



Architecture
Engineering
Planning

PROPOSAL FOR



SIoux FALLS SPECIALTY HOSPITAL
NEW HEALTHCARE CLINIC
85TH STREET & MINNESOTA AVENUE

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Design Redefined.

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June 15, 2016

Mr. Brad Darger, CHEM
Director of Environmental Services
Sioux Falls Specialty Hospital
910 E. 20th Street
Sioux Falls, SD 57105

RE: Sioux Falls Specialty Hospital New Healthcare Clinic

Dear Brad:

This is an exciting time for Sioux Falls Specialty Hospital! The team here at TSP has greatly appreciated the information and insights you have shared with us over the last few weeks. We thank you for allowing our team to provide a proposal for design services for your new care facility, including urgent care, occupational health, and general medicine specialties.

TSP has a strong commitment to innovative design solutions and a proven track record of project success. This includes our ongoing work to create a series of clinics for Rapid City Regional Health that combine urgent care, occupational health, and primary care within each site.

We will provide Sioux Falls Specialty Hospital a highly responsive, full-service team of architecture and engineering professionals who understand and have recently delivered projects with features that are remarkably relevant to your planned clinic. This recent work combines urgent care, occupational health, and general healthcare clinics to gain a variety of functional, operational, and shared-service efficiencies.

Our Sioux Falls-based team includes a seasoned Project Manager who has coordinated regional health efforts. He'll draw on the resources of our firm's in-house senior healthcare planners as we develop space programs and functional design solutions that offer greater staff efficiencies, uplift the patient experience, and consider ways to reduce overall operational costs.

Our people's expertise in planning, preliminary conceptual development, schematic design, and in-the-trenches project coordination will provide you peace of mind. You'll be able to move forward confidently, knowing your project will start right from day one and avoid any unforeseen changes down the road. Together, we'll deliver a design solution that will meet the unique needs of SFSH and the clinics that make up Midwest Family Care.

TSP strongly believes in good-faith negotiations and presents this fee proposal as a starting point for our conversations. We propose a professional design lump sum fee range of 6.25%–6.75%, based on a percentage of the total probable construction cost (determined at the completion of the Schematic Design phase).

The pages that follow clearly describe our healthcare planning and design expertise as well as our commitment to Sioux Falls Specialty Hospital. We look forward to joining your team, bringing value and expertise in pursuit of your goals now and into the future.

Sincerely,
TSP, Inc.

Michael J. Jamison, PE
Principal-in-Charge

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**PROPOSAL FOR
SIOUX FALLS SPECIALTY HOSPITAL
NEW HEALTHCARE CLINIC AT 85TH & MINNESOTA**

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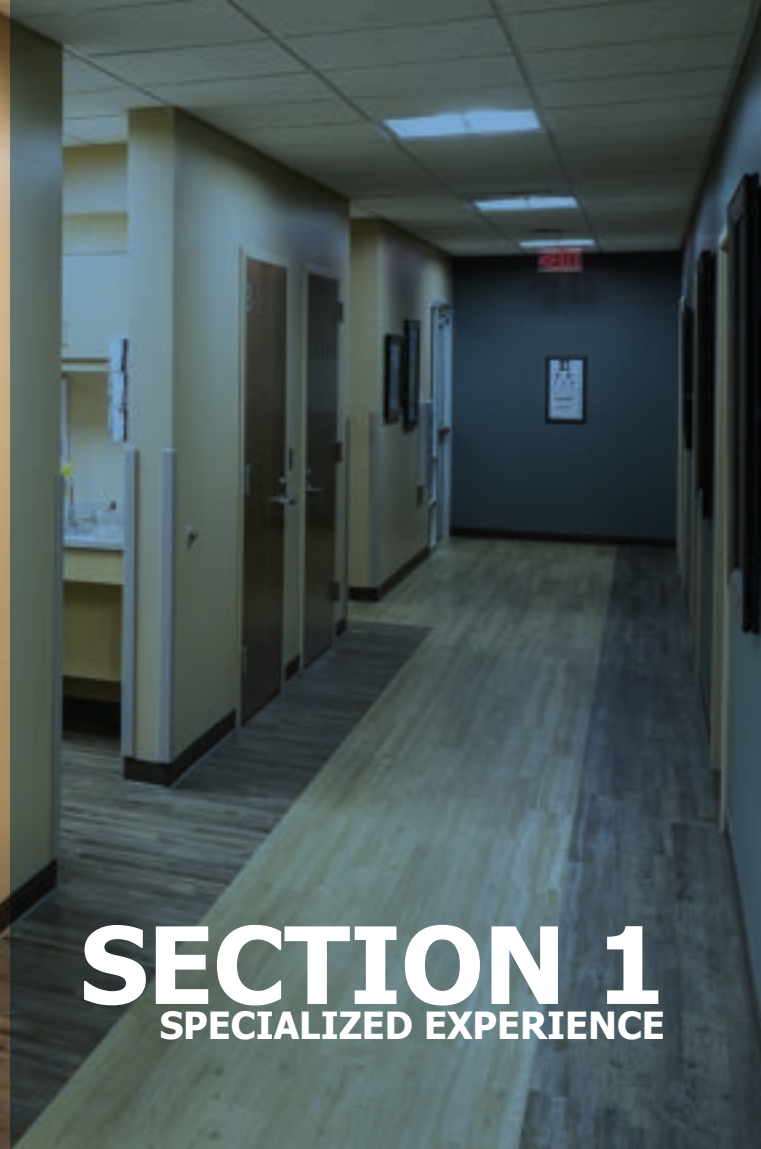
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SECTION 1

SPECIALIZED EXPERIENCE

At TSP, we pride ourselves on providing Outstanding Design Solutions that center on client needs. From the first visioning workshop through construction and move-in day, we offer an integrated approach to tackle your toughest challenges.



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. The truth is, we all want the same things: healthier families, well-educated students, 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, healthcare 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: healthcare, education, 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.



HEALTHCARE DESIGN PHILOSOPHY

In the world of design-thinking, collaboration is a keystone to success. It's about realizing the potential of an opportunity. It's about bringing bright ideas to the table and sharing them in pursuit of a common goal.

DREAM PRAGMATICALLY

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, politics, or simply personal preference.

ENGAGE STAKEHOLDERS

We engage stakeholders at every level, drawing out your needs and vision to help you bring those ideas to life. We maximize your final product with minimal means. 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 physicians, advanced practice providers, and patients.

REFRAME PROJECT CONSTRAINTS

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. We'll work with Sioux Falls Specialty Hospital's entire project team to incorporate answers to these "problems" as part of our final design solution. Plus, you'll have cost-to-value information throughout the process, so you can confidently make decisions at key trigger points. In TSP's successful experience with different project-delivery models, one thing remains consistent: The 11th-hour quick fix is no fix at all.



PATIENT EXPERIENCE & SATISFACTION

A person's understanding of his or her health acts to support the care received. The physical environment also should support and function as a whole in the continuum of care. If Sioux Falls Specialty Hospital is looking to design modern, flexible spaces that support the community, the patient experience is absolutely essential.

HEALTHY ATMOSPHERES

Together, we will examine options for exterior structures and interior design aesthetics that promote a healthy atmosphere. Your new spaces must contain the infrastructure needed to house and power advanced medical equipment, but your facility also should be a warm and welcoming place that's conducive to reflection and healing. We'll walk through those big-impact elements but also tighten the focus to include lighting, signage and other wayfinding tools, landscaping, and other features shown to enhance patient experience.

MANY DIFFERENT NEEDS

The TSP team's process synthesizes abstract concepts into appropriate building solutions. The design process for healthcare evolves as we look for ways to creatively reconcile the rigorous and often diverse functional, operational, technical, budgetary, and aesthetic program requirements. Ultimately, the building environment must be humane and healing for those who use it—and aesthetically rewarding for all who experience it.

CRITICAL CONSUMERS

An exceptional healthcare environment must stretch to meet market demands. Today's patients are sophisticated consumers who seek out quality care options and who, rightfully, demand to play a lead role in



selecting the best course of treatment for their individual needs. Our Healthcare Design group proactively monitors current research, evaluates emerging trends, and continuously learns from past project outcomes.

LEAN DESIGN, BETTER PATIENT OUTCOMES

TSP incorporates lean design principles into all of our healthcare projects. We analyze a facility's workflow at the process and task level, highlighting challenge areas as well effective processes. The exercise of applying these principles allows us to improve operational efficiency, patient care and safety, and the facility's bottom line.

With lean design, both the architect and the client shift their way of thinking to look at the facility as a tool for better patient outcomes, an improved patient experience, and higher patient satisfaction.

A | E SERVICES FOR HEALTH FACILITIES

The patient is at the center of a health experience that looks to serve the individual in ways that are just taking shape. In designing the practice landscape of the future, it is essential to develop environments that consider the needs of all care team stakeholders. Such a design also must provide spaces and connections that converge with huddle and work areas. TSP is taking new approaches to workplace design so constantly evolving teams—such as those formed at each shift change—can find the spaces best suited to their needs.

HEALING ENVIRONMENTS

The physical environment is vital to the healing process of the patient. Facility design such as easy way-finding, an abundance of natural light, private rooms, and comfortable guest lounges help support patient dignity and provide needed respite for family members uprooted from their normal routines.

It is increasingly held that the quality of healthcare improves with the quality of the environment in which it occurs. Patients who are comfortable in their healthcare environment report higher levels of satisfaction. Staff and physicians who are happy with workflow and efficient design report they find their jobs more enjoyable with the day passing faster. TSP relies on its specialized experience in healthcare building design and refined architectural practice to deliver an environment that meets or exceeds expectations and delivers tangible differences.

CLINICAL MODELS

Ambulatory care environments must provide clinically effective, patient- and family-centered experiences that support the needs of a wide diversity of end users—among them adults, children, the elderly, and the chronically ill. Our team approaches this challenge aware that truly conscientious design is capable not only of responding to the medical needs of the individual but of making patients feel more comfortable and cared for.

We practice research-based design to make informed decisions. We work with you upfront to review clinic utilization and develop programs that align with your preferred business model strategies. We forecast patient flow to best leverage physician and caregiver time. Finally, we translate those insights into the design of spaces that are supportive of the entire caregiver team and Sioux Falls Specialty Hospital's care model, including on-stage/off-stage deliveries.

INTEGRATED OPERATIONAL NEEDS

Modern healthcare facilities present multiple opportunities for technology to assist and enhance safety, security, and communication functions. Beyond electronic signage and patient case boards, voice/data needs, and nurse call/paging systems, health technology designers can address issues such as video surveillance, clock systems, and access control for protected areas. We challenge ourselves to ask how those programming elements can converge to best ensure collaboration and enhance overall operation.

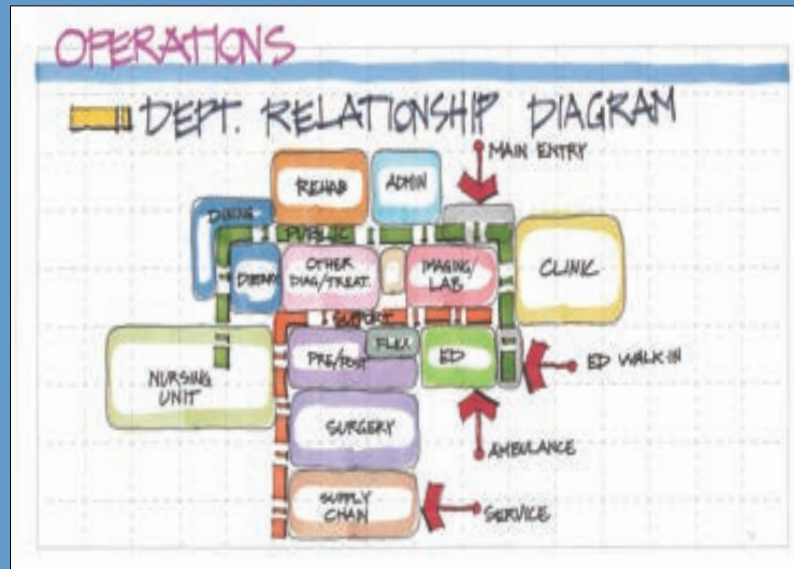
PROGRAMMING & PREDESIGN

TSP believes that a successful project begins with a thoughtfully crafted programming exploration. It starts with a thorough understanding of your organization—your mission, vision and values; how you deliver patient care; and other strategic and operational considerations. A well-executed program not only defines the scope of your project but also provides a recipe and benchmark for ensuring successful space-planning efforts.

SPACE PROGRAMMING

Departmental and room-by-room space programming is essential to the function of a healthcare facility. Accuracy and completeness of the list of spaces are crucial in helping to establish a successful project. Our past healthcare experience allows us to bring space program templates based on best practices, space standards, and industry guidelines to help inform you and your project. To help support the programming effort, TSP has a library of visual examples of similar rooms from our healthcare portfolio. We will work with you to discuss key room equipment to help ensure clearances and functionality are met. Once a baseline space program is generated, we can explore additional scenarios in real time.

The final space program report includes an overall summary page showing all departments. This is useful as it gives an overall snapshot of department net square feet (DNSF) and department gross square feet (DGSF), along with building grossing factors (BGF) and total building gross square feet (BGSF). The grossing factors used are not blindly based on general industry standards but are based on years of empirical comparisons of space programs to the actual designs.



STREAMLINED OPERATIONS

TSP's Healthcare Planning & Design professionals can help assess workflows to discover new efficiencies. During our comprehensive work to plan and design a replacement facility for Madison Regional Health, we guided stakeholders through the difficult process of consolidating several independent clinic practices. It became clear that the new center needed to re-invent operational, administrative, and patient-care processes.

TSP planners and our partners at RPA Design collaborated with clinical, facility, and leadership staff to create workflows for never-before-consolidated processes—including admission, billing, maintenance, and laboratory services. Internal procedures grew alongside the space design, each supporting the other. We also helped prepare staff for the day-to-day logistics that would come with a radical—though much-wanted—shift from many public / private combination spaces to clearly defined traffic patterns. In the old hospital, for example, trauma rooms in the Emergency Department were directly off a main lounge where family members and other patients waited.

ADAPTABILITY FOR THE FUTURE

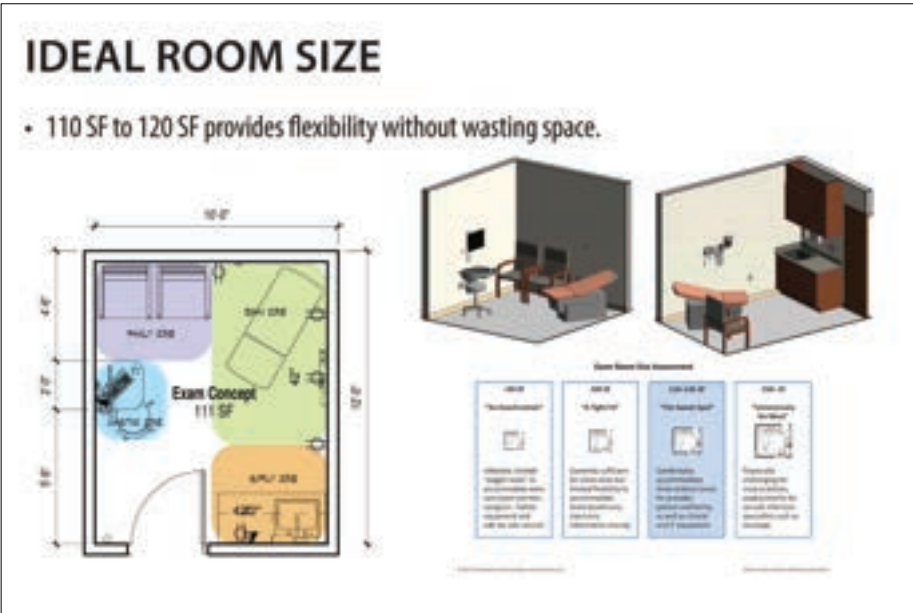
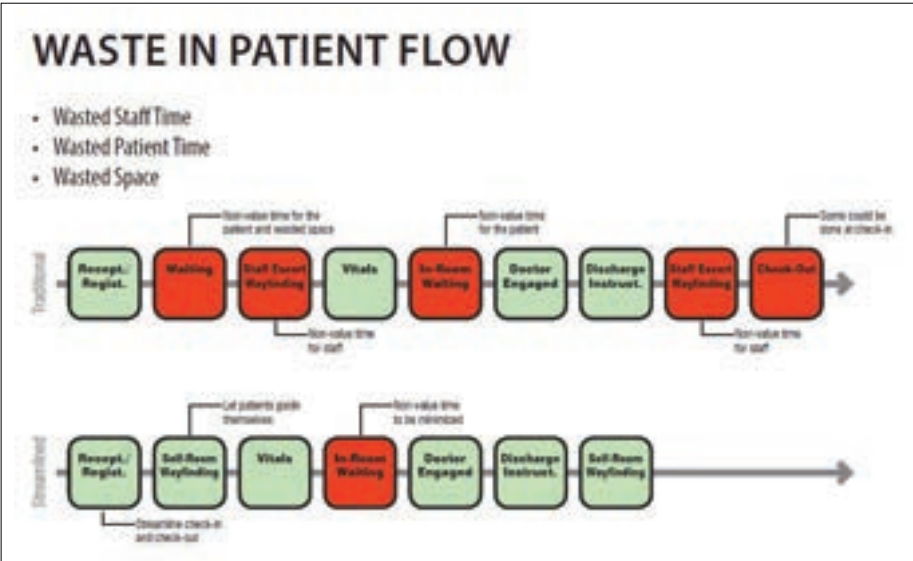
TSP helps clients create developmental plans that are flexible, expandable, achieve multiple objectives, and diligently work to make every improvement that is “right and in the right place.” Based on a foundation of solid planning, the overall plan of development can contribute to the larger or longer view of the clinical campus as a designated healing environment, serving the needs of the community today, yet easily adaptable to the future.

COLLABORATIVE CARE

The design of both clinical and workplace settings can be a critical factor in determining staff’s ability to work in a truly collaborative model. TSP has worked to create expanded clinical work spaces where all team members can converge to share information and develop best practices.

Dedicated consult rooms can provide space for entire teams to meet with patients, providing an opportunity for better coordinated care. TSP and its partners are taking new approaches to workplace design. Constantly evolving teams— such as those formed at each shift change—can find the spaces best suited to their needs.

The patient is at the center of a health experience that looks to serve the individual in ways that are just taking shape. In designing the practice landscape of the future, it is essential to develop an environment that considers the needs of all care team stakeholders. Such a design also must provide spaces and connections that converge with huddle spaces



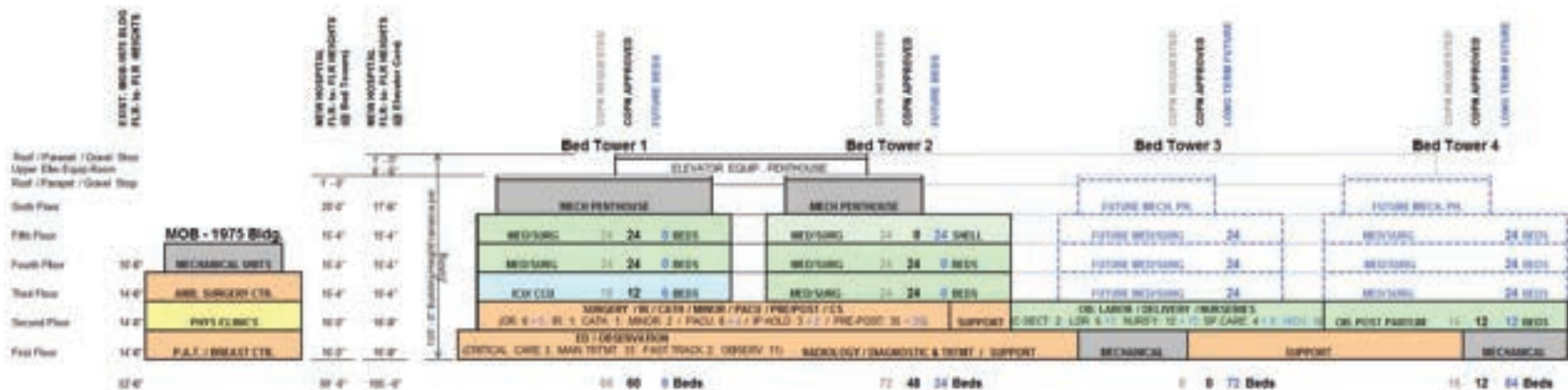
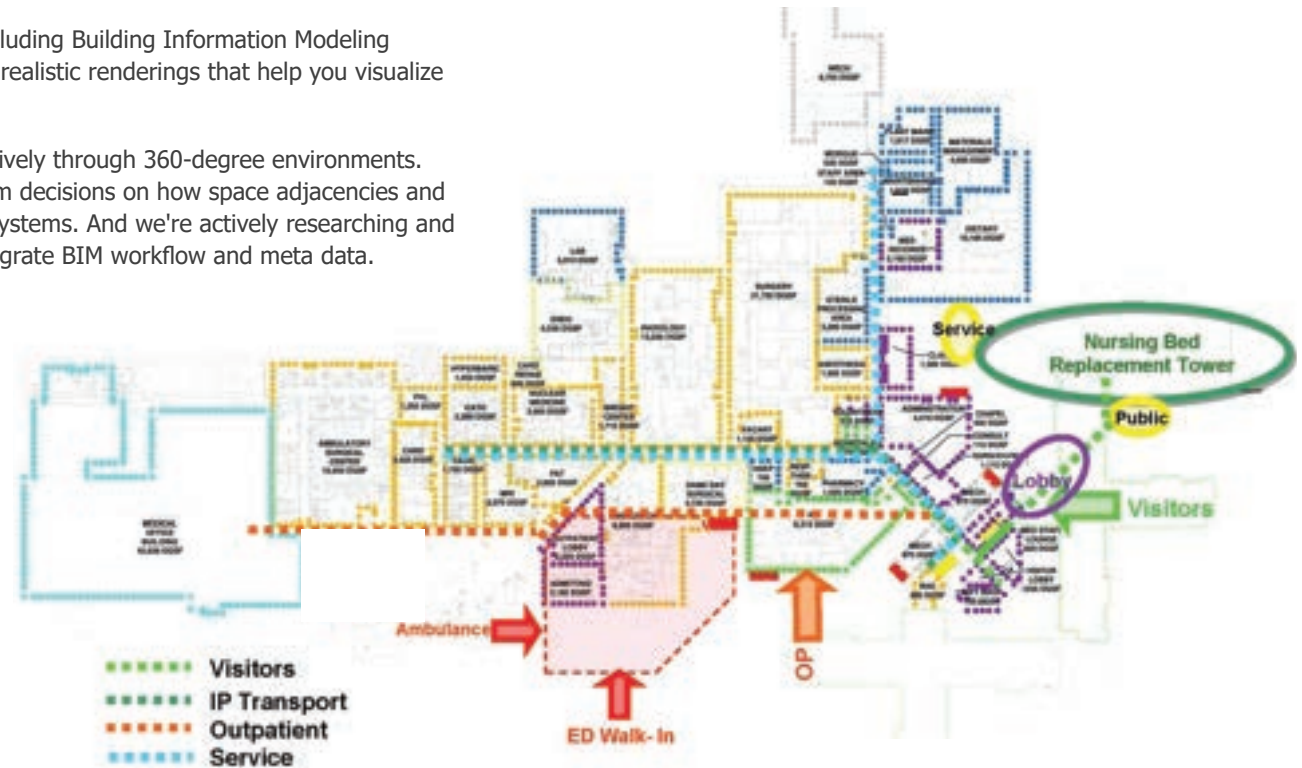
FLEXIBLE, SCALABLE TOOLS

The TSP team uses a variety of software tools, including Building Information Modeling (BIM), to plan initial space concepts and develop realistic renderings that help you visualize your finished facilities.

Virtual reality headsets allow you to move interactively through 360-degree environments. Information from Sefaira energy models can inform decisions on how space adjacencies and room orientation interact with preferred building systems. And we're actively researching and pursuing second-generation technologies that integrate BIM workflow and meta data.

Our tools are flexible and scalable, and we customize their use to fit the client and project. Whether we start with wall cards during a stakeholder work session, create vertical stacking diagrams, import space data from an Excel spreadsheet into BIM, or use cutting-edge platforms to place you in the middle of your developing designs, the goal is the same: Deliver your best solution at the highest value.

We select from a mix of simple to highly sophisticated methods that save you time and money. We reduce rework and enable you to make project decisions with confidence—before construction begins and corrections mean added cost on the project's back end.





COMMITMENT & INTEGRITY

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 local office in Sioux Falls.

Our Omaha-based Healthcare Studio is a group of seasoned professionals committed to providing high-value services to providers, patients, and their support networks. 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. With local leadership right in town, 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—

- Healthcare Programming
- Healthcare Master Planning
- LEAN Planning/Modeling
- Full Architectural Services
- Feasibility Studies
- Existing Facility Analyses
- Site Planning & Design
- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Civil Engineering
- Land Surveying
- Technology Planning
- Interior Design
- FF&E Planning and Coordination
- Building and Life Safety Code Compliance
- Total Project Cost Modeling
- Sustainable Design
- Construction Administration
- Warranty Inspections



Johnson County Hospital Addition/Renovation, Tecumseh, NE

FULLY INTEGRATED, IN-HOUSE DISCIPLINES



HEALTHCARE PROJECT MANAGEMENT

Quality project management is central to the success of healthcare projects. At TSP, we have defined these essential project management skills as a unique discipline and practice within the firm. Each healthcare project manager is a true project advocate who understands and has considerable experience leading the teams within the challenging healthcare project environment. They have real-world experience that provides insight into the complex and unique challenges healthcare industry construction can present, from changing codes and multiple authorities having jurisdiction to the different clinical environments themselves.

Our process project managers exhibit expertise and deep understanding of these challenges when addressing design, estimating, project budgeting, negotiation, scheduling, and managing risk for the client throughout all phases of a project.

Collaboration is key to good management. Your leadership and staff set the direction and inform the timeline. It is our job to keep all parties engaged and involved in the process. Many variables impact decision-making and priorities. The project manager creates a shared plan that articulates the project vision, determines trigger points for decisions and actions, and best positions the project for success.

Technology further facilitates communication and enables quality control. TSP uses the following tools to develop, monitor, and make adjustments to the cohesive plan:

- Revit for BIM (Building Information Modeling)
- Lumion for photo-realistic renderings
- Virtual/online meetings for keeping connected across distances
- Microsoft Project and Excel for scheduling
- WinEstimator for cost estimating
- Bluebeam Revu for collaborating in real time with project partners
- Submittal Exchange for web-based contract administration



HEALTHCARE MECHANICAL ENGINEERING

Healthcare facilities are one of, if not the most, complex building type. Your healthcare environment must be mechanically sound to ensure patient and staff safety and provide for decades of usable cost-efficient life. The physical elements need to function reliably, using sustainable processes that allow them to match the durability of your bricks and mortar.

At TSP we consider more than just mechanical systems but how those systems create an environment that considers patient, visitor, and staff comfort. Each department has special considerations that must be taken into account in conjunction with how interior design elements interact and affect overall comfort. When evaluating engineering solutions, our staff will factor in the project's first costs but also weigh the long-term cost of ownership to deliver the highest design value to the project.

TSP's on-staff mechanical engineers are integral to our multidisciplinary team. This has them engaged with the owner and stakeholders early in the design and on a continual basis throughout to improve team/owner communication and deliver projects that meet the financial goals of the project as well as stakeholder/patient expectations.

Our healthcare engineering expertise also provides insight into the unique challenges presented within healthcare design, including ever-changing codes, life safety, and infection control. Working closely with owners, who are part of the design, to make certain that design elements can be supported by scientifically feasible solutions, our engineers manage the logistics to assure your project can be delivered as envisioned.

SERVICES INCLUDE:

- HVAC
- Plumbing
- Fire Alarm Design
- Fire Protection Design
- Energy Modeling
- LEED



Murray County Medical Center Addition/Renovation, Slayton, MN



HEALTHCARE ELECTRICAL ENGINEERING

Mechanical, technological, and advanced security designs all depend on a robust electrical system to provide adequate, ready, and redundant power. That's why it's absolutely critical for electrical engineers to be involved in every stage of planning and design.

TSP's electrical engineers understand which features require special consideration. They'll integrate existing and new systems to make sure your lighting, climate control, technology networks, fire alarms, and security functions have the power needed to keep your facility running smoothly. Our specialists will recommend products to produce the greatest return on investment, from both budgetary, quality-of-environment and life-cycle cost perspectives. For example, LED lighting offers numerous energy-efficiency benefits that decrease power consumption and cost.

SERVICES INCLUDE:

- Exterior lighting design and control
- Interior lighting design and control
- Power systems design, including back-up emergency generation
- Lighting protection design
- Telecommunications
- Audio/Visual cabling systems
- Overhead paging system design
- Sound reinforcement design
- Fire alarm system design
- Nurse call system rough-in
- Security system rough-in
- Mass notification system design
- Infant protection system design
- RTLS (tracking staff, patient, assets)
- Patient monitoring
- Intrusion detection system design
- Access control (card reader) system design
- Video surveillance system design
- Synchronized clock system design
- Service provider support/services



CIVIL ENGINEERING

Civil engineering is instrumental early on to fully understand the topography and positioning of the building on the site. In addition it involves planning the routing and the site drainage, access roads, and utility connections and their impact on cost. Other factors that the civil engineer will address are the local geology and soil conditions, including the location of the water table and flood plain. Early in the process this information will help inform the design of the foundation system and impact early conceptual pricing estimates.



HEALTHCARE INTERIOR DESIGN

Healthcare interior environments are paramount to the flow, face, and function of a healthcare environment. Creating a healing environment positively influences outcomes and patient satisfaction. Interior design needs to work hand-in-hand with the architecture of the building to develop a cohesive, functional space that influences satisfaction and ultimately helps achieve positive outcomes.

We believe that design collaboration is a critical aspect of the process. Our interior designers are involved during the early stages of a project to maximize their valuable knowledge and input as well as keep space and functionality considerations top-of-mind early on.

Our team doesn't simply provide the solution but will listen and learn from you and your staff. This input will drive our thinking and move your vision for the space into reality. In the healthcare arena, research often influences design; through this evidence-based thinking, we can create space that enhances patient and staff safety and well-being, provides a healing environment, and reduces stress.

Your business is our business. TSP views the finalization of the interior as the culmination of all of our design efforts, putting forth an image that successfully represents your brand and mission.

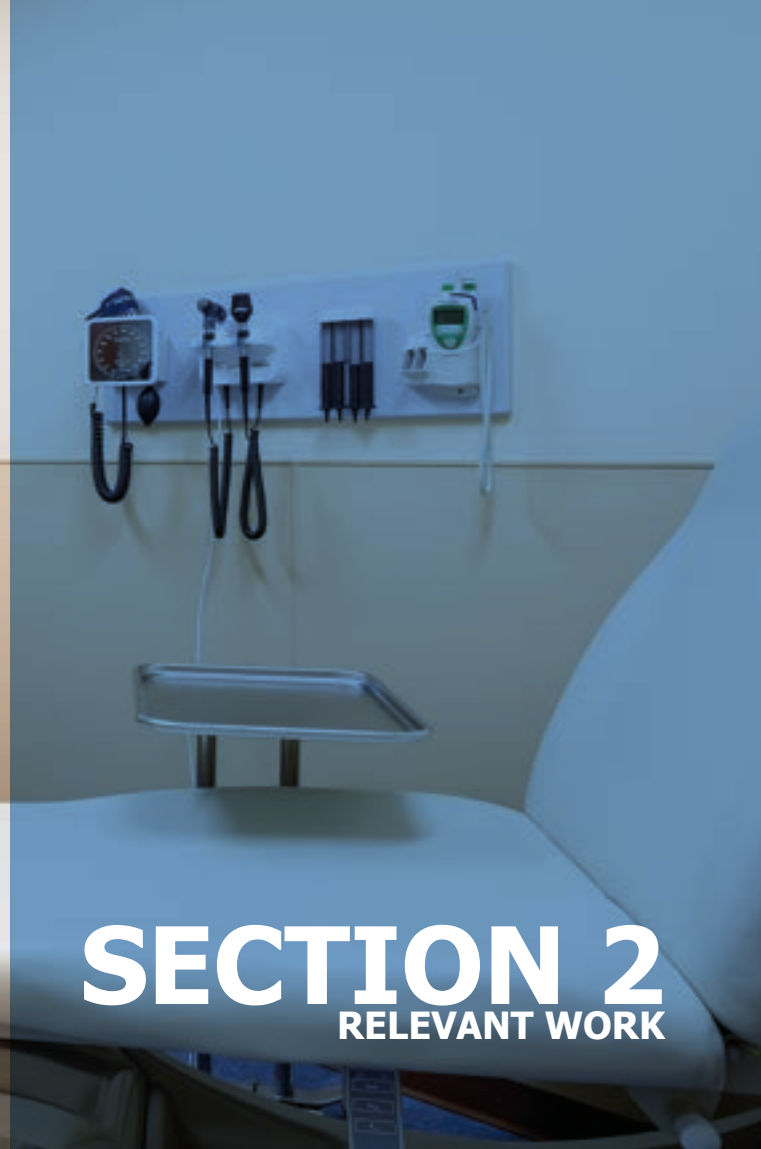
SERVICES INCLUDE:

- Basic interior design
- Furniture
- Fixtures
- Equipment
- Signage
- Artwork
- Plantscape





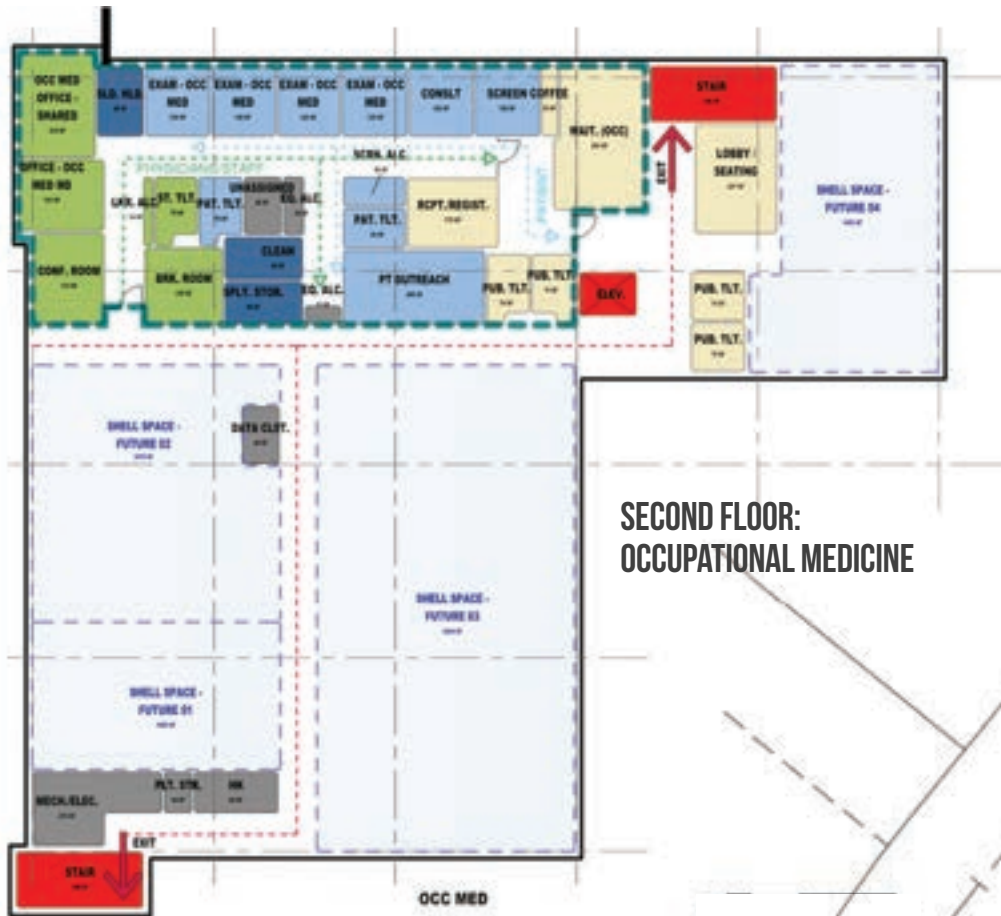
Cape Fear Valley Health System New Hoke Outpatient Health Pavilion, Raeford, NC



SECTION 2

RELEVANT WORK

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 clients with complex projects that demand design expertise and reliability. These projects require comprehensive, integrated services and fully engaged stakeholders to inform the work.

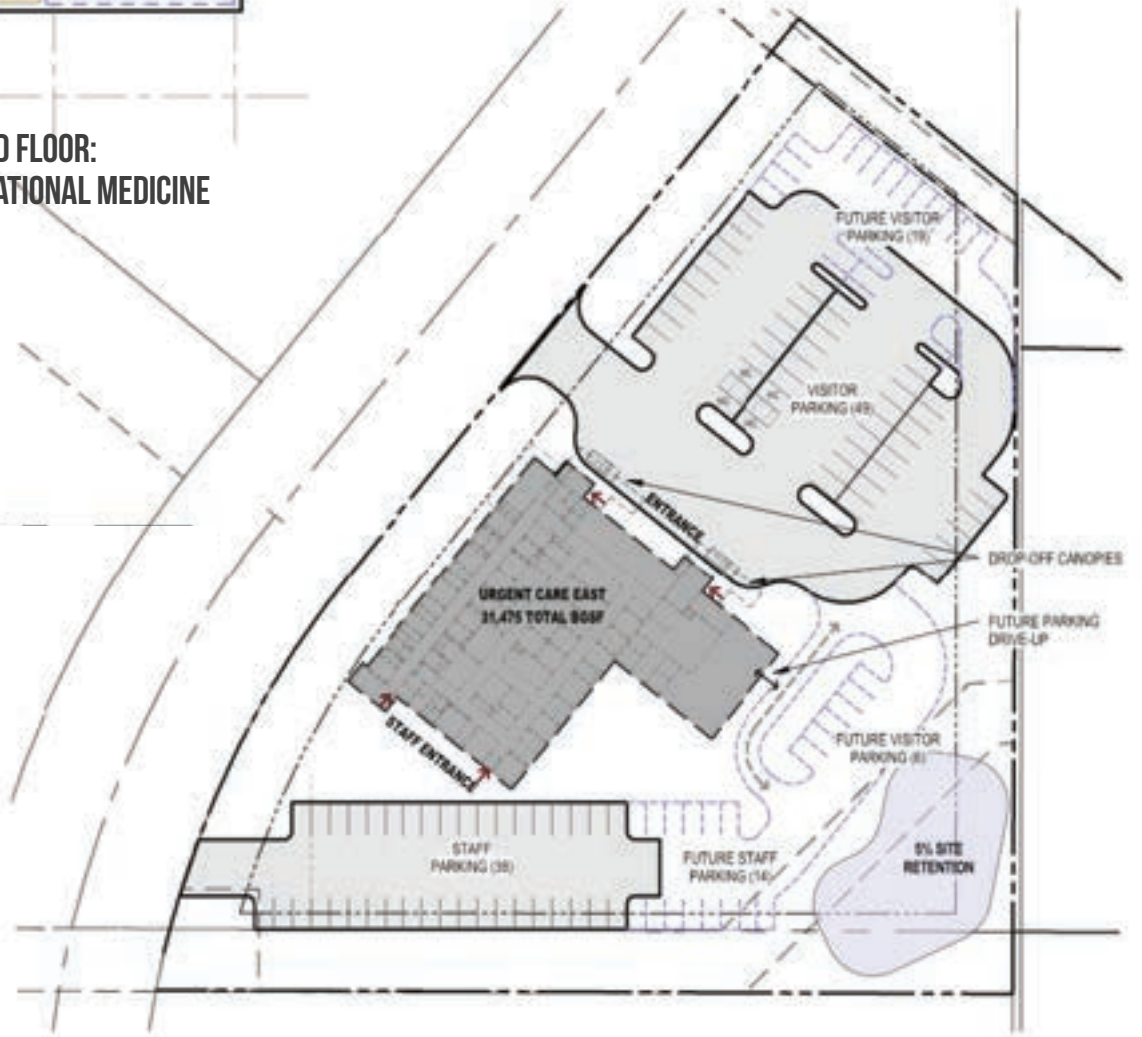


**SECOND FLOOR:
OCCUPATIONAL MEDICINE**

	BUILDING AREA (BGSF)	MINIMUM PARKING REQUIRED*	PARKING PROVIDED
IMMEDIATE PHASE:	21,700	87	87
FUTURE PHASE(S): (@ MAX BUILD-OUT)	9,775	39	39
TOTAL:	31,475	126	126

* Minimum Parking as Required by City Zoning @ 4 Spaces per 1000 BGSF (Building Gross Sq. Ft.)

SITE PLAN - TWO STORY



RAPID CITY REGIONAL HEALTH | URGENT CARE EAST CLINIC

Urgent Care East will be the third in a series of facilities constructed to expand Rapid City Regional Health’s presence in the urgent care market. The specialized facility will offer convenient, immediate diagnosis and treatment for illness and injury as well as occupational medicine, a family practice clinic, and shared on-site laboratory and X-ray capabilities. The center is designed for easy future expansion to offer outpatient pharmacy and physical therapy, as well as a durable medical equipment retailer.

TSP conducted a preliminary concept study to analyze adaptability and construction costs associated with the approximately three-acre site. We studied the site’s maximum build-out characteristics, accounting for the initial building footprint, future building expansion, initial and future parking, and site restrictions and zoning ordinances. Our work also included maximum build-out calculations for each option.

Through various space programming and planning scenarios, the project design team developed both one- and two-story approaches. The latter included a shelled second level to allow for future expansion as fit-up within that space. While both options successfully addressed patient flow, staff efficiency, and patient/staff satisfaction, RCRH leaders chose to develop the two-story footprint. TSP then offered additional options that explored the differences between including outpatient pharmacy shelved space in the initial work or deferring it until a later date.

Like its two predecessors, Urgent Care West and Urgent Care North, the emerging Urgent Care East represents RCRH's new brand. Instantly recognizable design elements and state-of-the-art services provide aesthetic consistency, along with a new standard of care in acute settings.



**FIRST FLOOR:
URGENT CARE &
FAMILY PRACTICE
SERVICES**

LOCATION
Rapid City, SD

OPTION 2A*
Construction Cost: \$9,140,783
Size: 28,475 sf

OPTION 2B*
Construction Cost: \$9,853,903
Size: 31,475 sf

STATUS
Construction Start TBD

CONTACT
John Watts, Director of Construction
(605) 755-7177
jwatts1@regionalhealth.com

RAPID CITY REGIONAL HEALTH | URGENT CARE WEST & NORTH CLINICS

The TSP-designed Urgent Care West served as the model for two additional centers to be designed and built within a two-year span. Urgent Care West's six exam rooms, on-site laboratory, and X-ray services offer convenient, immediate medical attention for illness, injury, and occupational medicine.

RCRH system leaders wanted to establish a unique, modern, and instantly recognizable facility. The exterior needed to represent and establish an updated brand image for Rapid City Regional Health. The design accomplished all three through a highly visible, angled glass entrance and a distinctive color palette. Within the building, individual elements work together to provide brand solidity: a slate wall and metal signage are the hallmark of all RCRH locations. The result is a cutting-edge design that reassures patients they are being treated in a top-of-the-line center that features all the latest technology.

A key driver in the interior design was establishing a clear separation of the urgent care and occupational medicine services. A nourishment station and a glass wall framed by aluminum tubing create this division while still allowing staff an unobstructed view of waiting areas.

"This new location was designed and built to optimize patient flow, efficiency, and satisfaction for our urgent care and occupational medicine clients," said John Pierce, Chief Executive Officer of Regional Health Physicians. With Urgent Care West, RCRH leveraged a small footprint to develop a highly functioning, patient-centered facility that meets Rapid City's growing acute care need.



LOCATION

Rapid City, SD

URGENT CARE WEST

Size: 5,100 sf

Cost: \$1,625,000

Completed: June 2014

URGENT CARE NORTH

Size: 5,800 sf

Cost: \$1,905,662

Completed: September 2015

CONTACT

John Watts, Director of Construction

(605) 755-7177

jwatts1@regionalhealth.com



COLUMBUS COMMUNITY HOSPITAL | MEDICAL OFFICE BUILDING II & MOB I RENOVATION

TSP's longstanding relationship with Columbus Community Hospital continues with expanded Medical Office Building facilities on the health campus. Demand for outpatient services had grown steadily over the past decade, driving the need for additional physician practices.

The TSP team worked closely with hospital leadership and physician groups to plan an addition to the existing Healthpark MOB I and a new MOB II building. Together, project stakeholders created a space whose on-stage/off-stage design concept improved the patient experience while also streamlining staff workflows. Enhanced privacy enables patients to feel more at ease, and the off-stage areas for staff encourage team communication and collaboration.

"TSP's planning process is challenging and engaging, and helped our staff work closely as a team in defining key operational issues we needed to address," says Jim Goulet,

Vice President of Operations. The overall project includes general surgery, women's healthcare, and visiting physician services, as well as expanded orthopedics, sports medicine, and laboratory services.

A clearly defined outpatient entrance welcomes visitors, allowing for greater accessibility and parking availability. It also affords greater efficiency in processing patients, getting them where they need to be more quickly and with less confusion.

Planners designed this project with an eye toward future needs. As physician practices grow even more, Columbus Community Hospital has the flexibility to add space at pre-determined points. Thoughtful preparation today means seamless visual and functional expansion to serve generations of patients.

LOCATION
Columbus, NE

SIZE
38,300 sf

- 31,500 sf addition
- 6,800 sf renovation

CONSTRUCTION COST
\$6,400,000

COMPLETED
March 2015

CONTACT
Jim Goulet, VP, Operations
(402) 562-3353



MOB I was the first phase of the Medical Arts Complex on the Sheridan Memorial Hospital campus in Sheridan, WY



Rendering of MOB II, illustrating its connectivity to the existing MOB I

SHERIDAN MEMORIAL HOSPITAL | MEDICAL ARTS COMPLEX

Over the last ten years, TSP and Sheridan Memorial Hospital have worked diligently to put a Master Plan in place to guide the hospital's needed expansion and the campus' continued future growth.

Our work on Medical Office Building I emphasized how the east side of the building could tie in logically to a new medical office building. A competitive atmosphere between local physicians required swift action by the hospital to break ground on the medical arts complex and allow for fast-paced physician recruitment.

During planning and design of MOB I, TSP incorporated the principles of healing environments to improve the patient experience and staff efficiencies, including a convenient location on the hospital's campus and skywalk accessibility. Public areas are warm, open, and inviting, with a two-story atrium, open staircase, and coffee shop.

The facility includes clinic space, an outpatient medical imaging center, a retail pharmacy, a satellite laboratory, and numerous medical office suites.

A second Medical Office Building, which is also part of the original Master Plan, is now in the design phase. The new MOB II will house the hospital-owned primary care practice, Big Horn Mountain Medicine, as well as other physician offices.

As a cohesive whole, the medical arts complex has become a focal point for the hospital. Its exterior design strikes a balance to blend lines between the existing MOB I and the new MOB II.

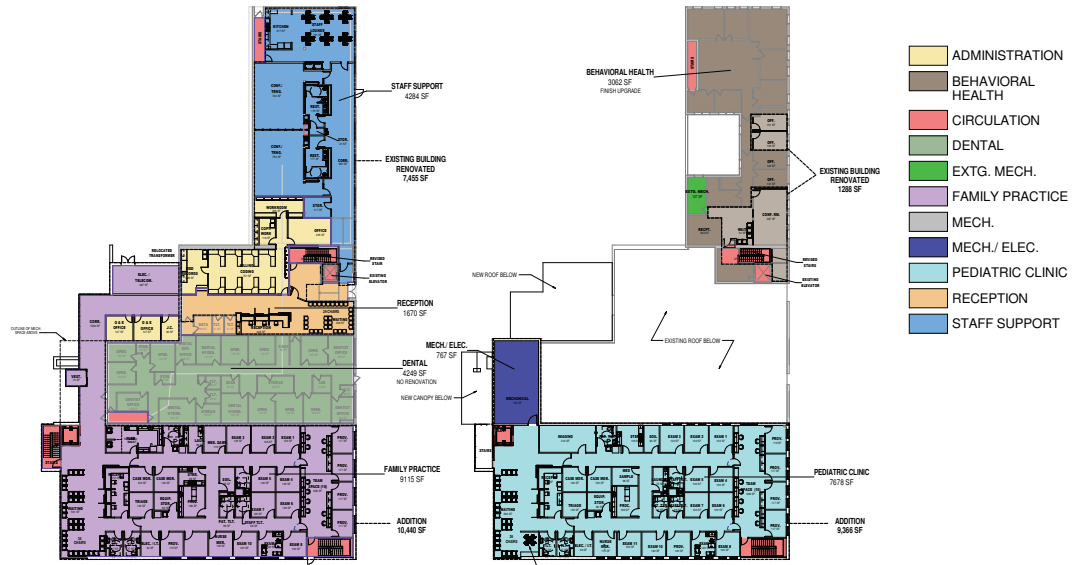
Together the two facilities provide physicians with proximity to hospitals and clinic spaces and afford them ease of communication among specialties, serving patients with the best possible care.

LOCATION
Sheridan, WY

MEDICAL OFFICE BUILDING I
Size: 33,800 sf
Construction Cost: \$5,771,232
Status: Completed Fall 2005

MEDICAL OFFICE BUILDING II
Size: 70,000 sf
Construction Cost: \$17,978,300 (estimated)
Status: Completion Anticipated Fall 2017

CONTACT
Rob Forister, Facilities Manager
(301) 672-1076
robforister@sheridanhospital.org



RIVER HILLS COMMUNITY HEALTH CENTER | CLINIC EXPANSION/RENOVATION

TSP's ongoing partnership with River Hills Community Health Center embodies our dedication to clients as a strong service-focused firm. Our original designs, developed through a series of intensive stakeholder workshops, fixed on a new site to combine multiple, scattered clinics into a single location.

Vastly different clinical needs included dental care, women's health, pediatrics, and behavioral health. System leaders were convinced their current downtown site couldn't accommodate the growth.

When a critical funding source fell through and the pre-selected CM@R's estimates proved unrealistic, the preferred new site was no longer an option. TSP's steadfast response served as a guidepost to re-energize the team as a whole.

Our transparent processes rebuilt trust among River Hills' leaders and guided them as they faced hard realities.

In-house cost estimators provided checks and balances to present a much more accurate picture of the project scope and expense. We offered a second opinion to the CM@R's oversold package and helped adjust expectations.

Because our planning and architectural professionals had created largely modular designs, we were able to adapt those same principles and retain many elements within the downtown footprint and available adjacent space. That nimbleness allowed us to plug in bundled solutions and quickly provide well-researched visuals to keep the project moving forward.

Now under construction, the expanded-in-place health center will connect with the city center in a way that provides the greatest value for patients who need River Hills to stay right where it stands.

LOCATION
Ottumwa, IA

CONSTRUCTION COST
\$6,596,726 (estimated)

SIZE
31,616 sf
• 19,806 addition
• 11,810 remodel

COMPLETION
Anticipated March 2017

CONTACT
Rick Johnson, CEO
(641) 683-5773
rjohnson@riverhillshealth.org



MEMORIAL COMMUNITY HOSPITAL AND HEALTH SYSTEM | MAJOR ADDITIONS & RENOVATIONS

Memorial Community Hospital launched a significant expansion to elevate capacities and change perceptions about the rural, small-town hospital.

The original building had become a maze of hallways that zigged and zagged, levels that didn't match from one structure to the next, and mechanical systems that struggled to support so much inefficient space.

Staff had become accustomed to working in small found spaces and creating work-arounds, resulting in inefficient circulation and poor departmental adjacencies. The TSP team explored how the care model might change if the floor plan instead used larger, different spaces or arranged those spaces and circulation a bit differently.

The result of those scenario planning sessions is a three-story addition to the east and a two-story addition to the north. A major portion of the existing hospital was renovated to provide a specialty clinic, administration office, and new procedure center. The east addition accommodated a new hospital entry, emergency department, and patient bed floor with community and business spaces on the level below.

Design impacts allowed our team to create a patient-centered care environment that supports the hospital's local mission. A state-of-the-art security system and sustainable features improve the building's overall function. Meanwhile, the new front entrance, improved interior sightlines and thoughtful wayfinding touches help patients and families find where they need to go.

LOCATION
Blair, NE

SIZE
96,000 sf

- 68,000 sf addition
- 28,000 sf renovation

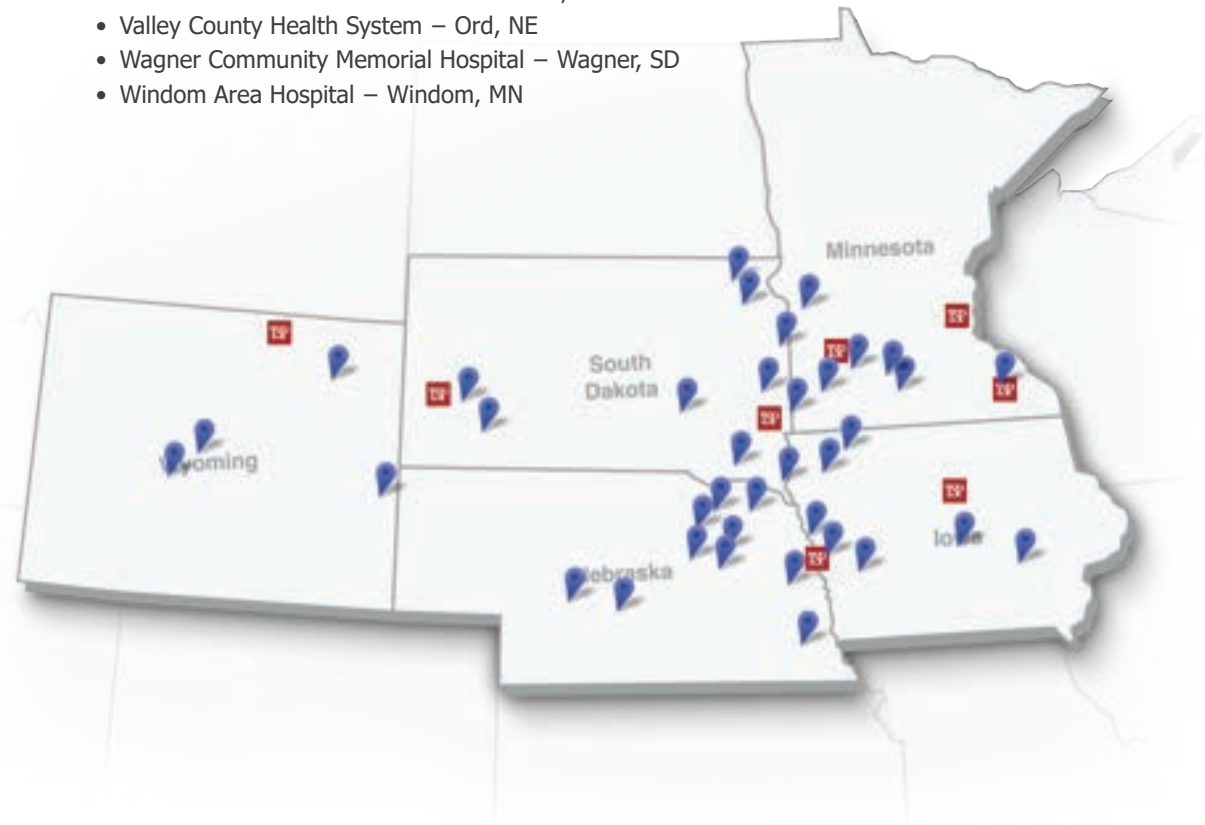
CONSTRUCTION COST
\$19,857,527

STATUS
Completed 2008

SELECTED HEALTHCARE CLIENTS & PROJECT LOCATIONS

TSP is proud of its many longstanding relationships with healthcare clients and of the number of referrals we receive from satisfied CEOs, administrators, and clinical care team members. The following list offers a view of selected healthcare clients, with emphasis on the work we've done in the region.

- Alegent Mercy Hospital – Corning, IA
- Avera McKennan Hospital & Health System – Sioux Falls, SD
- Avera Marshall Regional Medical Center – Marshall, MN
- Avera Sacred Heart Hospital – Yankton, SD
- Avera St. Anthony's Hospital – O'Neill, NE
- CHI Health – Omaha, NE
- Columbus Community Hospital – Columbus, NE
- Creighton Area Health Services – Creighton, NE
- Fairview Health Services – Minneapolis, MN
- Fillmore County Hospital – Geneva, NE
- Floyd Valley Hospital – LeMar, IA
- Glacial Ridge Health System – Glenwood, MN
- Gundersen Lutheran Health System – LaCrosse, WI
- Howard County Medical Center – St. Paul, NE
- Johnson County Hospital – Tecumseh, NE
- Lake Area Hospital – Webster, SD
- Madison Regional Health System – Madison, SD
- Mayo Health System – Rochester, MN
 - » 600+ projects in various buildings
- Marshall County Healthcare Center – Britton, SD
- Memorial Community Hospital & Health System – Blair, NE
- Murray County Medical Center – Slayton, MN
- Ortonville Area Health System – Ortonville, MN
- Rice Memorial Hospital – Willmar, MN
- River Hills Community Health Center – Ottumwa, IA
- SageWest Health Care – Riverton, WY
- Sanford Chamberlain Medical Center – Chamberlain, SD
- Sanford Children's Specialty Hospital – Sioux Falls, SD
- Sanford Clear Lake Medical Center – Clear Lake, SD
- Sanford Jackson Medical Center – Jackson, MN
- Sanford Luverne Medical Center – Luverne, MN
- Sanford Rock Rapids Medical Center – Rock Rapids, IA
- Sanford Sheldon Medical Center – Sheldon, IA
- Sanford Tracy Medical Center – Tracy, MN
- Sanford USD Medical Center & Health System – Sioux Falls, SD
- Sanford Vermillion Medical Center – Vermillion, SD
- Sheridan Memorial Hospital – Sheridan, WY
- Siouxland Community Health Center – Sioux City, IA
- Department of Veterans Affairs, Veterans Health Administration
 - » Black Hills Health Care System – Fort Meade and Sturgis, SD
 - » Central Iowa Health Care System – Des Moines, IA
 - » Michael J. Fitzmaurice State Veterans Home – Hot Springs, SD
 - » Nebraska-Western Iowa Health Care System – Marshalltown, IA
 - » Sioux Falls Medical Center – Sioux Falls, SD
- Valley County Health System – Ord, NE
- Wagner Community Memorial Hospital – Wagner, SD
- Windom Area Hospital – Windom, MN





SECTION 3

YOUR TEAM

Our staff members specialize in healthcare planning and design. We have helped clinics and community hospitals throughout the region, each with unique requirements for providing modern and efficient patient-centered care.

Our people are available and close by to serve you with a proven approach that focuses on your practice's workflow and facility needs.

A TEAM DEDICATED TO HEALTHCARE

The TSP team is unique in its experience, skills, and abilities. We share a passion for creating healing spaces that are cost-effective, enduring, and responsive to your needs. Our collaborative approach fuels creativity and inspires us to develop trust-based partnerships with other leading firms whose people complement our own. We bring together a customized team for each project, evaluating every opportunity on its own merit.

We know that assembling the right people at the right time is crucial to your project's success. TSP's talented and hard-working employees include healthcare design engineers and architects, planners and designers, communicators and other specialists—all dedicated to serving you and your community. As projects require, we invite selected external groups to join with us in that pursuit, recognizing highly focused expertise can uplift the end result.

We will strive to bring Sioux Falls Specialty Hospital the highest value on this project and to be flexible in seeking solutions that hold potential to shorten design time, properly inform all stakeholders, deliver on your needs, and hold down costs. Our TSP team brings the skill set that your project demands. Each partner has experience within healthcare settings and has engaged internal departments and personnel to address every element of your stated needs.

Your satisfaction and our reputation depend on putting your best interests ahead of all else. On the following pages, we offer an overview of each team member's qualifications. We also illustrate the structure of the team we've assembled to serve SFSH and its Midwest Family Care clinics.



Cape Fear Valley Health Outpatient Pavillion, Raeford, NC

TEAM STRUCTURE

Planning and building your new clinic will be a milestone in Sioux Falls Specialty Hospital's history. You need the right team members to ensure that your project runs as smoothly as possible, maximizes operational efficiency, helps patients heal quickly and stands as a representation of the quality of care received in the community.

For this very reason, TSP has submitted our qualifications to offer our exceptional talent, regional project experience and reputation for quality and service to healthcare clients.

AVAILABILITY

Our team has the capacity to begin work immediately on this project. Due to our team's experience we understand the initial work required and the timeframe necessary to properly plan, design and deliver your new urgent care clinic. We'll collaborate with you to coordinate meetings and provide ample time for input while still meeting agreed-upon deadlines.

COMMUNICATION & CONTACT

Key to the organization is your day-to-day contact with our Senior Healthcare Planners and Project Manager. PM Brian Heidbrink will be your project advocate and manage all day-to-day activities, drawing on the full resources of his Sioux Falls office. At project kick-off, we'll provide contact information for the entire team, should you need to reach any member of the design group.



MICHAEL JAMISON
PRINCIPAL IN CHARGE
TSP, INC.

BRIAN HEIDBRINK
PROJECT MANAGER
TSP, INC.

**CONSTRUCTION MANAGER
DEVELOPER
OWNER FURNISHED CONSULTANTS
AUTHORITIES HAVING JURISDICTION**

HEALTHCARE PLANNING & ARCHITECTURE

<p>SR. HEALTHCARE PLANNING ARCHITECT HEALTHCARE MARKET LEADER STEVEN SHOGRIN TSP, INC.</p>	<p>SR. HEALTHCARE PLANNING ARCHITECT HEALTHCARE STUDIO MANAGING PRINCIPAL GARY DUBAS TSP, INC.</p>	
<p>HEALTHCARE PROJECT ARCHITECT DAN JOHNSON TSP, INC.</p>	<p>HEALTHCARE ARCHITECT CODE SPECIALIST REX HAMBROCK TSP, INC.</p>	<p>INTERIOR DESIGNER KAREN MUTSCHELKNAUS TSP, INC.</p>

ENGINEERING DESIGN

<p>MECHANICAL ENGINEER ROGER NIKOLAS TSP, INC.</p>	<p>STRUCTURAL ENGINEER CHRIS HEISER TSP, INC.</p>
<p>ELECTRICAL ENGINEER DARRELL BREN TSP, INC.</p>	<p>CIVIL ENGINEER TODD SCHULTZ TSP, INC.</p>

100+ ARCHITECTURAL AND ENGINEERING SUPPORT STAFF

MICHAEL JAMISON, PE

Principal-in-Charge



REGISTERED: SD

EDUCATION

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

Mike has ultimate responsibility for your overall satisfaction with the performance of TSP. He will provide leadership to the team and assure the right resources are assigned to the project. His commitment is evident in every project he serves. A lifelong Sioux Falls resident, Mike has provided numerous clients with successful projects. Mike is known

for exceptional client service because he takes time to understand each client’s business and then leverage our team’s expertise and talents to deliver a project that exceeds expectations. He’s added insight in roles including Principal-in-Charge, Project Manager, and Electrical Engineer.

SELECTED RELEVANT EXPERIENCE

- Madison Regional Health System, Madison, SD
 - » Replacement Hospital
 - » Clinic Entrance Renovation
 - » Radiology Renovation
 - » Addition/Renovation
- Valley County Health System Replacement Facility, Ord, NE
- Howard County Medical Center Addition/Renovation, St. Paul, NE
- Siouxland Community Health Center Replacement Facility, Sioux City, IA
- VA Sioux Falls Medical Center VISN 23 IDIQ Inpatient Medical & Surgical Addition/Renovation, Sioux Falls, SD
- Prairie Lakes Health, Watertown, SD
 - » Cancer Center
 - » Medical Office Building & Bartron Clinic
 - » Dialysis Unit
 - » Surgical Renovation
- Avera St. Anthony’s Hospital, O’Neill, NE
 - » Inpatient Services Expansion
 - » Outpatient Services Expansion
 - » Facility Renovation
- Murray County Medical Center Addition/Renovation, Slayton, MN
- Floyd Valley Hospital, LeMars, IA
 - » Major Addition/Renovation
 - » Emergency Generator Study
 - » Patient Room Remodel
- Avera Health Corporate Office, Sioux Falls, SD
- Avera McKennan Hospital, Sioux Falls, SD—numerous projects, including:
 - » Doctor’s Plaza Vertical Expansion 5th Floor M/E
 - » Emergency Department Addition
 - » CT Scan



Valley County Health System Replacement Facility, Ord, NE

BRIAN HEIDBRINK, ASSOCIATE AIA

Project Manager



REGISTERED: Associate AIA Member

EDUCATION

Bachelor of Arts, Architecture,
Iowa State University

Brian ensures that patient experience and caregiver efficiency are addressed during each stage of planning, design, and construction, keeping end users involved in the process and calling upon their expertise when forming design decisions.

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.

SELECTED RELEVANT EXPERIENCE

- Madison Regional Health, Madison, SD
 - » Replacement Hospital & Clinic
 - » Property Annexation & Development
 - » Clinic Entrance Renovation
 - » Radiology Renovation
 - » Addition/Renovation
- Coteau des Prairie Hospital Clinic Remodel, Sisseton, SD
- Prairie Lakes Health, Watertown, SD
 - » Cancer Center
 - » Bartron Clinic
- Prairie States Surgical Center Renovation, Sioux Falls, SD
- Windom Area Hospital, Windom, MN
 - » Clinic Infill
 - » Imaging Suite
 - » Laboratory Relocation & Radiology Consolidation
 - » Inpatient & Nursing Addition/Renovation
- Avera Health Corporate Office, Sioux Falls, SD
- Marshall County Healthcare Center Outpatient Services Addition, Britton, SD
- VA Sioux Falls Medical Center VISN 23 IDIQ Inpatient Medical & Surgical Addition/Renovation, Sioux Falls, SD
- Alvine Orthopaedic Clinic Remodel, Sioux Falls, SD
- CORE Orthopedic Remodel, Sioux Falls, SD

“TSP TRULY IS A COLLABORATIVE GROUP WHO HAVE BROUGHT LOCAL HEALTHCARE EXPERTISE RESOURCES TO HELP US PLAN, DESIGN, AND EXECUTE A STATE-OF-THE-ART HEALTH FACILITY. ... I HAVE WORKED WITH BRIAN ON SEVERAL PROJECTS OVER THE YEARS. HIS RESPONSIVENESS AND ATTENTION TO DETAIL HAS ALWAYS BEEN APPRECIATED.”

— Tammy Miller, CEO,
Madison Regional Health

STEVEN SHOGRIN, AIA

Principal & Healthcare Market Leader | Senior Healthcare Planner & Architect



REGISTERED: NE, SD, MN, IA, WY, ND, KS, CO

AFFILIATIONS: American Institute of Architects, American College of Healthcare Executives, U.S. Green Building Council

EDUCATION

Bachelor of Arts, Architecture,
University of Kansas

Steve has more than 25 years of experience as a project planner, designer, project architect, and project manager. He has been integral in the design and planning of many healthcare facilities throughout the United States and Canada.

Steve is both a gifted architect and a gifted artist. He is able to bring to life visions of his designs by creating watercolor depictions and sketches along with computer 3-D modeling and renderings.

As Senior Healthcare Planner, Steve's presence on the team emphasizes the importance of capitalizing on operational efficiencies, departmental adjacencies and clear wayfinding. He will lead scenario planning sessions to generate a shared vision and build consensus among stakeholders, working with the team to incorporate your vision into a design you are proud to own and operate.

“TSP IS VERY DILIGENT IN TRYING TO MEET OUR EXPECTATIONS, PLUS THEY HAVE BEEN GREAT TO WORK WITH. THEIR DESIGN WORK HAS ALSO TAKEN INTO ACCOUNT CRITICAL COST CONTAINMENT MEASURES FOR OUR PROJECT WITHOUT SACRIFICING IMPORTANT DESIGN WORK AND DETAIL.”

— Richard Johnson, Chief Executive Officer,
River Hills Community Health Center

SELECTED RELEVANT EXPERIENCE

- River Hills Community Health Center, Addition/Renovation, Ottumwa, IA
- Sheridan Memorial Hospital, Sheridan WY
 - » ICU Renovation and Expansion
 - » Medical Office Building II Addition & MOB I Renovation
- Rapid City Regional Health, Rapid City, SD
 - » Same Day Surgery Expansion and Renovation
 - » Urgent Care East
- Memorial Hospital of Converse County Planning, Douglas, WY
- Fremont Area Medical Center Tower Expansion, Fremont, NE *
- St. Luke's Morningside Ambulatory Campus Master Plan, Sioux City, IA *
- Marshfield Clinic Wausau Center Master Plan, Wausau, WI. 250,000 sf Outpatient facility*
- Saint Alphonsus Health System Nampa Health Plaza, Nampa, IN. Phase I Schematics and Phase 2 Master Plan*
- McGill University Health Centre, Montreal, Quebec, Canada. 500 beds, 2,300,000 sf / \$1.3 billion*
- Humber River Hospital, Toronto, Ontario, Canada. 656 beds, 1,800,000 sf / \$850 million*
- Sentara
 - » Southside Hospitals Replacement Hospital, Norfolk, VA. 139 beds, 339,000 sf*
 - » Leigh Hospital Bedtower Programming, Norfolk, VA. 250-bed*
 - » Bayside Hospital Master Plan, Virginia Beach, VA. 66,083 sf / \$25 million*
 - » Princess Anne Hospital CON Master Plan and Schematics, Virginia Beach, VA. 120 beds, 430,000 sf / \$123 million*

*Experience prior to joining TSP, Inc.

GARY DUBAS, AIA

Principal | Senior Healthcare Planner & Architect



REGISTERED: NE

AFFILIATIONS: American Institute of Architects,
U.S. Green Building Council

EDUCATION

Bachelor of Science, Architectural Studies,
University of Nebraska-Lincoln

With more than 40 years of experience, Gary has been directly responsible for planning and designing projects totaling over \$2 billion dollars in estimated construction costs.

Gary's passion is working with clients at the earliest stages of project inception to identify goals and design

solutions that meet specific organizational challenges. He shares his expertise in master planning, preliminary conceptual development and schematic design to offer clients the peace of mind needed to know the project will start off right from day one and avoid costly unforeseen changes down the road.

Gary works to fully understand the unique operational needs of clients and takes pride in providing innovative, flexible solutions to ensure facilities operate at optimum efficiency now and into the future.

“RECENT (PROJECT) EXAMPLES FROM GARY FOR THE SPACE MOVES, SAME DAY SURGERY CENTER, AND URGENT CARE EAST CAMPUS HAVE BEEN EXCELLENT. IT'S A FULL-FEATURE TEAM DUE TO ARCHITECTURE AND M/E/P PLUS STRUCTURAL IN ONE AVAILABLE PACKAGE.”

— John Watts, Director of Construction,
Rapid City Regional Health

SELECTED RELEVANT EXPERIENCE

- Rapid City Regional Health, Rapid City, SD
 - » Same Day Surgery Expansion & Renovation
 - » Urgent Care East
- Columbus Community Hospital, Columbus, NE
 - » Surgery, Imaging, and Obstetrics Expansion Preliminary Study
 - » Medical Office Building II Addition & MOB I Renovation
 - » Laboratory HVAC Study and Renovation
- River Hills Community Health Center, Addition/Renovation, Ottumwa, IA
- Sheridan Memorial Hospital, Sheridan, WY
 - » Pre-design Services Waiting and Critical Care Suite
 - » ICU Addition/Renovation
 - » Medical Office Building II
- Mayo Clinic Employee & Community Clinic Renovation (4th Floor Baldwin Building), Rochester, MN
- Sanford Health Cancer Center Brachysuite Remodel, Sioux Falls, SD
- Department of Veterans Affairs
 - » Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
 - » W.G. Hefner VA Medical Center Charlotte Health Care Center, Charlotte, NC
- VA Sioux Falls Medical Center VISN 23 IDIQ Projects, Sioux Falls, SD
 - » Specialty Medicine Addition
 - » Rehabilitation Therapy Addition/Renovation
 - » Emergency Department Addition/Renovation & Oncology Addition
 - » Primary Care Addition
 - » Women's Health Center & Patient Privacy Renovation
- Sentara Healthcare—multiple projects, including:
 - » Sentara Leigh Hospital Master Plan & Facility Design, Norfolk, VA*
 - » Sentara Bayside Hospital Master Plan, Virginia Beach, VA*

*Experience prior to joining TSP, Inc.

DAN JOHNSON, AIA

Senior Healthcare Project Architect



REGISTERED: NE

AFFILIATIONS: American Institute of Architects

EDUCATION

Bachelor of Arts, Architecture,
University of Nebraska-Lincoln

Dan will be assigned to your project from programming and design conception through completion. His experience includes preparing site and building development plans, creating illustrative renderings and models, and providing project design narratives. Dan has the skills and expertise necessary to take highly specific

healthcare projects from conceptual diagrams all the way through construction documents and administration.

Dan has helped to document and deliver multiple new hospitals in his career. His recent work includes the new Bellevue Medical Center and the new Methodist Women's Hospital, both of which are Nebraska projects involving considerable size and complexity. Dan's experience means he understands the needs and dynamics of rural and community hospitals. He will be responsible for healthcare code and deliverable items.

SELECTED RELEVANT EXPERIENCE

- Columbus Community Hospital Medical Office Building II Addition & MOB I Renovation, Columbus, NE
- River Hills Community Health Center Addition/Renovation, Ottumwa, IA
- Sheridan Memorial Hospital ICU Expansion/Renovation, Sheridan WY
- Memorial Hospital of Converse County Planning, Douglas, WY
- VA Sioux Falls Medical Center VISN 23 IDIQ Projects, Sioux Falls, SD
 - » Specialty Medicine Addition
 - » Rehabilitation Therapy Addition/Renovation
 - » Emergency Department Addition/Renovation and Oncology Addition
 - » Primary Care Addition
 - » Women's Health Center & Patient Privacy Renovation
- Rapid City Regional Health Urgent Care East, Rapid City, SD
- Department of Veterans Affairs W.G. Hefner VA Medical Center Charlotte Health Care Center, Charlotte, NC
- Methodist Women's Hospital New Facility, Omaha, NE*
- Bellevue Medical Center New Hospital, Bellevue, NE*
- Humber River Regional Hospital New Facility, Toronto, Ontario, Canada*
- McCook Community Hospital Bed Wing & Surgery Addition, McCook, NE*
- Memorial Hospital of Converse County Planning, Douglas, WY
- Basset Healthcare, Cooperstown, NY*
- Heartland Regional Medical Center Surgery Expansion Review, St. Joseph, MO*
- McGill University Health Centre, Montreal, Quebec, Canada*
- Sentara
 - » Leigh Hospital Surgical & Emergency Renovations & Emergency Re-design, Norfolk, VA*
 - » Bayside Hospital Master Plan, Virginia Beach, VA*
- Sparrow Health Systems Addition, Lansing, MI*

“I WOULD HIGHLY RECOMMEND TSP TO ANYONE WHO IS LOOKING FOR A VERY COMPETENT AND PROFESSIONAL ARCHITECT FIRM THAT REALLY LISTENS TO THEIR CLIENT.”

— Richard Johnson, Chief Executive Officer
River Hills Community Health Center

*Experience prior to joining TSP, Inc.

REX HAMBROCK, AIA, LEED AP

Code & Quality Control Specialist



REGISTERED: SD, IN

AFFILIATIONS: American Institute of Architects,
LEED Accredited Professional

EDUCATION

Bachelor of Architecture, Ball State University
Bachelor of Arts, Environmental Design, BSU

Rex designs community hospitals, assisted living complexes, and nursing home facilities that respond to patients, families and staff needs. He understands the changing healthcare market and designs to incorporate healing environments, sustainable design elements and maintainable, efficient facilities. Rex brings attention

to detail, sensitivity to patient needs, and consideration of staff utilization. He quickly grasps the requirements of projects and designs a healing environment to meet patient, visitor, and staff needs.

Rex has a deep knowledge of healthcare code requirements and will engage members of jurisdictional authorities as design team partners to confirm design direction and assure smooth approval of our project outcomes.

SELECTED RELEVANT EXPERIENCE

- Memorial Community Hospital Addition/Renovation, Blair, NE
- Valley County Health System Hospital & Clinic Replacement Facility, Ord, NE
- Immanuel Medical Center, Omaha, NE—multiple clinic projects for ENT and Obstetrics / Gynecology specialties
- Lakeside Hospital, Omaha, NE—multiple clinic projects for ENT and Family Practice, as well as Behavior Health Emergency
- Columbus Community Hospital, Columbus, NE
 - » Emergency Department Addition/Renovation
 - » Medical Office Building II Addition & MOB I Renovation
 - » Family Health & Wellness Center
- Alegent Health, various locations
- Madison Regional Health Replacement Hospital & Clinic, Madison, SD
- Siouxland Community Health Center Replacement Facility, Sioux City, IA
- Murray County Medical Center Addition/Renovation, Slayton, MN
- Sanford USD Medical Center, Sioux Falls, SD—numerous projects, including Cancer Center Brachysuite Remodel, Spine Center, MRI Remodel, Surgery Addition, and Inpatient Services Remodel Phase II
- Sanford Health
 - » Jackson Medical Center, Jackson, MN
 - » Webster Medical Center Renovation, Webster, SD
 - » Sheldon Medical Center, Sheldon, IA
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
- Floyd Valley Hospital, Le Mars, IA
 - » Clinic Remodel
 - » Outpatient Services & Emergency Expansion
- Mercy Hospital Addition/Renovation, Corning, IA



Columbus Community Hospital Family Health & Wellness Center, Columbus, NE

KAREN MUTSCHELKNAUS, CID, LEED AP BD+C

Interior Designer



CERTIFIED: SD

AFFILIATIONS: National Council for Interior Design Qualifications, International Interior Design Association, LEED Accredited Professional

EDUCATION

Bachelor of Consumer Science, Interior Design, South Dakota State University

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.

SELECTED RELEVANT EXPERIENCE

- Madison Regional Health, Madison, SD
 - » Replacement Hospital & Clinic
 - » Radiology Renovation
 - » Hospital Addition/Renovation
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
- Fillmore County Hospital Surgery Expansion, Geneva, NE
- Sioux Valley Dialysis Center, Hospers, IA
- Prairie States Surgical Center Addition/Renovation, Sioux Falls, SD
- River Hills Community Health Center Addition/Renovation, Ottumwa, IA
- City of Sioux Falls/Minnehaha County Human Services Center, Sioux Falls, SD
- Siouxland Community Health Center Replacement Facility, Sioux City, IA
- Valley County Health System Replacement Facility, Ord, NE
- Windom Area Hospital Laboratory Relocation & Radiology Consolidation, Windom, MN
- Dow Rummel Village Memory Care Expansion & Facility Renovation, Sioux Falls, SD
- Augustana University Froiland Science Complex & Gilbert Center Renovation, Sioux Falls, SD



Madison Regional Health Replacement Hospital & Clinic, Madison, SD

ROGER NIKOLAS, PE, LEED AP

Mechanical Engineer



REGISTERED: IA, NE, ND, MN, SD

AFFILIATIONS: American Society for Healthcare Engineering, LEED Accredited Professional, American College of Healthcare Executives

EDUCATION

Bachelor of Science, Mechanical Engineering,
University of Minnesota

Roger develops mechanical designs that improve operational efficiency and enhance occupant comfort. He has extensive experience in project scheduling and project management and is the mechanical discipline leader for TSP. Roger's experience includes leading the mechanical engineering for a wide variety of project types, including healthcare,

educational, and commercial facilities. His experience includes systems design for fire protection, medical gas, temperature control, building automation, hydronic and steam heat, direct expansion & hydronic cooling, geothermal and conventional water source heat pump and industrial ventilation.

SELECTED RELEVANT EXPERIENCE

- Madison Community Hospital, Madison, SD
 - » Replacement Hospital & Clinic
 - » Clinic Entrance Renovation
 - » Addition/Renovation
- Valley County Health System Replacement Facility, Ord
- Murray County Medical Center Addition/Renovation, Slayton, MN
- Columbus Community Hospital, Columbus, NE
 - » Family Health & Wellness Center
 - » Emergency Department Addition/Renovation
- Alvine Orthopaedic Clinic Remodel, Sioux Falls, SD
- Prairie States Surgical Renovation, Sioux Falls, SD
- Murray County Medical Center Addition/Renovation, Slayton, MN
- Valley County Health System Replacement Facility, Ord, NE
- VA Sioux Falls Medical Center VISN 23 IDIQ Projects, Sioux Falls, SD
 - » Rehabilitation Therapy Addition/Renovation
 - » Emergency Department Addition/Renovation & Oncology Addition
 - » Primary Care Addition
 - » Women's Health Center & Patient Privacy Renovation
- Avera McKennan Hospital & University Health Center, Sioux Falls, SD—numerous
 - » Health Center Doctor's Plaza—multiple projects, including Heat Study, Infill, Vertical Expansion M|E|S, and 5th Floor M|E
 - » McGreevy East Clinic
 - » Dermatology Clinic Fit-up M|E
- Sanford USD Medical Center, Sioux Falls, SD—multiple, including Surgical Tower Renovations & Residents' Fit-out
- Marshall County Health Center Addition, Britton, SD
- Siouxland Community Health Center Replacement Facility, Sioux City, IA



Valley County Health System Replacement Facility, Ord, NE

DARRELL BREN, PE, RCDD, LEED AP

Electrical Engineer



REGISTERED: SD, MN, IA, NE, ND

AFFILIATIONS: Registered Communications Distribution Designer, South Dakota Electrical Council, Building Industry Consulting Services International

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

Darrell contributes seasoned design skills and knowledge to the team. He has extensive experience that includes design for specialized pieces of equipment, unique power requirements, high-quality lighting and/or 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.

SELECTED RELEVANT EXPERIENCE

- Columbus Community Hospital Surgery, Imaging, & Obstetrics Expansion Planning Study, Columbus, NE
- River Hills Community Health Center Expansion/Renovation, Ottumwa, IA
- Avera McKennan Hospital & University Health System, Sioux Falls, SD—numerous
 - » Avera Doctor’s Plaza II Generator Replacement
 - » Prairie Center Cancer Institute, Sioux Falls, SD
 - » Women’s Center
- Avera McKennan Behavioral Health Hospital, Sioux Falls, SD
- City of Sioux Falls/Minnehaha County Human Services Center, Sioux Falls, SD
- Creighton Area Health Services Addition/Renovation, Creighton, NE
- VA Sioux Falls Medical Center VISN 23 IDIQ Projects, Sioux Falls, SD
 - » Electrical & Generator Improvements
 - » Inpatient Medical & Surgical Addition
- VA Black Hills Health System Fort Meade VISN 23 IDIQ Upgrade Electrical Transformers, Sturgis, SD
- Marshall County Healthcare Center Outpatient Services Addition, Britton, SD
- Memorial Community Hospital Addition/Renovation, Blair, NE
- Sanford Sheldon Medical Center, Sheldon, IA
- Siouxland Community Health Center Replacement Facility, Sioux City, IA
- Valley County Health System Replacement Facility, Ord, NE
- Windom Area Hospital Laboratory Relocation & Radiology Consolidation, Windom, MN
- Yankton Medical Clinic Expansion, Yankton, SD
- Mercy Medical Center, Sioux City, IA
 - » Physical Plant Study
 - » Chiller Plant/Tunnel/5th & Jennings Pavement/Utility Project



CHRIS HEISER, PE

Structural Engineer



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

AFFILIATIONS: National Society of Professional Engineers, American Concrete Institute, South Dakota Engineering Society

EDUCATION

Master of Science, Structural Engineering,
South Dakota State University

Chris serves as the Structural Engineering Discipline Manager for TSP. He provides accurate and cost-effective 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 cost-effective and efficient structural solutions. He brings creative solutions from a wide variety of project types and offers suggestions that can influence constructability of the design while lowering overall project costs.

SELECTED RELEVANT EXPERIENCE

- River Hills Community Health Center Expansion/Renovation, Ottumwa, IA
- Mercy Medical Center, Sioux City, IA
 - » Physical Plant Study
 - » Chiller Plant/Tunnel/5th & Jennings Pavement/Utility Project
- VA Black Hills Health System Fort Meade Warehouse Foundation Replacement, Sturgis, SD
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
- Murray County Medical Center Addition/Renovation, Slayton, MN
- Howard County Medical Center Addition/Renovation, St. Paul, NE
- Fairview Northland Health Services Regional Medical Center Infill, Princeton, MN
- Rapid City Regional Health, Rapid City, SD
 - » Urgent Care West
 - » Urgent Care North
 - » Laundry Facility Renovation
- West River Dermatology Addition, Rapid City, SD
- Sheridan Memorial Hospital, Sheridan, WY
 - » Medical Office Building II
 - » New Cardiac Catheterization Laboratory
 - » ICU Expansion/Renovation
 - » Medical Office Building I
 - » Pharmacy Renovation Study
 - » Rehabilitation Therapy Addition/Remodel
- LifeScope Rehabilitation & Medical Supply, Rapid City, SD
- Children's Developmental Service Facility, Sheridan, WY



Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD

TODD SCHULTZ, PE

Civil Engineer



REGISTERED: SD, NE, CO, WY

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

With more than three decades of experience in the design, construction, and management of site engineering projects, Todd provides plans for all site development—including any roads, parking, grading, site drainage systems. He also will create designs to accommodate existing utilities or bring new extensions to the site, including water, electricity, communications,

gas, and sewer. Todd will ensure close coordination with city/government entities to address development issues and analyze impacts to services.

SELECTED RELEVANT EXPERIENCE

- Johnson County Hospital & Clinic Addition/Remodel, Tecumseh, NE
- Valley County Health System Replacement Facility, Ord, NE
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
- Madison Regional Health, Madison, SD
 - » Replacement Hospital & Clinic
 - » Property Annexation & Development
 - » Highway Re-striping
- Sheridan Memorial Hospital, Sheridan, WY
 - » Medical Office Building I
 - » Medical Office Building II
- Rapid City Regional Health Urgent Care North, Rapid City, SD
- Siouxland Community Health Center Replacement Facility, Sioux City, IA
- Sanford Clear Lake Medical Center Emergency Department, Laboratory, & Imaging Expansion, Clear Lake, SD
- VA Black Hills Health System VISN23 IDIQ Update Spill Prevention Control Countermeasure Plans, Fort Meade and Hot Springs, SD
- Children's Developmental Service Facility, Sheridan, WY
- South Dakota School of Mines & Technology Student Wellness & Recreation Center, Rapid City, SD
- Murray County Medical Center Addition/Renovation, Slayton, MN
- LifeScope Rehabilitation & Medical Supply, Rapid City, SD



Johnson County Hospital & Clinic Addition/Remodel, Tecumseh, NE



SECTION 4

PROVEN METHODS

We have included our typical approach to scenario planning, design, documentation and delivery of healthcare projects. This approach will be supplemented and adjusted to meet any specific needs the project might have. We would look to plan the approach with all stakeholders in order to meet certain deadlines or improve return on investment.

RESPONSIVE TO YOUR NEEDS

Through discovery, we learn together how to best merge the TSP team's expertise with Sioux Falls Specialty Hospital's knowledge of your organization needs, individual project goals, and community perceptions. We'll ask questions and genuinely listen for the need behind the need—what must each project deliver, beyond more square footage or updated features?

RESPECTING HEALTHCARE SCHEDULES

With a constant need to maintain appropriate staffing levels, it can be a challenge to gather diverse stakeholder voices. Yet these direct patient care providers and facility / building workers have intimate knowledge of the processes, programs, and policies that are so crucial to an inclusive project. During our recent work with Columbus Community Hospital in Columbus, NE, the TSP team coordinated closely with physicians, administrators, and support staff at the outset of the planning process. Our study involved Emergency, Surgery, and Obstetrics departments—as well as related imaging, IT, and other backbone services. To assure key stakeholders could participate at milestone work sessions, we pre-scheduled all five meetings at the planning process' outset.

SUSTAINABILITY

Even in high-demand facilities, our designers are finding ways to help healthcare organizations save energy and operations costs through smart technology. At the Columbus Community Hospital Family Health & Wellness Center, a networked lighting control system has capacity to do a building-wide "time sweep" that encompasses light fixtures as well as sensors that detect indoor daylight levels and room occupancy.

A wellness facility designed for the campus community at South Dakota School of Mines & Technology in Rapid City, SD, integrates numerous sustainable strategies and is expected to attain LEED Silver certification. For example, insulated window glazing systems allow transparency looking in and out of the facility, while simultaneously supporting the building's energy-efficient heating and cooling systems. An advanced electronic, photochromatic coating—the first of its kind in the state—reduces glare indoors by adjusting to the available sunlight. It also decreases heat load on the building's highly efficient mechanical and electrical systems.

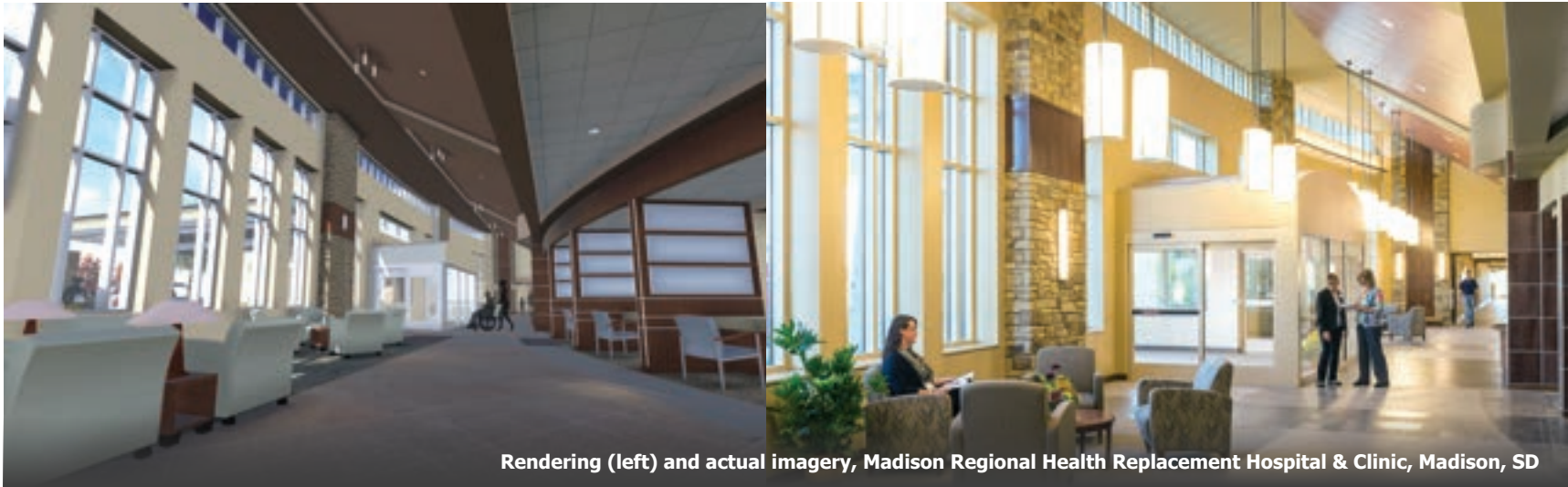
MAXIMIZING BUDGETS

River Hills Community Health Center considered multiple options for their downtown site location as well as a green field site option. The TSP team delivered a side-by-side budget comparison to keep leadership fully informed through the decision-making process.

The image displays two budget comparison spreadsheets. The left spreadsheet, titled 'DOWNTOWN SITE CONCEPT BUDGET' (dated 8/26/2014), compares four options (Option 1 to Option 4) for a 3-story addition. Each option includes a table for 'NEW CONSTRUCTION' and 'RENOVATION' costs, broken down by area (1st Floor, 2nd Floor, 3rd Floor) and total cost. The right spreadsheet, titled 'HUTCHINSON SITE COST ESTIMATE' (dated 1/26/2014), compares a 'New Clinic Building on Hutchinson Ave.' with a '1st Floor Area' and 'Basement'.

Option	Description	Area	Cost/Sq Ft	Total	
OPTION 1	3-Story Addition & Purchase Bank for Admin. (42,180 total square feet)	NEW CONSTRUCTION - 1st Floor Area	10000	200 \$	2,000,000
		NEW CONSTRUCTION - 2nd Floor Area	9000	200 \$	1,800,000
		NEW CONSTRUCTION - 3rd Floor Area	0	0	0
		NEW CONSTRUCTION - Elevator Rm (MS) BUD	0	0	0
RENOVATION - Family Practice	11700	0	0	0	
RENOVATION - Dental Waiting and Med Re-Use	2670	90 \$	240,300		
RENOVATION - 2nd Floor Elevator Lobby	348	60 \$	20,880		
RENOVATION - Break Upgrade	4000	45 \$	180,000		
				341,180	
OPTION 2	3-Story Addition & Build out 2nd Floor (44,690 total square feet)	NEW CONSTRUCTION - 1st Floor Area	10000	200 \$	2,000,000
		NEW CONSTRUCTION - 2nd Floor Area	9000	200 \$	1,800,000
		NEW CONSTRUCTION - 3rd Floor Area	0	0	0
		NEW CONSTRUCTION - Elevator Rm (MS) BUD	0	0	0
RENOVATION - Family Practice	12110	0	0	0	
RENOVATION - Dental Waiting and Med Re-Use	2670	90 \$	240,300		
RENOVATION - 2nd Floor Elevator Lobby	348	60 \$	20,880		
RENOVATION - Break Upgrade	4000	45 \$	180,000		
				341,180	
OPTION 3	3-Story Addition w/ Admin. on 3rd Story (45,713 total square feet)	NEW CONSTRUCTION - 1st Floor Area	10000	200 \$	2,000,000
		NEW CONSTRUCTION - 2nd Floor Area	9000	200 \$	1,800,000
		NEW CONSTRUCTION - 3rd Floor Area	0	0	0
		NEW CONSTRUCTION - Elevator Rm (MS) BUD	0	0	0
RENOVATION - Family Practice	11700	0	0	0	
RENOVATION - Dental Waiting and Med Re-Use	2670	90 \$	240,300		
RENOVATION - 2nd Floor Elevator Lobby	348	60 \$	20,880		
RENOVATION - Break Upgrade	4000	45 \$	180,000		
				341,180	
OPTION 4	3-Story Addition w/ 3rd Story Shell & Purchase Bank for Admin. (46,736 total square feet)	NEW CONSTRUCTION - 1st Floor Area	10000	200 \$	2,000,000
		NEW CONSTRUCTION - 2nd Floor Area	9000	200 \$	1,800,000
		NEW CONSTRUCTION - 3rd Floor Area	0	0	0
		NEW CONSTRUCTION - Elevator Rm (MS) BUD	0	0	0
RENOVATION - Family Practice	11700	0	0	0	
RENOVATION - Dental Waiting and Med Re-Use	2670	90 \$	240,300		
RENOVATION - 2nd Floor Elevator Lobby	348	60 \$	20,880		
RENOVATION - Break Upgrade	4000	45 \$	180,000		
				341,180	

Option	Description	Area	Cost/Sq Ft	Total	
NEW CONSTRUCTION	New Clinic Building on Hutchinson Ave. (40963 total square feet)	1st Floor Area	40963	475 \$	19,467,625
		Basement	14328	0	0



Rendering (left) and actual imagery, Madison Regional Health Replacement Hospital & Clinic, Madison, SD

ACCURACY MATTERS

There's no such thing as a crystal ball. It's only after we study, question, listen, and test assumptions that we move forward together toward your final design. Along the way, we'll draw on the collective experience of our team's skilled estimators and BIM experts.

VISUAL TOOLS THAT ENGAGE & INFORM

TSP's Collaborative Workshop Experience is a highly visual process through which our team's experts provide potential concepts for stakeholder input and discussion. This method places a strong emphasis on visuals to inform the decision-making process. Project team members review in-progress design documents as they evolve, prior to each workshop.

Each focused workshop serves as a quality control point. Strategically scheduled sessions enable us to gather feedback, assist in collaborative decision-making, and inform cost-estimating efforts. Altogether, the workshops help the TSP team deliver outcomes on pace and on budget. Your participation is an integral part of the process. Your questions and comments allow us to adapt design solutions within the workshops themselves—providing you with the most responsive service possible.

“THE LEVEL TO WHICH TSP INVOLVED THE ENTIRE VCHS STAFF TO UNDERSTAND WHAT WE DO AND HOW WE DO IT WAS TRULY IMPRESSIVE. THEY WERE NOT GOING TO JUST BUILD US A BOX AND LET US FIGURE OUT HOW TO MAKE IT WORK.”

— Carl Streeter, Board Member,
Valley County Health System

REALISTIC, RELIABLE COST FORECASTS

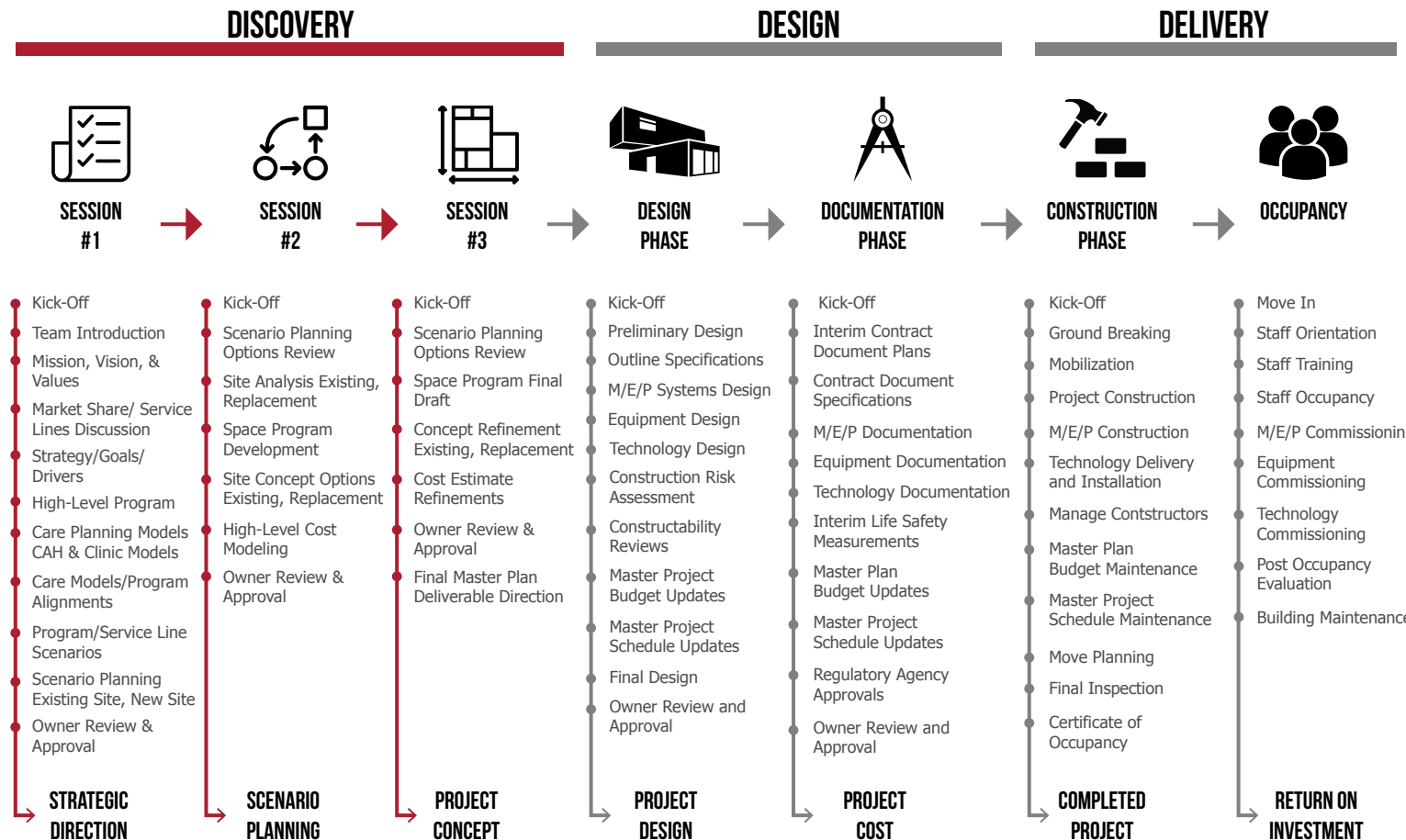
TSP is able to consistently deliver projects of significant programmatic complexity and high design value within an owner's budget constraints.

Our attitude and design approach imposes cost control as a discipline on the planning process. On average, TSP-led projects are completed with final construction costs 5% lower than estimates, excluding owner-directed change orders.

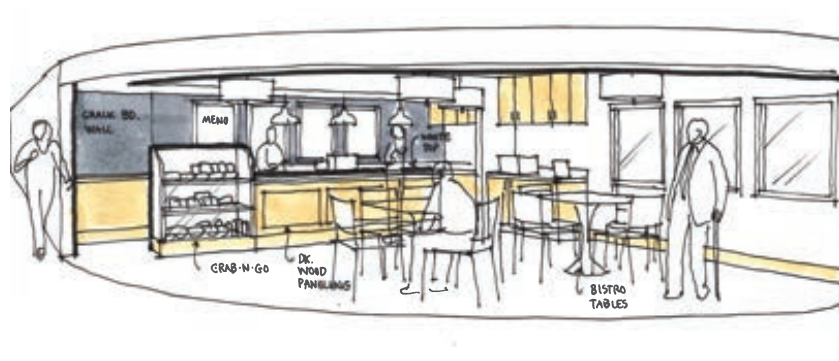
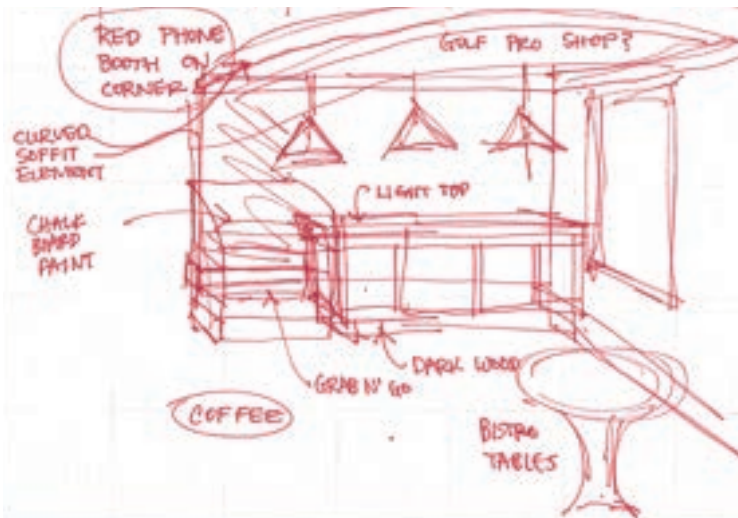
DESIGN PROCESS OVERVIEW

Throughout the discovery phase, we will engage stakeholders in a thoughtful and orchestrated manner. This develops creative options, creates buy-in, and generates excitement. It also minimizes elements of surprise. For these reasons, we have developed the highly collaborative approach we call Scenario Planning. The process usually occurs during a two- or three-day period and includes structured time as well as drop-in time while the design team works on site. This enables:

- Flexibility for senior management to engage a wide range of stakeholders
- Regularly scheduled debriefing at the end of each day to confirm discussions and direction with senior management
- Planning sessions that focus first on understanding the operational and business goals the building must achieve
- A jointly developed agenda customized to the goals for each planning session



DISCOVERY



Dow Rummel Village Expansion/Renovation Early Concepts

DESIGN



Madison Regional Health Replacement Hospital & Clinic, Madison, SD

DELIVERY

In the early stages of any project, high-quality design deliverables engage and inform health system leadership and stakeholders. As the project progresses, we know you depend on these deliverables to make critical decisions about the future of your facilities.

The TSP team uses our “roadmap” to guide this process. It identifies key tasks during schematic design, design development, and construction documents phases to ensure the TSP team and all consultants and partners have a thorough understanding of project objectives, key deliverables, roles, and responsibilities. The roadmap allows us to ensure consistent quality of design deliverables at each phase.

Through our working experience with major health systems, our team has become adept at discovering innovative solutions within established design standards and reflecting those same standards in quality design outcomes.



Memorial Community Hospital Addition/Renovation, Blair, NE

CODES & LIFE SAFETY

TSP has extensive knowledge and working experience with Joint Commission, CMS, Life Safety and ICRA. We understand the importance of determining the impact and requirements of these codes and agencies early in the planning process as well as throughout the design, construction and occupancy of each project.

At every stage in the project, our Quality Assurance/Quality Control process will look at the impact of all of these regulations and check them at a level that is appropriate for the development of the design.

Checking these requirements early and often throughout the process starts proactive conversations. This allows us to make incremental changes along the way instead of waiting to initiate a single QA/QC review at the end.



About half of our hospital clients and certain clinic clients fall under Joint Commission reviews. On a recent hospital project, The Joint Commission conducted an inspection during a major addition and renovation. Because of detailed planning and quick response by TSP, the owner and the contractor, the client was able to maintain their perfect inspection record for the third straight time.

Life safety is a part of every project. By establishing clear life safety requirements early and verifying our assumptions with the authorities having jurisdiction, we are able to minimize the risk of code-related design issues.

SUSTAINABLE DESIGN

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

OVERALL USE OF RESOURCES

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

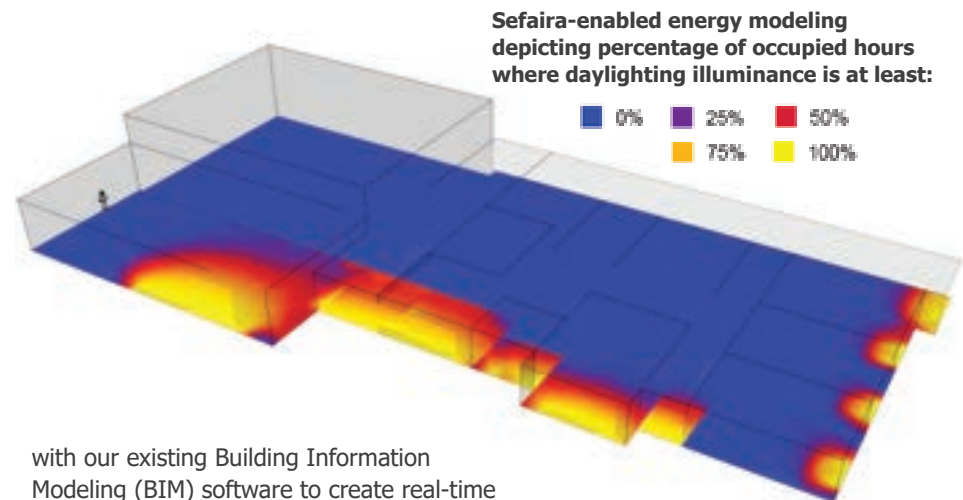
FUNCTIONALITY & FLEXIBILITY

Design solutions and smart arrangement of spaces help reduce and control staff and patient movement. This translates into more functional traffic patterns and protects access to special off-stage and support areas, such as technology services. The relationship between entry points and building uses also can reduce patient travel time and tracking of mud, salt, and other contaminants throughout the building.

Looking ahead, we can assume that approaches to health delivery will continue to evolve and respond to new technologies and philosophies. A facility should not only support today's needs, but also adapt to meet changing expectations in a way that maximizes innovation and minimizes intrusion into exam rooms, inpatient rooms, and other private spaces.

ENERGY MODELING

Our team members keep up-to-date on promising technology that improves performance of active (mechanical) building systems, as well as passive (materials and placement) systems that affect everything from natural air flow to daylighting. 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. We can compare the tradeoffs for each option, with dynamic charts that measure energy footprint, monthly energy use, air flow rate, heat gain, daylighting potential, and other key indicators.

OPERATIONS & MAINTENANCE

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

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

TSP's review and analysis of building codes can dramatically impact building systems design and construction costs. We recognize that fire walls, rated doors and frames, fire / smoke dampers, and egress systems are necessary but costly maintenance items for heavily regulated healthcare organizations.



SECTION 5 FEES

Healthcare is uniquely personal to the patient, but providers must deliver that one-to-one service in a highly regulated environment. Our TSP team provides exceptional expertise at a competitive value—so you can direct more dollars toward fulfilling your mission of Innovative and Personalized Care.

METHODOLOGY ON FEE

Everyone deserves a fair price, but it's even more important to get a good value. TSP offers both. Every project is different, and every client has different expectations and needs. We will sit down with you to negotiate a fees package that reflects the effort and expertise required to successfully deliver the project Sioux Falls Specialty Hospital expects.

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.

TSP bases our fees on a typical AIA Agreement and traditional project design processes, including user-group listening sessions. If you are interested in discussing options to streamline the design, approval, and bidding processes, we are open to presenting opportunities that reduce our professional fees.

FEE BASIS

As a practice-centered firm, TSP strongly believes in negotiating with clients to reach agreement on a fair fee that appropriately compensates the team effort and expertise required to successfully complete the job.

TSP proposes a Professional Design lump sum fee that will be determined as a percentage of the total probable construction cost. This total probable construction cost is determined at the completion of the Schematic Design phase.

FEE RANGE

Professional architecture and engineering fees are highly dependent on the unique nature of each specific project.

For Sioux Falls Specialty Hospital's new healthcare clinic, TSP proposes to begin our discussion with a fee range of 6.25%–6.75%. Many variables impact the actual negotiated fees. Among these is the delivery method, which affects estimating, bidding, and other services.

Please note that the fee percentage above would not include programming/ predesign services or reimbursable expenses.

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Architecture
Engineering
Planning

TSP, INC.

1112 N. WEST AVENUE
SIOUX FALLS, SD 57104

CONTACT:

MICHAEL JAMISON, PE
JAMISONMJ@TEAMTSP.COM
(605) 336-1160

