

VANCE THOMPSON VISION New Surgery, Clinic, and Office Building

**Professional Design
+ Engineering Services Proposal**

Sioux Falls, South Dakota



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**Unity Point Health
Cedar Falls, Iowa**



**University of California Davis Health
Tschannen Eye Institute and Ambulatory Care Center
Renovation and Expansion
Sacramento, California**

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ISG **HGA**

Mark and Wade,

As Vance Thompson Vision looks to expand capacity to serve the Sioux Falls area with a new state-of-the-art campus to provide an exceptional patient experience, our team stands ready and eager to assist. Vance Thompson Vision is seeking a partner with the expertise and creativity to design a world class environment that reflects your firm's values, mission, and promise of outstanding care. The ISG team is joining forces with HGA to provide exactly the right expertise, design excellence, healthcare experience, and familiarity with your standards and expectations. Together, our blended team can offer the following benefits to ensure your project comes to life:

Local + Vested. ISG is a full-service architecture, engineering, planning, and environmental firm with a strategic presence in the Midwest, including an office in the ISG-designed Cherapa Place in Sioux Falls. With over 45 professionals serving clients in South Dakota, ISG is committed to helping businesses and communities thrive in the state. Vance Thompson Vision will be working with a local team that is proud to have the opportunity to be a part of Sioux Falls' continued growth through the creation of a new, iconic building that will enhance the City's developing skyline and elevate your presence in the community.

Design Excellence. HGA is a national interdisciplinary design firm with an extensive and diverse healthcare portfolio, including the new Vance Thompson Vision clinic in Fargo. Together, the ISG+HGA team will work collaboratively and efficiently, backed by our extensive resources and specialists to bolster the design process and project outcomes. HGA created a design tool using virtual reality to mimic eye disease so our designers can empathize the experience your patients have as they use your campus.

Engaging + Generative Design Process. The first step in designing a beautiful, iconic building for Vance Thompson Vision is to dive deep into your holistic approach to eye care by engaging user groups to understand needs and challenges. The ISG+HGA programming process involves a highly interactive, comprehensive approach that leaves no stone unturned. When we have the full picture of desired goals, our design team can provide options that consider special healthcare requirements, space functionality, and a comfortable environment that puts the patient experience first, and supports the well-being of your staff.

Above all, ISG+HGA will be a dedicated project partner and extension of your team committed to Vance Thompson Vision's mission and the next level of care this facility will provide the Sioux Falls community. We look forward to providing you with responsive service, a collaborative approach, and timely delivery.

Sincerely,

Jeremy Wiesen, AIA, NCARB, LEED AP
Architecture Practice Group Leader

Alanna Carter, LEED AP
Principal + Vice President

Local Presence + Responsibility



Making a Difference

With our Sioux Falls presence, industry relationships, and experience serving a variety of clients in South Dakota, ISG will bring valuable insight from multiple perspectives to the design and construction of Vance Vision Thompson's state-of-the-art campus. With our rich, 50-year-history of building trusting relationships with clients, stakeholders, and the community, ISG fosters strong collaboration between all disciplines, providing clients a diverse knowledge base, high level of creativity, and broad perspective. Most of all, we thrive on the ability to improve lives and livelihoods through our collaborative and solutions-driven approach.

Services

- Architecture
- Engineering
- Environmental
- Planning

We exist to make a difference, to make tomorrow better than today for our communities, our clients, and each other.

ISG Mission Statement

500+
Multidisciplinary
Employee Owners



Collaboration



Local Team



Communication



Vested



Responsible

ISG Midwest Offices

- | | | |
|-------------------|----------------------|------------------|
| 1 Mankato, MN | 6 Green Bay, WI | 11 Milwaukee, WI |
| 2 La Crosse, WI | 7 Waterloo, IA | 12 Rogers, AR |
| 3 Storm Lake, IA | 8 Sioux Falls, SD | 13 Pierre, SD |
| 4 Des Moines, IA | 9 St. Louis Park, MN | |
| 5 Bloomington, MN | 10 Rochester, MN | |



Local Presence
National Expertise

With the ISG office located in Sioux Falls our team is accessible and committed to clear, timely, and effective communication and collaboration during each project phase. From pre-design through construction completion, it is our responsibility to drive project success.

13
Offices
Nationwide

“They’re persistent, talented, and insanely visionary. ISG has had a significant positive impact; they’re so much more than just an architect and engineer. They’re our partner, and we couldn’t and wouldn’t be doing this without them.”

Cherapa Place
Ann Haber, Partner
Pendar Properties

Transforming Environments of Health

HGA is an interdisciplinary design firm committed to making a positive, lasting impact for our clients and communities through research-based, holistic solutions. We believe that great design requires a sense of curiosity—forming deep insight into our clients, their contexts, and the human condition.

Our goal with every healthcare project is to deliver original insights and creative solutions that increase operational efficiency, improve clinical outcomes and elevate the human experience—at the lowest possible cost—to provide the greatest value to the organizations we serve. Our expertise is rooted in evidence-based design research thoughtfully applied to the unique needs of your project. Together, we've delivered healthcare projects around the country for clients seeking breakthroughs in patient care.

Services

- Architecture
- Building Engineering
- Evidence-Based Research
- Interior Design
- Landscape Architecture
- Lean Process Improvement
- Medical Planning
- Resiliency Planning

HGA's local experience includes serving the needs of Avera Health in Sioux Falls. Most recently we have completed a master plan, pharmacy, nuclear medicine and clinical lab renovation for Avera Heart Hospital of South Dakota.

HGA Midwest Offices



- 1 Minneapolis, MN
- 2 Rochester, MN
- 3 Madison, WI
- 4 Milwaukee, WI

12
Offices
Nationwide

1,000+
Regional and national
awards for excellence
including 125 AIA Honor
Awards, 6 AIA/SCUP
Awards, and 14
U.S. Green Building
Council Awards

1,100+
Professionals
nationwide providing
integrated services
and specialty
consulting

70
Years in Business

700+
Medical Office
Buildings
1,200+
Ambulatory
Care Centers



Firm Culture

Empathy is one of many ISG+HGA shared values that ground our design approach

when working with our clients. If you dream big, we are right there with you step-by-step working to provide the solutions needed to make the vision real. We know that Vance Thompson Vision is looking to make an impact in Sioux Falls not only by providing the best eye care with a new space, but by providing a source of belonging and pride that will impact the community. Underlying our passion for listening first and engaging users very early in the process, our work ethic, sense of responsibility, and desire to make a difference in the communities we serve drive our projects to success.

	Caring	Committed	Egalitarian	Fun	Excellence
	Empathy	Responsibility	Together	Dynamic	Respect
	Empathy	Hard Work	Curiosity	Originality	Legacy
Aligned Values	People-First Mentality	Expect Results	Fair Decisions	Innovative Design Solutions	High Standards



Pragmatic Dreamstorming

Project Delivery + Collaboration

As integrated architecture and engineering design firms, ISG+HGA bring a tested and proven team built on shared values and active problem solving to overcome any challenges that stand in the way of a successful project. Our Lean, collaborative delivery process will engage your team to define what you value, and then deliver your project reliably and predictably. HGA has built its healthcare practice for challenges like yours, and ISG's presence in Sioux Falls and relationships with construction management firms in the state provide a solid project foundation to ensure quality and efficiency from start to finish.

Our entire approach to planning is based on the Lean principle of delivering the highest value with the fewest resources. We define value in three categories: operational efficiency, clinical outcomes, and human experience. You realize the best results when design features deliver improved outcomes in all three at the same time. HGA's approach to Lean Project Delivery centers on delivering the work through a reliable and predictable design process that minimizes cost and schedule variability. We put extensive effort in schematic design to define the project and align it with the target value. With this full understanding of project scope and cost, the process is no longer trial-and-error, but a simple exercise of managing to the targets.

Define wants, needs, and potential to meet your desired outcome



Explore ideas and gain an understanding of likes and dislikes



Design to integrate feedback into plan



*ThedaCare Regional Cancer Center
Appleton, Wisconsin*

Philosophy + Approach

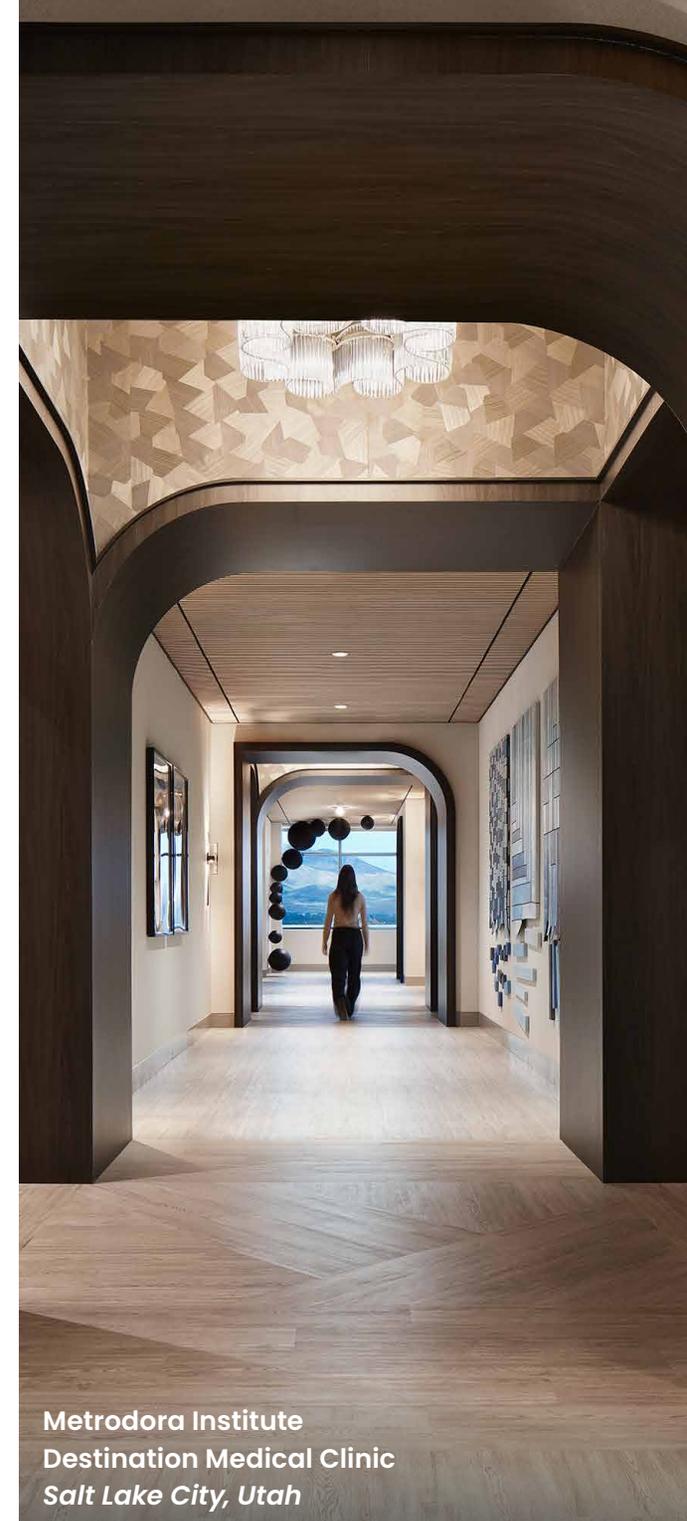
HGA strives to continuously improve as a practice and as a discipline to program, plan, and design healthcare facilities that derive better outcomes for patients, improve the human experience for patients, families, and providers, while delivering care in the most cost-effective way possible.

We have transformed our process to include understanding and empathy from experience design, efficiency from the use of Lean strategies, and shameless innovation emerging from the discipline of design thinking to create highly responsive design responses to our client's needs. All of our efforts are driven by the quest for excellence in planning and design, and the never-ending journey of continuous improvement.

Collaborative Approach

HGA has built a network of expertise and a culture of knowledge-sharing to address the increasing complexities faced by our clients. With a history of working as an interdisciplinary practice, we have developed a truly integrated approach that yields inventive, efficient, and humane responses to the profound challenges of our time.

While most architecture firms subcontract engineering design, both HGA+ISG are integrated architecture and engineering firms, allowing us to offer Vance Thompson Vision the highest level of collaboration. Both within our respective teams and between firms, experience working together has resulted in the development of proven tools and a collaborative working relationship. This proven process has led to the creation of key teamwork components necessary to solve the challenges that are unique to complex healthcare projects. The valued outcomes of this relationship are the design of facilities that are as functional as they are innovative.



Metrodora Institute
Destination Medical Clinic
Salt Lake City, Utah

The Empathy Effect: Mixed Reality for Design Wins R+D Award from Architect Magazine

The Empathy Effect: Mixed Reality for Design, a virtual reality (VR) experience simulating how people of different ages and abilities move through an environment designed by HGA Architects and Engineers, earned an Honorable Mention from Architect Magazine's 11th annual R+D Awards. The R+D Awards celebrate investigations at the forefront of architectural technology, including the groundbreaking research, materials and technologies that are advancing the building industry.

"VR is an increasingly valuable instrument in a designer's toolbox and is most often used to help clients experience the buildings that architects are designing for them," says Jonathan Bartling, AIA, director of HGA's Digital Practice Group. "We are pushing virtual reality to better understand the broad spectrum of experiences people have in a space: older people with physical and sensory limitations, people with impaired vision or other disabilities, as well as children, in order to design better environments for them."

For the Empathy Effect project, the HGA team focused on advanced age. HGA staff from various disciplines wore a body suit that hindered arm and leg movements, along with a VR headset that immersed them in a healthcare environment. Digital filters were applied to the VR experience that simulated vision impaired by cataracts, glaucoma or macular degeneration; team members monitored their responses.

In her juror comment, Mimi Hoang, principal and co-founder of Brooklyn, N.Y.-based firm nArchitects, stated that HGA's Empathy Effect project "drills into the subtle differences between different kinds of disability so that we can fine-tune the way in which we design for [people with disabilities.] That's promising."

"Good design responds to the needs of the people it serves. Design based in experience is where architecture should be heading," Bartling said. HGA's Alanna Carter, LEED AP, healthcare principal says "These VR tools, along with the age simulation suit, allow us to gain unique insight into the physical challenges impacting people with advanced age or disability. With that level of empathy, we can better imagine environments that create a positive impact for not just most people, but all who inhabit them."



Glaucoma

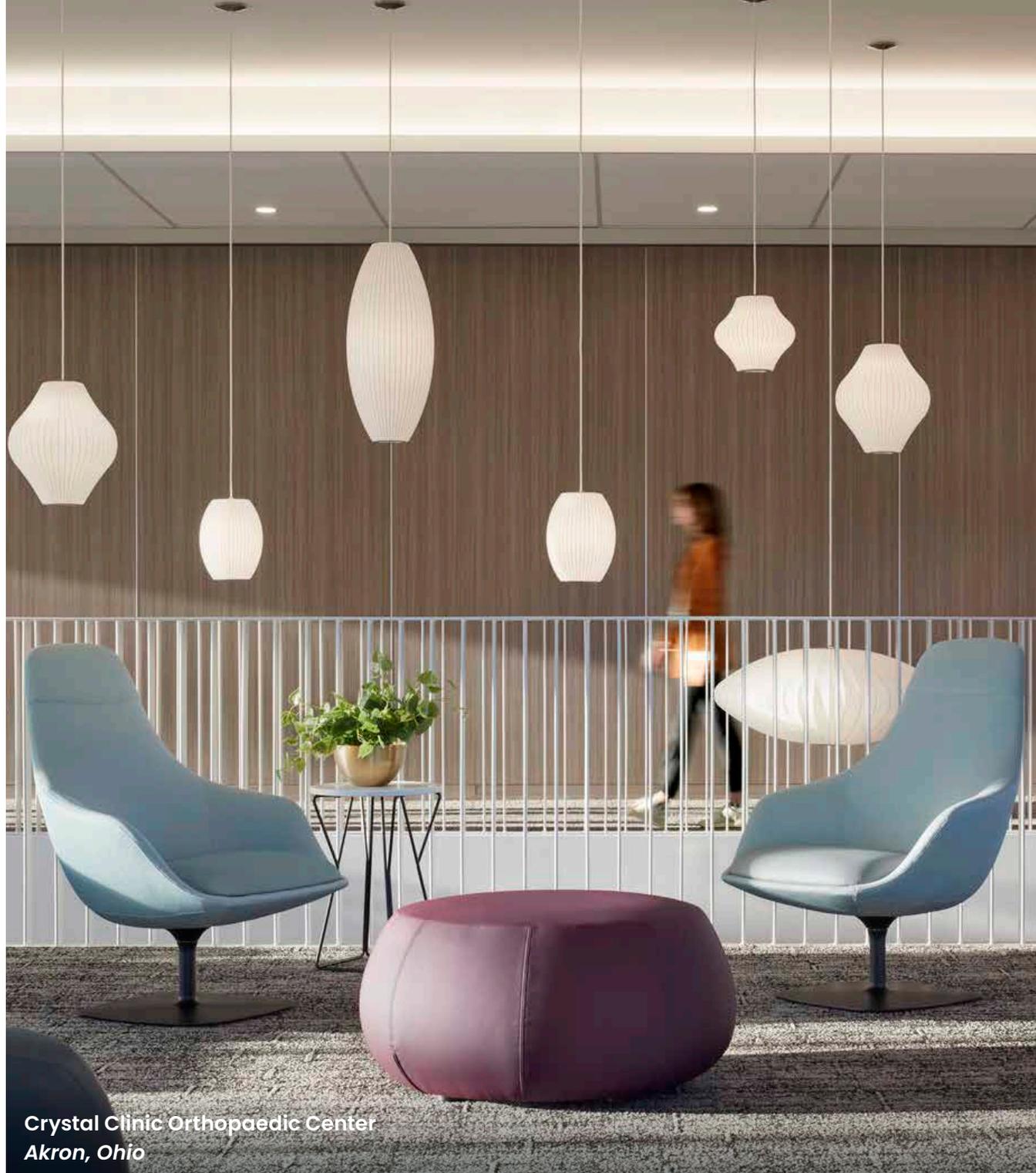


Macular Degeneration

Innovative Design Thinking

We combine the insights of research and the hard science of evidence-based design within a rigorous decision-making process to create more meaningful and functional solutions based on user experiences. The result is customized and practical knowledge coupled with empathy—all focused on the client’s unique needs—that can shape the future of the human experience in the resultant built environment.

The key is integrating a methodology that facilitates real innovation and does not confuse it with incremental improvement. By helping individuals “unlearn” old models and patterns, preexisting barriers can be broken to allow room for the creativity required to design spaces that offer optimal experiences. In addition to helping you get to a better design outcome, the empathy created among your users accelerates the adoption curve and culture change required to work in new and better ways.



Crystal Clinic Orthopaedic Center
Akron, Ohio



The Path to Success

Our blended, specialized team will combine creativity, innovation, technology, and critical decision-making to create a new clinic and surgery center to set Vance Thompson Vision apart from its competitors. The structure will not only elevate the firm's brand to attract clients who depend on great eye care, it will stand out as one of Sioux Falls' newest buildings, strengthening the firm's commitment to the City and surrounding communities.



Healthcare Design + Construction Criteria

Our multi-disciplinary team understands the special criteria involved in the design and construction of healthcare spaces, and that the quality of user experience, that of staff and patients, is the main priority. No matter the treatment or services provided, the design approach must first consider all the elements that impact the user experience. Understanding service functions, desired patient flow, infection prevention, and mechanical and equipment requirements, along with compatible architectural and furnishing details, are essential to build a long-lasting, world class healthcare facility that will transform the patient experience.



“ISG is a large, professional firm with a personal, small town feel. I have found them to be dedicated, passionate, and very competent industry experts who often went the extra mile.”

Jim Folden
President of the Lake Washington Improvement Association

Design for Intuitive Way-Finding

A large hospital can be intimidating, even overwhelming. Your unique population needs to move through the building easily, without stress. Research demonstrates that people typically navigate using a mental map built from memories of a sequence of landmarks, or keystone experiences. We design to make that intuitive. The most reassuring and effective treatment spaces carry users through a sequence of memorable destinations, punctuated with special moments where family members can find quiet refuge.

Access to Nature

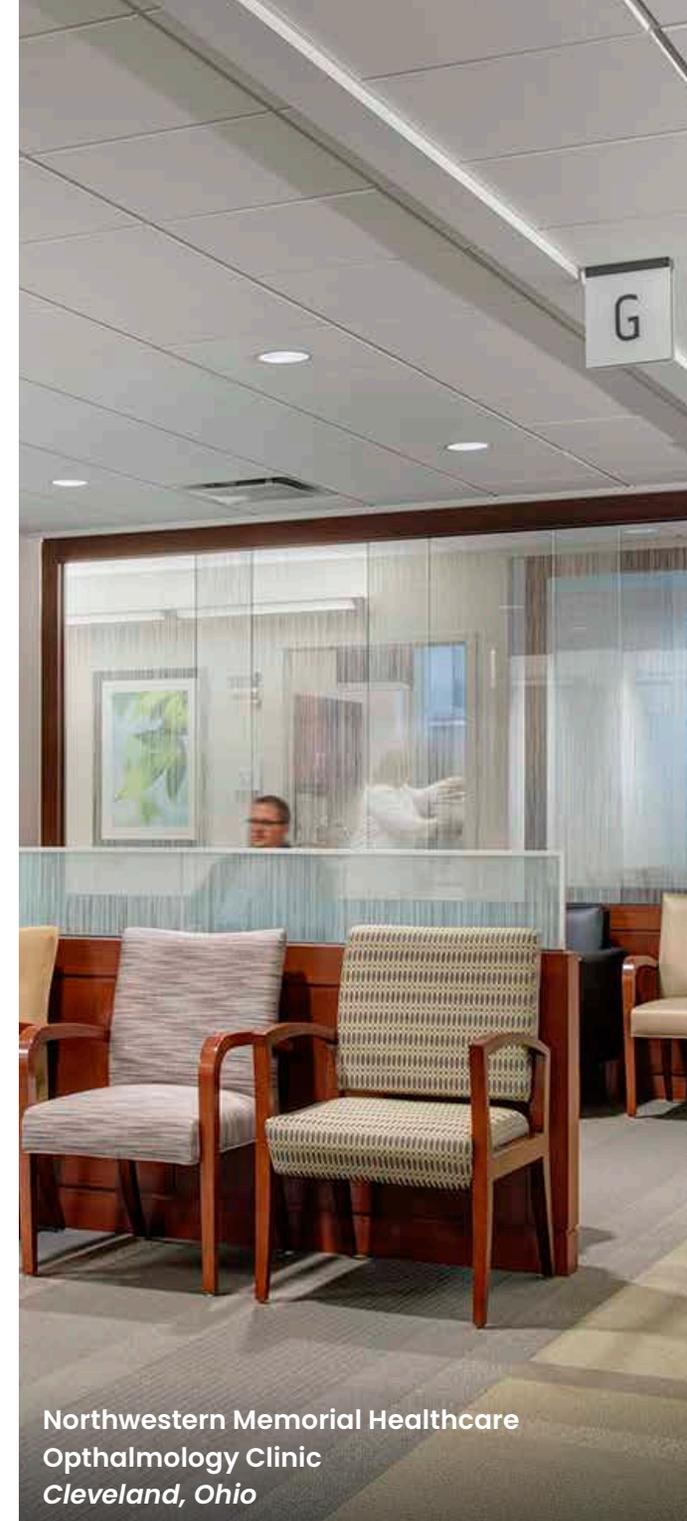
The importance of fresh air, especially today, cannot be overstressed. Research informs that access to nature can mitigate stress. This supports a healing milieu and can provide areas of respite for patients who are safe being outside. The smell of fresh air, feeling of grass on your feet or the wind on your face is something everyone deserves to have the opportunity to enjoy.

Care for the Staff

Intentional, well-designed staff spaces are essential for staff recruitment, retention, well-being, and quality of care. Your staff members care for vulnerable patients with medically complex conditions and support and befriend their families. A high quality care space provides valuable staff members with access to nature and daylight, places for respite and solitude, places for collaboration with their team members and technology that supports their work efficiency and their safety.

Budget Alignment with Vision and Scope

The overarching question of budget alignment is derived from setting and meeting expectations around quality and project scope. This is a key question as it will affect everything we do as a team and ultimately how hospital leadership will judge the success of the project. We partner early to understand vision and mission, and to translate that into programs and services and space and construction quality.



Northwestern Memorial Healthcare
Ophthalmology Clinic
Cleveland, Ohio

Master Planning + Pre-Design

Kickoff Meeting + Programming

The ISG+HGA team will meet with Vance Thompson Vision's project stakeholders to lay the groundwork for collaborative visioning and project success. During the meeting, we will introduce team members, discuss project goals, and identify your preferred processes and procedures. At this time we will also establish preferred lines of communication, points of contact, and Vance Thompson Vision's desired level of involvement at each design phase.

Project expectations, including goals, scope, budget, timeline, and deliverables will be discussed in detail to ensure all team members and stakeholders are aligned throughout each project phase. Design standards, guidelines, and any known constraints will be considered, along with:

- Current state: Gemba walks, stakeholder interviews, questions, and workflow assessments
- Data analysis: Deep-dive review of patient data to identify trends and help to right-size your program
- Future state: Innovations and technology to consider, asking the "big questions"
- Design concepts and "extreme schemes" (examples to the right)
- Final master plan

ISG+HGA will host engaging, fun, and fruitful pre-design sessions, meeting where most convenient for the Vance Thompson Vision team. Specific responsibilities of each ISG+HGA team member will be broken down after the programming and scope details are confirmed.

Extreme Schemes Examples

Each has unique strengths that are combined into the final master plan.



Sustainability: Focuses on energy, visibility, and open space



Community: Focuses on options, the "wow" factor, and being a "destination"



Wellness: Focuses on green space, water features, and views from patient rooms



Safety: Focuses on travel distances, exit and entrance points, and parking

Schematic Design

During schematic design, ISG+HGA will begin the process of turning the Vance Thompson Vision's preferred concept into reality. Project requirements will be confirmed for optimal fit within the concept. This will include consideration of key functions within the building, square footage needed to support the project elements, and Vance Thompson Vision's desired interior and exterior architectural aesthetics. ISG+HGA will prepare schematic interior floor plans to show the general spatial organization and flow throughout the building. Exterior elevations will be developed to illustrate the proposed building openings and material selections.

Design Development

Utilizing the approved schematic design documents, ISG+HGA will refine and enhance the schematic design documents. During this process, ISG+HGA will investigate building system and material options and work closely with Vance Thompson Vision to make appropriate selections. The overall design will be further refined, and ongoing constructibility reviews will be conducted throughout this phase. Sustainability design principles will also be integrated during this phase of design. The design development documents will be the basis for subsequent construction documents.

Construction Documents

Upon receiving the appropriate approvals from Vance Thompson Vision, ISG+HGA will prepare final construction documents for the new clinic. This will involve creating detailed design documents for bidding and construction.

Construction Administration

ISG is prepared to provide construction administration services for this project. This will include shop drawing and submittal review, periodic site visits and observations, review and approval of change orders and payment requests, and project close-out activities, including a site walk-through and preparation of a final punch list.

Constructibility Reviews + Cost Estimating

ISG+HGA will work with Vance Thompson Vision throughout each design phase to review project feasibility, constructibility, and efficiency. We will identify potential challenges that may benefit from modification as the design progresses. Additionally, ISG+HGA will collaborate with the selected construction manager to update cost estimates at the completion of each design phase.

Design Experience

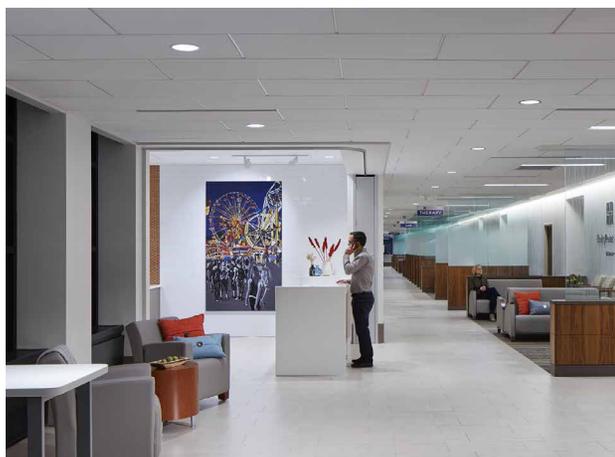
ISG HGA

Unity Point Health

Cedar Falls, Iowa

ISG+HGA designed UnityPoint Health & Wellness' Prairie Parkway Campus, which consolidated all of its providers into one site. As the main building on campus was expected to serve as a face of the Cedar Valley, the design aesthetics had to align with the community. Interior design focused on providing a welcoming atmosphere for patients and staff, allowing for comfort while maintaining treatment requirements.

The interior design integrated warm wood tones and a fireplace, as well as easy-to-maintain finishes. The facility has clear wayfinding for patients and visitors to navigate easily throughout. One unique lifestyle component to help foster healthy eating in the community is a space designed for cooking classes.



HGA

Vance Thompson Vision

Fargo, North Dakota

The new state-of-the-art facility, currently under construction, will be connected to an ambulatory surgery center currently under construction. The design for the facility aims to communicate the high level of technological innovation for which VTV is known and the research that will take place in the facility, while taking advantage of the highly-visible site facing a major freeway.



HGA

Cleveland Clinic Cole Eye Institute Expansion

Cleveland, Ohio

To meet Cleveland Clinic’s stated goal of delivering an outstanding patient experience, as well as leading edge eye care, research and education, HGA is designing a major addition and renovation to the Cole Eye Institute—comprising 165,000 SF new construction, 131,000 SF of renovated space, and renovation or replacement of connections to the Main Hospital Buildings.

The four-story building is planned as a multi-phase addition to allow the current clinical practices at Cole Eye to remain operational throughout construction.

The facility design was conceptualized around a team-based operating model to improve patient access, increase clinical and research capabilities, and enhance the human experience for patients and staff. The new facility features an ophthalmic surgical center with 12 operating rooms, three refractive surgery procedure rooms and 50 eye exam rooms.



HGA

Tschannen Eye Institute & Ambulatory Care Center Renovation & Expansion at the University of California Davis Health Sacramento, California

The new Tschannen Eye Institute and Ambulatory Care Center (ACC) Expansion is a 78,500 SF project combining a new 60,000 SF four-story clinic and office building addition, with 18,500 SF of renovation in an adjacent Ambulatory Care Center building.

The Eye Institute is a place where the vision impaired will receive treatment in hope of sight restoration through advanced technology and caring physicians. Working closely with the physician clients, HGA led the project with a focus on empathy and incorporated details that support people with all seeing abilities. The design establishes a strong new identity on campus for the consolidated services of ophthalmology and optometry.



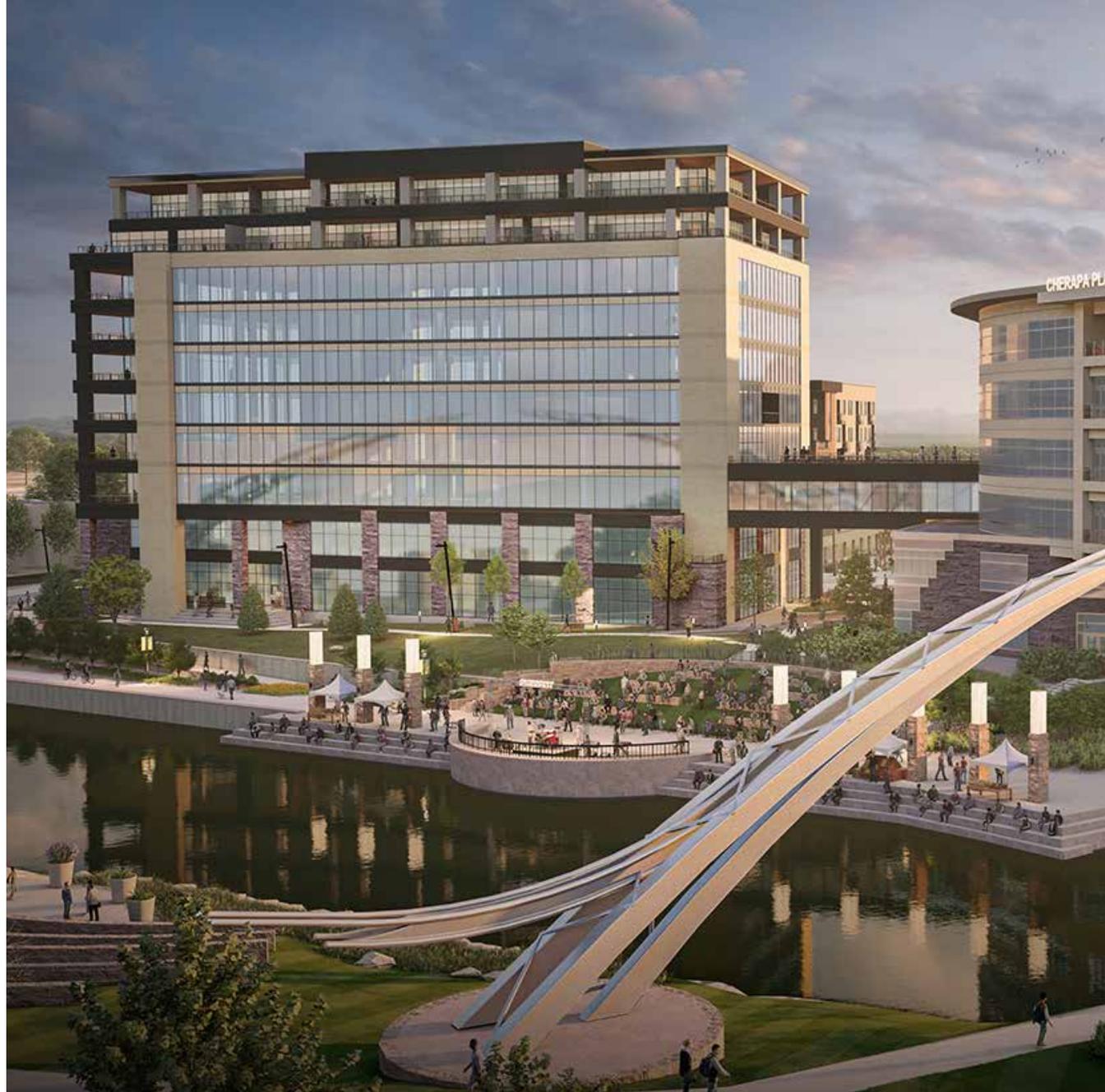
World Class Design + Pragmatic Execution

Architects have an obligation to take what the client wants and to weave it into the broader context of society and its people—passionately addressing the challenges of today, and responsibly planning for a bright future.

ISG

The Bancorp Building at Cherapa Place *Sioux Falls, South Dakota*

Located on a former rail yard along the Big Sioux River, ISG recognized the importance of creating a building that fit within the context of the area. The crisp glass facade reflects the river and is accented at the lower levels by locally-quarried quartzite stone, creating a unique sense of place. The building offers well-planned amenities, panoramic views, and design features that provide significant comfort for occupants.



Eide Bailly Virtual Tour
bit.ly/EideBailly_SF_Tour



The Bancorp Virtual Tour
bit.ly/TheBancorp_SF_Tour

Innovation + Research

Fostering innovation-focused economic development in the region through balanced design that addresses the needs of scientists, manufacturers, and entrepreneurs.

ISG

University of South Dakota Discovery District Center for Innovation

Sioux Falls, South Dakota

ISG provided comprehensive master planning services for the University for a mixed-use development. The goal was to spark innovation and draw like-minded scientists and manufacturers through the creation of a science hub. The 50,000 SF research and innovation building's design and finishes reflect the leading-edge creativity and innovation driving the future of the biotechnology industry.



Team + Team Organization

The ISG+HGA proposed team includes the leadership, and multidisciplinary and specialist expertise required for this project. Specific responsibilities of each ISG+HGA team member will be broken down after the programming and scope details are confirmed.

Team Leadership



Jeremy Wiesen, AIA, NCARB, LEED AP
Role: Principal



Alanna Carter, LEED AP
Role: Principal

Project Management

- **Tiara Marcus**
Role: Project Manager
+ **Primary** Contact
- **Daniel Grothe, AIA, LEED AP**
Role: Project Manager
+ **Secondary** Contact

Multi-Disciplinary Project Leadership

- **Tarah Raaum, AIA, NCARB, LEED AP**
Role: Medical Planner
- **Amy Douma, AIA, NCARB, LEED AP**
Role: Design Principal
- **Brent Peterson, PE**
Role: Process Engineer
- **Melissa Dulisse, NCIDQ, WELL AP**
Role: Interior Designer

- **Danyelle Pierquet, PLA**
Role: Landscape Architect
- **Justin Heim, PE**
Role: Civil Engineer
- **Jason Hoehn, PE**
Role: Structural Engineer
- **Matt Larsen, PE**
Role: Mechanical Engineer
- **Royal Streed**
Role: Electrical Engineer

Specialty Expertise

- **Michael Blank**
Role: Visualization Specialist
- **Brian Riniker**
Role: Survey
- **Stephanie Merdan**
Role: Permitting

Team Leadership ISG



Jeremy Wiesen, AIA, NCARB, LEED AP
Architectural Practice Group Leader

Role: Principal

Biography: Jeremy is a talented architect known for thinking outside of the box to design iconic, state-of-the-art spaces throughout the Midwest including healthcare facilities, workplaces, and research-intensive projects like his recent work for the USD Discovery District. His resume boasts a series of projects with Mayo Clinic Health System and the new Bancorp Building at Cherapa Place, a testament to his remarkable ability to transform each client's vision into reality while enhancing the employee and user experience.

Focusing on your unique needs, Jeremy will take the time to gain a deep understanding of the user groups that will occupy your clinic. He will use contextual design to walk you through an engaging visioning process that is designed to vet considerations and explore all options using alternative analysis. He compassionately and strategically guides clients through the often overwhelming process of decision making with ease. The result? Clients make more impactful decisions regarding the aesthetics, impact, user experience, operational functionality cost-efficiencies, and cost-efficiencies of their space. This dynamic approach recently landed him on the Minnesota Physical Health Care Architecture Honor Roll for Prairie Care, an honor reserved for design professionals that are transforming the landscape of healthcare design.

Education: Master of Architecture, North Dakota State University
Bachelor of Environmental Science, North Dakota State University

Team Leadership HGA



Alanna Carter, LEED AP
Principal

Role: Principal

Biography: Alanna Carter is a Vice President and Principal at HGA. She is LEED accredited and a Lean Six Sigma Green Belt, and is recognized in the industry for delivering innovative solutions to complex healthcare challenges.

She is a hands-on visionary leader and spends time with healthcare leaders around the country staying abreast of the most current thinking across the industry. A frequent speaker and published in many outlets, Alanna shares her knowledge to promote high-quality design and equity in all aspects of the industry. Her innovative thinking on the future of healthcare has been recognized by Fast Company and Healthcare Design Magazine.

Alanna served for five years as the Practice Group Leader of HGA's Minneapolis healthcare practice, advancing strategic growth and financial performance. Now as Healthcare Sector Operations Leader, she is a member of the HGA national healthcare leadership team. Additionally, Alanna was the principal-in-charge as a part of the Empathy Effect that was also used on the Vance Thompson Vision Fargo project.

Education: Bachelor of Science in Architecture, Minor in Construction Management and Interior Design, University of Minnesota

Team + Team Organization

Project Management ISG



Tiara Marcus
*Project Management
Group Leader*

Role: Project Manager

Biography: Tiara’s 10 years of experience as operations, quality, and project manager at a major utilities firm, engineering background, leadership skills, and strong South Dakota connection position her to drive all project phases successfully through completion to realize the client’s vision.

Tiara thrives when leading cross-functional groups of internal and external stakeholders, and works to establish meaningful connections and a common project understanding between all project groups.

Project Management HGA



Daniel Grothe,
AIA, LEED AP
Project Manager

Role: Project Manager

Biography: Daniel brings nearly 20 years of experience as a project manager for a wide range of projects, including fast-track schedule and Integrated Project Delivery projects.

He provides day-to-day oversight for the project’s successful execution, focusing on strategic planning, communication, and organization, from pre-construction through close-out.

Multi-Disciplinary Project Leadership ISG



Tarah Raaum,
AIA, NCARB, LEED AP
Medical Planner

Role: Medical Planner

Biography: Tarah is a healthcare planner with experience in design, construction administration, and project management on diverse project scales.

She works with clients from the early planning stages to identify project vision, communicate relevant information verbally and visually, and develop effective solutions that meet goals.

Multi-Disciplinary Project Leadership HGA



Amy Douma,
AIA, NCARB, LEED AP
Design Principal

Role: Design Principal

Biography: Amy works closely with clients to understand their goals and reflect the unique character of their culture and community.

Her work has been recognized through national and regional awards, and she is a frequent presenter at national conferences.

Amy will work closely with VTV leadership and the HGA team to delve into the challenges, opportunities and priorities related to the new facility.

Multi-Disciplinary Project Leadership HGA



Brent Peterson, PE
Industrial Engineer

Role: Process Engineer

Biography: Brent is an industrial engineer with extensive experience in cost reduction and process improvement, working with healthcare organizations across the country.

Brent leads multi-disciplinary teams using Lean processes and tools to define and evaluate needs. He earns the respect of medical staff by listening and helping brainstorm ways to accomplish goals. Brent uses Value Stream mapping, analyzes walk patterns, conducts Kaizen and 3P events, and uses Virtual Reality and MedModel to corroborate design with Lean operational assumptions.

Multi-Disciplinary Project Leadership HGA



Melissa Dulisse, NCIDQ, WELL AP
Senior Interior Designer

Role: Interior Designer

Biography: She brings extensive experience collaborating with large teams collaborating on healthcare, higher education, and workplace projects. As a WELL accredited professional, Melissa prioritizes design decisions from a holistic perspective to elevate occupant wellness, community equity, and sustainability.

Multi-Disciplinary Project Leadership ISG



Danyelle Pierquet, PLA
Project Exec. Landscape Architecture Group

Role: Landscape Architect

Biography: Danyelle is a creative landscape architect who takes a hands-on approach to see a project through from start to finish. She enjoys engaging stakeholders to understand their vision, and works with team members to ensure the end results meet expectations.

Danyelle creates inspirational spaces and designs that connect, enhance, and uplift communities.

Multi-Disciplinary Project Leadership ISG



Justin Heim, PE
Civil Engineer

Role: Civil Engineer

Biography: Justin has seven years of experience providing timely service and quality deliverables for projects throughout the Midwest. His background includes design, plan preparation, and construction oversight.

Justin has also been involved in improvement projects with responsibilities of organizing utility relocation with owners, coordinating schedules with clients, and performing daily construction observation.

Team + Team Organization

Multi-Disciplinary Project Leadership ISG



Jason Hoehn, PE
Senior Structural Engineer

Role: Structural Engineer

Biography: Throughout his career, Jason has developed a reputation for designing cutting-edge structures that encompass the latest building technologies, systems, and products.

He has extensive experience in designing conventional steel-framed structures, pre-engineered metal building systems, pre-stressed concrete structures, wood-framed structures, and light gauge steel-framed structures including numerous multi-story buildings.

Multi-Disciplinary Project Leadership ISG



Matt Larsen, PE
Mechanical Engineer

Role: Mechanical Engineer

Biography: Matt has experience managing and designing complex engineering projects in a variety of areas, including process design, HVAC, plumbing, process piping, hydraulic systems, and equipment design.

Matt also has management experience leading cross-discipline engineering teams with a history of delivering successful projects for both client and firm.

Multi-Disciplinary Project Leadership ISG



Royal Streed
Electrical Engineer

Role: Electrical Engineer

Biography: Analytical and energized by complex problem-solving, Royal provides innovative electrical solutions to partners and clients working closely with project partners and ISG's in-house teams.

His rigorous attention to detail and deliberative design ensures a harmonious end-result.



Team + Team Organization

Specialty Expertise ISG



Michael Blank
*Senior Visualization
Specialist*

Role: Visualization Specialist

Biography: Michael uses 3D visualization strategies to help communicate visions to encourage engagement and build consensus. Still images, animations, and interactive virtual reality environments are used to capture the essence of a client's vision in an easy-to-grasp format.

With a passion for developing inspiring graphics, Michael utilizes an array of software in the rapidly evolving field of visualization.

Specialty Expertise ISG



Brian Riniker
*Land
Surveyor*

Role: Survey

Biography: A professional land surveyor with 12 years of experience, Brian manages and coordinates the Sioux Falls survey team to ensure consistent project success across all ISG business units.

Collaborating with multi-disciplinary teams of designers, he provides the critical front end field verification services to determine topographic and boundary data that assists teams in developing accurate and detailed plans and specifications.

Specialty Expertise ISG

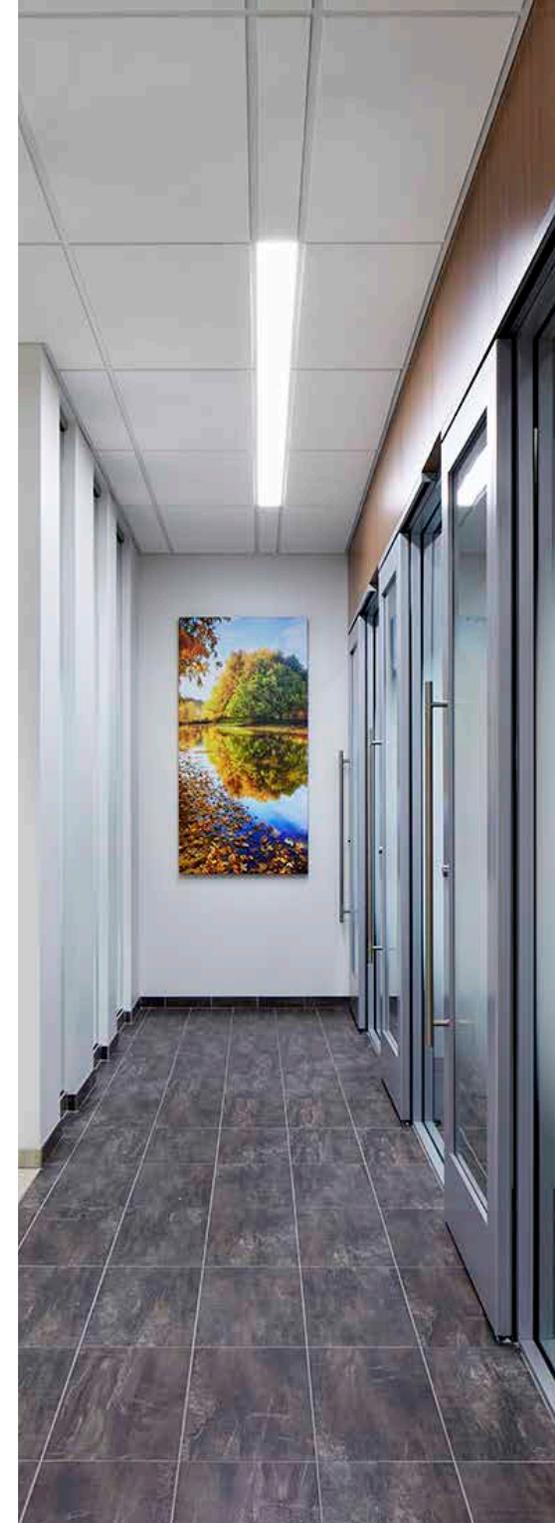


Stephanie Merdan
*Senior Project
Coordinator*

Role: Permitting

Biography: Stephanie's extensive knowledge of the permitting process enables our teams to start projects efficiently, while ensuring all requirements for local, state, and national projects are met.

Her in-depth knowledge of federal and state agencies ensures that the critical permitting steps for each project are thorough, complete, and help to protect the project schedule and client expectations.



Builder Framework + Project Management

Construction Process

We understand the value of having an aligned, committed team to drive the project, one that includes Owner, designer, and construction manager or general contractor. The ISG+HGA team will assist Vance Thompson Vision with the construction manager (CM) selection, bringing our knowledge of existing relationships to the discussion, with recommendations for choosing the optimal contract type. ISG+HGA have worked with all potential CMs under consideration: Henry Carlson, Journey Group, McGough, and Enclave Construction. Vance Thompson Vision will benefit from these relationships and the insight we can offer to make the best choice to suit the project goals.

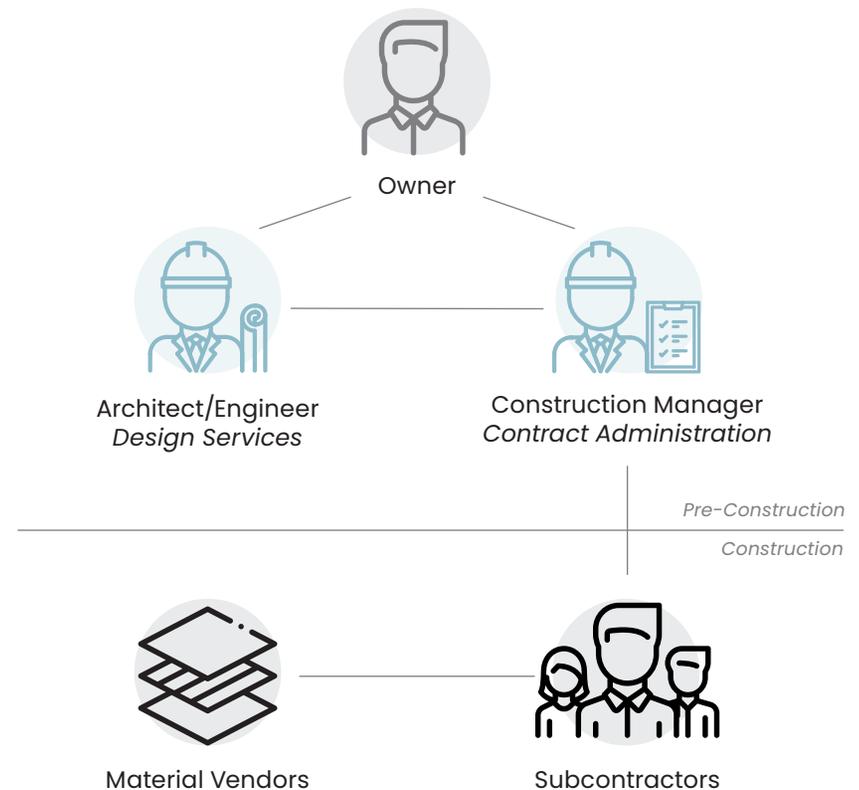
Construction Management—At Risk

The CM-At Risk (CMAR) project delivery method is meant to limit the Owner's risk by creating a three-party team with an architect and the construction firm who acts as a construction manager. Those two parties are selected individually based on qualifications and on separate contracts, where the construction manager handles the contracts of subcontractors and serves as a construction consultant for the Owner.

This is where the risk reduction comes into play, because the construction manager takes on the financial risk involved with these contracts, and they provide a guaranteed maximum price (GMP) for construction and a date of completion.

Advantages

- Higher level of cost control with the GMP
- CM takes the burden and risks of project coordination
- Owners often find CMAR projects to be less adversarial
- Owner has a skilled advocate on their side



Target Value Design

During design, our objective is to improve the reliability of information and decision making, while making the process itself more predictable. The key to successfully realizing this is early definition of quality expectations for systems, components and materials, then managing to those expectations through design. HGA uses the following tools and processes:

Budget Alignment With Dreamstorming + Scope

The overarching question of budget alignment is derived from setting and meeting expectations around quality and project scope. This is a key question as it will affect everything we do as a team and ultimately how hospital leadership will judge the success of the project. We partner early to understand vision and mission, and to translate that into programs and services and space and construction quality.

Target Value Design

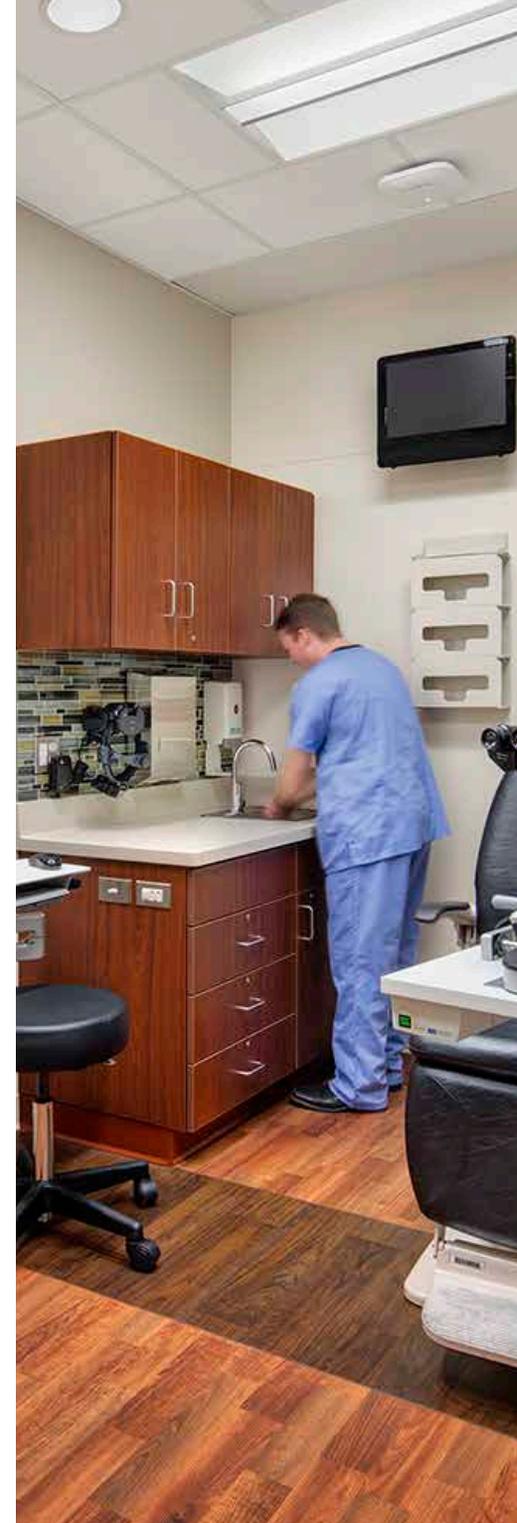
Our clients have benefited from a collaborative cost control concept called Target Value Design. This concept, better known as “design to budget,” is a process model that we have adapted from Toyota’s Knowledge Based Design methodology. The cost model that is developed in pre-design that defines the level of quality is allocated according to the major components of the project.

Component Based Design

Component Based Design is a subset of Target Value Design where interdisciplinary teams develop solutions that respect design goals and budget parameters. The teams are organized around components of the project such as site, structure, envelope, interiors, thermal comfort, and power and technology. The teams use real-time estimating and constant constructibility reviews to assure alignment with project goals and objectives. Through the interdisciplinary nature of the team, the right people are in the right place at the right time to make informed project decisions.

Real-Time Cost Estimating

To support the component teams in successfully managing their budgets, the construction manager provides real-time budget feedback. The teams always know the status of their budgets and are able to resolve any issues without waiting until an estimate is released at the conclusion of a phase.



Cost + Timing

Cost

ISG+HGA's goal for this proposal is to remain flexible to accommodate the requirements of this project.

We recommend a two-phase approach to the scope of work and fee as outlined below:

Pre Design Phase

A fixed fee of \$155,000

Scope

Programming, site due diligence survey (topo, boundary and platting) and construction manager selection.

Design and Construction Administration Phase

A fee range of 7%-7.5% of the construction costs. A fee percentage will be determined at the end of the pre-design phase. At the end of the schematic design phase, the fee percentage will be converted into a fixed fee.

Scope

Services include architecture, interior design, landscape architecture, civil engineering, structural engineering, mechanical engineering, and electrical and low voltage engineering. ISG+HGA will also provide construction administration on site observation twice monthly during construction and attendance at construction phase OAC meetings.

Exclusions

This proposal does not include medical equipment planning, technology (structured cabling, audiovisual, and security design), other specialty consultants, or photo realistic renderings. Any of these services can be provided as an additional service once a better understanding of the scope is defined during the pre-design phase.

Reimbursables

Total reimbursables for the project are not anticipated to exceed \$16,000. This includes up to six (6) ISG+HGA site visits during pre-design and design, and ISG+HGA participation in up to two (2) punch list walks.



Sutter Health
CPMC Van Ness Campus
Medical Office Building
Tenant Improvement
San Francisco, California

Value-Added Services

ISG's and HGA's multi-disciplinary capabilities can help Vance Thompson Vision promote and showcase the new clinic. One of the ways we can strengthen our value is through visualization, whether videography and drone footage of project stages or promotional tour footage of the completed space. Upon request, ISG can provide a subsequent proposal to assist with these value-added services.



Videography

ISG's videography team expertly develops engaging videos to capture each unique project stage—from concept to completion. Combining visualizations, drone footage, copy writing, music, photography, and more, our stunning videos can be used to promote future projects, showcase a brand, or stimulate new community investment.



Learn more about ISG's videography services:
bit.ly/videography_isg



Visualization

ISG's industry-leading visualizations build consensus among stakeholders and help sell project concepts to potential donors. A valuable fundraising and marketing tool, these multi-faceted computer-generated graphics tell the story that stakeholders often need to stop visualizing and start doing.



Learn more about ISG's visualization services:
bit.ly/vis_ISG

