



# SPACES FOR UNIQUE LEARNERS

**RIVER VALLEY EDUCATIONAL CENTER ADDITION**

PROPOSAL FOR ARCHITECTURAL AND ENGINEERING SERVICES



Architecture  
Engineering  
Planning



Design Redefined.

18707 Excelsior Boulevard, Minnetonka, MN 55345  
phone (952) 474-3291 | [www.teamtsp.com](http://www.teamtsp.com)

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April 10, 2015

Darren Kermes, Executive Director  
SouthWest Metro Educational Cooperative  
792 Canterbury Road, Suite 211  
Shakopee, MN 55379

**RE: River Valley Educational Center Addition**

Dear Mr. Kermes and Selection Committee Members,

We at TSP were excited to learn of the growth and successes of SouthWest Metro Educational Cooperative when we met in person on March 25. Your decision to expand the River Valley Education Center in Jordan can only continue these achievements.

To better serve your students and support SouthWest Metro's programming needs, TSP has assembled a highly qualified team capable of delivering a successful project. The TSP team includes civil engineering expertise from Anderson-Johnson Associates, Inc., which provided the initial work for River Valley Education Center. Altogether, our professionals offer—

**Special Education Project Expertise**

Our experience includes over 18 years of planning and designing special education spaces, both small and large.

**Successful Track Record of On Time and On Budget**

Today's bid market is volatile. Our team includes an in-house cost estimator with a great track record of tying design needs to project budget realities.

**Location**

Our office is located twenty minutes away. More important, your main, day-to-day contacts for your project, Bert Haglund and Justine Pliska, live in Minnetonka and Bloomington, respectively. They can be on site to meet face-to-face on short notice.

**Availability**

Your project team is available and eager to begin work immediately.

**Passion and Commitment**

We are dedicated professionals who will work hard to meeting your needs and delivering your project on budget and on schedule. Our reputations depend on it.

Our team looks forward to working with you on this important opportunity for SouthWest Metro. If you have any questions, please don't hesitate to contact us at (952) 474-3291 or by e-mail at [haglundbe@teamtsp.com](mailto:haglundbe@teamtsp.com) or [pliskaje@teamtsp.com](mailto:pliskaje@teamtsp.com).

Sincerely,

TSP, Inc.

Bert Haglund, AIA  
Project Manager

Justine Pliska, CID  
Interior Designer



MARSHALLTOWN • MARSHALL • MINNEAPOLIS • ROCHESTER • OMAHA • RAPID CITY • SIOUX FALLS • SHERIDAN



## COMMITMENT TO LIFE-LONG LEARNING

Since 1930, TSP has delivered collaborative architecture, planning, engineering, and interior design across the Midwest. We've dedicated ourselves to projects that make big local impacts—education, healthcare, and public facilities that improve the communities in which we live.

Our focus on just a few project types enables us to spend time developing a greater understanding of our clients' visions, emerging opportunities, and inherent risks. It allows us to better manage the resources, schedules, and budgets to keep your project on track.

And it means we can serve as an advocate and knowledge resource for school boards faced with decisions that will affect their students, teachers, and operations staff for decades to come.

At TSP, we develop effective learning environments that support student success. With eight Midwest offices and more than 100 professional team members, TSP offers the horsepower of a large firm combined with the attention and commitment of a local partner. Listening, leadership, and creative solutions are hallmarks of our holistic design services.

TSP respects the value of integrated problem-solving and brings you a full-service firm with design, planning, engineering, and other specialties all under one roof. Our approach ensures that building spaces, systems, layouts, finishes, furniture, and technology function together. TSP creates great educational facilities not just through what we do, but by how we do it: **Discovery. Design. And the people who make it personal.**

### **TSP, Inc.**

18707 Excelsior Boulevard  
Minnetonka, MN 55345  
(952) 474-3291

### **Main Contacts**

Bert Haglund, AIA  
Project Manager  
Mobile: (612) 889-7941  
HaglundBE@teamtsp.com

Justine Pliska, CID  
Interior Designer  
Mobile: (612) 867-9678  
PliskaJE@teamtsp.com



## Proposal for **SOUTHWEST METRO EDUCATIONAL COOPERATIVE** Personalized Spaces for Unique Learners



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# THERE'S NO "ME" IN DESIGN. IT'S ALL WE. AND IT REVOLVES AROUND YOU.



**Working closely with Intermediate District 287's administrators, teachers, and parents, TSP created a student-focused learning environment at North Education Center, in New Hope, MN. The K-12 school is considered the district's premier site for delivering specialized services.**

**You might not know you know it yet, but you're a planning expert** when it comes to SouthWest Metro Educational Cooperative's building needs. Why? Because you know your Cooperative, its member school districts, and your communities better than anyone else.

As your trusted designers, TSP will guide you through all the rest. What do you need? What do you want? Is there a way to do both within your budget, and do it well?

Educators must be able to quickly assess and motivate students. No two students learn in the same way. Today's successful designs for special education include a variety of spaces and adaptive features—flexible rooms, dimmable lighting, durable materials, sound and acoustic control, and healthier building materials.

This project is a unique opportunity to work with you and your staff to make this educational home **not just any school, but your school**. Our People have led hundreds of education-based teams through the Discovery and

Design process, but there's always more to learn with and from you. Your local team is a critical factor in the overall success of not only design and construction, but also your expanded facility's ability to adapt to emerging needs over its lifespan.

TSP invests in understanding a variety of learning processes. We spend time in schools observing how teachers connect with kids. We research teaching methodologies and curriculum to understand how students learn. We talk to teachers in and out of the classroom to understand how they teach. We explore technological advancements that impact the classroom.

To address the unique needs of learners served by SouthWest Metro Educational Cooperative, we'll again rely on **many of the same experienced professionals who have created exceptional spaces for special-purpose educational groups similar to your cooperative**.

We've also partnered with **additional engineering specialists from AJA, the firm that did the original work for River Valley Education Center**.



## YOUR VISION, OUR EXPERTISE

TSP's founder, Harold Spitznagel, held to a few simple credos. Among them: **Build it like you own it.** A full 85 years later, we remain a practice-centered firm—and that practice is centered on you.

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

TSP will work in concert with you and your stakeholders to establish short- and long-term visions for your project. Defining these goals up front enables us to maximize available funds and minimize operations expenses, staff time, and maintenance costs. We'll share our expertise and past experience to help you understand the possibilities and any drawbacks of each option. Then, we'll give you the room you need to make the right decision for your educational

cooperative and its 10 member districts. These are the qualities TSP brings to complete your project—not just on time and budget, but on target to optimize your space's potential.

No other educational design firm is as committed to making the most of the project goals and vision of each and every school partner. And no other firm will work as hard to retain the value of your existing assets: **fully 75% of our educational work involves remodels, renovations and retrofits.**

We share a passion for creating spaces that are cost-effective, enduring, and responsive to your needs. Our collaborative approach fuels creativity and inspires us to develop customized learning spaces.

We know that assembling the right people at the right time is crucial to your project's success. TSP's in-house team includes engineers and architects, planners and designers, communicators and other specialists all dedicated to serving your community of learners.





Anderson-Johnson Associates, Inc. formed in 1992 as a multi-disciplinary firm providing professional services in the fields of Landscape Architecture, Site Planning, and Civil Engineering.

**The development of school campus, parks, and athletic facilities is our specialty, accounting for more than 80 percent of our work.** Anderson-Johnson Associates, Inc. is committed to the achievement of quality site development through meticulous attention to detail during both the design and construction phases of a project.

We are recognized for our knowledge and experience in site design and development, and for aggressively protecting the owner's interests during the construction process. **We're particularly excited to work again at River Valley Learning Center.**

Our designs remain sensitive to our clients' programming and budgets, and our knowledge of site-related materials allows us to work hand-in-hand with fellow architects, engineers, cost estimators, and construction managers.

As a nearby community neighbor, we are familiar with a wide variety of our area's school and city facility program requirements. We keep up-to-date on knowledge of review agency requirements and the permitting process, as well as stormwater management and environmental constraints that affect site development.

## 22 NEW ELEMENTARY SCHOOLS OR ADDITIONS IN 6 YEARS

### MINNESOTA

Dover-Eyota Public Schools, Eyota  
Edgerton Christian Schools, Edgertown  
Greenway Public Schools, Coleraine  
Minneapolis Public Schools, Minneapolis  
Intermediate District 287, New Hope\*

### SOUTH DAKOTA

Hamlin School District, Hayti  
Harding County School District, Buffalo  
Meade School District, Sturgis\*  
Sioux Falls Public Schools, Sioux Falls

### IOWA

Hubbard Radcliffe Community Schools, Radcliffe  
Marshalltown Area Catholic Schools, Marshalltown  
Marshalltown Christian School, Marshalltown  
Marshalltown Community School District, Marshalltown

### WISCONSIN

Rice Lake Area Schools, Rice Lake

### WYOMING

Campbell County School District No. 1, Gillette  
Sheridan County School District No. 2, Sheridan\*  
Sweetwater County School District No. 1, Rock Springs\*

\*Multiple projects for same district





## DESIGN PHILOSOPHY

An effective educational facility inspires learning. It energizes teachers to connect with their students. It engages students with one another to build deeper levels of understanding. It maximizes technology as a tool for learning. It provides opportunities to support lifelong learning throughout the community.

Today's educational centers are more than bricks and mortar, and they're much more than schoolhouses. They are community gathering points that reflect local pride and values. We recognize the many roles of learning facilities and will work closely with you to develop a plan concept that supports SouthWest Metro Educational Cooperative and its member districts.

### DISCOVERY

Every TSP design is the product of collaboration with our clients and project team. Each contributing member of the administration, school board, staff, student body, and community is a stakeholder who brings a distinct perspective to the work at hand. Your valuable input translates into final design solutions tailored to your needs. In fact, we believe that clear, honest, and continuous communication is the element most vital to maintaining long-lasting relationships.

Through planning sessions and personal follow-up, we discover together how to best merge our design and engineering expertise with your knowledge of your educational cooperative and its member districts. We'll ask questions and share our experiences. We'll talk about what educational groups around the region and the country are doing and explore what works and what doesn't. We'll help you understand your options and articulate your visions.

We've guided numerous clients through the educational planning and design process, but there's always more to learn with and from you. After all, this is the first time we've approached your unique project. Your team is a critical factor in the overall success of not only the design and construction, but also your space's ability to adapt to emerging needs over the facility's lifespan.

Discovery is at the heart of TSP's client-centered designs. It establishes the overarching direction and process that ultimately results in customized educational facilities. It's our job to make sure the design that works for your educational cooperative today is flexible enough to serve your community of students as your organization evolves.



### DESIGN

Vision, goals, and priorities set the course as we begin our work. We'll consider the functional drivers: how places and spaces relate, and how people, equipment, and technology transition through those areas. We'll evaluate space needs for SouthWest Metro, incorporating elements of 21st Century learning environments. Our final plan will carefully balance design, anticipated operational costs, and aesthetics—staying within your set budget.

### AND THE PEOPLE WHO MAKE IT PERSONAL

The biggest difference between TSP and the other firms is our people. Our team offers a dynamic combination of wisdom and time-tested experience blended with a motivated and positive energy.

As Education Design Specialists, TSP's people understand that an educational facility's performance has a tremendous impact on student experience and success. That's why we pay special attention to classroom environments, communal areas, scale, natural light, acoustics, and security. We integrate sensible, sustainable design techniques to deliver creative solutions on time and within budget.



Flexible design allows teachers to customize their spaces at Intermediate District 287's North Education Center, New Hope, MN

## APPROACH TO SPECIALIZED LEARNING

To make the most of learning opportunities, your students need spaces that are as unique as they are. TSP's experiences with special education projects mean our people understand programming and planning considerations for customized educational facilities.

**Project Manager Bert Haglund and Justine Pliska were key members of the TSP team behind Intermediate District 287's South Education Center, while Justine also helped develop its sister school, the North Education Center.** Jolene Santema, our in-house educational planning and design professional, is a former educator who brings a teacher's perspective to the work of re-imagining and creating new learning environments.

The TSP team integrates sensible, sustainable design techniques to deliver creative solutions and produce high-quality documents needed to implement your projects on time and within budget. Our healthy, eco-friendly spaces give students, teachers, and families a welcoming place to learn and grow.

### SUPPORTING LEARNING STYLES & ABILITIES

No two students learn in the same way. **Successful special educational designs include a variety of spaces to support many different styles, including individual study, hands-on learning, and project-based work.** At every stage in a student's development, their individualized learning depends on caring staff and spaces that support their needs.

TSP's team realizes it can be a challenge to teach students with emotional and behavioral disabilities. We work with your staff to create a supportive environment.

Our background in special education facilities provides a cross-section of the best ideas in flex-space, technology components, furnishings, and finishes that work together. This combination enables learning to happen within an atmosphere that feels safe, encouraging, and free of distractions.

### BEHAVIOR MANAGEMENT

Special education teachers are especially cognizant of their responsibility to help students develop strategies for appropriate social interaction and conflict resolution. TSP understands that **the way a school is organized can affect student behavior** as children travel throughout the building. The best school designs **limit distractions, allow for individual spaces, and adapt** as students' motor skills and movement needs develop.

### SAFETY, SUPERVISION, AND INTERACTION

Functional **traffic patterns are particularly important in facilities that house specialized services**. Smart space arrangement helps reduce and control movement, protecting access to special services and common areas. TSP's building additions don't reinvent what already works. Our designers and engineers blend existing architecture and systems with upgraded features and equipment.

Additionally, school designs can have a real effect on students' physical safety. Adult staff members must be able to supervise activity, and to feel comfortable with the level of separation between students of different ages or abilities. We recognize your need to keep students safe and monitor your grounds without encroaching on privacy or creating barriers to open learning.

### EFFECTIVE, BUDGET-SAVVY SOLUTIONS

TSP's educational experts know you must work within the realities of your budget and staffing levels. Simple cleaning and maintenance processes will help you get more years of service from your new addition, and quality, durable materials ensure you'll love the look of new spaces.

TSP looks for ways to reduce operational expenses so you can direct as many dollars as possible into the classroom. Throughout planning and design phases, we carefully consider construction costs and operational expenses.



### TECHNOLOGY WITH A PURPOSE

Each learning environment must support the curriculum, and so must the technology within it. Like any powerful tool, technology must be used in an intentional, directed way. Its parts must work together seamlessly, with little or no down time for costly repairs. Teachers, staff, and administration all must support technology's integration as part of routine class time and promote ways for technology to extend learning beyond the school day.

### COMPREHENSIVE IN-HOUSE SERVICES

Educational Programming & Master Planning  
Architectural Design  
Facility Analysis & Feasibility Studies  
Site Planning & Design  
Sustainable Design & LEED

Mechanical Engineering  
Electrical Engineering  
Structural Engineering  
Civil Engineering  
Technology Planning & Engineering

Interior Design  
FF&E Planning and Coordination  
Cost Estimating  
Cost and Construction Reviews  
Construction Administration





**Mike Anderson, PE, LEED AP**  
**Principal-in-Charge**

TSP, Inc.

As Principal-in-Charge of this project, Mike will have ultimate responsibility to oversee the team's work and deliver learning spaces

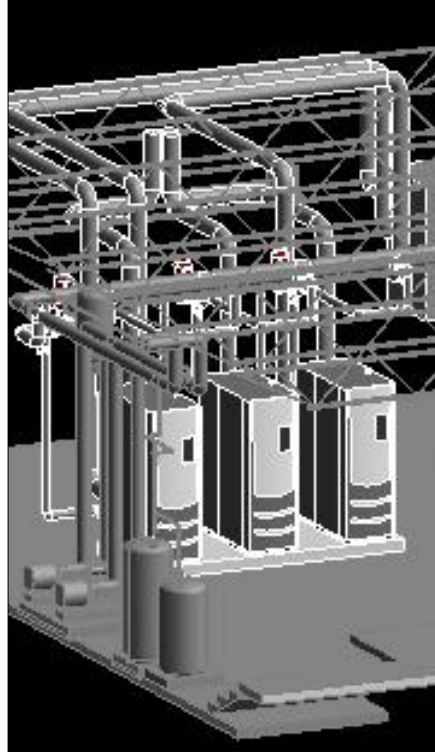
and systems that support your goals. His collaborative approach invites communication to address concerns, explore opportunities, and develop unique solutions for each client.

REGISTERED: MN, IA, NE

EDUCATION: Bachelor of Science, Mechanical Engineering,  
Iowa State University

**SELECTED RELEVANT PROJECTS**

- Eastern Carver County Schools, Chaska, MN
    - » Jonathan Elementary School Boiler Replacement, Chaska, MN
    - » Bluff Creek Elementary School Boiler Replacement, Chanhassen, MN
  - Intermediate District 287, Plymouth, MN
    - » North Education Center, New Hope, MN
    - » District Service Center Remodel and FF&E, Plymouth
  - Little Falls Community Schools Facilities Assessment & Master Plan, Little Falls, MN
  - Greenway Public Schools HS Remodel and Elementary Gym Addition, Coleraine, MN
  - Marshalltown Community School District, Marshalltown, IA
    - » Fisher Elementary School Addition/Renovation
    - » Miller Middle School Classroom Renovations
    - » Project Lead-the-Way High School Renovation
    - » Security Vestibules Upgrades
  - Onamia Public Schools Mechanical System Replacement/Facility Renovation, Onamia, MN
  - Minneapolis Public Schools Webster Elementary Conversion to K5-3K Prototype, Minneapolis, MN
  - Community School of Excellence Charter School Planning, Programming, and Site Analysis, St. Paul, MN
- Rice Lake Area School District, Rice Lake, WI
    - » Middle School Addition & Renovation
    - » High School Vocational and Science Suites
    - » Auditorium AC and Lobby/Entry Renovations
    - » Tainter Elementary School Addition/Renovation
    - » Master Planning and Pre-referendum Services



**Mike Anderson served as Principal-in-Charge and Senior Mechanical Engineer to replace boiler systems at two of Eastern Carver County Schools' facilities: Bluff Creek Elementary (above) and Jonathan Elementary**



**Bert Haglund, AIA**  
**Project Manager/Project Architect**  
 TSP, Inc.

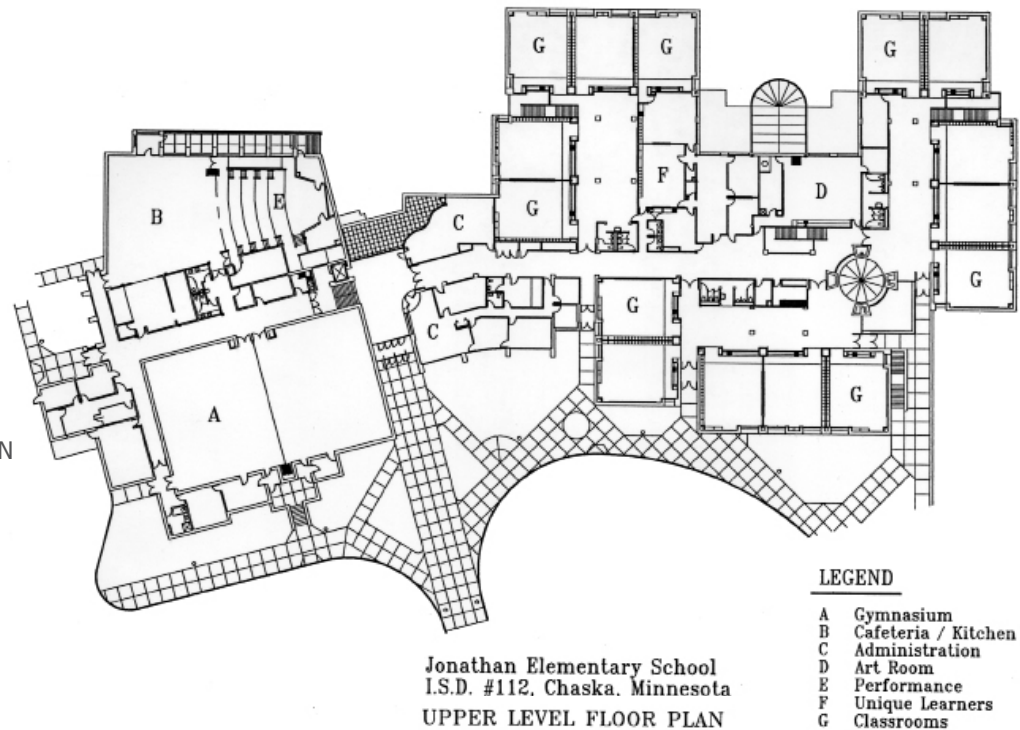
As Project Manager for your learning center's addition, Bert will provide leadership to assign resources and serve as one of your main client contacts. Bert has devoted his more than 30-year career entirely to educational facility design.

REGISTERED: MN, SD, IA

EDUCATION: Bachelor of Architecture, University of Minnesota

#### SELECTED RELEVANT PROJECTS

- Eastern Carver County Schools Jonathan Elementary, Chaska, MN
- Wayzata Public Schools Oakwood Elementary Special Education Addition, Plymouth, MN
- Intermediate Distract 287, Plymouth, MN
  - » South Education Center, Richfield, MN
  - » Bren Road Tech Center Remodel, Minnetonka, MN
- Little Falls Community Schools Facilities Assessment & Master Plan, Little Falls, MN
- Onamia Public Schools Remodel & HVAC Replacement, Onamia, MN
- Greenway Public Schools HS Remodel and Elementary Gym Addition, Coleraine, MN
- Minnewaska Area Public Schools Long Range Facility Planning, Glenwood, MN
- Minneapolis Public Schools, Minneapolis, MN
  - » Facilities Educational Index, School Prototype Development, and Capital Budget
  - » Webster Elementary Remodel to K5-3K Prototype
  - » Learning Centers, six high schools
  - » Sanford Middle School Remodel
  - » Transportation Building Remodel & HVAC Replacement



**Bert Haglund oversaw architectural staff and monitored TSP's project design and production for Eastern Carver Community Schools' 85,000+ sf Jonathan Elementary**



**Library, Pocahontas Middle/High School, Pocahontas, IA**



**Justine Pliska, CID, LEED AP BD+C  
Senior Interior Designer**

TSP, Inc.

Education is changing faster than most districts can keep pace. Buildings completed less than a decade ago are being renovated to accommodate technology and evolving teaching methodologies. Justine works to provide healthy and innovative learning spaces. With 17 years of experience, she has an intimate understanding of how interior environments affect learning comprehension, concentration, productivity, and well being. Justine's sensitivity and imagination will guide you to explore overall atmospheres as you maximize your space's potential for intellectual stimulation and emotional nurturing.

EDUCATION: Bachelor of Science, Interior Design,  
University of Wisconsin–Stout

**SELECTED RELEVANT PROJECTS**

- Intermediate District 287, Plymouth, MN
  - » New North Education Center, New Hope, MN
  - » New South Education Center, Richfield, MN
  - » West Education Center, Minnetonka, MN
  - » Northwest Tech Center Renovation, Brooklyn Park, MN
  - » District Service Center Remodeling, Plymouth, MN
- Wayzata Public Schools Oakwood Elementary Special Education Addition, Plymouth, MN
- Northeast Metro District 916 Facility Program Study, White Bear Lake, MN
- Minneapolis Public Schools
  - » Strategic Facilities Plan and Educational Adequacy Index
  - » Webster Elementary School Conversion to K-5 3K Prototype
  - » District-wide Flooring Replacement (1.5 million+ sf over 10 years)
- Brooklyn Center Public Schools, High School Remodeling for 6th Grade Migration, Brooklyn Center, MN
- PACT Charter School, Ramsey, MN
- Rice Lake Area School District, Rice Lake, WI
  - » Middle School Addition & Renovation
  - » High School Vocational, Science Suites and Auditorium/Entry Renovations
  - » Tainter Elementary School
- Pocahontas Area Community School District, High School/Middle School Addition/Remodel, Pocahontas, IA





**Jolene Santema**  
**Educational Planning & Design**

TSP, Inc.

Prior to embarking on her architectural career, Jolene taught for 15 years. Her experience brings a unique insight to the design team. She understands the needs of administration, staff, and students, and the realities of the opportunities offered by your existing facilities, site, and budgets. She is well-versed in ADA regulations and frequently serves as a resource for compliance issues on educational planning projects.

EDUCATION: Master of Architecture, University of Nebraska-Lincoln  
Master of Education, University of Texas-Arlington



**Nathan Wriedt, PE, RCDD, LEED AP**  
**Senior Electrical & Technology Engineer**

TSP, Inc.

Nathan has worked with school districts nationwide to create flexible electrical and technology systems that support a variety of teaching and learning methods. His experience includes telecommunications, security, audio and visual, and fire alarm. With technology and systems integration becoming a high priority for client operations—and an increasing portion of annual budgets—it is key that specialty electrical design begins alongside facility and infrastructure planning.

Nathan also brings an understanding of the challenges that design teams face when working within the constraints of existing facilities and system infrastructures. His experience as a Registered Communications Distribution Designer (RCDD) means that cabling and communications networks will be integrated with electrical design.

REGISTERED: MN, IA, AZ, KY

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

AFFILIATIONS: Institute of Electrical and Electronics Engineers  
Building Industry Consulting Services International



**Todd Udenberg, PE**  
**Senior Mechanical Engineer**

TSP, Inc.

Todd's 34 years of professional experience includes engineering design and construction observation. In addition to educational project experience, he has performed plant engineering for heavy industrial and high-tech manufacturing operations. This unique insight helps inform his approach to systems that drive plumbing, HVAC, and fire protection for new and remodel projects.

REGISTERED: MN, SD, IA, ND, MI, ID, UT, AL

EDUCATION: Master of Architecture, Mechanical Engineering,  
University of Minnesota

AFFILIATIONS: American Society of Heating, Refrigeration, and Air-  
Conditioning Engineers



**Tadd Holt, PE**  
**Senior Structural Engineer**

TSP, Inc.

Tadd's responsibilities include structural design, specification, and project inspections. With a background in projects from educational to healthcare and commercial facilities, he draws upon a broad range of experiences. Tadd's deep sense of personal accountability to his work is rooted in lessons learned not only during his professional engineering career, but through his years of service in the U.S. Army Reserve. He's been an integral part of our team for numerous education projects, including new construction and additions.

REGISTERED: MN, SD, IA, NE

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

AFFILIATIONS: Institute of Electrical and Electronics Engineers  
Building Industry Consulting Services International



**Moveable wall-panel insets create another way to customize the interior footprint at Lenihan Intermediate School, Marshalltown, IA**



**David Rey, PE**  
**Civil Engineer**

Anderson-Johnson Associates, Inc.

David has been practicing civil engineering in Minnesota since 1994. His project experience primarily is related to developing school and athletic facilities as well as various facilities for government clients. David frequently coordinates his design efforts with various agencies including State, City, County, Watershed Districts, Soil and Water Conservation Districts and other State agencies including the Minnesota Department of Labor and Industry, Minnesota Pollution Control Agency, and Minnesota Department of Health.

David is proficient at large-scale site design including grading and drainage plans, low impact design (LID), hydrology, hydrologic modeling, infiltration basin design and maintenance, traffic flow and routing, infrastructure planning and design, and pedestrian circulation.

REGISTERED: MN, ND

CERTIFIED: Certified Storm Water Pollution Prevention Plan Designer

EDUCATION: Bachelor of Science, Civil and Environmental Engineering,  
University of Wisconsin–Madison



**Scott Lardy**  
**Cost Estimator**

TSP, Inc.

Scott has more than 30 years of experience providing cost estimating for new construction, addition, and renovation projects. He brings exceptional costing skills: Over the past two years, his estimates have fallen within 3% of the construction budget, and none have been “over budget.”

EDUCATION: Associate of Science, Architectural Drafting and Estimating,  
North Dakota State College of Science



**Lincoln Elementary School, Gillette, WY**



## NORTH EDUCATION CENTER | SPECIAL SERVICES K-12 WITH ON-SITE CHILD CARE

The North Education Center (NEC)—part of Intermediate District 287 in New Hope, MN—is a facility designed for unique learners. The K-12 school is considered **the district's premier site for delivering specialized services.**

TSP collaborated with staff and administrators to plan, program, and ultimately develop a single facility that could address a wide range of needs. NEC's students live with behavioral disorders, autism spectrum labels, self-regulation issues, attendance gaps, and teen parenthood. NEC provides basic life skills development, high school credit recovery, and even a funded daycare program for infant and toddler children of students who attend classes in the same building.

TSP incorporated a DIRT™ demountable wall system, plug-and-play technology, and other multifunctional solutions to provide a flexible building that could serve students' changing needs as well as the District's fluctuating enrollment in various programs.

TSP designed the 450-student facility with a heightened awareness of how perception affects the student experience. **We understand that acoustics can overwhelm, colored lighting can calm, and smaller rooms-within-a-room can provide a sense of individual security. Swings assist with sensory integration therapy, and clear panels atop interior walls allow light to penetrate while minimizing distractions.** Sliding, barn-style doors drastically reduce the amount of space needed around thresholds and virtually eliminate slamming. Modular power eliminates the need to rewire electrical and IT networks. When it's time to reconfigure the walls and create a new interior space footprint, it takes hours, not weeks—and can be done by District staff.

The NEC is highly energy efficient, with customizable environmental controls. The building earned a 2015 Engineering Excellence Honor Award from the American Council of Engineering Companies (ACEC), Minnesota Chapter.



LOCATION  
Intermediate District 287,  
New Hope, MN

CONSTRUCTION COST  
\$30,248,238

SIZE  
157,520 sf

COMPLETED  
August 2012

## SOUTH EDUCATION CENTER

### NEW SPECIAL SERVICES K-12 FACILITY



The South Education Center's mission is to creatively meet the diverse and changing needs of learners through cooperatively delivered, high-quality, cost-effective services. **TSP's design incorporates flexibility with spaces that enhance learning options for a non-traditional student body**—students transitioning from high school to the work place and independent living, autistic students, high school students needing an alternative learning environment, students with children who benefit from the on-site childcare center, and students with behavior and emotional problems.

The durable 50-year exterior and flexible 15-year interior provide a solid yet adaptable facility that will meet the district's needs for many years. Interior walls consist of drywall and metal studs, which are cost-effective to modify as programs change, grow, or are eliminated. Unique spaces not available in traditional school buildings provide options for the district's special needs students.

Long-lasting, energy-efficient building systems carry throughout. The building achieved LEED certification

LOCATION  
Intermediate District 287,  
Richfield, MN

CONSTRUCTION COST  
\$20,322,524

SIZE  
108,483 sf

COMPLETED  
Fall 2008



## WEST EDUCATION CENTER

### REPURPOSING & REMODEL FOR TECHNICAL EDUCATION



As part of a master plan to own rather than lease its buildings, Intermediate District 287 purchased an existing one-story precast building in the office/warehouse district of Minnetonka. The intent was to **convert the site into a technical education center for grades 7–12**. An early interior demolition package was developed, bid, and undertaken while the remaining design work was completed.

In addition to classrooms, the building contains staff offices, social worker offices, a multi-purpose room, a student canteen and break room, a serving kitchen, and a dining room. The facility has dedicated classrooms for science, wood-working, art/ceramics, pre-vocational sessions, and a computer lab.

LOCATION  
Intermediate District 287,  
Minnetonka, MN

CONSTRUCTION COST  
\$3,300,000

SIZE  
60,547 sf

COMPLETED  
2005

## OAKWOOD ELEMENTARY SCHOOL SPECIAL EDUCATION ADDITION

Wayzata Public Schools' district-wide Special Services program includes students with autism spectrum disorders, sensory or cognitive disabilities, and emotional or behavioral disorders. At each school, administrators and teachers take a multi-disciplinary team approach to provide holistic education and support. To better serve these students, **TSP worked with Oakwood Elementary's special education teachers to design a three-classroom addition** specific to their instructional and learning needs. The project also included rest rooms, a kitchen, offices, and storage space.



Additionally, TSP redesigned an existing classroom for the Home Base program. Home Base offers parents a high-quality, extended-day child care setting that includes enrichment activities and social learning. The before-and after-school program at each school is open to children in grades K–5.

**LOCATION**  
Wayzata Public Schools,  
Plymouth, MN

**CONSTRUCTION COST**  
\$1,083,610

**COMPLETED**  
October 2008

## MARSHALLTOWN LEARNING ACADEMY REMODEL WITH BOILER & AC REPLACEMENT



Created in 2008, the Marshalltown Learning Academy (MLA) **serves nearly 100 non-traditional, at-risk, secondary students on the first floor of the District Support Services Center.** MLA offers young adults a flexible schedule in an alternative learning environment. This adaptability affords students in Grades 9–12 a directed and realistic opportunity to earn their high school diplomas, despite their often-challenging life circumstances.

The MLA is just one part of TSP's much broader work scope at the District Support Services Center (DSSC). **Altogether, the DSSC is the result of seven integrated projects—executed over a decade.** TSP has been the District's trusted advisor for 43 continuous years of service, guiding more than 200 projects valued at more than \$64 million, not adjusted for inflation.

**LOCATION**  
Marshalltown Community  
School District,  
Marshalltown, IA

**CONSTRUCTION COST**  
\$1,296,068

**SIZE**  
23,000 sf

**COMPLETED**  
October 2008



## HORIZON ALTERNATIVE HIGH SCHOOL REPURPOSING & REMODEL

Horizon Alternative High School is one of only two secondary schools in Uinta County School District No. 1. Its annual enrollment of students in grades 7–12 hovers between 50 and 60 at-risk youth. Nearly 70% of them come from economically disadvantaged households.

To achieve their vision of becoming the highest-performing alternative high school in the state, Horizon's leaders needed **a self-contained design solution** that would transform a former Pamida-turned-call-center building into an engaging, fully equipped school capable of attracting and retaining often-truant learners.

TSP designed a **nurturing environment where students develop critical thinking skills, set and achieve goals, and learn through hands-on experiences**. Key spaces resonate with the student body, including a multimedia room and a full gymnasium.

LOCATION  
Uinta County School  
District No. 1  
Evanston, WY

CONSTRUCTION COST  
\$4,283,516

SIZE  
32,000 sf

COMPLETED  
April 2012



## BLUFF CREEK & JONATHAN ELEMENTARY SCHOOLS BOILER REPLACEMENTS



As a full-service firm with integrated architecture, engineering, interior design, and planning services, TSP also serves as a specialty consultant to other companies.

Senior Architect Bert Haglund, the Project Manager for your educational cooperative's team, oversaw architectural staff and monitored TSP's project design and production for the original construction of Jonathan Elementary, within Eastern Carver Community Schools' system. Years later, Principal-in-Charge and Senior Mechanical Engineer Mike Anderson led TSP teams to replace boiler systems at Jonathan Elementary and another Eastern Carver school, Bluff Creek Elementary.

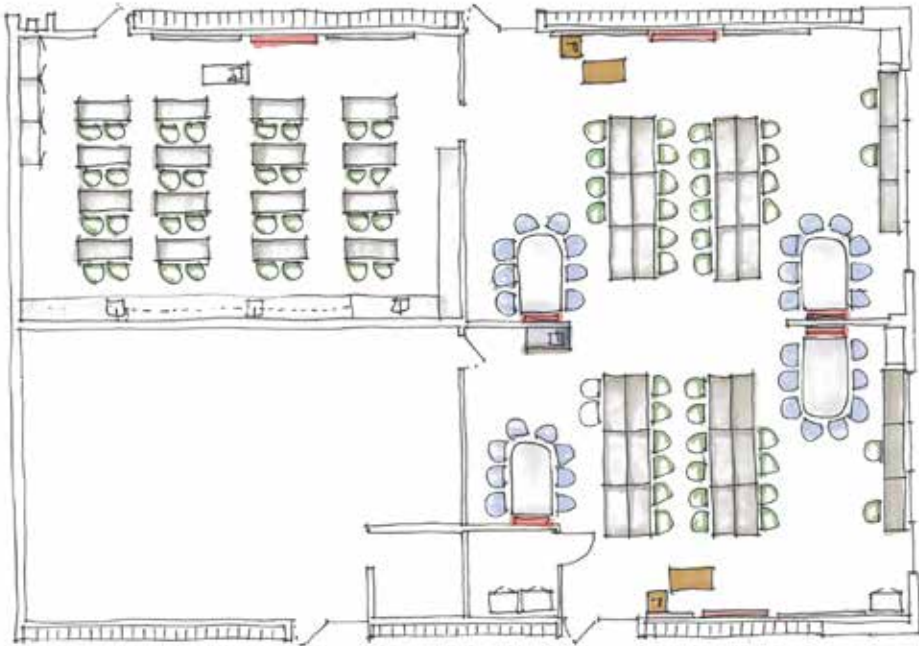
**Each project integrated three, high-efficiency boilers to assure continuous and cost-effective operation. TSP's team helped secure energy rebates for both projects,** reducing the District's cost—and completed both projects without change orders, providing a stress-free process with no surprises for the District.

DISTRICT  
Easter Carver Community  
Schools, MN

JONATHAN ELEMENTARY  
Site: Chaska MN  
Construction Cost: \$217,900  
Completed: 2013

BLUFF CREEK ELEMENTARY  
Site: Chanhassen MN  
Construction Cost: \$200,000  
Completed: 2014

## BROOKLYN CENTER HIGH SCHOOL REMODEL TO ACCOMMODATE GRADE RESTRUCTURING



Overcrowding at the elementary level led the Brooklyn Center School District to move Grade 6 students to the high school. Administrators and parents knew it was important to safely integrate these students into the high school while making sure that sixth-graders had appropriate educational opportunities. The TSP team shared our knowledge of 21st Century learning environments with building administrators, curriculum specialists, parents, and staff. From technology to the impact furniture has on learning, the design team challenged many preconceived notions and offered creative solutions. Excellent collaboration resulted in **safe, flexible spaces well-suited to respond to ever-changing curriculum demands in the years ahead.**

**LOCATION**  
Brooklyn Center Schools,  
Brooklyn Center, MN

**CONSTRUCTION COST**  
\$134,665

**SIZE**  
5,020 sf

**COMPLETED**  
2012

## DOVER-EYOTA ELEMENTARY SCHOOL ADDITION/RENOVATION & EARLY CHILDHOOD EXPANSION



Faced with the significant costs linked to its deteriorating facility in Dover, leaders at Dover-Eyota Public Schools petitioned voters in May 2014 for a bond referendum to improve environment and services for the district's youngest learners.

The TSP team's work will expand the elementary building, giving much-needed breathing room for **classrooms and specialty needs** such as the district's preschool program. Our designers and educational planners also helped administrators, board members, staff, and community members understand how each decision would affect the overall design and specific components such as a new, secure entry and an expanded dining commons.

TSP now is providing Construction Administration services to oversee phased work during the active academic year. **Bids came in within budget**, enabling the District to accept all alternate packages for enhanced features.

**LOCATION**  
Dover-Eyota School  
District, Eyota, MN

**CONSTRUCTION COST**  
\$6,400,000 (bids under  
budget)

**SIZE**  
35,045 sf  
• 21,515 sf addition  
• 13,530 sf renovation

**STATUS**  
Under Construction

## TANTER ELEMENTARY SCHOOL ADDITION/RENOVATION & SITE IMPROVEMENTS



TSP's work with Rice Lake Area Schools spans several projects at high school, middle, and elementary facilities in various locations. This substantial commitment to the district required **a full complement of services, including bond referendum support and management throughout construction and post-construction/warranty phases.**

A significant project at Tainter Elementary School includes a gymnasium addition, a new secured entry and front-line administration addition, and an expanded cafeteria/commons area with a building addition to serve the kitchen and receiving functions. Other additions provide space for classrooms and associated programs, and an updated media center.

**LOCATION**  
Rice Lake Area Schools,  
Rice Lake, WI

**CONSTRUCTION COST**  
\$8,243,365 (bids)

**SIZE**  
48,130 sf  
• 37,777 sf addition  
• 10,353 sf renovation

**STATUS**  
Under Construction

## WEBSTER ELEMENTARY SCHOOL REMODEL

TSP helped leaders outline several project goals to reopen Webster as a K-5 elementary serving a new attendance area. The project team prioritized classroom enrollment capacity, improved the media center and cafeteria, and designed to plan for the future.

As part of the strategic focus to enhance security and safety, TSP relocated the main administrative office to allow for visual supervision of the building's entrance. The project includes extensive remodeling to meet K5-3K Prototype requirements, create an new kitchen, and install a new elevator to improve accessibility.

**Bids came in below budget, affording the District room to incorporate all desired alternatives**—and still have a comfortable construction contingency. This means the project will gain a wood gymnasium floor (upgraded from vinyl), rubber tile flooring in classrooms (upgraded from enhanced vinyl tile), additional exterior windows, pendant light fixtures, and a learning center build-out.



Before (top) and After: Interior Lobby perspectives

**LOCATION**  
Minneapolis Public  
Schools, Minneapolis, MN

**CONSTRUCTION COST**  
\$16,300,000 (bids under  
budget)

**SIZE**  
75,900 sf

**STATUS**  
Under Construction



## SCHEDULE

TSP's approach to project management is interactive and effective. Your educational cooperative's board and administration 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 key to build success and achieve long-term success. As we share information and identify opportunities, we'll periodically revisit our assumptions and stated needs.

TSP proactively manages projects 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 review the cost and schedule implications of potential design solutions during the design process to reduce surprises** and ensure decisions are made with the full understanding of the impact to the overall project. We leverage the expertise, skills, and tools of our full-time Cost Estimator to develop accurate pricing, efficient phasing plans, and careful feasibility reviews.

We can design as fast as you're ready to make decisions. We will build the schedule as a collaborative team, add detail as the project advances, make adjustments as outside influences dictate, allocate resources to address day-to-day needs, and manage budgets from beginning to the end so we can help you realize your vision and goals.

The challenge to the project team is to **balance your initial investments and long-term costs of operations and maintenance**. TSP finds that successfully meeting budgets and schedule hinges on a few simple concepts and practices:

- Communicating clearly, early, and often;
- Ensuring you have the knowledge you need to make informed, timely decisions;
- Initiating consistent, proactive dialogue about the scope, budget and schedule;
- Using multiple cost control resources and an integrated costing approach between TSP architectural and engineering disciplines;
- Translating early concepts into realistic projections that limit backtracking later; and
- Conducting Value Engineering reviews to maximize your return on investment.

### SOUTHWEST METRO EDUCATIONAL COOPERATIVE PROPOSED TIMELINE

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<sup>1</sup> No building permit involving land-disturbing activities, including construction of new commercial structures, shall be issued until TSP | AJA has obtained approval of the stormwater management plan.

<sup>2</sup> Design Review is required for modifications to the façade of all principal and accessory structures that face a public street.

<sup>3</sup> The classroom addition will encroach into the required 35-foot rear yard setback. This will require a variance.

<sup>4</sup> Site Plan approval is required as a condition to issuance of a building permit for construction or enlargement of any building or structure other than single and two-family dwellings.

## FEE PROPOSAL

The TSP Team's professional services fee includes all design services required for your addition project at River Valley Education Center.

Based on our initial meeting on March 25, 2015, and our understanding of your scope of work, TSP outlines the following fees and conditions.

### PROFESSIONAL SERVICES

An overall **professional services fee of 6.75% based on the construction value for Basic Services** as defined in the standard AIA Agreement for your project. Modifications made to that agreement will cause the fee to be adjusted accordingly.

**Based on a construction budget of \$600,000, our professional services fee would be \$40,500.**

### REIMBURSABLE EXPENSES

Standard project reimbursable expenses such as postage/mailings, printing, phone, fax, mileage would be billed monthly as incurred, not to exceed \$1,500 and any and all applicable taxes.

### BASIC SERVICES (within the TSP Fee Proposal package)

These services are described in depth in the Standard Form of Agreement Between Owner and Architect (AIA B101). They include:

- Site Planning
- Educational Program and Space Planning
- Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Technology Engineering
- Civil Engineering
- Interior Design

## COMPENSATION APPROACH

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

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

**// TSP delivered from beginning to end. TSP's team focused their energies on finding design solutions for what was best for our District and our students, all while working within a very limited budget. //**

— Dan Krekelberg,  
Director of Operations  
Brooklyn Center Schools,  
Brooklyn Center, MN



## AWARD-WINNING SOLUTIONS

The TSP team prides itself on working with our clients and project stakeholders to deliver more than expected. While your satisfaction is the true measure of our success, we're also excited to share these accomplishments with colleagues in our industry. Below, we include selected honors for our work on education, healthcare, and community facilities.

### **NORTH EDUCATION CENTER, NEW HOPE, MN INTERMEDIATE DISTRICT 287**

- ACEC of Minnesota Engineering Excellence Honor Award 2015
- Architectural Portfolio Outstanding Design, Specialized Facility, American School & University 2013
- Excellence Design Award 1st Runner-up, Education New Construction, Environmental Design & Construction 2013
- Educational Interiors Showcase Outstanding Design, Special-Needs Interiors, American School & University 2013
- Finance & Commerce Top Projects of 2012

### **SOUTH DAKOTA PUBLIC UNIVERSITIES AND RESEARCH CENTER SIOUX FALLS, SD**

AIA South Dakota Chapter Honor Award 2009

### **SOUTH EDUCATION CENTER, RICHFIELD, MN INTERMEDIATE DISTRICT 287**

- ACEC of Minnesota Grand Award for Engineering Excellence 2009
- Xcel Energy Most Energy-Efficient Building of Its Size Award 2009
- USGBC LEED Certification

### **SIOUXLAND HEALTH AND HUMAN SERVICES CENTER CITY OF SIOUX FALLS & MINNEHAHA COUNTY, SD**

AIA South Dakota Chapter Honorable Mention 2007





# SUCCESSFUL K-12 PARTNERSHIPS

TSP is proud of its many long-lasting relationships in education, some of which have endured for decades. Our experience includes planning and studies, design and construction, deferred maintenance projects, and building system upgrades and replacements. Below, we offer a **partial listing of K-12 districts, educational cooperatives, and school organizations** for which TSP has worked.

## SOUTH DAKOTA

Alcester-Hudson School District, Alcester  
Andes Central School District, Lake Andes  
Belle Fourche School District, Belle Fourche  
Bison School District, Bison  
Custer School District, Custer  
Douglas School District, Box Elder  
Flandreau School District, Flandreau  
Harding County School District, Buffalo  
Hamlin School District, Hayti  
Harrisburg School District, Harrisburg  
Hill City School District, Hill City  
Huron School District, Huron  
Meade School District, Sturgis  
Montrose School District, Montrose  
Oelrichs School District, Oelrichs  
Sioux Falls Catholic Schools, Sioux Falls  
Sioux Falls School District, Sioux Falls  
Viborg School District, Viborg  
Wilmot School District, Wilmot

## IOWA

BCLUW Community School District, Conrad  
Boyden-Hull Community School District, Hull  
GMG Community School District, Green Mountain  
Hubbard-Radcliffe Community School, Hubbard  
Marshalltown Area Catholic Schools, Marshalltown  
Marshalltown Christian School, Marshalltown  
Marshalltown Community School District, Marshalltown

## MINNESOTA

Brooklyn Center Public Schools, Brooklyn Center  
Chatfield Public Schools, Chatfield  
Clinton-Graceville-Beardsley School District, Clinton  
Community School of Excellence, St. Paul  
Cotter Schools, Winona  
Dover-Eyota Public Schools, Eyota  
Eastern Carver County Schools, Chaska  
Edgerton Christian Elementary School, Edgerton  
Fulda Public Schools, Fulda  
Greenway Public Schools, Coleraine  
Intermediate District 287, Plymouth  
Kasson-Mantorville Schools, Kasson  
Lac qui Parle Valley Schools, Madison  
Lanesboro Public Schools, Lanesboro  
Laporte Public School District, Laporte  
LeRoy-Ostrander Public Schools, LeRoy  
Little Falls Community Schools, Little Falls  
Marshall Public Schools, Marshall  
Minneapolis Public Schools, Minneapolis  
Minnetonka Public Schools, Minnetonka  
Minnewaska Area Public Schools, Glenwood  
Montevideo Public Schools, Montevideo  
Murray County Central Schools, Slayton  
Northfield Public Schools, Northfield  
Onamia Public Schools, Onamia  
Perham-Dent Public Schools, Perham  
Pipestone Area Schools, Pipestone  
Plainview-Elgin-Millville Community Schools, Plainview

## MINNESOTA, CONTINUED

Red Wing Public Schools, Red Wing  
Rochester Public Schools, Rochester  
South Washington County Schools, Cottage Grove  
Wayzata Public Schools, Plymouth  
Westonka Public Schools, Mound

## WISCONSIN

Johnson Creek School District, Johnson Creek  
Rice Lake Area School District, Rice Lake

## WYOMING

Campbell County School District No. 1, Gillette  
Crook County School District No. 1, Sundance  
Goshen County School District No. 1, Torrington  
Sheridan County School District No. 2, Sheridan  
Sweetwater County School District No. 1, Rock Springs  
Teton County School District No. 1, Jackson  
Uinta County School District No. 1, Evanston  
Weston County School District No. 1, Newcastle  
Weston County School District No. 7, Upton

## REFERENCES

The ongoing trust placed in TSP by administrators, educators, and school board leaders is strong testimony to our client-centered approach. We invite you to visit with past and current educational partners—

**Sandy Lewandowski, Superintendent**

Intermediate District 287

Phone: (763) 550-7287

Email: sllewandowski@district287.org

**Clyde Kane, Manager, Design and Construction**

Minneapolis Public Schools

Phone: (612) 668-0274

Email: clyde.kane@mpls.k12.mn.us

**Joe McGough, Buildings & Grounds Supervisor**

Eastern Carver Community Schools

Phone: (952) 556-6292

Email: mcgoughj@district112.org

**Bruce Klaehn, Superintendent**

Dover-Eyota Public Schools

Phone: (507) 545-2125

Email: bruceklaehn@desch.org

**Rick Simpson, Director of Buildings and Grounds**

Marshalltown Community School District

Phone: (641) 754-1090

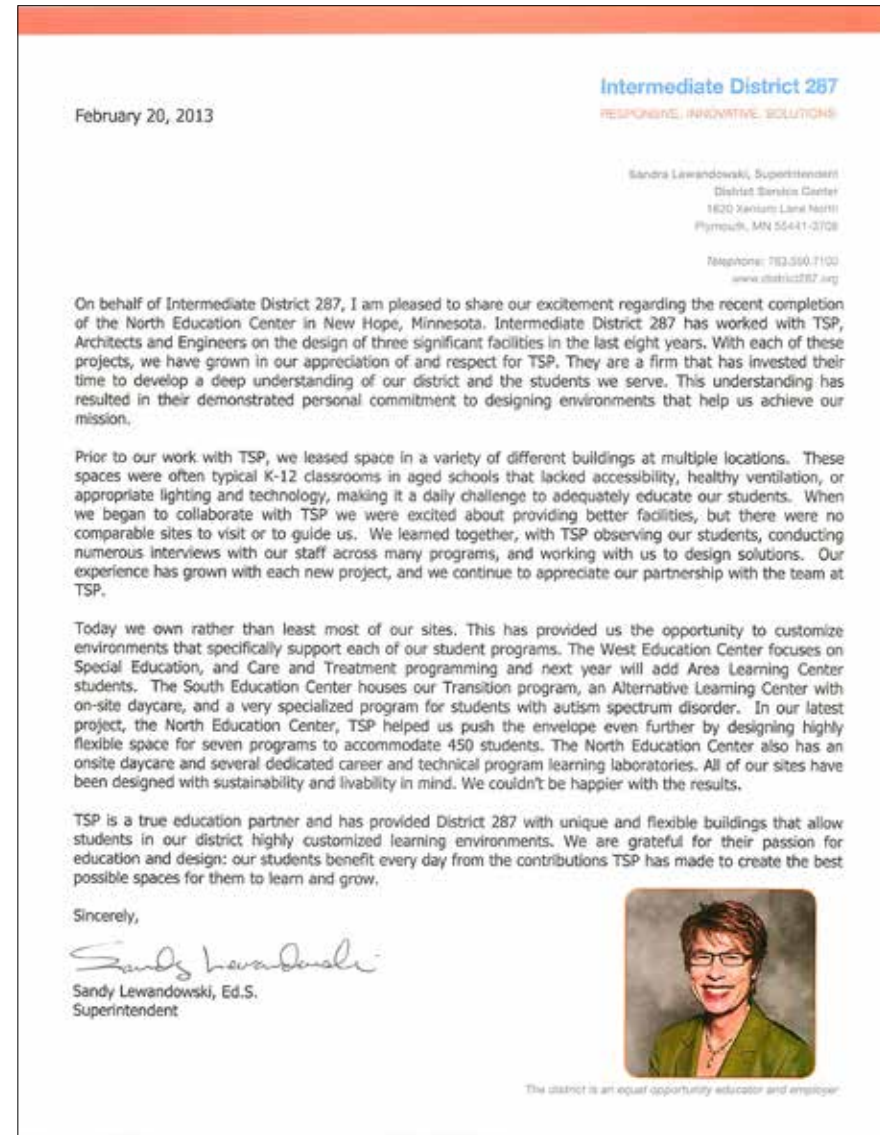
Email: rsimpson@marshalltown.k12.ia.us

**Dan Krekelberg, Director of Operations**

Brooklyn Center Schools

Phone: (763) 450-3386, ext. 3381

Email: drekelberg@brookcntr.k12.mn.us



**Sandy Lewandowski, 2015 Minnesota Association of School Administrators (MASA) Superintendent of the Year**

## THE TSP DIFFERENCE

Great schools are the heart of great communities, and the TSP team is committed to your success. We want the same things: safe, enriching spaces where all students can experience the rewarding gift of learning. Our dedicated professionals will work hard to meet your needs and deliver your project on budget and on schedule. Our reputations depend on it.

### PASSION FOR EDUCATION AND LEARNING

Our in-house planning, design, and engineering experts are a sounding board to help vet and advise all disciplines involved in school projects. If it doesn't work for your students, teachers, staff, and parents—well, it doesn't work, period. Schools don't exist in a vacuum: To remain vital, they need support systems of their own.

### IN-HOUSE EXPERTISE THAT DELIVERS

TSP offers a complementary set of design, engineering, and specialty services experts who will devote themselves to your project and success. Our people design smart additions that maximize your existing building's utilities. We'll bring the full depth of our background to the River Valley Educational Center Addition, using all that we've learned to customize a plan that makes sense for you.

### IN-HOUSE COST ESTIMATOR WITH A GREAT TRACK RECORD

Our experienced cost estimator has a high success rate of estimates being in sync with actual costs. In fact, in the past two years, his estimates have fallen within 3% of the construction budget, and none have been "over budget."

### SPECIAL EDUCATION DESIGN AND PLANNING EXPERIENCE

The TSP team brings to you and your project decades of experience in planning and designing educational spaces.

Our special education background, in particular, includes projects of all sizes and in communities across Minnesota, Iowa and Wyoming. Our team members know the many nuances and special design details needed to ensure all unique learners succeed.



### LOCATION

Our office is located nearby, only 20 minutes away in Minnetonka. More important, your main, day-to-day contacts for your project, Bert Haglund and Justine Pliska, live in Minnetonka and Bloomington, respectively. They can be on site to meet face-to-face on short notice.

### AVAILABILITY

The entire project team—including our specialty Civil Engineering consultants at Anderson-Johnson Associates—is available and committed to work on your project through its duration.





TSP, Inc. | 18707 Excelsior Boulevard | Minnetonka, MN 55345 | (952) 474-3291 | [www.teamtsp.com](http://www.teamtsp.com)

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



Architecture  
Engineering  
Planning