



Spirit of Joy  
LUTHERAN CHURCH



Architecture  
Engineering  
Planning

**PURPOSEFUL PATHWAYS**  
DESIGN SERVICES FOR YOUR GROWING MINISTRIES

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TABLE OF CONTENTS



Proposal for **SPIRIT OF JOY LUTHERAN CHURCH** Addition & Renovation

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<b>Section 1</b>   Letter of Interest . . . . .	1	<b>Section 3</b>   Relevant Projects . . . . .	14-21
<b>Section 2</b>   Proposed Project Team . . . . .	2-13	Work Samples, 14-20	
No 'Me' In Design, 2-3		Worship & Ministry Clients, 21	
True Partnerships, 4		<b>Section 4</b>   Consultants . . . . .	22-25
Team Organization Chart, 5		<b>Section 5</b>   CM At Risk Experience . . . . .	26-27
Résumés of Key Personnel, 6-13		<b>Section 6</b>   Workload . . . . .	28

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1112 N. West Ave. Sioux Falls, SD 57104  
phone (605) 336.1160 | www.teamtsp.com

Oct. 20, 2017

Mr. Jim Stavenger, Congregation President  
Spirit of Joy Lutheran Church  
2208 W. LaQuinta Street  
Sioux Falls, SD 57108

### RE: Purposeful Pathways for Your Growing Ministries

Dear Mr. Stavenger and Task Force Members:

When we met last week to discuss Spirit of Joy's future, I was moved by the core values displayed in your Worship Center. Our conversation made it clear these ideals have a strong presence and role in guiding and encouraging the Church's path. TSP is ready to become part of your journey as you and other Partners at Spirit of Joy live those values of Passionate Worship, Radical Hospitality, Lifelong Faith Formation, Extravagant Generosity, and Bold Service.

It took a bit of reflection for me to realize why those words resonated with me on a personal level. The truth is, Spirit of Joy's pathway shares some common experiences with our evolving practice at TSP. As a new CEO, I often find myself asking questions and seeking the right course of action:

- "Should we do things differently?"
- "How can we improve on the good things we're already doing?"
- "What should we not continue?"
- "Should we be doing more for our communities?"

As we approach TSP's 90th birthday, I'm looking for ways to address changes in our industry and neighborhoods. I often review our firm's archives to glean knowledge from our past and fold in new ideas from our younger team members. I wonder, "How do we meaningfully move out of our comfort zone?" The answers aren't all clear to me today, but I know we'll find them together.

I know you'll understand this connection, too: Spirit of Joy is made up of Partners who've become one another's family. TSP's greatest strength is our people, and our success grows from TSP family members who live their passion for helping our clients.

My own position as a leader-owner in TSP came from that same place. I'd never thought of myself as "CEO material" because most chief executives seemed too different, too formal, too self-assured every step of the way. But something spoke to me when our previous CEO was describing his replacement. I'm fortunate to have a close friend who listened to me as I explained why I thought I might be called to lead—all the while also listing all my excuses why I doubted myself.

This friend gave me an incredible gift. He told me I "heard something" because I was feeling the pull of Servant Leadership. He reminded me of Jesus' words in the Book of Matthew—**"But it shall not be so among you: but whosoever will be great among you, let him be your minister; and whosoever will be chief among you, let him be your servant."** Our TSP family members support me and believe in me because they know I'm here for them, not because I have all the answers. Through our daily work, we co-create TSP's legacy.

I see that same environment of contagious enthusiasm at Spirit of Joy. And I can envision your family and ours, working along with God to transform Spirit of Joy and the community your Partners support through their compassionate ministry. Our collaborative design process is built around the importance of communication and the "Power of We." As design professionals, it's our job to engage Spirit of Joy's Partners in this work. Through a series of workshops, we'll listen to you and develop a strategy that will shape Spirit of Joy for the next generation.

Sincerely,  
TSP, Inc.

Jared Nesje, AIA  
Principal-in-Charge

# THERE'S NO 'ME' IN DESIGN

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



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

TSP exists to perform fulfilling work. It's fulfilling for us because it makes our clients better at what they do. 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.



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**OUR IN-HOUSE ARCHITECTS, ENGINEERS, AND PLANNERS WORK TOGETHER DAILY AS PART OF A FULLY INTEGRATED TEAM. FROM OUR MECHANICAL, ELECTRICAL, AND STRUCTURAL SPECIALISTS TO OUR INTERIOR-DESIGN AND COST-ESTIMATING EXPERTS, WE OFFER A GROUP WHOSE MEMBERS UNDERSTAND ONE ANOTHER'S STRENGTHS AND HOW TO CUSTOMIZE A UNIFIED APPROACH AROUND YOUR NEEDS.**

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TSP believes 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 complex projects that demand design expertise and reliability. These efforts 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 more than 80 team members in communities across the Upper Midwest—including your project's core team in our Sioux Falls office. The heart of this philosophy stretches back to 1930 and our founder's credo to design it like we own it. Now, 87 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: civic, healthcare, and education 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 your story. It all makes sense. There is no undue complexity; nothing is contrived or out of place. The spaces we'll create together will symbolize and support who you want to be and help you grow into your vision for the future.

# COMMITMENT & INTEGRITY

SINCE 1930



**First Christian Reformed Church Fellowship Hall Addition, Edgerton, MN**

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 office in Sioux Falls.

TSP's local office is staffed with a mix of seasoned professionals and emerging talent. All team members proposed for Spirit of Joy's addition and renovation have previous and/or ongoing experience on church projects.

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—

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

# TRUE PARTNERSHIPS

TSP has built our practice by carefully choosing the company we keep. We team only with firms whose client-centered cultures align to uplift the overall experience. We strive to engage you in a rewarding process as well as deliver a facility whose aesthetic and technical designs support your objectives and goals.

You can be assured that our team will function as a cohesive whole. We view ourselves as an extension of your staff and leadership. And we look forward to collaborating with your chosen Construction Manager. Our previous experiences on projects for local congregations and faith-based institutions such as Lutheran Social Services illustrate our capacity to add value to these partnerships.

## COLLABORATING WITH CONSULTANTS

TSP's ongoing work with multiple specialty firms means we understand one another's styles, strengths, and preferred methods. There's a shorthand that develops between trusted partners. It translates into time and money savings for your project.

We look forward to exploring new partnerships, too, and stand ready to assemble the most comprehensive team—including specialty consultants from beyond our firm—to fit each project's unique needs.

To accommodate Spirit of Joy's preferred format, we have included professional consultants' firm overviews and key-personnel qualifications in [SECTION 5](#) of this proposal.



## TSP ROLES

- Primary Point of Contact
- Design Team Leadership
- Project Management
- Planning & Programming
- Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Cost Estimating
- Interior Design
- Construction Documents
- Construction Administration





**JARED NESJE**  
PRINCIPAL-IN-CHARGE

**MICHELLE KLOBASSA**  
PROJECT MANAGER  
PROJECT ARCHITECT

**TBD**  
CONSTRUCTION  
MANAGER

**ARCHITECTURE**

**PAUL BOERBOOM**  
DESIGN ARCHITECT

**GREG SCHOER**  
DESIGN SUPPORT

**KAREN MUTSCHELKNAUS**  
INTERIOR DESIGNER

**SARI RÖNNHOLM**  
ACOUSTICAL CONSULTANT

**ENGINEERING**

**LUCAS LORENZEN**  
STRUCTURAL ENGINEER

**KIRBY QUAMEN**  
MECHANICAL ENGINEER

**CHAD HANISCH**  
CIVIL ENGINEER

**DARRELL BREN**  
ELECTRICAL ENGINEER

**SITE & LANDSCAPE DESIGN**

**CHAD KUCKER**  
LANDSCAPE ARCHITECT

**BOB KUMMER**  
LAND SURVEYOR

## JARED NESJE, AIA

Principal-in-Charge | TSP, Inc.



REGISTERED: SD, MN, IA, NE

AFFILIATIONS:  
National Council of Architectural  
Registration Boards

EDUCATION:

Bachelor of Architectural & Environmental Design,  
North Dakota State University

As Principal-in-Charge, Jared has ultimate responsibility for overseeing the design team and making good on our commitments to you and your stakeholders. He is a well-rounded project manager with solid experience overseeing diverse project types.

Jared will be in constant communication with Project Manager Michelle Klobassa during your project, leading the design team from TSP's local office. He challenges teams to devise solutions that maintain the integrity of your project without making sacrifices to the agreed-upon budget and schedule.

At every engagement, Jared seeks to fully understand the needs of the client and the unique nature of their organization's culture. His insight provides a valuable resource for the project team and his background proves beneficial when dealing with tight budget constraints. He will devise solutions that maintain the integrity of your project without sacrifice to the agreed upon budget and schedule. Jared's responsive nature and ability to communicate well with contractors and other design consultants keeps the project running smoothly all the way through occupancy.

SELECTED PROJECT EXPERIENCE

- St. Mary's Catholic Church Interior Renovation, Sioux Falls, SD
- St. John's Catholic Church, Mankato, MN
- Grace Lutheran Church Entry & Narthex Redesign, Sisseton, SD
- South Dakota State University Founcaion Alumni Center & President's Home, Brookings, SD
- Augustana University, Sioux Falls, SD
  - » Campus Master Plan
  - » Humanities Building HVAC
  - » President's Residence Interior Remodel
- Sioux Falls School District, Sioux Falls, SD
  - » Eugene Field Elementary Classroom Addition
  - » Laura B. Anderson Elementary Addition/Renovation
  - » Longfellow & Mark Twain Elementaries Facility Evaluations
- Special Olympics of South Dakota Unify Center, Sioux Falls, SD
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New Laboratory & Student Services "Hub" Facility
  - » Ed Wood Industry & Trades Building Addition/Remodel
  - » Mickelson Health Science Building Remodel
- Concrete Materials Corporate Office, Sioux Falls, SD

## MICHELLE KLOBASSA, AIA, LEED AP BD + C

Project Manager & Project Architect | TSP, Inc.



REGISTERED: SD

AFFILIATIONS:  
LEED Accredited Professional

EDUCATION:

Master of Architecture, Montana State University  
Bachelor of Arts, Environmental Design, Montana State University

Michelle is a Principal and Senior Architect who applies her technical skills and strong design sense to translate your concepts into tangible, efficient solutions. She is invigorated by the influence design professionals can have on protecting the environment through the choices they

make on projects. As a LEED Accredited Professional, Michelle helps assure that our teams explore and embed appropriate sustainable design solutions in every project.

Michelle collaborates closely with clients, construction managers, and contractors on the job site. She is the first recipient of the Influential Woman in Construction award given by the Greater Sioux Falls Chapter of the National Association of Women in Construction.

### SELECTED PROJECT EXPERIENCE

- Our Savior Lutheran Church, Norfolk, NE
- St. George Catholic Church New Sanctuary Addition, Hartford, SD
- Holy Spirit Catholic Church Interior Renovation, Sioux Falls, SD
- St. Michael Catholic Church, Sioux Falls, SD
  - » Adoration Chapel Addition & Office Remodel
  - » Main Worship Space Interior Renovation
  - » Kitchen Renovation
- St. Michael Catholic Parish Cemetery Chapel, Sioux Falls, SD
- Trinity Reformed Church, Sioux Falls, SD
  - » Master Plan
  - » Education Wing Addition

- Our Lady of Guadalupe Catholic Church Accessibility Renovations, Sioux Falls, SD
- First United Methodist Church Interior Renovations, Sioux Falls, SD
- Ss. Simon & Jude Catholic Church Accessibility Renovations, Flandreau, SD
- Dow Rummel Village Memory Care & Assisted Living Expansion/Renovation, Sioux Falls, SD
- Augustana University Froiland Science Complex, Sioux Falls, SD
- Southeast Tech New Laboratory & Student Services "Hub" Facility, Sioux Falls, SD
- Northern State University Regional Science Education Center, Aberdeen, SD
- Concrete Materials Corporate Offices, Sioux Falls, SD



**St. Michael Catholic Parish Cemetery Chapel, Sioux Falls, SD**

**PAUL BOERBOOM, AIA**  
Design Architect | TSP, Inc.



REGISTERED: SD, MN, IA, NE

EDUCATION:

Bachelor of Architecture, University of Minnesota  
Bachelor of Environmental Design, University of Minnesota

Paul has been an architect and project designer since 1978. His significant experience includes project management and architectural design for numerous projects and types: renovations and additions to existing facilities, design of new facilities, master planning, and programming. Paul continually puts his imagination to work to interpret your facility

dreams and philosophies and translates them into a unique brick and mortar design. A talented artist who delineates beautiful architectural illustrations, he has the unique ability to listen and turn people's ideas into tangible structures.



**One of several illustrations Paul created for Messiah New Hope Lutheran Church Expansion, Sioux Falls, SD**

SELECTED PROJECT EXPERIENCE

- First Christian Reformed Church Fellowship Hall Addition, Edgerton, MN
- Our Savior Lutheran Church, Norfolk, NE
- St. Michael Catholic Church, Sioux Falls, SD
  - » Adoration Chapel Addition & Office Remodel
  - » Main Worship Space Interior Renovation
- St. Michael Catholic Parish Cemetery Chapel, Sioux Falls, SD
- St. Dionysius Church Fellowship Hall Addition, Tyler, MN
- Trinity Lutheran Church, Yankton, SD
- Trinity Reformed Church Master Plan & Education Wing Addition, Sioux Falls, SD
- West Center Baptist Church Master Plan, Madison, SD
- St. George Catholic Church New Worship Space Addition, Hartford, SD
- Messiah New Hope Lutheran Church Expansion, Sioux Falls, SD
- Church of St. Peter & Paul Social Hall Addition, Blue Earth, MN
- First Lutheran Church of Marshall Sanctuary Addition/Remodel, Marshall, MN
- St. Mary Church Expansion/Renovation, Cottonwood, MN
- Scandia Lutheran Church Feasibility Study, Centerville, SD
- Bethlehem Lutheran Church Classroom Addition, Inwood, IA
- Church of St. Ann Addition, Slayton, MN
- United Methodist Church Accessibility Improvements, Hartford, SD
- United Church of Christ, Brookings, SD
- Zion Lutheran Church Fellowship Hall Addition, Garretson, SD
- First Presbyterian Church Contemporary Worship Center Study, Sioux Falls, SD
- Edgerton Christian Elementary School Addition/Renovation, Edgerton, MN
- Lutheran Social Services of South Dakota Campus at Eastbank Site Evaluation, Planning, Programming, & Design, Sioux Falls, SD
- Augustana University Froiland Science Complex, Sioux Falls, SD
- South Dakota State University, Brookings, SD
  - » SDSU Foundation Alumni Center & President's Home
  - » South Dakota Art Museum Addition/Renovation
- Concrete Materials Corporate Offices, Sioux Falls, SD

## GREG SCHOER

Architectural Support | TSP, Inc.



### EDUCATION:

Master of Architecture, Southern California Institute of Architecture  
Bachelor of Arts, Art History & Studio Arts, Augsburg College

An architectural designer who strongly values client relationships, Greg applies his connection to the community to create visually pleasing and long-lasting design solutions. Greg works to create energizing environments that will support your ministries and are a source of pride for your Partners and entire faith community. His is involved in all

phases of a building's design, from planing and conceptual design through design development and construction.

### SELECTED RELEVANT PROJECTS

- Lutheran Social Services Campus on Eastbank Space Programming & Design, Sioux Falls, SD
- Department of Veterans Affairs Medical Center Women's Health & Patient Privacy Improvements
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
- South Dakota State University, Brookings, SD
  - » SDSU Foundation Alumni Center & President's Home
  - » Wecota Annex Interior Renovation Planning & Design Concepts
  - » South Dakota Art Museum Addition/Renovation
- Murray County Medical Center Addition/Renovation, Slayton, MN
- Perham-Dent Public Schools New High School and District-Wide Planning, Additions/Renovations & Accessibility Improvements, Perham, MN
- Columbus Community Hospital Emergency Department Addition/Renovation, Columbus, NE
- Rice Memorial Hospital, various locations
  - » Medical Facility, Redwood Falls, MN
  - » Home Medical Supply Store, Alexandria, MN
  - » Medical Facility, Willmar, MN
- Sanford USD Medical Center Hotel Skywalk, Sioux Falls, SD
- Minneapolis Public Schools District-Wide Multiyear Flooring Replacement, Minneapolis, MN
- Northern State University Regional Science Education Center, Aberdeen, SD
- Little Falls Public Schools Master Planning and District-Wide Additions/Renovations & Accessibility Improvements, Little Falls, MN
- First Dakota National Bank Branch, Vermillion, SD
- Midco Aquatic Center, Sioux Falls, SD
- Marshall Public Schools Facilities Assessment, Marshall, MN



**South Dakota State University Foundation  
President's Home, Brookings, SD**

## KAREN MUTSCHELKNAUS, CID, LEED AP BD+C

Interior Designer | TSP, Inc.



REGISTERED: National Council For Interior Design Qualification

AFFILIATIONS:

LEED Accredited Professional  
South Dakota Interior Designers

EDUCATION:

Bachelor of Family & 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 PROJECTS

- Our Savior Lutheran Church, Norfolk, NE
- Sunnycrest United Methodist Church Interior Remodel, Sioux Falls, SD
- Holy Spirit Catholic Church Interior Renovations, Sioux Falls, SD
- St. Michael Catholic Church, Sioux Falls, SD
  - » Adoration Chapel Addition & Office Remodel
  - » Main Worship Space Interior Renovation
- St. George Catholic Church New Worship Space Addition, Hartford, SD
- Edgerton Christian Elementary School Addition/Renovation, Edgerton, MN
- Department of Veterans Affairs Michael J. Fitzmaurice State Veterans Home, Hot Springs, SD
- Dow Rummel Village Memory Care & Assisted Living Expansion/Renovation, Sioux Falls, SD
- South Dakota State University Foundation Alumni Center & President's Home, Brookings, SD
- Dakota State University, Madison, SD
  - » Beacom Institute of Technology
  - » Karl E. Mundt Library Renovation

- Augustana University, Sioux Falls, SD
  - » Froiland Science Complex & Gilbert Science Center Renovation
  - » Mikkelsen Library Remodel
  - » President's House Interior Remodel
- Midco Indoor Aquatic Center, Sioux Falls, SD
- Concrete Materials Corporate Office Building, Sioux Falls, SD
- University Center, Sioux Falls, SD
  - » Classroom Building
  - » Graduate Education & Applied Research (GEAR) Center
- Southeast Tech, Sioux Falls, SD
  - » New Laboratory & Student Services "Hub" Facility
  - » Ed Wood Industry & Trades Center Addition/Remodel
- Concrete Materials Corporate Office, Sioux Falls, SD



**Edgerton Christian Elementary School Addition, Renovation, Edgerton, MN**

# LUCAS LORENZEN, PE

Structural Engineer | TSP, Inc.



REGISTERED: SD, MN

**AFFILIATIONS:**

American Society of Civil Engineers  
American Institute of Steel Construction

**EDUCATION:**

Bachelor of Science, Civil Engineering—Structural Engineering  
Concentration, South Dakota State University

Lucas is an accomplished structural specialist with focused experience in steel-frame building design. He's worked with HSS truss systems, welded and bolted connections, and cold-formed materials. Along with his technical skills, Lucas has a strong background in project management

for complex designs and product development projects. He believes that clear, open communication with clients produces the best results and enables him to add the greatest value to their design needs.

**SELECTED RELEVANT PROJECTS**

- Our Savior Lutheran Church, Norfolk, NE
- First United Methodist Church Interior Renovations, Sioux Falls, SD
- Dow Rummel Village Memory Care & Assisted Living Expansion/Renovation, Sioux Falls, SD
- Touchmark At All Saints Memory Care Interior Renovation, Sioux Falls, SD
- River Hills Community Healthcare Center, Ottumwa, IA
- Andes Central School District New High School, Lake Andes, SD
- Perham-Dent Public Schools New High School and District-Wide Planning, Additions/Renovations & Accessibility Improvements, Perham, MN
- Northern State University Regional Science Education Center, Aberdeen, SD
- South Dakota State University Foundation Alumni Center & President's Home, Brookings, SD
- Dakota State University Beacom Institute of Technology, Madison, SD
- First Dakota National Bank South Branch, Sioux Falls, SD



**Dakota State University Beacom Institute of Technology, Madison, SD**

## KIRBY QUAMEN, PE

Mechanical Engineer | TSP, Inc.



REGISTERED: SD, MN

EDUCATION:

Bachelor of Science, Mechanical Engineering, South Dakota State University

Kirby brings to your project nearly 20 years of experience working with healthcare, education, civic, commercial, and military clients. His broad background exposes him to a variety of building styles and systems. This enables him to apply best practices from multiple resources and deliver consistently efficient, high-performance designs.

- Columbus Community Hospital Sleep Laboratory, Columbus, NE
- Augustana University Froiland Science Complex & Gilbert Center Renovation, Sioux Falls, SD
- Southeast Tech, Sioux Falls, SD
  - » New Laboratory & Student Services "Hub" Facility
  - » Ed Wood Industry & Trades Building Addition/Remodel
- First Dakota National Bank South Branch, Sioux Falls, SD
- The First National Bank in Sioux Falls, Sioux Falls, SD
  - » Louise Branch Agriculture Services Addition/Renovation
  - » Arrowhead Branch
- Sanford Health Worthington Medical Center Operating Suite HVAC Upgrades, Worthington, MN

### SELECTED RELEVANT PROJECTS

- St. Michael Catholic Parish Cemetery Chapel, Sioux Falls, SD
- Lutheran Social Services Campus on Eastbank Space Programming & Design, Sioux Falls, SD
- Rochester Recreation Center Addition/Renovation & New 125 LIVE Center for Active Adults, Rochester, SD
- Special Olympics of South Dakota Unify Center, Sioux Falls, SD
- Touchmark At All Saints Memory Care Interior Renovation, Sioux Falls, SD
- Sanford Health Wellness Center Addition/Remodel
- Department of Veterans Affairs Medical Center, Sioux Falls, SD
  - » Primary Care Addition
  - » Sterile Process Services Relocation
  - » Specialty Medicine Addition
  - » Rehabilitation Therapy Addition/Renovation
  - » Women's Health & Patient Privacy Improvements
  - » Building 1 HVAC Phase II
- Memorial Community Hospital HVAC Unit Upgrade Study, Blair, NE
- River Hills Community Health Center Clinic Addition/Renovation, Ottumwa, IA



**Rochester Recreation Center Addition/Renovation & New 125 LIVE Center for Active Adults, Rochester, MN**



## DARRELL BREN, PE, RCDD

Electrical Engineer | TSP, Inc.



REGISTERED: SD, MN, IA, NE, ND

**AFFILIATIONS:**

South Dakota Electrical Council  
North Central Electrical League

**EDUCATION:**

Bachelor of Science, Electrical Engineering, South Dakota State University

Darrell contributes seasoned design skills and knowledge, with extensive experience that includes design for specialized pieces of equipment, unique power requirements, high-quality lighting, and electrical issues regarding system flexibility. Darrell also specializes in the electrical design

of technology systems. As a Registered Communication Distribution Designer (RCDD), he is skilled in the design of information transport systems and its related infrastructure. He will help you realize project goals and match your facility's electrical systems to your needs while incorporating sustainable strategies.

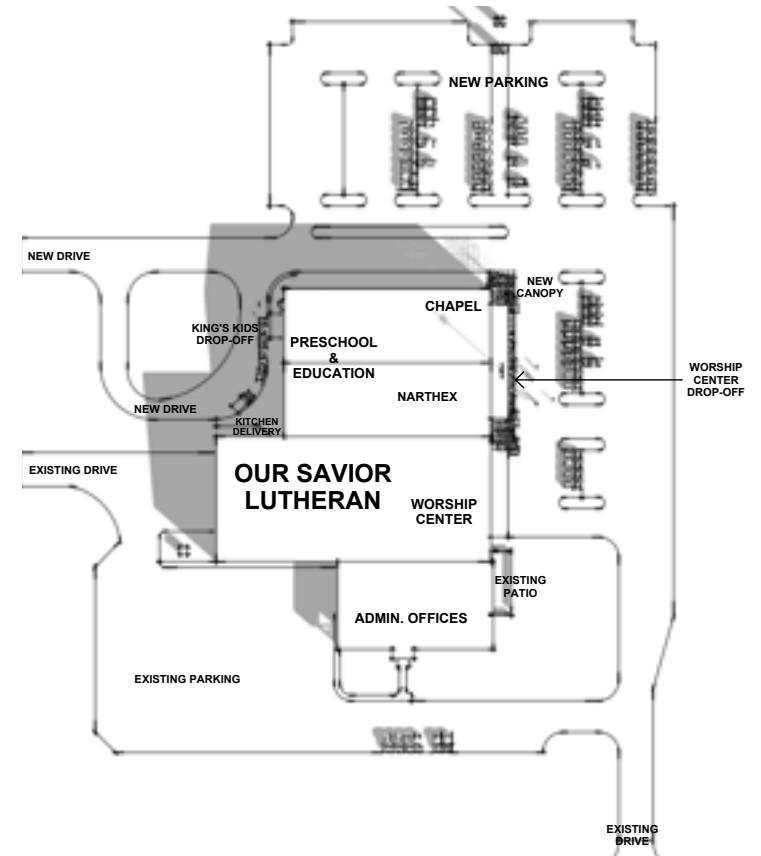
- Andes Central School District New High School, Lake Andes, SD
- Augustana University Froiland Science Complex, Sioux Falls, SD
- Dakota State University, Madison, SD
  - » Beacom Institute of Technology
  - » Karl E. Mundt Library Renovation
  - » Infrastructure Upgrades—Planning, General, HVAC, Heating
- South Dakota State University, Brookings, SD
  - » SDSU Foundation Alumni Center & President's Home
  - » Wecota Annex Interior Renovation Planning & Design Concepts

**SELECTED RELEVANT PROJECTS**

- First Lutheran Church Addition, Sioux Falls, SD
- First United Methodist Church Interior Renovations, Sioux Falls, SD
- Holy Spirit Catholic Church Interior Renovations, Sioux Falls, SD
- Our Lady of Guadalupe Catholic Church Accessibility Renovations, Sioux Falls, SD
- Ss. Simon & Jude Catholic Church Accessibility Renovations, Flandreau, SD
- Dow Rummel Village Memory Care & Assisted Living Expansion/Renovation, Sioux Falls, SD
- Northern State University Regional Science Education Center Aberdeen, SD
- Southeast Tech, Sioux Falls, SD
  - » Campus Development Plan
  - » New Laboratory & Student Services "Hub" Facility
  - » Ed Wood Industry & Trades Building Addition/Remodel



**Rendering showing Elevator Addition as part of Accessibility Renovations at Ss. Simon & Jude Catholic Church, Flandreau, SD**



# OUR SAVIOR LUTHERAN CHURCH | REPURPOSE EXISTING BUILDING AS NEW CHURCH COMPLEX

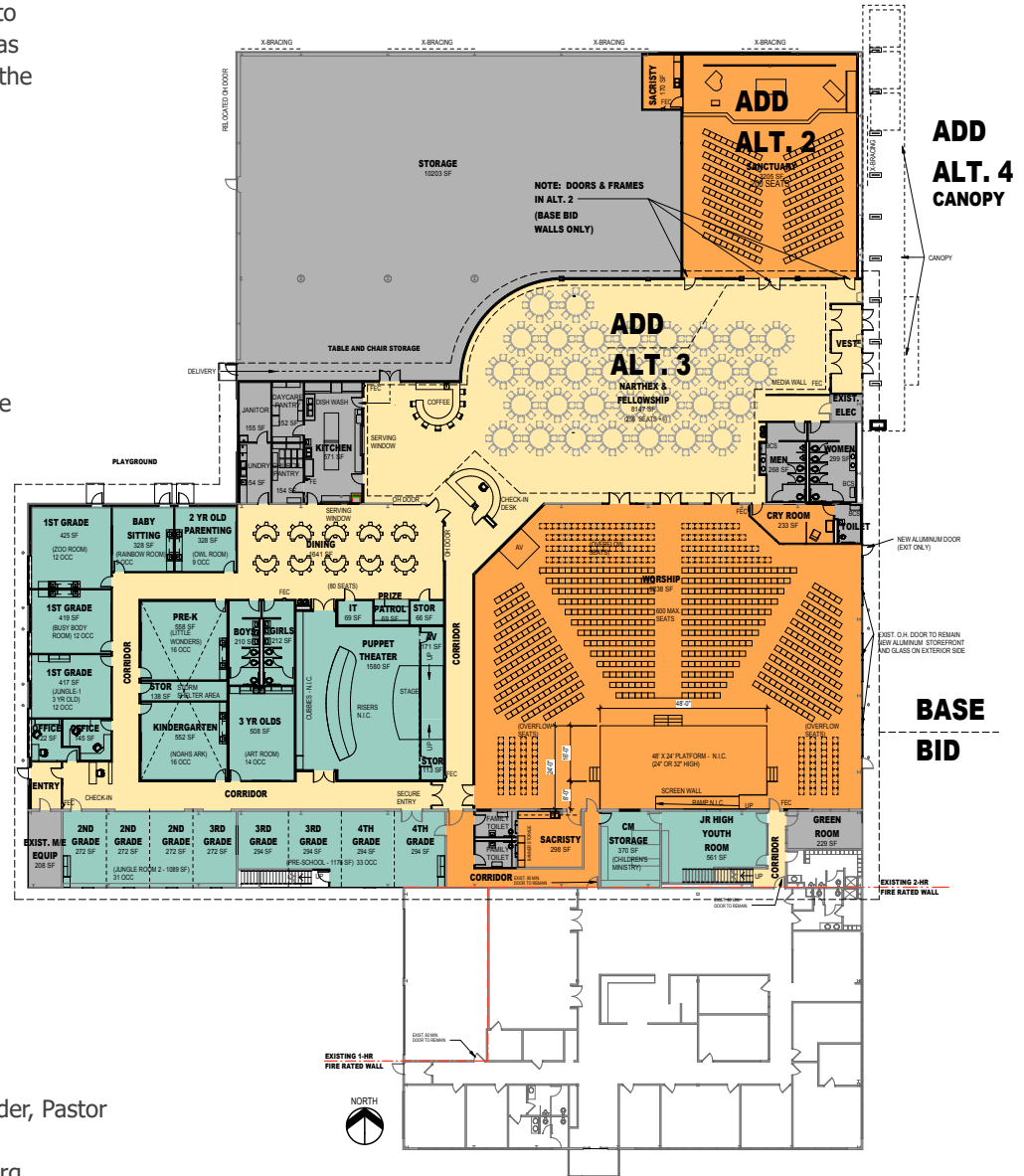
Our Savior Lutheran Church steadily has grown from 152 charter members in 1962 to a modern congregation of 1,900. After several building additions, the existing site has no room for further expansion. The Church's 26,000 sf facility also leases spaces to the King's Kids childcare and preschool program Mondays through Fridays.

Church leaders and planning consultant Jim Nord selected TSP to help guide future development for this thriving faith community. Stewards at Our Savior originally intended to build an all-new facility. But the search for the ideal site took a serendipitous turn: An existing 60,000 sf facility was on the market, and its office spaces needed very little retrofitting to match the Church's administrative and adult education program needs.

TSP completed a full planning study with preliminary design concepts in September 2015. The project team helped the congregation navigate zoning issues to repurpose the building—a former beverage-distribution company—as a modern worship center. Our team now is overseeing construction administration to convert two large, open warehouses and the east half of an interior, three-bay truck-loading area into a number of ministry and education spaces:

- contemporary worship center that seats 500 to 600
- traditional sanctuary that seats 200
- shared narthex for fellowship activities
- dedicated classrooms to host religious education for grades K-12 on weekends and a licensed childcare and preschool program during the week

The new Our Savior will include several security enhancements for childcare and Sunday School programs. The 80 to 100 children who attend King's Kids on weekdays will access the building through a separate, controlled entry. On weekends, the process flips: Sunday-School students will use the Church entrance as parents check in via a system controlled from the other side of the classroom area. The secure exterior perimeter and outdoor play area will serve Church and childcare functions, as will a shared kitchen. Within the kitchen itself, the Church and childcare programs will have separate pantries with cold storage.



LOCATION  
Norfolk, NE

CONSTRUCTION COST  
Confidential to Client

CONTACT  
The Rev. Lee Weander, Pastor  
(402) 371-6005  
pastorlee@oursav.org

SIZE  
60,000 sf

COMPLETION  
Anticipated late 2017

## ST. GEORGE CATHOLIC CHURCH | NEW WORSHIP SPACE ADDITION



The parishioners of St. George Catholic Church made an emotional decision to leave their historic—but outdated—facility built in 1920. TSP led the parish through a thoughtful design process to develop a new worship space steeped in Catholic traditions. Plans, digital models, and scale models presented through several collaborative design review meetings helped convey the design concept.

The new facility was constructed as an addition to the Parish Center, built in 1997. Stained glass windows and several other liturgical elements from the historic church were woven into the new design. The brick-clad exterior, sloped roofs, interior wood roof structure, and ceilings in the worship space create a calm and peaceful atmosphere punctuated by the powerful stained glass, high altar, statues, and Stations of the Cross brought from the original church. The Church and the Parish Center’s fellowship hall are linked with a new gathering space. Mass, fellowship hall activities, and education classes can occur simultaneously.

In addition to the traditional consultants, TSP worked with **Acoustical Design Specialist Sari Röönnholm** to re-create the sound qualities of the original sanctuary in the new space. The sanctuary design, materials, and details were developed to facilitate the spoken word and instrumental and vocal music.



LOCATION  
Hartford, SD

SIZE  
14,100 sf

CONSTRUCTION COST  
\$2,415,000

COMPLETED  
March 2010

CONTACT  
The Rev. David Desmond, Former Pastor  
Pastor, St. Mary Parish  
(605) 332-6391  
frdavid@qwestoffice.net

## FIRST UNITED METHODIST CHURCH | PHASED INTERIOR RENOVATIONS



**BEFORE | Roundtable Room**



**RENDERING | Round Table Room**



**BEFORE | Fireplace Room**



**RENDERING | Fireplace Room**



**RENDERING | Chapel**

TSP's relationship with this central Sioux Falls faith fellowship stretches back to at least the late 1980s, when our team added a multipurpose room for worship, performance, education, and recreation activities. Since then, TSP has completed an interior renovation of the main worship area (1990) and an overall "refresh" of the building's indoor spaces (2008). Now, we're coming full circle with First United Methodist Church: That multipurpose room is one of four functional areas we're redesigning in collaboration with Church members.

The multigenerational congregation has seen facility use increase by 50% in recent years. TSP's updates will revamp mechanical and lighting systems to provide greater comfort and efficiency, modernize the building's most-used spaces, and incorporate wi-fi—all while complementing the 1913 original structure's architectural character.

A total remodel of the lower-level Round Table Room and its adjacent kitchen will raise the ceiling and improve the layout to serve large gatherings." The Fireplace Room also will get a complete overhaul to create a more intimate space for Bible study and small receptions. An updated Chapel will expand to seat 100, integrating an existing stained-glass window that now is located in the hallway outside this secondary worship space. And the Multipurpose Room will get all new finishes, updated lighting, and a synthetic-wood floor in warm tones. This last component is durable enough to withstand indoor play for the Church's preschool, daycare, and youth programs but also enhances acoustics for contemporary worship services, group meals, and performing-arts events.

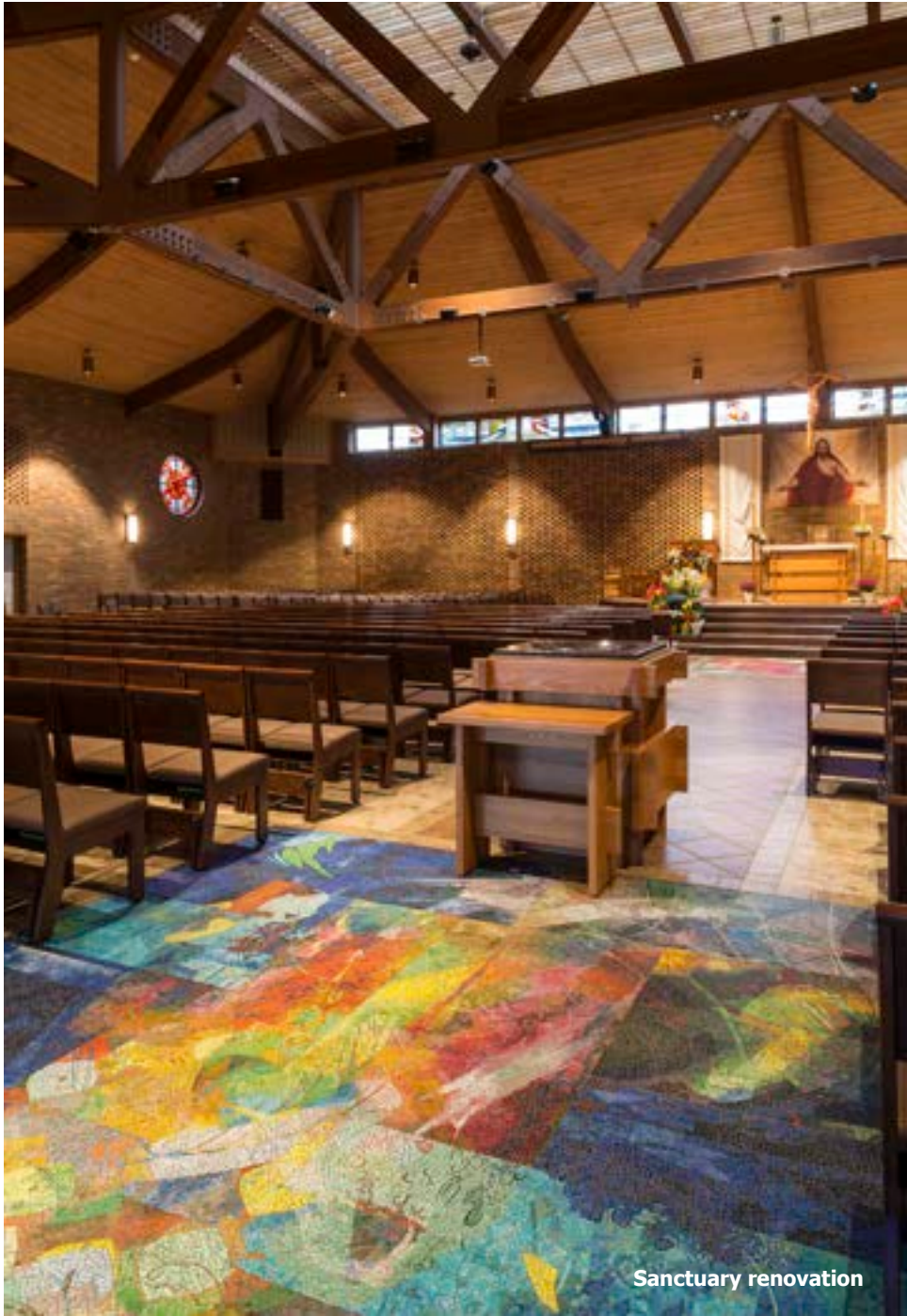
**LOCATION**  
Sioux Falls, SD

**SIZE**  
9,000 sf

**CONSTRUCTION COST**  
Confidential to Client

**COMPLETION**  
Multiphase project; final completion anticipated Spring 2018

**CONTACT**  
The Rev. Bob Ruedebusch, Pastor  
(605) 336-3652  
pastorbob@sfumc.org



Sanctuary renovation



Adoration Chapel addition

## ST. MICHAEL CATHOLIC CHURCH | CHAPEL ADDITION & MULTIPLE INTERIOR RENOVATIONS

TSP has completed several projects for St. Michael Catholic Church in Sioux Falls, engaging multidisciplinary teams for a mix of addition and renovation efforts.

The most recent included a complete renovation of the Church's main worship space as well as renovations to the east and west entry corridors. The nave and narthex received new flooring, a larger altar platform, new choir riser area, accessible ramp, new congregation chairs, and new entry doors. The entry corridors themselves now have new ceilings and light fixtures, new flooring, and upgraded bathroom fixtures. New walk-off carpet in east and west lobbies helps reduce the amount of snow, dirt, and mud tracked into the rest of the building.

Within the worship area, three floor mosaics from renowned artist Scott Parsons represent various stages along the faith journey. Parsons' custom pieces were integrated in the master vision for the project and earned a 2015 International Religious Art and Architecture Design Award. Founded in 1978, the competition is cosponsored by Faith & Form magazine and the Interfaith Forum on Religion, Art and Architecture (IFRAA), a Knowledge Community of the American Institute of Architects.

Those who enter the worship space first see the mosaic at the foot of the baptismal font. Its field of blue suggests a body of water and contrasts vividly with the orange and red tones in the foreground. At the front of the church, the second mosaic depicts St. Michael the Archangel. A casket placed here during the funeral Mass is framed and protected on either side by St. Michael's unfurled wings. The third mosaic is directly in front of the altar. Wheat and grapes depict the bread and wine of the Eucharist, and the circular shape surrounds couples as they stand to recite their wedding vows.

Prior to this project, TSP completed a 5,500 sf expansion/renovation to add the Adoration Chapel and update Church offices. A separate project remodeled 420 sf of kitchen space. Those earlier efforts involved many of the same team members.



Office remodel



Sanctuary renovation



Kitchen renovation

**LOCATION**  
Sioux Falls, SD

**WORSHIP SPACE RENOVATION**  
Size: 11,067 sf  
Construction Cost: \$556,000  
Completed: Fall 2014

**KITCHEN RENOVATION**  
Size: 420 sf  
Construction Cost: \$41,000  
Completed: Winter 2012

**CHAPEL ADDITION & OFFICE REMODEL**  
Size: 3,200 sf addition + 2,300 sf reno  
Construction Cost: \$950,000  
Completed: Fall 2012

**CONTACT**  
The Rev. Chuck Cimpl, Former Pastor  
Pastor, Holy Spirit Catholic Church  
(605) 371-2320  
frcharlescimpl@sfcatholic.org

## HOLY SPIRIT CATHOLIC CHURCH | INTERIOR RENOVATION



TSP's work with this church in southeast Sioux Falls began as an update of the nave's finishes and lighting. Our team knew we'd modernize one of our own earlier designs in the process: TSP provided engineering services for Holy Spirit's original design. As our architects and interior designers visited with parish leaders, it became clear they had bigger visions for worship and fellowship areas.

The final project touched nearly every functional area of Holy Spirit Catholic Church, including offices and rest rooms, the sacristy, and the lower-level parish hall with its kitchen. In the process, the TSP team created a more straightforward liturgical layout for the sanctuary. A central-access aisle now runs diagonally through the space, improving flow for celebrants and parishioners alike. The reorganization increased seating capacity by 20%, even after removing pews from behind the altar platform.

Original floor mosaics designed by internationally recognized artist Scott Parsons became an integral part of the worship space's transformation. Parsons, a frequent TSP collaborator, developed five pieces around themes that resonate with Holy Spirit's congregation: the chalice and the cross, the lamb, loaves and fishes, and the pelican—a symbol of atonement in the early Catholic faith. The final theme, divine mercy, is embodied in the mosaic inside the side chapel.

The team's goal was to strike a balance between traditional elements and the building's more contemporary architecture. In fact, the orientation of the mosaics

themselves serve almost as a compass, suggesting a gothic-cross arrangement within a square sanctuary. TSP worked with other artisans to incorporate custom granite fabrications such as a new baptismal font with pump fountain and a new altar with relics embedded in the design.

Other features direct the eye to key focal points. Bold colors on the perimeter soffit bring a sense of warmth while offsetting scripture verses on either side of a stylized crucifix. A new tabernacle rests atop a custom granite pedestal, elevating its visibility in a central location (the old tabernacle was housed in the side chapel). A partial screen behind the tabernacle serves as a backdrop and also separates the choir area. New pendant light fixtures use energy-efficient LED bulbs.

**LOCATION**  
Sioux Falls, SD

**CONSTRUCTION COST**  
\$1,900,000

**SIZE**  
27,000 sf

**COMPLETED**  
September 2015

**CONTACT**  
Rev. James Morgan, Pastor  
Rector, St. Joseph Cathedral  
(605) 336-7390  
frjamesmorgan@sfcatholic.org



## WORSHIP & MINISTRY CLIENTS

TSP takes pride in creating facilities that glorify God, connect His family on earth, and inspire their communities. Since our firm’s inception in 1930, TSP has focused on developing creative, thoughtful facility solutions for worship environments throughout the region. We offer here a selected list of clients for whom we’ve provided planning, facility assessments, architecture, engineering, or interior design services.

- Atonement Lutheran Church, Rapid City, SD
- Augustana Lutheran Church, Sioux Falls, SD
- Bethlehem Lutheran Church, Aberdeen, SD
- Bethlehem Lutheran Church, Inwood, IA
- Bethlehem Lutheran Church, Mankato, MN
- Blessed Sacrament Catholic Church, Rapid City, SD
- Calvary Lutheran Church, Rapid City, SD
- Calvary Lutheran Church, Scottsbluff, NE
- Chapel in the Hills, Rapid City, SD
- Christ the King Catholic Church, Sioux Falls, SD
- Christ Lutheran Church, Hartford, SD
- Church of Jesus Christ of Latter Day Saints, Brandon, SD
- Church of Jesus Christ of Latter Day Saints, Vermilion, SD
- Church of Ss. Peter & Paul, Blue Earth, MN
- Crown of Glory Lutheran Church, Chaska, MN
- East Nidaros Lutheran Church, Baltic, SD
- Elstad Lutheran Church, Lanesboro, MN
- Faith Lutheran Church, Madison, MN
- First Christian Reformed Church, Edgerton, MN
- First Congregational Church, Rapid City, SD
- First Congregational Church, Spencer, IA
- First Lutheran Church, Blooming Prairie, MN
- First Lutheran Church, Glencoe, MN
- First Lutheran Church, Marshall, MN
- First Lutheran Church, Sioux Falls, SD
- First Lutheran Church, St. Peter, MN
- First Presbyterian Church, Sioux Falls, SD
- First United Methodist Church, Sioux Falls, SD
- First United Methodist Church, Sturgis, SD
- Gethsemane Lutheran Brethren Church, Rochester, MN
- Gloria Dei Lutheran Church, Sioux Falls, SD
- Good Shepherd Lutheran Church, Sioux Falls, SD
- Grace Lutheran Church, Luverne, MN
- Hartford United Methodist Church, Sioux Falls, SD
- Holy Cross Lutheran Church, Sioux Falls, SD
- Holy Name Catholic Church, Watertown, SD
- Holy Spirit Catholic Church, Sioux Falls, SD
- Hosanna Lutheran Church, Forest Lake, MN
- Hosanna Lutheran Church, Rochester, MN
- Jehovah Evangelical Lutheran Church, St. Paul, MN
- King of Glory Lutheran Church, Sioux Falls, SD
- Leganger Lutheran Church, Toronto, SD
- Lord of Life Lutheran Church, Rapid City, SD
- Messiah New Hope Lutheran Church, Sioux Falls, SD
- Memorial Lutheran Church, Sioux Falls, SD
- Nativity Lutheran Church, St. Anthony, MN
- Our Lady of Guadalupe Catholic Church, Sioux Falls, SD
- Our Savior Lutheran Church, Norfolk, NE
- Our Savior’s Lutheran Church, Sioux Falls, SD
- Peace Lutheran Church, Sioux Falls, SD
- Piedmont Valley Lutheran Church, Piedmont, SD
- Redeemer Lutheran Church, Rochester, MN
- Salem-Zion Mennonite Church, Freeman, SD
- Ss. Simon & Jude Catholic Church, Flandreau, SD
- St. Ann’s Catholic Church, Slayton, MN
- St. Benedict Catholic Church, Yankton, SD
- St. Catherine's Catholic Church, Redwood Falls, MN
- St. Dionysius Church, Tyler, MN
- St. Francis of Assisi Catholic Church, Sturgis, SD
- St. George Catholic Church, Hartford, SD
- St. John American Lutheran Church, Sioux Falls, SD
- St. John's Lutheran Church, Yankton, SD
- St. Joseph Cathedral, Sioux Falls, SD
- St. Mary's Catholic Church, Sioux Falls, SD
- St. Michael Catholic Church, Sioux Falls, SD
- St. Philip's Lutheran Church, Fridley, MN
- Trinity Lutheran Church, Rapid City, SD
- Trinity Lutheran Church, Spencer, IA
- Trinity Lutheran Church, Tea, SD
- United Church of Christ, Brookings, SD
- West Center Baptist Church, Madison, SD
- Zion Lutheran Church, Garretson, SD
- Zion Lutheran Church, Rapid City, SD

# LANDSCAPE DESIGN

## CONFLUENCE

Confluence is a professional consulting firm comprised of landscape architects and planners. Our work includes a wide range of public, educational, institutional, and private sector projects. We focus our process on collaboration and interaction with our clients, consultants, and the community in which we work. Confluence has nearly two dozen licensed landscape architects and an AICP certified planner, with licenses in South Dakota and 10 other states.

We bring the skills of landscape architecture, land planning and urban design to each project, giving them the tools to merge the client's needs with the environment. Our work is characterized by a philosophy of place-making, creating unique, human connections with every project, its location, and its surrounding environment.

Momentum, energy, and depth: These three words best describe the passion, creativity, experience, and people of Confluence. With over a decade of award-winning experience and hundreds of completed projects, we've helped shape the practice of landscape architecture, planning, and urban design across the Midwest. We believe the values that we share define who we are and serve as the basis for our success. The same core principles set forth with our founding in 1998 continue to guide our growth, exceed expectations, better our communities, deliver exceptional service, and collaboratively design built environments with a sense of place.

While program elements or locations may differ, our ability to listen, create, and uniquely respond to our client's needs remains consistent. We have unwavering focus on providing customized solutions that transport our clients' vision to life. Our expertise is evident by our built portfolio of completed projects. As site master planning leaders, we collaborate across disciplines, keeping our client's goals, budget and schedule at the forefront. We strive to Relate (we listen and hear you), Translate (we see what you're saying), Navigate (we simplify your journey) and Exceed (we amplify your outcome). We expand those ideas into a sustainable reality, the confluence of a client's needs and the value we add.

## CHAD KUCKER, ASLA, PLA, CID, LEED AP Landscape Architect | Confluence

REGISTERED: SD, IA	EDUCATION:
AFFILIATIONS: LEED Accredited Professional	Bachelor of Landscape Architecture, South Dakota State University



With nearly 20 years of experience in the profession, Chad is involved in a wide variety of projects including site planning and development, irrigation design, and recreation design.

His amazing technical competency makes him an indispensable member of the Confluence team. No matter the challenge, Chad finds a way to see through the details and make the project shine.

### SELECTED RELEVANT PROJECTS

- Holy Spirit Catholic Church Site Improvements, Sioux Falls, SD
- St. Joseph Cathedral Campus Planning, Sioux Falls, SD
- Our Savior's Lutheran Church Childcare Playground, Sioux Falls, SD
- Gloria Dei Lutheran Church, Sioux Falls, SD
- Lutheran Outdoors in South Dakota Joy Ranch Site Planning, Florence, SD
- Church of Jesus Christ of Latter-Day Saints—numerous projects, including:
  - » Landscape & Irrigation Work in Sioux Falls, SD; Worthington, MN; Fort Collins, CO; and Jamestown, ND
  - » Parking Replacements in Yankton, SD; and Marshall, MN
- Washington Pavilion of Arts & Science Paladino-Hohm Sculpture Garden, Sioux Falls, SD
- Museum of Visual Materials, Sioux Falls, SD
- Cherapa Place, Sioux Falls, SD
- Sioux Falls Area Community Foundation Depot Renovation, Sioux Falls, SD
- CarsForSale.com Corporate Headquarters, Sioux Falls, SD

# SITE & CIVIL ENGINEERING



Infrastructure Design Group, Inc. (Infrastructure DG) is a civil engineering and land-surveying services firm that provides professional services to public and private clients in southeast South Dakota and the surrounding region. Founded in 2012, Infrastructure DG is considered a small firm with BIG experience. The company is focused on listening, providing personal service, effective communication, and cost-effective solutions.

At the core of all successful projects is the inherent ability of our team to listen to the client's needs and effectively communicate throughout the project to all stakeholders. We understand our clients know their needs better than anyone else possibly could. It is with this mindset, Infrastructure Design Group, Inc. has built a reputation of providing unmatched client service and satisfaction.

The team of Infrastructure Design Group, Inc. has provided numerous solutions within the following service areas:

- Site Development Planning & Design
- Construction Observation and Administration
- Land Surveying
- Parks & Recreation Planning and Design
- Municipal Engineering
- Transportation
- Water Resources

## CHAD HANISCH, PE

Civil Engineer | Infrastructure Design Group

REGISTERED: SD, MN, IA

AFFILIATIONS:

South Dakota Engineering Society  
National Society of Professional Engineers  
American Council of Engineering Companies

EDUCATION:

Bachelor of Civil  
Engineering, South  
Dakota State University



Chad has led, managed, and designed engineering projects for transportation, water, wastewater, drainage, site design, land development, and parks. He has played numerous roles within each project area, from surveyor to project engineer and site manager. Chad has a strong knowledge base to meet all aspects of a client's engineering and project management needs.

## BOB KUMMER, PLS

Land Surveyor | Infrastructure Design Group

REGISTERED: SD, MN, IA, NE

AFFILIATIONS:

National Society of Professional Surveyors

EDUCATION:

Associate of Applied Science,  
Civil Engineering Technology,  
Southeast Tech



Bob has nearly 20 years of experience as a professional surveyor, staff manager, and leader of Infrastructure DG's land services team. He has worked with both public and private-sector clients, bringing the latest technology in surveying equipment and the highest industry standards to each project. Bob is involved in preparing estimates and proposals, performing field work, and preparing final deliverables.

# ACOUSTICS



Kvernstoen, Rönholm & Associates is one of the leading architectural acoustics consulting firms in the upper Midwest. KRA's founder, Steven Kvernstoen, has been engaged in a wide variety of projects over the past 29 years.

Sari Rönholm has worked in architectural acoustics since 1999. Although KRA is widely known for its work with auditoriums and arts facilities, the firm also works with churches, educational facilities, commercial buildings, court facilities, athletic facilities, government buildings, etc.

KRA has expertise and experience in the following areas:

- Room Acoustics
- Sound Isolation (between interior spaces)
- Mechanical Noise Control (interior)
- Community Noise Issues (exterior sources such as chillers, generators, etc.)
- Impact & Vibration Isolation (from mechanical equipment and footfall noise)

## SARI RÖNNHOLM

Acoustical Consultant | KRA

### AFFILIATIONS:

Acoustical Society of America  
American Symphony Orchestra League

### EDUCATION:

Doctor of Musical Arts, Orchestral Conducting, University of Minnesota  
Master of Music, Church Music, Sibelius-Academy, Helsinki, Finland



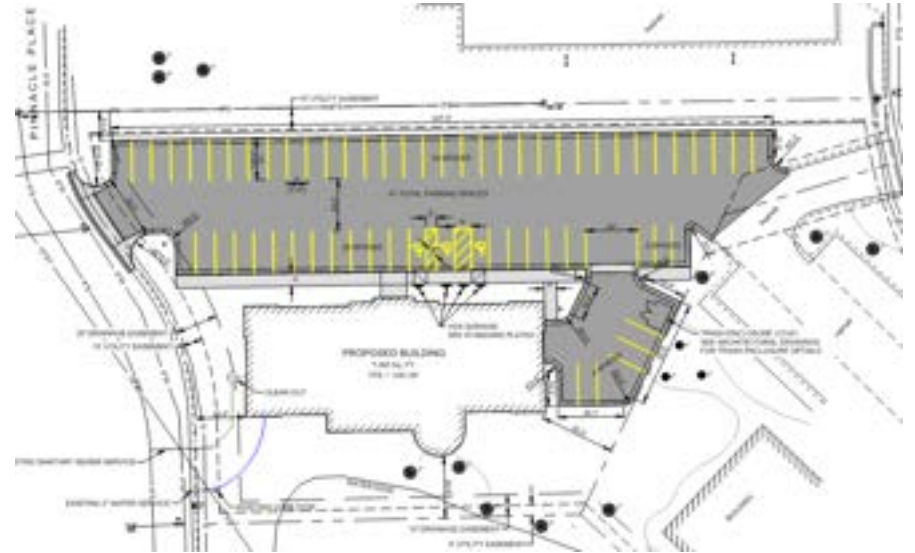
Sari has acted as acoustical consultant for a wide range of projects including arts, educational, government, and corporate buildings. Her experience as a musician and conductor gives her a unique understanding of acoustical requirements for rehearsal and performance spaces. Sari's particular interests include not only the audience's perception but the performers' own. She holds advanced degrees in church music and orchestral conducting.

### SELECTED RELEVANT PROJECTS

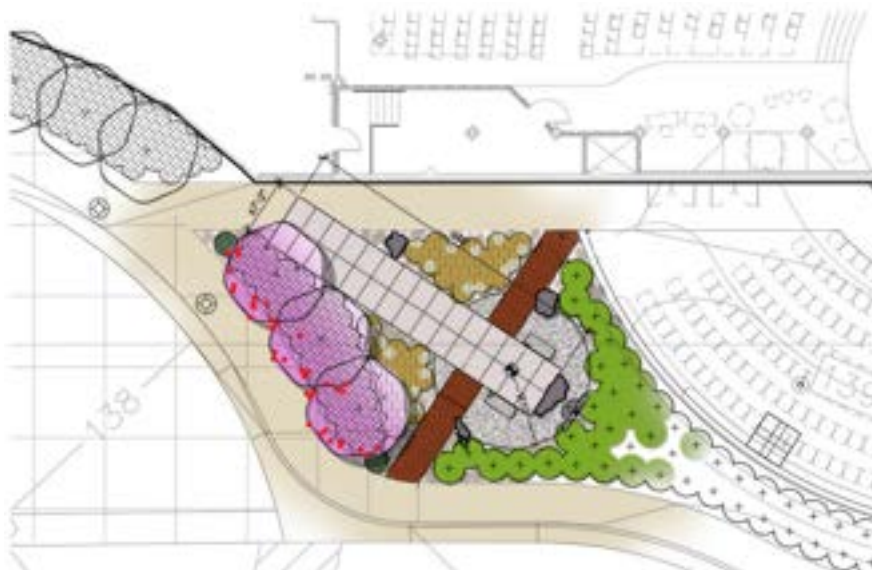
- St. George Catholic Church New Worship Space Addition, Hartford, SD
- Edina Community Lutheran Church, Minneapolis, MN
- Living Word Lutheran Church, Marshall, MN
- Sartell United Methodist Church, Sartell, MN
- St. Peter's Church, St. Peter, MN
- Lord of Life Church, Maple Grove, MN
- St. Ambrose Church, Woodbury, MN
- Community of the Cross Lutheran Church, Bloomington, MN
- Hosanna! Lutheran Church, Lakeville, MN
- Shepherd of the Valley, Apple Valley, MN
- Bethel Lutheran Church, Rochester, MN
- Bet Shalom Synagogue, Minnetonka, MN
- Grace Fellowship, Brooklyn Park, MN
- Lord of Life Church, Baxter, MN
- Zion Lutheran Church, Warroad, MN
- Evangelical Covenant Church, Alexandria, MN
- Evangelical Free Church, Willmar, MN



Confluence | Washington Pavilion Paladino-Hohm Sculpture Garden, Sioux Falls, SD



Infrastructure Design Group | Conceptual Site Layout for New Office Building in Prairie Hills Development, Sioux Falls, SD



Confluence | Conceptual Site Development for Our Savior's Lutheran Church Prayer Garden, Sioux Falls, SD



TSP | First Christian Reformed Church Fellowship Hall Addition, Edgerton, MN

# PROJECT DELIVERY

The TSP team can provide expertise at the very outset. From visioning sessions and collaborative design workshops right through construction and past move-in day, we commit to deliver a project that will meet your needs for years to come. Our experienced professionals have extensive backgrounds that include a variety of delivery methods, including Construction Management At Risk (CM@R). We welcome early involvement from your chosen construction partners as members of the project team.

## CONSTRUCTION SERVICES LEGACY

In the late 1980s, our integrated and full-service firm established TSP Construction Services, Inc. That enterprise functioned as a contractor utilizing CM@R and Construction Management Agency (CMA) methods, and TSP filled the role of A&E Services Design. This partnership successfully developed several projects, including complex healthcare facilities.

Today, several members of our former Construction Services enterprise—experienced field-observation experts and a full-time cost estimator among them—continue to provide value and insight for clients. This unique history means we view the A&E/CM relationship differently than most firms. Our architects and engineers recognize the value of early and continuous collaboration with those in the construction profession. We understand the methodology behind developing a preliminary set of documents that, in turn, can be used to establish a Scope of Work that leads to establishing a Guaranteed Maximum Price (GMP). At the same time, we maintain an independent perspective as your advocate, protecting your resources and the integrity of your project.

## CONSTRUCTION MANAGEMENT AT RISK

Working together A&E firms and CMs provide checks and balances to ensure your best interests remain central to the work at hand. We align that work with your mission, goals, budget, schedule, and desired quality. The CM is instrumental in evaluating the construction schedule, logistics of phasing, local specialty contractor community, and the relative costs in time or dollars to accomplish the project. As partners in the design and construction process, CM team members have a key role in a project’s success.

PROVEN TRACK RECORD: CM@R PROJECTS	
CONSTRUCTION MANAGER AT RISK (CM@R)	CLIENT/OWNER & DESCRIPTION OF WORK
Ainsworth-Benning Construction	Sanford Laboratory Homestake Visitor Center
Henry Carlson Company	Augustana University Froiland Science Complex & Gilbert Science Center Renovation
Henry Carlson Company	Sanford Luverne Medical Center Replacement Hospital & Clinic
Journey Group dba Sioux Falls Construction	Madison Regional Health Replacement Hospital & Clinic
Journey Group dba Sioux Falls Construction	Midco Aquatic Center
Russell Construction	River Hills Community Healthcare Center Addition/Renovation
Journey Group dba Sioux Falls Construction	Dakota State University Beacom Institute of Technology
Wenck Construction	Faulkton School District Facilities Assessment & District-Wide Improvements
Journey Group dba Sioux Falls Construction	Peace Lutheran Church Addition
Henry Carlson Company	Augustana University Mikkelsen Library Renovation

It is difficult to overstate the advantages of an experienced CM who is intimately involved in project development from beginning to end. The outcome ultimately hinges on the CM’s ability and expertise during pre-construction, continues through bidding or buying out packages within the project, and culminates in strong management to monitor and deliver the project.

Several critical factors separate CMs from contractors—and exceptional CMs from the rest of the pack. Your project will depend on your CM’s specific expertise and truly collaborative nature, as well as the firm’s methods of estimating, phasing, packaging, and scheduling the work. It is essential for the CM to be directly involved in design review, so the project benefits from that knowledge of the built environment and design’s impact on costs.

## DESIGN & PRECONSTRUCTION SCHEDULING

Significant facility changes must be carefully planned, with a full understanding of your project's impacts on Spirit of Joy's existing building, site and parking, and access to the Prayer Garden. The TSP team has found the greatest success when we work side by side with CMs, building both the design schedule and the construction schedule together. Milestones in each timeline affect the other, every step of the way. We believe it's appropriate for your CM to take responsibility for developing the overall schedule. Our TSP team members will support those efforts by providing input to create a realistic design timeline within that larger context. Additionally, architects and engineers who remain involved in your CM's early, periodic estimates will be able to deliver an appropriate level of design work consistent with the CM's ultimate GMP.

## ANALYZING COST TO MATCH SCOPE & BUDGET

Our experience tells us that continual communication among Owner, design team, and CM team is the surest way to hit budget targets. Biweekly meetings with the CM throughout the planning and design process provide a two-way sounding board. The topics change as the project evolves, but the need for shared information remains constant. For example, early conversations might focus on the design team's consideration of various mechanical system and building materials. A CM who is part of the discussion can provide real-time feedback on whether those options are feasible within budget. In the past, we've seen problems arise when one or more parties do not share timely, relevant information that affects the other's work. Simply communicating the details isn't enough. We've learned hard lessons when TSP team members kept the CM informed, but the CM wasn't actually putting pencil to paper to run the cost effects before the end of a design phase. That's too late to help drive meaningful decisions or make smaller adjustments along the way.

## VALUE ANALYSIS/VALUE ENGINEERING

The TSP team's philosophy on value engineering aligns with our perspective on cost analysis: We believe value engineering must occur throughout the project's life span. Making cuts later in the design process is a symptom of poor communication. And it often demands that an Owner sacrifice build quality or use alternative materials to fit within the budget. We work hand-in-hand with CMs to confirm selections early on—wood or steel frame, precast concrete or brick and block, mechanical/electrical systems that require greater upfront investment but promise lifetime value or those that are less expensive but will need more frequent maintenance to perform optimally. It serves neither you nor your project to discover a specific material or program component is too expensive after you've built other decisions around it.

## CASE STUDY: CM@R DELIVERY FOR MADISON REGIONAL HEALTH

TSP's work with Journey Group and its Sioux Falls Construction division illustrates how we've added particular value, functioning as a unified team.

TSP helped leaders at Madison Regional Health screen and select their Construction Manager at Risk (CM@R). We also assisted with documentation to secure USDA Rural Development funding.

Madison's medical center is the first project in the state to use the CM@R delivery method in connection with the federal program, and it is also the largest USDA-funded project in the state. TSP's close partnership with the CM@R stayed on schedule to deliver 11,000 more square feet of value-engineered space than originally programmed—without extending the construction schedule or budget.

**“WE WERE CONSIDERED PART OF THE DESIGN TEAM ALONG WITH THE CONSTRUCTION MANAGER AND WORKED TOGETHER TO FIND THE BEST VALUE IN REGARD TO DESIGN DIRECTIONS AND COST. WE COULDN'T HAVE ACHIEVED THE DESIGN WITHOUT THE COLLABORATIVE WORK ENVIRONMENT THEY HELPED CREATE.”**

— Tammy Miller, CEO, Madison Regional Health,  
Madison, SD



St. Michael Catholic Church Adoration Chapel Addition, Sioux Falls, SD

## TEAM AVAILABILITY

Availability is partly about proximity—and our Sioux Falls team certainly will provide timely, on-site involvement. But it's also about setting priorities, allocating resources, and delivering on our promises. We've selected the team for Spirit of Joy Lutheran Church based on the needed skills and experience as well as current workloads.

Your team does you no good if its members are wrapped up in other projects. We assure you that each team member is ready and eager to commit themselves to your success—from Principal-in-Charge Jared Nesje to Project Manager Michelle Klobassa and the architects and engineers they'll direct over the course of our work together.

As the lead firm and architect of record, TSP is well-positioned to take on this assessment, planning, and design effort. Three significant projects led by Spirit of Joy team members will be in the Construction Administration phase as we begin our partnership with you:

- Our Savior Lutheran Church
- Sioux Falls Regional Airport Baggage-Claim Redevelopment
- Dow Rummel Memory Care & Assisted Living Expansion/Renovation

Additionally, these substantial efforts involving Spirit of Joy team members will move fully into Construction Administration during the project timeline identified in your RFP:

- Columbus Community Hospital Surgery Expansion/Renovation
- Northern State University Regional Science Education Center
- Perham-Dent Public Schools New High School & District-Wide Additions/Renovations/System Upgrades



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1112 N. West Ave. Sioux Falls, SD 57104 | phone (605) 336-1160 | [www.teamtsp.com](http://www.teamtsp.com)