



VANCE THOMPSON VISION RFP

September 29, 2023



Architecture
Engineering
Planning



September 29, 2023



Mr. Mark Scharnberg
Chief Financial Officer
Vance Thompson Vision
3101 W. 57th St.
Sioux Falls, SD 57108

Mr. Wade Opland
Chief Operating Officer
Vance Thompson Vision
3101 W. 57th St.
Sioux Falls, SD 57108

RE: Vance Thompson Vision New Building

Dear Mr. Scharnberg, Mr. Opland, and Selection Committee Members,

Vance Thompson Vision (VTV) has worked extremely hard to become the best in what you do: world-class surgical eye care and vision correction. Your team, and your patients, deserve the best that the architectural community has to offer in planning and designing specialty facilities similar to yours. TSP, Inc., a local multidisciplinary design firm of architects and engineers, has teamed with Marasco & Associates, Inc., a nationally renowned healthcare architect, to be your design partners.

TSP, Inc. was founded in Sioux Falls in 1930 by architect Harold Spitznagel, and our firm's legacy building designs from the last 93 years can be found all across town and throughout the region. "Spitz" added engineers to his team in the 1950s to become one of the first true multidisciplinary design firms in the area. Today, our in-house team of planners, architects, interior designers, structural engineers, mechanical engineers, and electrical engineers all continue to provide legacy design solutions for our clients.

Simply stated, you will not find another consulting architectural firm with more ophthalmic healthcare facility design experience and expertise than Marasco and Associates, Inc. They have designed over 1,750 outpatient healthcare facilities, including over 300 ophthalmic projects, totaling more than 20 million square feet, in every state, as well as abroad - making their outpatient healthcare expertise second to none. They have also designed over 400 ambulatory surgery centers (ASCs). Healthcare projects are the only project types they accept, which allows their team to focus their efforts and remain on the cutting edge of technology related to the design and operations of these types of facilities.

Marasco & Associates is nationally known for the design of healthcare facilities, and they have lectured for numerous professional healthcare associations, including many specific to eye and vision care. They have been published numerous times for work related to the design of healthcare facilities in a variety of medical publications and trade magazines. Like Vance Thompson Vision, they are recognized as THE experts in their field.

TSP is very familiar with Marasco's team. TSP's Healthcare Leader, Mark Averett, spent four years early in his career with John and Brian at Marasco & Associates. Our two firms recently teamed on conceptual planning for the Black Hills Regional Eye Institute in Rapid City. Combining TSP's local multidisciplinary design team with Marasco's world-class expertise in healthcare, and specifically surgical eye care and vision correction, provides your team with the best of both worlds: a proven local team who you can count on to be there when you need us, in addition to the world-class expertise and experience of a national healthcare architectural design firm.

We look forward to continuing conversations with the Vance Thompson Vision team on this exciting new project!

Sincerely,
TSP, Inc.

Tim Jensen, PE
Principal-in-Charge



1112 N WEST AVENUE, SIOUX FALLS, SD 57104
P: 605.336.1160 • TEAMTSP.COM

VANCE THOMPSON VISION RFP

SEPTEMBER 29, 2023



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Legacy Design Under Separate Cover

*Cover photo: Mayo Civic Center Expansion/Renovation & Outdoor Plaza, Rochester, MN.
Completed Fall 2017, TSP project # 01080457.1.*



YOUR DEDICATED TEAM

LOCAL PRESENCE & RESPONSIBILITY

Combining TSP's local multidisciplinary legacy design team with Marasco's world-class expertise in healthcare, and specifically surgical eye care and vision correction, provides your team with the best of both worlds: a proven local team who you can count on to be there when you need us, in addition to the world-class expertise and experience of a national healthcare architectural design firm.



ARCHITECT OF RECORD, M/E/S ENGINEERING, INTERIOR DESIGN

ABOUT TSP

What began as a one-man shop in 1930 has grown into a regional employee-owned practice. We feel a deep personal accountability to one another and to provide value for our clients. It's part of why each project is so much more than a building to us: We're forging lasting relationships alongside the projects we co-create.

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

TSP's client-centered approach ensures project success from the start. Our collaborative culture puts "we" before "me"—and it's the engine that drives everything we do. From a project's early stages, we apply teamwork, service, and passion to develop a comprehensive understanding of each client's needs. We ask the right questions at the right times

to learn how people use their spaces. We learn what makes them feel safe and supported, what motivates them, and where they'd like each project to take their organization. Then we move around the issues to tackle challenges from the client's perspective.

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

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

TSP, Inc.

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

Main Contact

Tim Jensen, PE
Principal-in-Charge
Phone: (605) 575-1122
JensenTT@teamtsp.com

Established: 1930

Office Locations: Rapid City, Sioux Falls, & Watertown, SD; Omaha, NE; and Rochester, 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, multidisciplinary architecture, engineering, and planning firm with offices across the Midwest.

Through teamwork, service, and passion, we listen and develop a deep understanding of your "why." We collaborate with you to build trust-based relationships and discover solutions that combine form, function, and economy.

We plan and design healthcare facilities to meet today's needs and make sure they are flexible enough to serve occupants well into the future. Our multidisciplinary team builds on personalized service and regional expertise to bring you the most effective planning and design. Every project is unique. Our decades of design experience and our depth of local knowledge mean you can move forward with confidence.

COMPREHENSIVE IN-HOUSE EXPERTISE

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



HEALTHCARE INTERIOR PLANNING & DESIGN

ABOUT MARASCO & ASSOCIATES

Marasco & Associates was founded in 1974 by Robert F. Marasco, AIA, NCARB, responding to the lack of independent architectural firms dedicated exclusively to the design of outpatient facilities. John A. Marasco, AIA, NCARB, took over the firm in 1995 and has diligently continued our commitment to unparalleled excellence. Marasco & Associates is an S Corporation and has 3 principals/owners: John A. Marasco, AIA, NCARB; Todd E. Larson, AIA, NCARB; and Brian R. Shearer, AIA.

When you hire Marasco & Associates, Inc., you receive our "A-team" - bigger is not better. In fact, we have engineered our firm so that we have only an "A-Team". This allows our principals to drive each project we complete. They are the only ones that you and the facility users will meet with; you will never have to deal with an inexperienced third-year graduate or recently licensed architect. The full capabilities of our firm's experience will be always at your fingertips.

All current Marasco & Associates principals have been working as team members for over 25 years. That means 750+ healthcare projects have been completed under the team. In addition, the knowledge of the 1,000+ other healthcare projects completed more than 25 years ago has been skillfully passed down from our former principals. In a nutshell, you will not find a more experienced team to work with than Marasco & Associates, Inc.

Marasco & Associates

1301 Speer Blvd., Suite A
Denver, CO 80204
(303) 832-2887
mahca.com

Main Contact

John Marasco, AIA
Principal
Phone: (303) 832-2887
John@mahca.com

Established: Early 1974

Office Locations: Denver, CO



Marasco & Associates has dedicated its entire efforts to the design/development of healthcare facilities for almost 50 years. We only design healthcare facilities! This includes, but is not limited to, medical practices, ambulatory surgery centers, therapy/wellness centers, recovery care centers, diagnostic centers, radiation therapy facilities, and specialty/surgical hospitals. Over the years, we have helped design/develop over 20 million square feet of healthcare facilities. This unparalleled experience encompasses 1,750+ projects (of which 300+ are ophthalmic projects) all over the country as well as abroad, including 400+ ASCs and 20+ specialty/surgical hospitals.

Marasco & Associates is nationally known for the design of healthcare facilities, and we have lectured for the American Academy of Ophthalmology (AAO/AAOE), American Society of Cataract & Refractive Surgery (ASCRS/ASOA), Royal Hawaiian Eye, Outpatient

Ophthalmic Surgery Society (OOSS), as well as numerous other professional healthcare associations. We have been published numerous times for work related to the design of healthcare facilities in a variety of medical publications and trade magazines, including the Monitor, OR Today, Outpatient Surgery Magazine, and numerous specialty-specific healthcare publications. In 2009, John A. Marasco, AIA, NCARB, was presented with the AAO Achievement Award. To our knowledge, John is the only architect ever to receive this honor, which is typically reserved for physicians.

You simply will not find another firm with more ophthalmic healthcare design experience and expertise than Marasco & Associates.



SITE DESIGN & DEVELOPMENT

ABOUT CONFLUENCE

WHO WE ARE

Confluence is a professional consulting firm comprised of landscape architects, urban designers, and planners. Our staff of 75+ includes 40 licensed landscape architects and AICP certified planners, and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional, and private sector projects. Our landscape architects are licensed to practice in Alaska, Arkansas, California, Colorado, Connecticut, Georgia, Kansas, Idaho, Illinois, Iowa, Michigan, Minnesota, Missouri, Montana, Nebraska, New Mexico, Nevada, North Dakota, Ohio, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Wisconsin, and Wyoming—and this list continues to grow to meet our clients' needs.

WHAT WE DO

Simply stated—we create places full of life. The diversity of our work and expertise has become a hallmark of our firm, and it's a big reason why our clients engage us again and again to help establish their next creative vision for the future. We offer a wide array of design and planning capabilities, handling everything from stakeholder and community engagement activities, to crafting urban design and community planning solutions, to representing our clients during construction implementation. With over twenty years of award-winning experience and hundreds of completed projects, Confluence has shaped the practice of landscape architecture, planning, and urban design across the Midwest, and we love what we do. What can we do for you?

HOW WE WORK

Our creative process is focused on collaboration and insightful interaction with our clients, consultants, and the community in which we work. We begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. From vision to completion, our team excels in collaborating to shape and achieve your "what's next" — while also planning ahead on your long-term strategy. The diversity of our practice and professional experience provides a solid framework upon which to build successful strategies for achieving our clients' goals.

Confluence brings together people, energy, and ideas to shape the future of our communities. We strive to achieve the inherent potential within each project while naturally making our world a better place.

SIOUX FALLS

440 E. 8th Street
Sioux Falls, South Dakota 57103
605.339.1205
thinkconfluence.com

Des Moines
Kansas City
Cedar Rapids
Minneapolis
Omaha
Fargo
Chicago
Denver

Our network of nine offices, located throughout the Midwest, provides value to our clients through our depth of experience identifying, developing and applying emerging creative trends and best practices.

BETTER BY DESIGN

FIRM CULTURE

The TSP Team is guided by a foundational focus to make communities better, by design. Our commitment to Teamwork, Service, and Passion defines our success, and design is a discovery process with you – the client – at the center. Together, the TSP Team and our clients discover design solutions that help make our communities better by design.



FIRM CULTURE

COMPANY CORE VALUES

TSP takes pride in creating healthier, safer, and more dynamic facilities where our neighbors live, work, learn, play, worship, seek care, and come together as civic partners.

TSP is guided daily by three core values:

- We Before Me
- Design It Like We Own It
- Committed to Our Craft

We began with one man in 1930 and have grown into a 100-percent employee-owned practice. We are accountable to one another and our clients, with whom we forge lasting relationships.

TSP places great value on trust-based relationships and our role as servant leaders. We act with integrity and stand by our word. As a firm, we get the job done with a tenacity that is rooted in humility. We will do whatever needed to make things right, which at TSP, goes by the saying, "If we mess up, we fess up."

LIVING OUT OUR VALUES

As owners of a 100-percent employee-owned firm, the TSP team lives out our values by holding each other deeply accountable. We believe teamwork happens only when everyone dedicates themselves to the same goal. We are a multidisciplinary firm, and our design-led approach means we never stop learning from one another. We collaborate every day across specialties, finding innovative methods through in-house mentorship, our work with trusted consultant partners, and professional development courses. Our people are passionate about the opportunity to put their knowledge to work for clients.

TSP embraces volunteer initiatives that support our core values and make a positive difference in the communities we serve. These include group activities recommended by our team members, which usually average between six and eight events per year in each office location. This involvement is important because we care about our communities. In addition to our office-wide activities, TSP team members donate hundreds of hours each year to individual charitable interests. This is part of TSP's core focus on making communities better, by design. Our true legacy as a company is the reputation we build through long-lasting relationships.



ALIGNING VALUES

We believe TSP's organizational values strongly align with the values held by Vance Thompson Vision.

There is great synergy between your values of Caring, Fun, and Egalitarianism and TSP's core value of "We Before Me." Both of our organizations are deeply Committed to their work, and Vance Thompson Vision's value of Excellence corresponds with TSP's value to "Design It Like We Own It."

TSP's founder, Harold Spitznagel, once described company culture as operating with more or less a "*dolce vita*" principle, which emphasizes the importance of enjoying life. Mixed in with the firm's numerous and successful design projects over the years, there are plenty of examples of combining work and fun. From completely drywalling off the boss's office door to turning the office into what appeared to be a fully functioning gas station, TSP has a long history of fun. That desire continues today, as we remain true to our three core values.

Our firms share an emphasis on family. We understand that Vance Thompson Vision holds frequent outings such as bowling, sledding, and other activities geared toward the families of employees and staff. Our team embraces the opportunity to gather in similar ways. Birthday celebrations are important, and our children's Christmas party has a decades-long history.

A teaching mindset is another area of shared vision. It is our understanding that many fellows study each year

at Vance Thompson Vision, some of whom remain in the Sioux Falls office or join other VTV offices. Our team is deeply committed to education, as we offer various internship and career exploration programs. We see the value in the development of our young professionals, and we demonstrate commitment and innovation to train and mentor emerging professionals.

We recognize the connection between employee satisfaction and happier, high-performing team members. Our annual meeting, held in the spring, is a fun, team-building event designed to show appreciation and help team members feel engaged and valued. A face-to-face gathering in a relaxed environment helps build strong relationships between those who work in different office locations. In 2022, TSP became a 100 percent employee-owned company, well ahead of schedule. This milestone achievement reflects a strong culture and a deep belief in that culture. TSP's employee stock ownership program (ESOP) firm provides employees with ownership in their firm without the need for an upfront personal investment. The ESOP is an additional incentive for team members already proud of their work to do their best and encourage each other.

Our work is fulfilling because it makes our clients better at what they do. We humbly submit to you that our personal connections, exceptional client service, and outstanding design solutions are in harmony with Vance Thompson Vision's value statements.

WE
BEFORE
ME

TEAM ORGANIZATION

Through teamwork, service, and passion, we listen and develop a deep understanding of your "why." We collaborate with you to build trust-based relationships and discover solutions that combine form, function, and economy.



**OWNER
SPECIALTY
CONSULTANTS**



**AUDIO VISUAL
EQUIPMENT PLANNER
SECURITY**

PROJECT LEADERSHIP



TIM JENSEN
PE
Principal-in-Charge

HEALTHCARE LEADERSHIP



MARK AVERETT
AIA, NCARB
Architect, Principal
Healthcare Leader

OPHTHALMIC PLANNING & DESIGN



JOHN MARASCO
AIA, NCARB
Principal



TODD LARSON
AIA, NCARB
Principal



BRIAN SHEARER
AIA
Principal

ARCHITECT OF RECORD



CHASE KRAMER
AIA, NCARB
Architect,
Director of Design

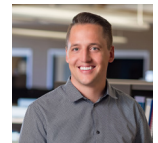
ENGINEERING, INTERIOR DESIGN, & SITE



ROGER NIKOLAS
PE, LEED AP
Mechanical Engineer



DARRELL BREN
PE, LEED AP, RCDD
Electrical Engineer



LUCAS LORENZEN
PE
Structural Engineer



LORETTA HAUGEN
CID, NCIDQ
Interior Designer



CHAD KUCKER
ALS
Landscape Architect

Pre-Design, Schematic Design,
Design Development, Interior Spaces

Exterior Shell, Site, Engineering, Interior Design, Construction
Documents, Construction Administration



Recently, as the Principal-in-Charge, Tim has led the design efforts on three large projects, the new South Residence Hall at Augustana, Capital Services' new corporate office building, and the South Dakota State University American Indian Center. These projects not only have met the client's programmatic and budgetary goals but also have created a sense of place. Tim has ultimate responsibility for your overall satisfaction with the TSP team's performance. He will provide leadership and ensure the right resources are assigned to the project. His commitment is evident in every project he serves. Tim joined TSP over a quarter century ago. In his passion to give back, he has become an active volunteer with multiple groups. Tim takes special pride in adding value through his role as Principal-in-Charge.

TIM JENSEN

PE

Principal-in-Charge

Registered: SD, MN, NE, IA

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

Selected Experience:

- Avera Prairie Center, Sioux Falls, SD
 - » Avera Cancer Institute M|E Services
- Avera McKennan Hospital & University Health Center, Sioux Falls, SD
 - » Women's Center M|E Services
 - » Emergency Department Addition/Renovation M|E Services
- Avera Marshall Regional Medical Center, Marshall, MN
 - » Hospital Clinic Addition M|E Services
- Avera McKennan Behavioral Health Hospital M|E Services, Sioux Falls, SD
- Avera Worthington Clinic, Worthington, MN
- Brookings Health System Medical Plaza, 2nd Floor Clinic Fitup, Brookings, SD
- Windom Area Hospital Addition/Renovation, including Obstetrics, Laboratory, Radiology, Inpatient Services, and Nursing, Windom, MN
- Department of Veterans Affairs Medical Center, Sioux Falls, SD—PIC for all Sioux Falls Health System projects, including:
 - » Primary Care Addition
 - » Oncology Addition & Emergency Department Addition/Renovation



Mark's "whatever it takes" mentality is the hallmark of his client service philosophy. He focuses on addressing the user experience and staff efficiency during planning, keeping end-users at the heart of the process, and calling upon their expertise when formulating design decisions. His track record of delivering successful projects is evident by repeat work from loyal clients. Mark's streamlined project management includes day-to-day communication, defining tasks and timelines for the team, and evaluating cost projections. His responsibilities include the full scope of project management and delivery, from programming and schematic design through construction documents and code review.

MARK AVERETT

AIA, NCARB

Principal Architect | Healthcare Leader

Registered: SD, NE, MT, ND, WY

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

Selected Experience:

- Black Hills Regional Eye Institute Conceptual Study, Rapid City, SD
- Columbus Community Hospital, Columbus, NE
 - » Surgical, Imaging, & Obstetrics Expansion/Renovation
 - » Geriatric Psychiatric Suite
 - » Fieldhouse
- Monument Health, Rapid City, SD
 - » Numerous projects including surgery and outpatient facilities
- Sheridan Memorial Hospital, Sheridan, WY
 - » Numerous projects including surgery and outpatient facilities
- Memorial Hospital of Converse County, Douglas, WY
 - » Numerous projects including surgery and outpatient facilities
- Sanford Health
 - » New Clinic & Lewis Drug Retail Pharmacy, Harrisburg, SD
 - » Acute Care/Orthopedic Fast-track Clinic & Summit League Headquarters Office
- Sanford USD Medical Center Heart Hospital 2800 Level Inpatient Surgical & COVID-19 Surge Unit Fit-up, Sioux Falls, SD



John oversees the initial conceptualization of prospective projects, defines the facilities' building blocks, size, and estimated cost. John is a nationally known lecturer and author on the design and development of medical facilities. His primary responsibilities include, development of feasibility analysis, including surgical analysis and facility analysis for medical facilities; programming of complete architectural projects; organization and development of multi-suite, multi-tenant projects, including organizational analysis and site selection; flow and function of medical facilities; market analysis, operating costs, construction estimates, ownership vehicles and financial parameters for building projects; maintain and coordinate efforts of consultants.

JOHN MARASCO

AIA, NCARB

Principal

Registered: 48 states including SD

Education: Bachelor of Architecture, University of Arizona

Selected Experience:

- Bergman Eye Center, Hagerstown, MD
- Eye Center of Northern Colorado, Fort Collins, CO
- Eye Physicians of Austin, Austin, TX
- Restoration Eye Center, Columbia, MO
- Pinnacle Eye Center, Colorado Springs, CO
- Vision Associates, Toledo, OH
- The Eye Clinic, Lake Charles, LA
- North Dakota Eye, Grand Forks, ND
- McDonald Eye Associates, Fayetteville, AR
- Kleiman Evangelista Eye Center, Arlington, TX
- Eye Institute of Texas, Dallas, TX
- Baylor College of Medicine, Department of Ophthalmology, Houston, TX
- Kansas University Eye Center, Prairie Village, KS
- Augusta Eye MD, Augusta, GA
- North Dakota Eye Clinic, Grand Forks, ND
- Panhandle Eye Subspecialist, Amarillo, TX
- Colorado Skin and Vein, Centennial, CO
- Surgical Center of Greensboro, Greensboro, NC



Todd oversees the design of contracted projects and performs design review meetings with clients and duties in relationship to total project management. He has extensive experience in site selection, space programming and code analysis. Todd's primary responsibilities include, complete design of medical projects, including ambulatory surgery centers, specialty hospitals, physician offices and multi-specialty facilities; programming and planning; presentation of architectural projects, including conceptual design, schematic design, design development and construction documents; coordinating efforts of consultants; maintaining office policy and quality control.

TODD LARSON

AIA, NCARB

Principal

Registered: CO

Education: Bachelor of Architecture, North Dakota State University; Bachelor of Science in Environmental Design, North Dakota State University

Selected Experience:

- Bergman Eye Center, Hagerstown, MD
- Eye Center of Northern Colorado, Fort Collins, CO
- Eye Physicians of Austin, Austin, TX
- Restoration Eye Center, Columbia, MO
- Pinnacle Eye Center, Colorado Springs, CO
- Vision Associates, Toledo, OH
- The Eye Clinic, Lake Charles, LA
- North Dakota Eye, Grand Forks, ND
- McDonald Eye Associates, Fayetteville, AR
- Kleiman Evangelista Eye Center, Arlington, TX
- Eye Institute of Texas, Dallas, TX
- Baylor College of Medicine, Department of Ophthalmology, Houston, TX
- Kansas University Eye Center, Prairie Village, KS
- Augusta Eye MD, Augusta, GA
- North Dakota Eye Clinic, Grand Forks, ND
- Panhandle Eye Subspecialist, Amarillo, TX
- Colorado Skin and Vein, Centennial, CO
- Surgical Center of Greensboro, Greensboro, NC



Brian oversees the construction of contracted projects and performs the state health dept. review meetings, coordinates the production team, and meets with the various regulatory officials. Brian has extensive experience with local architect/contractor evaluations/selection and code analysis. His primary responsibilities include, complete design and planning of medical projects, including ambulatory surgery centers, specialty hospitals, physician office and multi-specialty facilities; directing staff in design and document preparation; quality control of design and design documents; cost containment.

BRIAN SHEARER

AIA

Principal

Registered: CO

Education: Bachelor of Science in Architectural Studies, University of Nebraska

Selected Experience:

- Bergman Eye Center, Hagerstown, MD
- Eye Center of Northern Colorado, Fort Collins, CO
- Eye Physicians of Austin, Austin, TX
- Restoration Eye Center, Columbia, MO
- Pinnacle Eye Center, Colorado Springs, CO
- Vision Associates, Toledo, OH
- The Eye Clinic, Lake Charles, LA
- North Dakota Eye, Grand Forks, ND
- McDonald Eye Associates, Fayetteville, AR
- Kleiman Evangelista Eye Center, Arlington, TX
- Eye Institute of Texas, Dallas, TX
- Baylor College of Medicine, Department of Ophthalmology, Houston, TX
- Kansas University Eye Center, Prairie Village, KS
- Augusta Eye MD, Augusta, GA
- North Dakota Eye Clinic, Grand Forks, ND
- Panhandle Eye Subspecialist, Amarillo, TX
- Colorado Skin and Vein, Centennial, CO
- Surgical Center of Greensboro, Greensboro, NC



Chase applies his keen eye for detail to design legacy buildings—facilities that stand the test of time. He takes his project work personally, putting himself in a client's shoes so he can better understand their needs. At the same time, he's able to maintain a professional attitude. This allows him to advise on issues where his expertise may lead to new ideas or better decisions. Chase has successfully guided several multimillion-dollar projects from design through construction documents. His consistent presence starts with the pre-design process and continues through on-site visits—all the way to ribbon-cutting day. Chase is a master integrator, able to work across TSP's multiple disciplines. He'll ensure your project's structure, systems, and aesthetics meld into a cohesive building experience.

CHASE KRAMER

AIA, NCARB

Architect of Record | Director of Design

Licensed: SD, IA

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

Selected Experience:

- South Dakota State Veterans Home, Hot Springs, SD
- Human Services Agency New Halfway House, Watertown, SD
- Southeast Technical College Building Trades, Sioux Falls, SD
- Columbus Community Hospital FieldHouse, Columbus, NE
- Capital Services New Corporate Office, Sioux Falls, SD
- Dakota State University, Madison, SD
 - » Beacom Institute of Technology
- Augustana University, Sioux Falls, SD
 - » Froiland Complex & Gilbert Science Center Renovation
 - » Humanities Center Interior Remodel Phase 1
 - » Humanities Center Interior Remodel Phase 2
 - » South Residence Hall
- Northern State University Jewett Regional Science Education Center, Aberdeen, SD
- School for the Blind and Visually Impaired, Aberdeen, SD
- City of Sioux Falls Midco Aquatic Center, Sioux Falls, SD
- First Dakota National Bank Vermillion Branch, Vermillion, SD



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

ROGER NIKOLAS

PE, LEED AP

Mechanical Engineer

Registered: SD, MN, NE, IA, ND

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

Selected Experience:

- Brookings Health System Medical Office Building 2nd Floor Clinic Fit-Up, Brookings, SD
- Madison Regional Health, Replacement Hospital & Clinic, Madison, SD
- Columbus Community Hospital, Columbus, NE
 - » Surgery, Imaging, & Obstetrics Expansion
 - » Emergency Department Addition/Renovation
 - » Fieldhouse
- Avera McKennan Behavioral Health Hospital, Sioux Falls, SD
- Avera McKennan Hospital & University Health Center, Sioux Falls, SD
 - » Neonatal Intensive Care Unit M|E Services
 - » Women's Center M|E Services
 - » Emergency Department Addition/Renovation M|E Services
- Avera Sacred Heart Hospital Surgery Renovation, Yankton, SD
- Avera St. Luke's Hospital, Aberdeen, SD
 - » Obstetrics & ICU Expansion M|E|S & Site Services
 - » Neurology Clinic M|E Services
 - » Imaging Center M|E Services
- Avera St. Anthony's Hospital Surgery Remodel 2007, O'Neill, NE
- Avera Prairie Center, Sioux Falls, SD
 - » Avera Cancer Institute M|E Services



Darrell contributes seasoned design skills and knowledge to the team. His extensive experience includes design for specialized pieces of equipment, unique power requirements, high-quality lighting, and electrical issues regarding system flexibility. He serves as director of engineering, overseeing those disciplines. As a Registered Communication Distribution Designer (RCDD), Darrell also 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.

DARRELL BREN

PE, LEED AP, RCDD

Electrical Engineer

Registered: SD, MN, IA, NE, ND

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

Selected Experience:

- Sanford Health
 - » New Northeast Clinic & Lewis Drug, Sioux Falls, SD
 - » New Harrisburg Clinic & Lewis Drug, Harrisburg, SD
 - » Sanford Research Center Central Reference Lab Renovation, Sioux Falls, SD
 - » Heart Hospital 2800 Level Fit-Up, Sioux Falls, SD
 - » Children's Hospital, Sioux Falls, SD
- Columbus Community Hospital Surgery, Imaging, & Obstetrics Expansion Planning Study, Columbus, NE
- Madison Regional Health, Replacement Hospital & Clinic, Madison, SD
- Avera McKennan Hospital & University Health Systems, Sioux Falls, SD
 - » Laboratory Renovation
 - » Prairie Center Cancer Institute M|E Services
 - » Women's Center M|E Services
- Avera McKennan Behavioral Health Hospital M|E Services, Sioux Falls, SD
- Avera Sacred Heart Hospital, Yankton, SD
 - » Emergency Department
 - » Surgery Renovation
- Avera St. Luke's Hospital Obstetrics & ICU Expansion M|E Services, Aberdeen, SD
- Department of Veterans Affairs Medical Center, Sioux Falls, SD
 - » Inpatient Medical & Surgical Addition
 - » Specialty Medicine Addition
- Valley County Health System Replacement Facility, Ord, NE



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

LUCAS LORENZEN

PE

Structural Engineer

Registered: SD, MN, IA, NE

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

Selected Experience:

- Columbus Community Hospital, Surgery, Imaging, & Obstetrics Expansion, Columbus, NE
- Sanford Health
 - » New Northeast Clinic & Lewis Drug, Sioux Falls, SD
 - » New Harrisburg Clinic & Lewis Drug, Harrisburg, SD
 - » Acute Care/Fast-track Orthopedic Clinic & Summit League Office
 - » Wellness Center Addition/Remodel
 - » Sanford Research Center Central Reference Laboratory
 - » New Northeast Clinic & Lewis Drug, Sioux Falls, SD
 - » G529 CT Suite Remodel, Sioux Falls, SD
- South Dakota Department of Corrections State Penitentiary Jameson Annex Clinic Addition, Sioux Falls, SD
- River Hills Community Health Center Expansion/Renovation, Ottumwa, IA
- United Vascular of Omaha, LLC, Omaha, NE



Loretta Haugen has 20+ years of experience providing space planning, furniture specifications, and finish selections for a wide range of project types. Loretta's extensive experience allows her to resolve most any space planning issue quickly and incorporate creative flair through application of furniture and finishes.

Loretta has completed more than 150 projects for Mayo Clinic, with significant work at both the downtown complex and on the Saint Marys Hospital Campus. Her keen eye for color and extensive furniture experience is well suited to provide interior services for this project.

LORETTA HAUGEN

CID, NCIDQ

Interior Designer

Certified Interior Designer: MN, National Council on Interior Design Qualifications

Education: Bachelor of Fine Arts, Interior Design, University of Wisconsin - Stout

Selected Experience:

- Mayo Clinic, Rochester, MN
 - » Logistics Facility East
 - » 7th Floor Ophthalmology Expansion
 - » 8th Floor Neurology Study
 - » 8th Floor Neurology Administration Offices
 - » 11th Floor Teleconference Upgrade
 - » 15th Floor Remodel
 - » 41st Street Cancer Center Expansion
 - » 41st Street Professional Building and Mayo Clinic 8th Floor
 - » 195 Broadway Continuous Improvement Relocation
 - » 201 Building IRB 4th Floor
 - » 201 Building Material Management Relocation
 - » 428 Building Department of Public Affairs
 - » 428 Building Reuse Options
 - » Baldwin 4th Floor Employee/Community Health Clinic Remodel
 - » Baldwin 1st Floor Integrated Community Specialty & Employee/Community Health Remodel
 - » Brackenridge Pharmacy Phase 1A
 - » Brackenridge Pharmacy Phase I
 - » Centerplace 8 Treasury Services
 - » Centerplace MMV Centerplace 9 Remodel



CHAD KUCKER

ASLA, PLA, CID, LEED AP

Landscape Architect

Education: Bachelor of Science, Landscape Architecture, South Dakota State University

Selected Experience:

- South Dakota State University, Brookings, SD
 - » American Indian Student Center
 - » Campanile Avenue - Alumni Center & President's Home
 - » Performing Arts Center
 - » McCrory Gardens Education & Visitor Center
 - » Dykhouse Student Athletic Center
- University of South Dakota, Discovery District, Sioux Falls, SD
- South Dakota School for the Blind & Visually Impaired, Aberdeen, SD
- Veterans Memorial Park / Sioux Falls, South Dakota
- Arc of Dreams / Sioux Falls, South Dakota
- Rotary Centennial Plaza / Sioux Falls, South Dakota
- Sanford Health / Sioux Falls, South Dakota
 - » Campus Entrance, Children's Hospital + Sports Complex
- Raven Industries / Sioux Falls, South Dakota
 - » Corporate Office, Advanced Technology Division (ATD) Expansion, Aerostar Expansion + Innovation Campus and ATD Training Center
- Cherapa Place / Sioux Falls, South Dakota

Chad brings over 25 years of experience as a Landscape Architect, and is involved in a wide variety of projects including irrigation and recreation design and site planning and development. No matter what the challenge, he finds a way to see through the details in order to make a project shine.

Chad will lead all aspects of the project related to site design, including civil engineering.



Confluence designed this site for Vance Thompson Vision's Sioux Falls location.

DESIGN IT LIKE YOU OWN IT

PRAGMATIC DREAMSTORMING

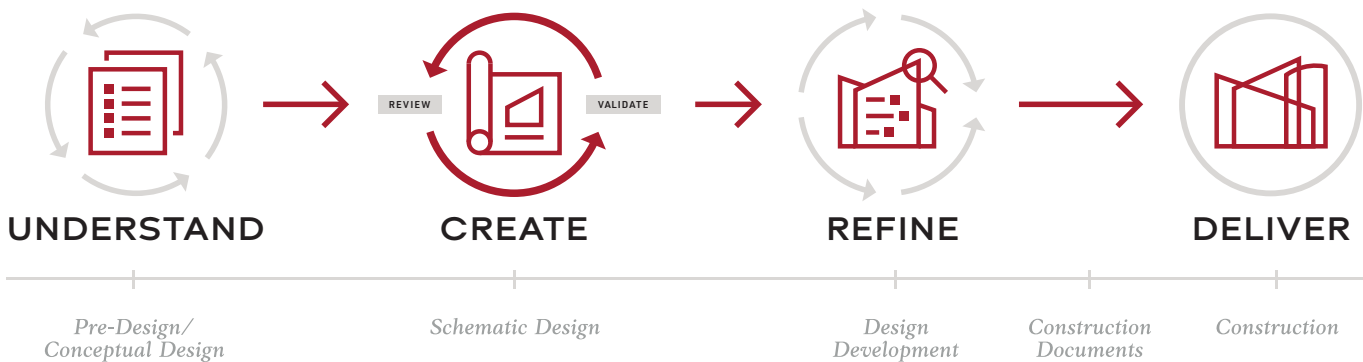
TSP and Marasco & Associates both pride ourselves on working closely with our clients to unlock the best design solutions TOGETHER. Pragmatic dreamstorming in building design combines creative brainstorming with practical considerations to generate innovative yet feasible ideas.

COLLABORATIVE APPROACH

CUSTOMIZATION

Design is a people-based process. That is why TSP has developed a highly collaborative approach to design that engages all key stakeholders and leads to a clear understanding of the problems to be solved and goals to achieve. Our process aligns with the traditional design phases; however, we describe each in a way that's customized for your project and how we interact with you, working WITH you to uncover the best design solutions.

Our phases of design are grouped into four stages: **Understand**, **Create**, **Refine**, and **Deliver**.



TSP and Marasco & Associates both pride ourselves on working closely with our clients to unlock the best design solutions TOGETHER. Pragmatic dreamstorming in building design combines creative brainstorming with practical considerations to generate innovative yet feasible ideas. Our team's process is not about trying to WOW you with what we came up with on our own, but rather intently listening, asking probing questions, and extracting as much information about you and your needs, the specific challenges of your business and industry, and your goals and dreams, so that we can all be on the same page as we move through design. Our design process is focused on how we work WITH you, not for you, placing importance on feedback and workshops, rather than meetings where we come with a preconceived solution for your approval – we will dreamstorm and develop that best solution as a team, not on our own.

Marasco & Associates and TSP will both be with you from start to finish on this project. But in order to best utilize and leverage each team's strengths, Marasco and TSP will each lead different phases of the project for you. Given their expertise and experience in planning and designing ophthalmic projects, Marasco & Associates will lead the Pre-Design/Conceptual Design, Schematic Design, and Design Development phases. Likewise, TSP's local presence, in-house multidisciplinary team, relationships with local contractors and AHJs, and knowledge of existing building codes all suggest that TSP is the best choice to lead the Construction Documents and Contract Administration (Construction) phases on your behalf. However, be assured that both firms will be integrally involved and seamlessly working together in all of the project phases, beginning with the first kick-off meeting and culminating in the ribbon cutting of your new facility.

WORKING TOGETHER

UNDERSTAND - Pre-Design/Conceptual Design

To begin, we must gain a clear understanding of the complex and diverse goals, challenges, and issues to be resolved so we can judge potential design solutions within the appropriate context and eliminate any flawed solutions quickly and early. Then we can focus more time on making the good stuff even better. One of the first things that will happen is the design team will observe your practice operation in person to understand your day-to-day interactions and needs. We want to hear from smaller groups of users all the way to key decision makers as part of a steering committee. Through our workshops we document the spaces we understand that you want and need, get all our assumptions on the table, and start filtering decisions through the larger overarching goals for the project established through visioning exercises. At this early stage, we want to dream big and get everything out there, then start to validate priorities through the filter of goals, scope, and budget.

Peace Lutheran									
3000 E. 1st Ave.									
4/10/2019									
New Const. GSF (NSF x 1.33): 41,088 GSF									
Renovation: 21,146 NSF									
Site: 100,000 NSF									
GRAND TOTAL: 62,234 NSF									
NEEDS/WANTS									
1942	Total Building NSF	Existing	New	Renovation	New	Renovation	New	Renovation	Total
		19,500	21,146	21,146	21,146	21,146	21,146	21,146	62,234
Worship and Fellowship									
	Worship Space	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
	Worship Office	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
	Worship Storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
	Worship Restrooms	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
	Worship Kitchen	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
	Worship Lounge	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
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	Worship Storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000
	Worship Restrooms	1,000	1,000	1,000	1,000</				

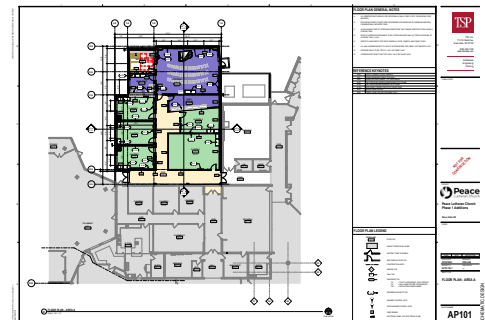
WORKING TOGETHER

CREATE - Schematic Design

We continue to illuminate and revisit the issues, working through multiple iterations as we collaborate with all stakeholders to establish a unified expectation of what the design will be. We need to generate design ideas and test them against the information we gathered in the previous phase – it's a bit of art through the filter of the scientific method. Together, we refine and adapt the most promising ideas to align them with practical constraints. Design iterations will strive to strike a balance between creativity and feasibility. At this point, the building starts to take shape, and visualization of spaces becomes an important aspect of testing decisions. Our process is interactive, and we can start walking through the bones of a building shortly after a conceptual floorplan is developed, though this phase also needs some time to let ideas percolate before we attempt to flesh them out. In the end, we emerge with a unified concept that we know will be buildable and on budget.

This phase often consists of:

- Design Exercises:
 - » Continued dreamstorming
 - » Exterior and interior material palette
 - » Internal and external charettes
 - » Design crits and reviews
 - » Floorplan options and development
 - » Design statement development
 - » Exterior concept design
 - » Initial MEP systems review and selection
 - » Structural system selection
- Meetings:
 - » User group sessions
 - » Workshops and charrettes
- Deliverables:
 - » Structural and MEP systems narratives
 - » Schematic drawings
 - » 3D visualization/renderings to convey concept of exterior and/or major interior spaces



WORKING TOGETHER

REFINE - Design Development

In this phase, we will optimize the design solution and ensure a balanced approach that allows us to meet the collective goals and objectives of the project. We've made the big "rock" decisions and now need to fill in with smaller, nuanced decisions. By the end of this phase, all elements of the design are quantifiable and qualifiable, making it easy for a construction manager or other construction partner to put an accurate price or estimate to. This phase of refinement is less scattered and less circular than the Create phase, moving towards a clearer final design solution. This phase often consists of:

- Design Exercises:
 - » Door hardware coordination selection
 - » Specification table of contents or cut sheet procurement
 - » Detailed structural coordination w/ shell
 - » Development of MEP systems, drawings, and diagrams
 - » Life safety coordination and finalization
 - » Clash detection
- Meetings:
 - » Final program validation
 - » Casework/equipment review
 - » Finish review and selection workshops
 - » Plumbing fixture review and selection
- Deliverables:
 - » Design development drawings
 - » Annotated specification table of contents or preliminary project manual
 - » 3D visualization/renderings to convey design intent of major project elements



WORKING TOGETHER

DELIVER - Construction Documents, Bidding, & Construction

Finally, we carry the larger design decisions made during previous phases into clear detail drawings and specifications that convey to construction partners the design's intent and that supports the client's vision. By this point, the bulk of client meetings are done, other than some final finish selection meetings and quality assurance walkthroughs. This phase is less about communication with you or helping you unleash your vision and it's more for us to take what we've developed together and translate it into language and details that contractors understand. Once we send those Construction Documents (CDs) out the door, we stay involved through construction to ensure that the results of our early pragmatic dreamstorming and the intent behind all our design decisions is realized and delivered in a state-of-the-art iconic building solution. This phase consists of:

- Construction Document Tasks/Design Exercises:
 - » Full specification coordination
 - » Intensive coordination between architectural and structural details
 - » Clash detection
 - » Coordination of multiple bid-packages, alternates, etc.
 - » Peer review and room-by-room (QAQC)
- Meetings:
 - » Final project review/walkthrough
 - » Page-turn of drawings
 - » Value engineering discussions with construction partners
- Deliverables:
 - » Final bid drawings and specifications
 - » More detailed imagery/renderings/videos for promotional/marketing needs
- Bidding and Construction:
 - » Permitting coordination
 - » Maintenance of record drawings (addenda, RFI, PR, ASI)
 - » Periodic observation with observation reports
 - » Submittal review
 - » Pay-application review
 - » Closeout
 - » 11-month warranty walkthrough



TSP DESIGN PHILOSOPHY

For almost a century, TSP has been responsible for iconic legacy designs throughout the region. We've learned a lot from all those great projects through the decades, particularly what it means to design for legacy. In a word, it is about timelessness, represented by five main characteristics or principles:

1. Not being of a particular style or time period aesthetically while appropriately responding to the technologies and culture of the day.

2. Interfaces with the public realm in a manner that manifests itself in program that can transcend the specific needs of the day-to-day client.

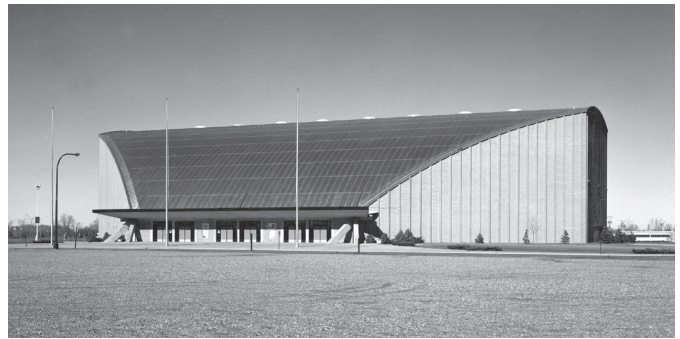
3. An element that engrains the project as a significant milestone or undertaking – a manifestation of some larger goal or effort of the client.

4. Some element of "newness" not related to the mere fact that it is new construction – innovation in technology, program, or other characteristic that is novel.

5. Is designed at a material level to stand up to the elements long term – a building with "good bones."

Attached to this RFP you will find more information about the legacy design philosophy that showcases work from around the world that inspires us as well as more of our own projects that embody these principles.

VIEW OUR LEGACY DESIGN PHILOSOPHY



COMMITTED TO OUR CRAFT

EXPERIENCE WITH HEALTHCARE DESIGN

We work hand-in-hand with every client to understand their individual desires and design facilities that meet their specific needs.

TRANSFORMING THE PATIENT EXPERIENCE

The patient experience starts before you even enter the building. Easy access to the site, a rain/snow-free drop-off area, and plenty of large parking stalls with a traffic flow that is easy to navigate lead to a good patient experience. Once inside, having fast check-in kiosks works great for some, but be careful as they are horrible for others. The "patient experience" means different things to different clients.

We have clients that provide spacious waiting rooms (with nourishment centers, work/charge counters, Starbucks-style small group seating, fireplaces, fish tanks, vaulted ceilings with natural light...) to enhance the patient experience.

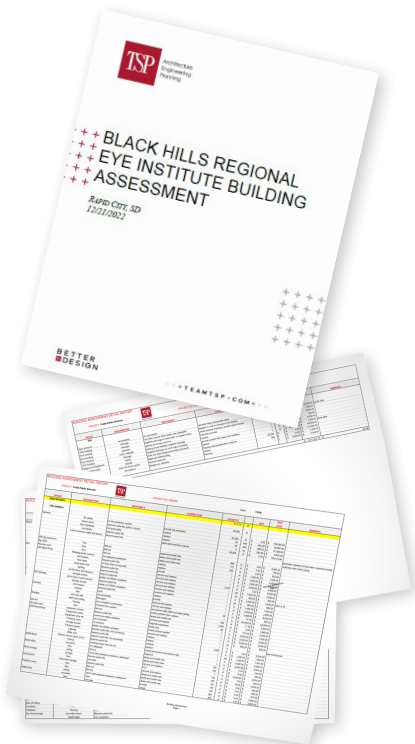
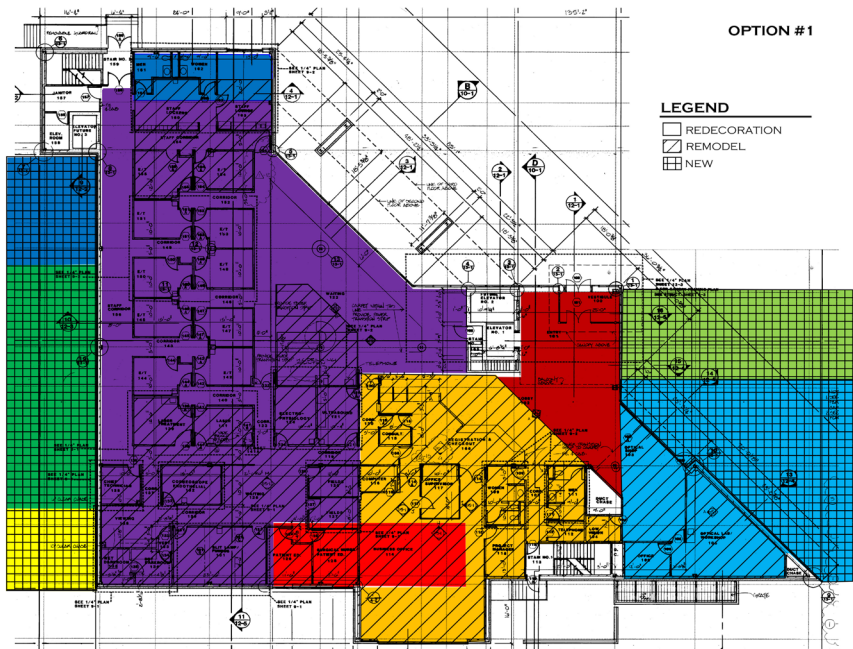
We have clients that provide multiple sub-waiting rooms associated with a certain set of providers or sub-specialists to create a more intimate, one-on-one feeling even within a large group. We have clients who have eliminated the waiting room altogether by creating patient flow/scheduling systems that allow patients to come and go with no wait at all. Separating subspecialty areas and their special needs, like retina (lots of patients),

peds (children), and LASIK/plastics (private pay), helps improve the patient experience. Access to in-person/in-office scheduling is a nice way to improve the patient experience.

On all our designs, we work hand-in-hand with every client to understand their individual desires and design facilities that meet their specific needs. Of the 300+ ophthalmic facilities we have designed, not one is the same as another. Every design we help create is completed in conjunction with the client it serves, and every client is unique. Our designs tend to be part Marasco & Associates and part client, with the outcome being better than either could complete on their own. We pride ourselves on our ability to create the most efficient designs possible, both for the patient as well as the staff. This ensures the patient will be in and out of the facility as fast as possible – in our book, the less time a patient spends in the facility, the better their patient experience will be.

We could show you 300+ examples, but none of them are the Vance Thompson Vision solution. You can rest assured that we will bring our unmatched experience, thus expertise, to the table when creating the VTV solution.





BUILDING ASSESSMENT CONCEPTUAL PLANNING

BLACK HILLS REGIONAL EYE INSTITUTE

TSP and Marasco & Associates recently teamed to provide Black Hills Regional Eye Institute a facility conditions assessment of their current three-story facility in Rapid City.

The planning and conceptual planning study had the goal of looking at potential expansion of services and increasing the utilization and efficiency of the current facility. The Scope of Work was to gain an understanding of the client's short and long term goals, including their practice growth plans, in order to determine the best option(s) for achieving these goals within the parameters of any physical plant constraints and their budget. The options that were evaluated include: (1) remodel of existing space; (2) building addition; (3) remodel and addition; or (4) constructing a new facility.

The resulting report included four options with space plans and associated estimates. Preliminary conceptual design options were also included.

Location
Rapid City, SD

Size
45,000 sf
Three-story facility

Construction Cost
Study - N/A

Completion
December 2022



EYE CENTER OF NORTHERN COLORADO

FORT COLLINS, CO

Marasco & Associates provided schematic design, design development, construction document & construction administration services for this 28,383 GSF ground-up building in 2015. The project included a clinic area of 16,434 USF and an ASC of 10,212 USF, which includes 3 ORs, Femtosecond room and Laser room.



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DALLAS, TX

Marasco & Associates designed this 4-story, 91,650 SF Medical Office Building in Dallas, TX. The facility includes Practice suites for General ophthalmology, Cornea, Glaucoma, Retina, & Laser Vision Correction. This facility also includes a 21,505 SF Ambulatory Service Center with 8 Operating Rooms and a Laser Room. Marasco & Associates provided Programming, Schematic Design and Design Development services for the ASC, the building core and shell, and other building tenants.



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BAYLOR COLLEGE OF MEDICINE DEPARTMENT OF OPHTHALMOLOGY

HOUSTON, TX

Marasco & Associates designed the tenant space on three floors within a new Medical Office Building located on the Baylor College of Medicine Campus. The first floor includes a 14,565 SF Ambulatory Surgery Center with five ORs. The second & third floors consist of 52,514 combined SF of Ophthalmic Practice area.



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PINNACLE EYE CENTER

COLORADO SPRINGS, CO

Marasco & Associates provided schematic design, design development, construction documentation, construction administration, and feasibility studies for this 45,000 SF medical office building located in Colorado Springs, CO. This facility includes an ASC of 9,820 USF (3 ORs) and ~30,000 USF of tenant suites for multiple Ophthalmic specialists.



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HOUSTON, TX

Marasco & Associates designed the ophthalmic-specific tenant space on 2 levels within a new building located in Houston's Museum District. The 9th level includes 3,085 USF for Retina and Research Clinics as well as 7,492 USF for Administration and Business. The 10th level includes 20,544 USF for General Ophthalmology Clinic, Optical, LASIK/Oculoplastic/Med Spa, and Pharmacy as well as 9,587 USF for a 4-OR Ambulatory Surgery Center.



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VISION ASSOCIATES

TOLEDO, OH

Marasco & Associates designed this ophthalmic-specific single-level 35,867 GSF building located in Toledo. The facility includes 25,212 USF for General Ophthalmology Clinic (including Peds and Therapy) and Optical, as well as 8,528 USF for a 3-OR and 1-Femto room Ambulatory Surgery Center.



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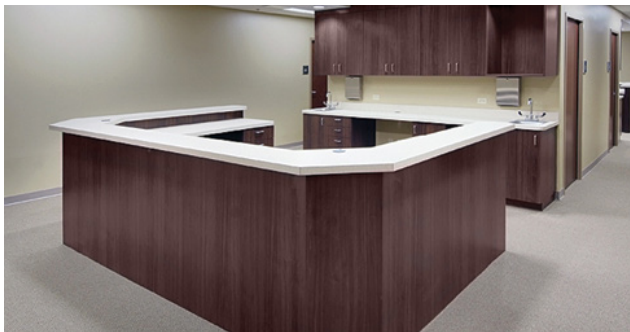
Web: www.mahca.com



THOMAS EYE GROUP

SANDY SPRINGS, GA

Marasco & Associates designed the ophthalmic-specific tenant space on 2 levels within an existing 33,900 USF building located in Atlanta. The 1st level includes 16,161 USF for General Ophthalmology Clinic (including Peds, Retina, Research, and Orthoptist) and Optical. The 2nd level includes 6,230 USF for LASIK/Oculoplastic/Med Spa as well as 9,363 USF for a 4-OR Ambulatory Surgery Center.



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ARLINGTON, TX

Marasco & Associates provided schematic design, design development, construction document & construction administration services for this 28,053 GSF ground-up building. The project included a clinic area of 16,350 USF (clinic includes a LASIK Suite) and an ASC of 10,272 USF, which includes 4 ORs and Femtosecond Laser.



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COLUMBUS COMMUNITY HOSPITAL

TSP's longstanding relationship with Columbus Community Hospital began with an Emergency Department Addition/Renovation. Since then, we've partnered for a new Family Health & Wellness Center and the addition of Medical Office Building II combined with a remodel of the existing MOB I.

CCH continually looks to the future and relies on sound statistics to help shape its strategic priorities and initiatives. This careful study revealed significant increases in projected patient volumes for several key departments. CCH leaders again trusted TSP to shed light on the rest of the picture for an upcoming project to expand Surgical Services & Imaging and renovate Obstetrics.

Working with hospital stakeholders at every level, TSP developed a concept plan that proposes expanding the Imaging and Surgical units directly to the north of their existing areas. The work involves new construction on the first level, highly intensive renovation on the second and third levels, and related site improvements. New construction in the Surgical unit includes right-sized operating rooms to accommodate a variety of general and orthopedic procedures—such as robotics. The plan also appropriately locates space for a hybrid operating room.

Obstetrics upgrades focus on increasing the Caesarean section suite's size as well as right-sizing labor and delivery suites and the post-partum room. The changes support CCH's transition to a new nursing model for the Obstetrics unit. The CCH Board of Directors approved the project

in June of 2018. A detailed phasing schedule allowed the hospital to maintain normal operations throughout construction.

Location

Columbus, NE

Construction Cost

\$25.8 million

Size

Scope | 47,870 sf of Additions/Renovations on three levels*

- 47,870 sf of Additions
 - » 40,650 sf Surgery & Imaging, level one
 - » 2,220 sf Shell Space for Expansion, level one
 - » 5,000 sf Mechanical/Electrical Penthouse, level two
- 22,758 sf in Renovations
 - » 2,900 sf General Renovations, level two
 - » 19,858 sf Obstetrics Renovation, level three

Completed

Spring 2021



REPLACEMENT CRITICAL ACCESS HOSPITAL & CLINIC

MADISON REGIONAL HEALTH SYSTEM

Madison Regional Health System's primary challenge is maintaining a competitive edge while in close proximity to a metro area. With two larger, tertiary medical centers within 50 miles, the hospital's success relies on its ability to provide high-quality, community-based services.

Originally built in 1962, the facility no longer efficiently served patient and staff needs. The site was limited for expansion, included security concerns, and was not productive for daily operations. Local leaders needed to maximize staff efficiency, create clear wayfinding, and elevate privacy and safety.

Planning studies determined that updating the existing building would equal the cost of a new facility. TSP's team of design experts guided stakeholders through planning to develop a one-story floor plan with a prominent entry and on-stage/off-stage care delivery.

The new hospital & clinic meets community needs and will do so well into the future. It features 20 licensed inpatient beds and a broad range of services, from physical therapy to a full-service laboratory. The facility also includes clinical space for 12 local providers and visiting specialists, along with co-located imaging, surgery, emergency, and inpatient departments.



Location

Madison, SD

Construction Cost

\$27.2 million

Size

105,900 sf new construction

Completion

Fall 2015



CANCER CENTER & SURGERY - MECHANICAL & ELECTRICAL

AVERA PRAIRIE CENTER

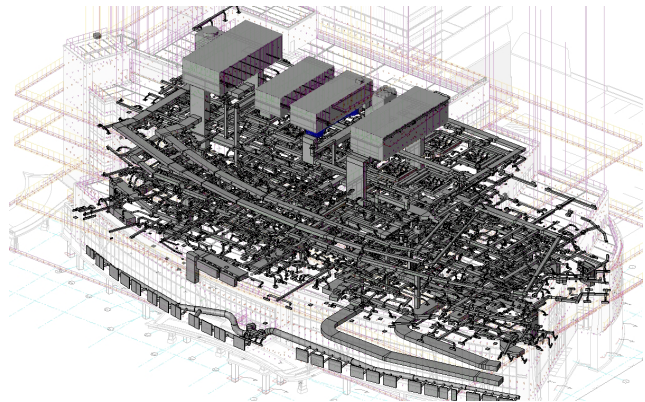
TSP provided mechanical and electrical engineering services for a new 218,000 square foot, 5-story Prairie Center located on the main Avera Campus in Sioux Falls, SD.

TSP designed the building mechanical systems to maximize energy efficiency, minimize the owner's burden on utility costs while maintaining the highest standards of thermal comfort and indoor air quality for the patients and staff.

The facility, designed for future expansion, includes underground parking and a link to the Hospital and Avera Doctor's Plaza 1.

The 4th floor is designated as outpatient services and includes eight operating rooms. Also included in the design is a laboratory, pharmacy, with robots delivering drugs throughout the building, radiation oncology, a full size kitchen and cafe. The building houses state-of-the-art diagnostic imaging and treatment equipment and a 2-story indoor garden with water features, planters, and meditation room, providing a soothing and healing environment for those receiving treatment.

The project is a Green Globes registered project in energy efficient design. (Green Globes is a tool to guide integration of environmental performance and to assess the design of green buildings against best practices and standards).



HVAC duct work diagram

Location

Sioux Falls, SD

Size

260,000 sf

Construction Cost

\$65 million

Completion

2010

START TO FINISH

BUILDER FRAMEWORK & PROJECT MANAGEMENT

Our approach is interactive and effective. We always begin by listening as we work with you to establish needs and expectations. We pride ourselves in finding the absolute maximum value while carefully considering initial cost, value analysis, life-cycle cost, and your end-users' satisfaction. We understand and appreciate the value that an on-schedule finish brings to a successful project. And our everyday practice of integrated architecture, engineering, and planning drives home the importance of respecting each client's budget. Planning and preparation are our best tools to maintain the design schedule.

PROJECT DELIVERY METHOD

Both TSP and Marasco Associates regularly work with all of the project delivery methods you are considering, and each have their own advantages and disadvantages. If you have a strong preference for one of these methods, be assured that our team has the experience and ability to work seamlessly with you and the contractors to accomplish your goals regardless of the delivery method you choose.

Given the anticipated size, nature, and complexity of the Vance Thompson Vision project, our team recommends the Construction Management at Risk (CMR) project delivery method. We believe that bringing a construction manager (CM) on early in the design process provides value to the Owner as we discuss design options, constructability, phasing, schedules, value engineering, and material selections. Their presence at the table during design helps the construction team understand the “why” behind the design decisions we make together. This approach promotes collaboration and can lead to innovative solutions and a more cohesive project team. Owners also have a more active role in decision-making throughout the entire project, ensuring your needs and expectations are met.

In the CMR method, a Guaranteed Maximum Price (GMP) is typically established prior to the 100% completion of the full design and the associated Construction Documents created by the design team. The GMP provides cost certainty for the Owner earlier in the process, allowing the project financing efforts to get started early and save valuable time. Exactly when the GMP is established will be jointly determined by the

Owner, design team, and the construction manager. Our team would recommend establishing the GMP at some point during the first 50% of the Construction Documents (CD) phase. Documents issued to the CM for the GMP might include an early bid package that covers specific scope items such as site work, foundations, and other items at higher risk for potential delivery issues or cost increases. This limited scope package would be 100% complete in design and ready for competitive pricing and early construction, while the remainder of the project scope continues toward design completion.

The advantages of the Construction Manager at Risk project delivery method include:

- 1. Early Collaboration:** CMR fosters collaboration between the Owner, architect, and construction manager during the design phase. This leads to better coordination and value engineering on the fly, potentially reducing costs.
- 2. Cost Control:** Once the Guaranteed Maximum Price is established, the Owner has cost certainty. Any cost overruns are typically the responsibility of the CM (if the scope of work has not changed), incentivizing them to manage construction costs effectively.



3. Risk Management: The CM assumes many project risks, including cost and schedule overruns. This shifts the burden away from the Owner, reducing their exposure to delays and potential financial liabilities. The CM will invite multiple trusted sub-contractors to competitively bid packages of the work. The CM will vet all subcontractor bids, confirming that the entire scope is completely covered. In the unlikely event that a subcontractor is unable to perform, it is the CM's responsibility to make sure that all work scopes are performed as promised, even if that means replacing a non-performing subcontractor.

4. Quality Control: The CM's involvement in the early design phases allows them to provide timely input on constructability, phasing, construction methods, material selections, and delivery concerns, thus enhancing the overall quality of the project.

5. Faster Delivery: CMR can expedite the construction process by allowing certain construction activities to begin before the design is fully completed, potentially reducing project timelines and taking advantage of seasonal windows for specific work. Early packages can also help minimize long lead time delays for equipment or materials.

6. Change Order Reduction: Early collaboration between the design team and the CM can lead to fewer design intent questions and change orders during construction, saving time and money.

7. Competitive Pricing: The CM selection is often based on a qualifications basis, and not solely on the lowest fees, ensuring that the chosen construction manager has the expertise and experience for the project. The construction sub-packages can still be competitively priced by multiple subcontractors with proven performance histories, to provide the best value. The top level CMs in this region are able to leverage their relationships with local subcontractors to ensure a competitive pricing environment on subcontractor packages, so that the Owner receives the best values from a quality construction team.

8. Transparency: Owners have access to detailed cost breakdowns and can actively participate in decision making, promoting transparency throughout the project. Cost savings realized after the GMP is established are identified and tracked so that they can be credited back to the Owner accordingly.

9. Flexibility: CMR allows for adjustments during construction, accommodating design changes or unforeseen issues more efficiently.

10. Better Communication: The collaborative nature of CMR encourages open communication among all project stakeholders, reducing misunderstandings and disputes.



QUALITY ASSURANCE

We pride ourselves in finding the absolute maximum value while carefully considering initial cost, value analysis, life-cycle cost, and your end-users' satisfaction. Our reviews focus on frank communication, study of design options, constant checks of scope and budget, analysis of space usage and building systems, and evaluation of durability and maintenance.

QUALITY AT THE FOREFRONT

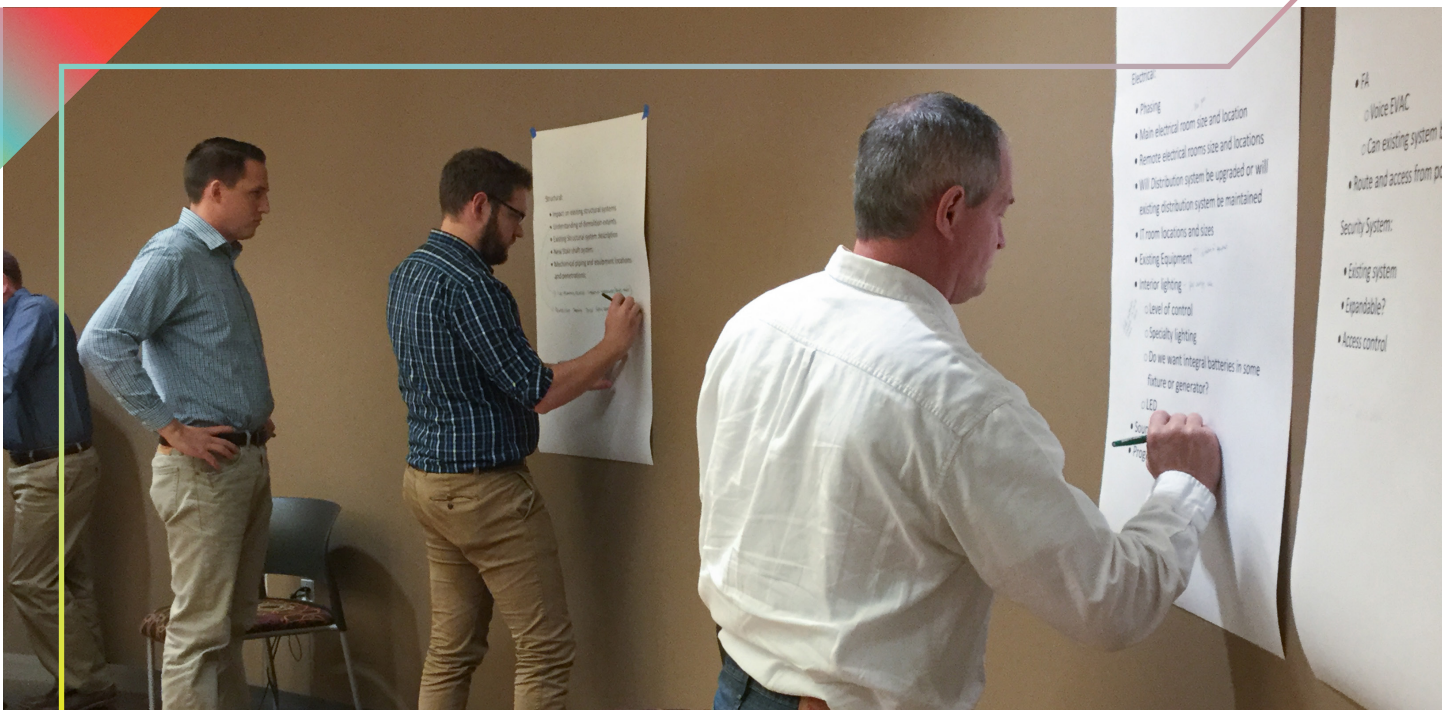
Upon selection, our team immediately will begin reviewing relevant code considerations and revisiting these topics during design. This ensures the project will be ready for construction without delays and roadblocks.

Our unique legacy and multidisciplinary experience has yielded four essential tasks to help ensure major surprises and scope/cost increases are avoided:

FIRST 1% MEETING

Many architects and designers will go about the early design efforts of a project utilizing rules of thumb about building systems and structural needs. As a multidisciplinary firm, we like to take a more integrated approach between architecture and engineering. That is why we've developed the First 1% Meeting. While the name sounds a bit tongue in cheek, it is a way to quickly piece building blocks together and get engineers thinking about the building, often before we

know what the building looks like. Put simply, we gather key stakeholders in the project, the entire design team (including engineers) and we review what we do know about the project. Usually, this occurs shortly after programming or as a kick-off to schematic design, when we might know how much square footage is in a building, but we may not know how the spaces yet want to lay out. This meeting is to get all our assumptions expressed and out on the table, from interior finish standards, exterior envelope system, to superstructure scheme, main HVAC types, utility considerations, lighting standard, and the like. This allows us to challenge or validate the assumptions each designer brings to the table, and quickly eliminates the wrong assumptions, so we can more quickly move toward the right solution. This meeting allows for a diagram of spaces and adjacencies to quickly flesh out an understanding of materials, floor-to-floor heights, mechanical distribution needs, and other key large building blocks, ensuring we don't have to circle backward and revisit these decisions at a time in the process where it takes more effort and time (and frustration for all).



QUALITY ASSURANCE

AHJ COORDINATION

Building code may seem black and white, but there is plenty left for interpretation. While TSP has expertise in building code interpretation (we have team members who serve on the City of Sioux Falls Plan Review Board of Appeals and are sought by other municipalities to provide planning review), we still recognize the importance of sitting down early with the City to talk through our code analysis and interpretation, long before the project ever seeks an official construction permit. While not binding, we document the key takeaways from these meetings and ask the City to confirm or correct anything, allowing us a paper trail that can be referenced if interpretation changes by the time the project seeks permitting. This process has allowed us to develop a good and respectful relationship with Butch Warrington, the Chief Building Official for Sioux Falls, to the point where we can call him up about any code interpretation question, even if it's not in the City of Sioux Falls, just to get his opinion. These meetings can occur as early as the Schematic Design phase on complex renovation projects, but usually is best suited for Design Development when we are working on refining the main building blocks and have a clear code-strategy in mind.

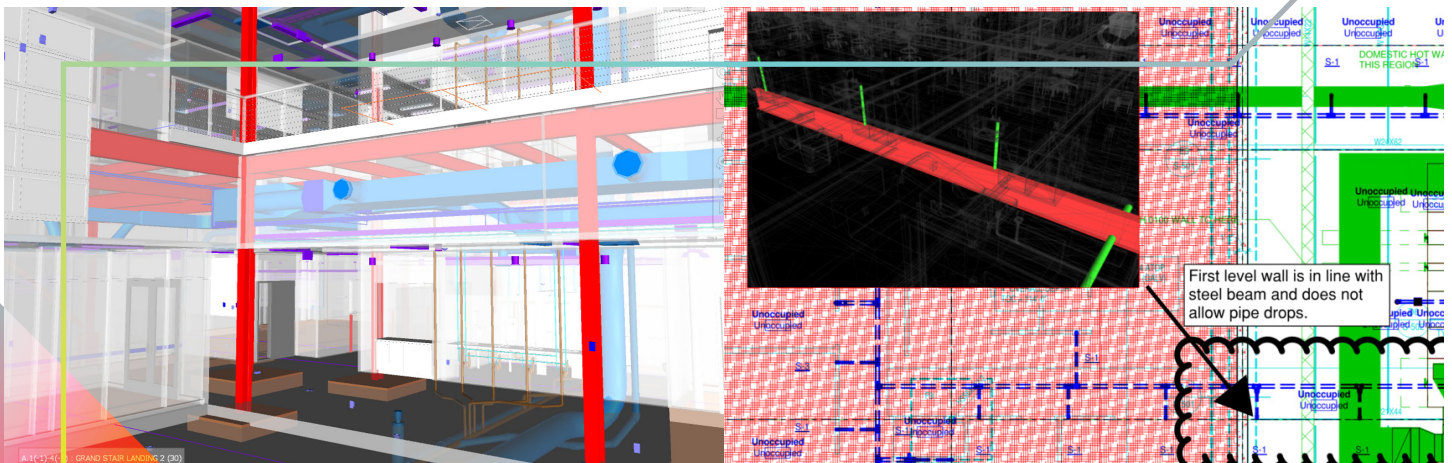
CLASH DETECTION

Architects and engineers today don't draw as much as we used to; we are actually creating a 3D model of building (a digital twin, so to speak) that we then flatten into different "viewpoints" that distill the information into a 2D format that can be read by builders and craftsman putting it all together. That said, these modeling tools mean we are putting virtual elements into virtual three-dimensional spaces – not "guessing" at what height a duct is in relation to a truss or a ceiling. At the end of DDs and CDs, we run a special clash detection software that runs through our model and detects intersections of different building systems and assemblies,

such as where a roof drain might be running through a beam, or where a light fixture is cutting into a large duct. This allows us to catch the majority of "clashes" early, during design, rather than running into issues in the field. It also allows us to identify areas that we can indicate need special attention by various trades to make sure all the elements can fit. This ensures we aren't left with in-field fixes that look like unintentional mistakes. There are contractors and CMs who will perform this on projects because of the issues they run into, but we do it ahead of time so you aren't hit with the change order the contractor will want to throw at you when they find the clash!

PEER REVIEWS

Finally, we ensure that we have multiple eyes on a project at key milestones, usually at the end of DDs and a couple times during Construction Documents. This helps us leverage our collective experience across our footprint and get the lessons learned from our veterans spread across all our projects. Furthermore, we even have set criteria for each phase that document the lessons learned from past projects, ensuring that we are catching the most common issues that are forgotten or not fully detailed on projects, and making sure that they don't end up as a change order during construction. After nearly a century of design, our quality assurance and control methods are tried and true. Many contractors will affirm that TSP's documents are some of the most detailed and coordinated, and we can boast one of the lowest change order rates due to errors or omissions. We're not perfect, but we are committed to our craft and committed to getting as close to perfect as we can. Furthermore, we put a guarantee to our work that is tied to our core values. If we mess up, we fess up, and we work with our owners to make it right.



PROJECT MANAGEMENT

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

Our team will proactively coordinate all project details to achieve budgets, meet schedules, and provide high-quality, constructable design solutions. Some firms check budgets and schedules at the end of each project phase. We think that's too late.

We actively review the cost and schedule implications of potential design solutions with the construction manager during the design process to reduce surprises and ensure decisions are made with the full understanding of the impact to the overall project.

A COHESIVE, DEFINED PLAN

We will create a shared plan that articulates the project vision, determines trigger points for decisions and actions, and best positions the project for success. As a whole, the plan includes:

- Contacts and communication protocols
- Scope of work
- Goals and objectives
- Schedules and milestone dates/deliverables
- Current construction estimates
- Standards
- Meeting agendas and minutes
- Any potential project challenges and recommendations for surpassing them

TOOLS TO STAY ON TRACK

The team will document and disseminate the plan and maintain information in a central location. Our team's common electronic document formats further facilitate communication and enable quality control. We use the following tools to develop, monitor, and make adjustments to the plan:

- Zoom and/or Microsoft Teams for virtual meetings.
- Capabilities to apply web-based programs for contract administration.
- AutoDesk REVIT Software for Building Information Modeling (BIM).
- IMAGINiT Clarity.
- RoadMap - a tool developed by and exclusive to TSP that sets dates for major project decisions and tasks to ensure the project stays on schedule.

MANAGING THE DECISION-MAKING PROCESS

As our ideas evolve, our team must sequence numerous decisions to keep your project moving forward. We will ensure you have the information you need to understand your choices and their impacts. Sometimes, the sheer pace and quantity of decisions can be overwhelming. We help support the process by sharing schedules and other criteria that clearly define the information required, when decisions are needed, and which team resources should be involved.

It is vitally important that we ask questions early enough that those providing answers have adequate time to resolve any issues before we proceed with the design. Without this opportunity to research and vet potential solutions, technical experts and regulatory officials can't properly do their jobs—and our design team can't fully manage all the interrelated tasks. To stay on schedule, it's critical that we engage the right people at the right times.

PROJECT ROADMAP

TSP's Project RoadMap rolls up everything we've learned over more than 90 years about keeping an effort on track. The RoadMap lists and schedules all key tasks required of the entire design team, throughout the design and construction process. Asking the right questions at the right times reduces rework and assures all design elements are completed.

We developed the Project RoadMap to better coordinate the design process and identify early in our work potential issues and challenges that could threaten the overall project schedule. The Project RoadMap also ensures the design team will perform necessary quality assurance/quality control checks at each phase of design. This comprehensive tool enables us to put our energy and creativity not into remembering steps but instead directly into solving challenges

with you, so we can co-create spaces that work harder and smarter.

What does our TSP RoadMap mean for you?

- Better communication not only with the design team but also the owner and contractor.
- Facilities requirements will be provided.
- Proactive schedule management to meet deadlines.
- Real-time, real-world cost updates to adhere to the owner's budget.
- Fewer RFIs and Change Orders.
- An overall smoother construction process.

ON TIME ON BUDGET

COST & TIMING

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

COST & SCHEDULE CONTROLS

Every project has limitations. Our challenge is to maximize the amount of work that can be completed within the approved schedule and budget.

COORDINATING COST ESTIMATING

As we move together through the various design phases, TSP and Marasco will continually coordinate with your construction partner to assist them in developing accurate and thorough cost estimates of the construction scope. This is very important, as we work to determine realistic plans and recommend design options. Selection of a construction manager (CM) early will allow them to understand early concepts and use their knowledge of construction costs and the current bidding environment to provide initial estimates that will continue to be reviewed and refined as more design decisions are made. We can quickly test and compare design options and ideas to see how they would affect the project budget and schedule. The key to strong and reliable estimates is the consistent and continual sharing of information and ideas between the design team, the Owner, and the construction manager.

ON TIME, EVERY TIME

TSP understands and appreciates the value that an on-schedule finish brings to a successful project. And our everyday practice of integrated architecture, engineering, and planning drives home the importance of respecting each client's budget. Planning and preparation are our best tools

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

Many different factors can affect your project's schedule. It's our job to help control those factors and thus keep your project tracking on target—assuring that drawings are designed and produced to provide all necessary details and context for your chosen construction partners.

YOUR GOALS, OUR SHARED RESPONSIBILITY

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

- Communicating clearly, early, and often.
- Ensuring you have necessary information.
- Initiating consistent, proactive dialogue about the scope, budget, and schedule.
- Conducting value reviews to check design options against scope and budget.
- Translating early schematic concepts and limited design development documents into realistic cost projections.
- Finding maximum value within established parameters while carefully considering initial cost, value analysis, life-cycle cost, and end-user satisfaction.

DESIGN ESTIMATE VS FINAL COST

PROJECT DESCRIPTION	DESIGN ESTIMATE	FINAL COST	VARIANCE
Dakota State University Beacom Institute of Technology	\$9,086,850	\$8,699,732	-4.26%
Augustana University Froiland Science Complex	\$26,269,000	\$25,949,000	-1.22%
Madison Regional Health System Replacement Hospital	\$23,900,000	\$26,600,000	11.3%
Columbus Community Hospital Surgery, OB, Imaging Renovation & Addition	\$29,960,000	\$32,682,780	9.09%
Capital Services New Corporate Headquarters	\$9,800,000	\$9,947,000	1.5%
Northern State University Jewett Science Center	\$18,200,000	\$19,539,425	7.3%
Perham Dent New High School	\$29,651,000	\$29,334,180	-1.07%
Midco Aquatic Center	\$20,864,285	\$21,105,613	1.16%

DESIGN FEES

PROFESSIONAL DESIGN FEES FRAMEWORK

Everyone deserves a fair price, but even more important is to get a good value – TSP offers both. Every project is different, and every client has different expectations and needs. Professional architecture and engineering fees are highly dependent on the unique nature of each specific project.

As a result, architectural/engineering design fees are difficult to fairly determine, both for the Owner and architect, prior to a project's start when the size, scope of services, complexity, schedule, and extent of construction phase services have not been discussed and determined. We propose an early meeting immediately after selection as your design partner to confirm the project scope and your expectations of services during design and construction. With the project scope and expectations clearly understood by all parties, we can then negotiate a lump sum fee utilizing a fee range based upon a percentage of the anticipated construction cost.

For a project of this size and complexity, we would anticipate the total design fee percentage to be within a range of 5.5 percent to 6.5 percent of the estimated construction cost.

We offer this as a starting point for discussions. TSP would appreciate the opportunity to further negotiate these fees as part of being selected for the team. If you are interested in discussing options to streamline the design, approval, and bidding processes, we are open to presenting opportunities that may reduce our professional fees. We welcome the conversation to find a fair and reasonable fee for our design services, tailored to your needs.



SCHEDULE

ANTICIPATED DESIGN AND CONSTRUCTION SCHEDULES

The Design schedule is designed to be somewhat flexible, as we know how important it is to invest properly in the "Understand" (Pre-Design) and "Create" (Schematic Design) efforts to clearly define the project and set the course for the project to move forward. This sets us up for success during the "Refinement" stage (Design Development) so that all design decision are made prior to our team starting on the final construction and bidding documents. One of the advantages of the Construction Manager at Risk delivery method discussed in an earlier section is that there is the potential for some early design packages to get site work and structural work started while the weather cooperates.

Ultimately, the overall project schedule will be jointly determined between the Owner, the design team, and the construction manager, and as the scope of the project is better defined. However, we would expect the approximate time periods for each phase in design and construction to be:

Phase or Task	Estimated Duration
Pre-Design and Programming	4-6 weeks
Construction Manager Selection	3-4 weeks (occurs concurrently with Pre-Design)
Schematic Design (incl CM cost est.)	8-12 weeks
Design Development (incl CM cost est.)	12-16 weeks
Guaranteed Maximum Price Negotiation	4-6 weeks
Construction Documents	14-16 weeks
Finalization of Construction Subcontracts	4 weeks
Construction Phase	Approximately 18-22 months

THANK YOU!

The TSP and Marasco team appreciate the invitation to submit our response to the Vance Thompson Vision Request for Proposal (RFP). Please feel comfortable contacting Tim Jensen if you have ANY questions about our submittal. We look forward to the opportunity to continue the discussions with your team!



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