximum value within established parameters while carefully considering initial cost, value analysis, life-cycle cost and end-user satisfaction.

RESPECTING YOUR DEADLINE

Our team's people are available and eager to begin work on your Convention Center & Riverfront project. We've reviewed the RFP and commit to two, three-day work sessions in Casper. These coordination meetings will address both Convention Center and Riverfront work.

Our team also will present our final recommendations and 3-D rendering in Casper at the planning project's conclusion.

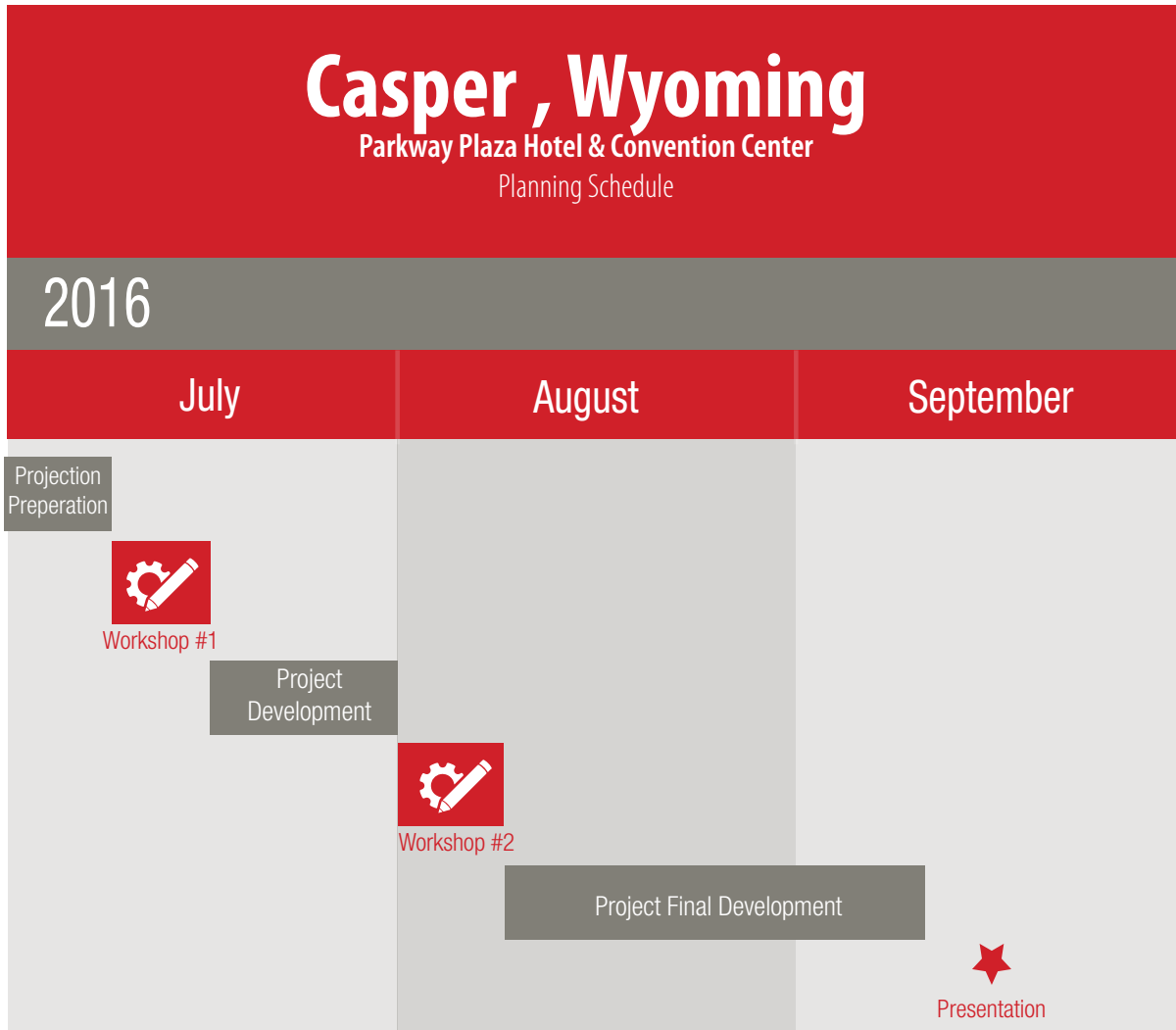
WORK COMMENCES

Beginning of July 2016

WORK COMPLETES

By September 15, 2016

PROPOSED SCHEDULE



indicates 3 day* workshop

*1/2 day of travel, 1/2 day of work followed by two full days of work, followed by 1/2 day of work, 1/2 day of travel



NEGOTIATING FAIR FEES

As practice-centered firms, TSP and RDG Planning & Design strongly believe in negotiating with clients to reach agreement on a fair fee that appropriately compensates the effort and expertise required to complete the job.

Everyone deserves a fair price, but it's even more important to get a good value. We offer both. Every project is different, and every client has different expectations and needs.

Included on our team and as part of negotiated fees are consultants who possess the expertise required to complete your project as identified thus far.

Our initial professional fee proposal is the opening dialogue to help clearly establish your anticipated and desired scope of services. Our ensuing joint conversations will define a project that fits your budget and provides a reasonable and fair fee for the high-quality services tailored to your specific needs and objectives.



Clubhouse Hotel & Suites, Sioux Falls, SD

PROPOSED FEES

PHILOSOPHY

The proposed project schedule and fee that follow here were developed to work with the Owner and other stakeholders over the course of two, three-day workshops and a final presentation of the Conceptual Design to a group determined by the Owner.

These sessions allow us to progressively develop the design, minimizing the time required to finish your documents as well as avoiding expenses that accompany a greater number of trips. The fee also includes our team's work to work up a probable construction cost estimate of your preferred option.

SUMMARY

The total fees proposed are based on our understanding of the scope of work presented in the RFP and are negotiable. Should you need to reduce project costs, the TSP + RDG Planning & Design team is willing to revisit and revise the scope of work to better meet your budget goals.

We also have included a rendering fee allowance (as noted in the RFP) and some fee exceptions. These can be added if you wish to expand the overall scope of the initial process. Reimbursable expenses are based on Cost x 1.15 and will not exceed the amount indicated without the Owner's approval.

BASE FEE*

Base proposed fee includes two, three-day workshops, final presentation, reimbursable expenses, and associated documents for a total of \$99,000. That fee is broken down below:

PLANNING & DESIGN	\$81,500
Convention Center Design	\$62,300
Riverfront Planning & Design	\$15,000
Construction Cost Estimating	\$4,200
3-D PRESENTATION RENDERING	\$3,500
REIMBURSABLE EXPENSES NTE	\$14,000

EXCEPTIONS

- Survey to be provided by Owner
- Geotechnical to be provided by Owner
- Detailed Civil, Structural, Electrical (including Lighting Design), Mechanical, and Interior Design are not included in this Conceptual Design phase but will be necessary in the subsequent Schematic Design, Design Development, and Construction Document phases.



Lobby Coffee Bar, Slayton, MN

HOURLY RATE SCHEDULES

BY FIRM



Architecture
Engineering
Planning

LEAD FIRM

EMPLOYEE CLASSIFICATION	2016 HOURLY BILLING RATE
Principal	\$220
Project Manager	\$190
Senior Architect	\$185
Architect	\$140
Architectural Graduate/Designer	\$110
Senior Mechanical Engineer	\$175
Mechanical Engineer	\$145
Mechanical EIT/Designer	\$120
Senior Electrical Engineer	\$175
Electrical Engineer	\$145
Electrical EIT/Designer	\$120
Senior Structural Engineer	\$175
Structural Engineer	\$145
Structural EIT/Designer	\$120
Senior Civil Engineer	\$165
Civil Engineer	\$125
Civil EIT/Designer	\$100
BIM/CAD Technician	\$100
Intern	\$40
Estimator	\$140
Contract Administrator	\$100
On-site Field Manager	\$95
Senior Interior Designer	\$130
Interior Designer	\$100
Project Administrative	\$95
Clerical	\$65



RIVERFRONT CONSULTANT

EMPLOYEE CLASSIFICATION	2016 HOURLY BILLING RATE
Principal	\$225
Senior Landscape Architect	\$171
Landscape Architect	\$105
Architectural Intern	\$85-90



FOOD | FORM | FUNCTION
COMMERCIAL FOODSERVICE FACILITIES

FOODSERVICE CONSULTANT

EMPLOYEE CLASSIFICATION	2016 HOURLY BILLING RATE
Principal Consultant	\$90
Project Engineer	\$90
Clerical/Office Support	\$55

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One S. Scott Street, Sheridan, WY 82801 | phone (307) 672-6496 | www.teamtsp.com

Marshalltown • Marshall • Minneapolis • Rochester • Omaha • Rapid City • Sioux Falls • Sheridan



**CONVENTION CENTER EXPANSION
& OUTDOOR PAVILION**