



# Request for Qualifications for Architectural & Engineering Services

## South Gibson School Corporation Facility Evaluation & Multi-Purpose Facility

October 2024



**THREE i DESIGN**  
ENGINEERING + ARCHITECTURE  
[WWW.THREEIDESIGN.COM](http://WWW.THREEIDESIGN.COM)

2425 W. Indiana St. Evansville, IN 47712  
imagination - innovation - integrity



THREE i DESIGN ENGINEERING + ARCHITECTURE

October 21, 2024

**Darryl Angermeier**

Director of Operations  
South Gibson School Corporation  
3321 W 800 S  
Fort Branch, IN 47648

**Re: Request for Qualifications for Architecture and Engineering Services**

Mr. Angermeier,

Thank you for the opportunity to submit qualifications for architectural and engineering services for the new multi-purpose facility to be built on the Gibson Southern High School campus. Three i Design has both the team and experience to bring this project to life for the school and communities that it serves.

Three i Design offers all-inclusive design services including architects, engineers and land surveyors, all from our offices located on the west side of Evansville, IN. We have been in business for over 48 years, successfully serving a broad range of industries including educational, commercial, healthcare, nutritional, pharmaceutical, and heavy industrial. Our team, which includes Gibson Southern alumni, will work hand-in-hand with the South Gibson project team to design a facility that fully supports both the current and future needs of the South Gibson School Corporation.

As the project manager and Senior Partner at Three i Design, I have the unique experience of being a Gibson Southern alumni and former student athlete. I also have two children who are currently student athletes within South Gibson School Corporation. Through firsthand experience as a player, a parent and a coach, I have seen the need for a multi-purpose facility to help relieve the stress currently placed on the gymnasiums. South Gibson is special and unique in how we allow the feeder programs and community to utilize our facilities but with that comes great demand. This project will allow SGSC to continue to grow with the community and support all its current and future student athletes.

Thank you again for the opportunity to provide our services to you. We look forward to being a part of this exciting project for South Gibson School Corporation. Should you have questions or comments regarding our submittal package, please do not hesitate to contact me.

Respectfully submitted,

Ryan Hasenour  
Sr. Partner  
Architectural Department  
Three i Design  
rhasenour@threeidesign.com  
812.422.8969



THREE i DESIGN  
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## Who We Are

Three i is a multi-discipline company that specializes in architecture, structural, mechanical, electrical and civil engineering as well as land surveying and programming. Founded in 1976, the company began with three founders and steadily grew over the years to a staff of now over 50. In 2011, the company rebranded and changed its name from Three I Engineering to Three i Design.

Three i is located at 2425 W. Indiana St. on the west side of Evansville, Indiana. We offer a broad range of services which means clients can rely on our expertise throughout the project, from concept through completion. With Three i, every need is taken care of under one roof.



**1976**  
3 employees



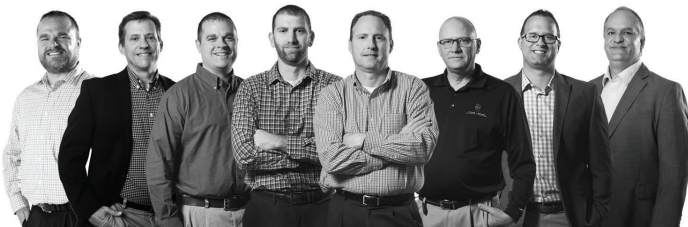
**2024**  
56 employees

## Meaning Behind the Name



## Departments

Architecture | Structural Engineering | Mechanical Engineering | Electrical Engineering | Civil Engineering | Surveying



3rd Generation of  
Leadership

Today, eight principals make up the leadership of Three i. Each of them specializing in one of our focused areas, bringing years of experience to the table. The teamwork of Bruce Woodruff, David Orsburn, Lyle Mehringer, Ryan Hasenour, Brandon Zimmer, Mark Seng, Gordon Klaus and Nick Zimmer provide a strong direction for the company.

## Markets Served

Healthcare | Commercial | Industrial | Education | Pharmaceutical | Food Processing | Civic | Automotive  
Manufacturing | Power Generation



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Company Overview



## Multi-Disciplined Experience Under One Roof

The foundation of Three i Design's success is built on the experience of our architects, engineers and project managers, as well as the many industries we serve. This collective experience gives us the real-world capability and practical application needed to successfully execute projects of any complexity.



What sets Three i Design apart from our competitors is our ability to offer these multi-disciplinary architectural and engineering services in-house, giving us greater control of both the design and the process — as well as the experience and perspectives that make our expertise invaluable to clients. In addition to architectural services, our professional team includes in-house mechanical, plumbing and electrical engineering as well as surveying, civil engineering and structural engineering. We can also provide interior design, programming/startup services, 3D scanning and drone services.

Three i is excited to work alongside your team to ensure the project is on the right path. Communication is key, and we will work closely with your project team to develop the program and help establish the budget, schedules and milestone dates.



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Who We Are

# Project Approach



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## Approach & Methodology

The Three i Design team is comprised of experienced architects and engineers skilled in the many disciplines necessary to complete projects of this size and complexity. Three i Design offers all architectural and engineering services in-house to give us greater control of the design and the process. The project architect will be the main contact for the project and lead the coordination efforts between the client and our in-house design team comprised of surveyors, architects, engineers and interior designers.

We acknowledge the estimated project budget is in the \$3.0M range and will work closely with the project team to establish overall project objectives, target budgets, develop the program, and establish schedules and milestone dates. Our knowledge of construction costs, scheduling, constructability, availability of materials and equipment are combined with the design process and tracked throughout the project.

We will work closely with the SGSC project team to identify the stresses on the existing facilities and how to best utilize to new facility to relieve the demands on those spaces. We will identify the needs of the high school athletics programs as well as the support they give to the youth programs to utilize their facilities. This will allow us to develop the program for the new facility including any additional support spaces that are necessary such as storage, concessions or restrooms. As we are developing the program needs, we will also be conducting a facility evaluation of the utilities servicing buildings adjacent to the project area to identify efficiencies and cost savings for both this project and future phase projects. This will allow us to best plan for the necessary utility improvements for the new facility, as well as identify the best location on the school campus.

Once we have completed the assessment of utilities in the adjacent project areas, we can move into stage 2, which is the design of the new multi-purpose facility. Our typical project approach is to follow the five (5) phases of a project including schematic design, design development, construction documents, bidding, and construction administration. We feel that strong communication is the key to each of these phases to have a successful design. At a minimum, we would engage the project team in design review meetings at 30%, 60% and 90% stages of design completion. This project approach has been a proven model for projects of all types.



## Scope of Work

- Perform a comprehensive assessment of the existing utilities serving the building and areas adjacent to the future facility location and identify necessary repairs, upgrades and compliance with current codes and regulations. Identify efficiencies and cost savings of any utility installations for future projects that can be installed as part of this project.
- Work with SGSC project team to develop the program for the new multi-purpose facility based on community and school needs, including but not limited to high school sports and feeder school leagues and programs.
- Kickoff meeting and up to (3) design review meetings with SGSC Project Team
- Code research and review including life safety plans
- Provide interior and exterior 3D renderings during conceptual design
- Civil/Site Design
  - Drone flight of property to develop high resolution aerial image and elevation data
  - Topographic survey of proposed project area
  - Develop existing site plan
  - Develop civil site design plans (construction, grading, drainage, utility, erosion control)
  - Submittal to local authorities for review and approval
- Architectural Design
  - Plans (floor plans, ceilings plans, roof plans)
  - Exterior building elevations
  - Building and wall sections
  - Construction details
  - Interior elevations
  - Schedules and specifications
- Structural Design
  - Foundation and slab design
  - Structural framing plan
  - Plans, details and specifications
- Plumbing Design
  - Plumbing plans and isometrics
  - Piping details
  - Plumbing specifications
  - Storm & sewer connections
- HVAC Design
  - HVAC plan and equipment selection
  - HVAC details
  - HVAC schedules and specifications
- Electrical Design
  - Discussions with utility company for service to building
  - Power plan for HVAC equipment
  - Power plan for HVAC equipment
  - Power plan lighting and receptacles
  - One-line diagrams
  - Fire alarm system drawings
  - Panel schedules
- Complete COMcheck for energy code compliance and submit to Indiana Department of Homeland Security for a Construction Design Release
- Bidding Phase Services
  - Submit Issued for Bidding drawings to contractors
  - Answer contractor questions and issue addenda as needed
  - Assist SGSC with analysis of bids and award contract
- Construction Phase Services
  - Answer contractor RFI's
  - Shop drawing submittal review
  - Attend owner/architect/contractor bi-weekly progress meetings
  - Final punchlist and project closeout

## Clarifications / Exclusions

- We have excluded State and Local application and review fees (reimbursable)
- Fire protection system design, if required, is to be by the fire protection contractor
- Value engineering is excluded if project comes in over budget. This can be completed on T&M if necessary





## Design Fee Schedule

We treat each project as a unique project and work with the client to develop the best fee structure for the type and complexity of the project. This can be a lump sum fixed fee, percentage-based fee, or a combination of fee types. At Three i Design, we have greater control over our fees by having the ability to perform all architectural and engineering services in-house including surveying, civil, architectural, structural, electrical and mechanical engineering without using consultants.

For this project we propose using a lump sum fixed fee. Our estimated fee for a facility of this type expected to cost in the range of \$3 million is \$160,000.00 (one hundred sixty thousand dollars). We will work closely with the project team during the preliminary design phase to finalize the scope of the project. At that time, we can provide a fixed fee to complete the design and oversee the project throughout the construction phase.

A lump sum fixed fee contract provides the client with great transparency as our fees do not change as long as the scope of services remains unchanged. This fee includes all standard architectural and engineering services throughout schematic design, design development, construction plans & details, specifications and construction administration.

## Current Workload / Manpower

Three i Design currently has the capacity to start your project immediately upon award and devote our full attention of the design team to meeting the project schedule. With a staff of over 50 employees spread across multiple disciplines, we can certainly handle a project of this size and complexity.

## References

Todd Armstrong

Assistant Superintendent

Warrick County School Corporation

tarmstrong@warrick.k12.in.us

812.897.6036

\*worked on multiple school jobs over the past 10 years

Dan Zuerner

Vice President

Garmon Construction Services

dzuerner@garmon.net

812.234.3714

\*collaborated on multiple commercial and industrial projects

Nick Burns

Gibson County Commissioner

nburns@gibsoncounty-in.gov

812.677.2618

\*worked on multiple projects for Gibson County



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Design Fee / Workload / References

# Design Team





## Ryan Hasenour

Senior Partner / Principal-in-Charge  
Architectural Department

**Main Contact:** [rhasenour@threeidesign.com](mailto:rhasenour@threeidesign.com) 812-422-8969

Ryan joined Three i Design in January 2007 as a project manager and coordinator between clients, staff and contractors. He became Partner in 2017 and the leader of the architectural division. In 2020, Ryan became Senior Partner. His project involvement has varied with each project and has included preliminary design, cost estimating, design development, construction document preparation, bidding assistance, project meetings and project management services. Ryan brings experience in design and project management in both design/build and bid/build projects. He has been involved in a variety of educational, industrial and commercial projects that include schools, medical office buildings, pharmaceutical and nutritional facilities, banking institutions, laundry facilities, retail complexes, distribution centers and industrial processing facilities.

### Education

Ivy Tech - Evansville, IN

A.A.S. Architectural Design Technology (2000)

University of Southern Indiana  
Evansville, IN



## Gordon Klaus, RA, ALA, NCARB

Principal  
Director of Architectural Design

**Lead Team Member:** [gklaus@threeidesign.com](mailto:gklaus@threeidesign.com) 812-422-8816

Gordon joined Three i Design in the spring of 2009 as a Senior Architect and in 2018 was promoted to Director of Architectural Design. Gordon is certified with the National Council of Architectural Registration Boards and is a registered Architect in the States of Michigan, Indiana, Illinois, and the Commonwealth of Kentucky. Gordon is involved in all phases of project development and oversees projects through the entire design and construction processes including master planning, conceptual design, schematic design, design development, construction documents, bidding, construction, maintaining project files and all correspondence with clients, city and state agencies, project consultants, training support staff, developing schedules, budgets, and proposals. Gordon has a passion for architecture and will work alongside your team to design a space that promotes your needs and budget.

### Education

Lawrence Technological University  
Southfield, MI  
Master of Architecture (2004)

Lawrence Technological University  
Southfield, MI  
Bachelor of Science in Architecture (1995)

### Professional Associations

Association of Licensed Architects  
National Council of Architectural Registration Boards

### Professional Registrations

State of Michigan, Reg. No. 1301056006  
State of Indiana, Reg. No. AR11000027  
State of Illinois, Reg. No. 001020978  
Commonwealth of Kentucky, Reg. No. 6643

### Professional Awards

2012 Association of Licensed Architects Silver Medal  
Design Award- University of Southern Indiana  
Residence Life Community Center Addition



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**Bruce Woodruff, PE**  
Senior Principal  
Mechanical Department

Bruce, who was named principal in 2003, started working full time at Three i Design after graduating from the University of Southern Indiana with a Bachelor of Science degree in Mechanical Engineering Technology. As leader of the HVAC and plumbing division, Bruce is intimately involved in the design and development of industrial and commercial HVAC systems, plumbing systems, and industrial process piping systems. His responsibilities include managing the flow of HVAC and plumbing projects, conceptual design and development, attending client meetings, preparing engineering service quotations, preparing construction drawings and specifications, construction phase services, and promoting the company. Bruce has been involved in various types of industrial and commercial projects that include school air conditioning renovations, childcare centers, medical office buildings, hospitals, research and development laboratories, auditoriums, and industrial process systems.

**Education**

University of Southern Indiana  
Evansville, IN  
B.S. Mechanical Engineering (1986)

**Professional Registrations**

Indiana Reg. No. PE-19700087  
Ohio Reg. No. PE-59091

**Professional Associations**

National Society of Professional Engineers  
American Society of Heating, Refrigeration and Air  
Conditioning Engineers  
National Fire Protection Association  
International Society for Pharmaceutical Engineering



**Jay Ahlbrand, PE, SE**  
Associate  
Structural Department

Jay joined Three i in the Spring of 2011 after working 17 years with engineering firms in the Indianapolis, IN area. His experience includes industrial, commercial, retail and educational structures. As a project engineer, in addition to managing all aspects of the Structural portion of the project, Jay is intimately involved in the design and development of Structural systems. His work includes conceptual design development, attending client meetings, preparing construction drawings and specifications, cost estimates, shop drawing and submittal review, field coordination and on-site observation of construction. Jay has been involved in various types of industrial, commercial, retail and educational projects that include additions, renovations and new construction.

**Education**

Purdue University  
West Lafayette, IN  
B.S. Civil Engineering (1993)  
Masters of Science (1994)

**Professional Registrations**

State of Indiana, Reg. No. PE-19800136  
Commonwealth of Kentucky, Reg. No. PE-24324  
State of California, Reg. No. C85211  
State of Illinois, Reg. No. 081.007013  
State of Alabama, Reg. No. 39655-E





**David Orsburn, PE**  
Senior Principal  
Electrical Department

David began his career at Three i Design as a programmer and drafter, became a Principal in 2003, and became a Senior Principal in 2008. While completing his education he worked as a drafter, designer, and start-up technician. He now manages the day-to-day operations of the electrical department. He manages the project loading, reviews the process narratives and project designs, approves code, attends client meetings, reviews engineering quotations, assists on start-up and checkout. His duties include taking projects from inception to completion throughout the design process. David also works with the owner's maintenance group and the contractors to coordinate designs and to insure successful completion of the projects.

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#### Education

University of Evansville  
Evansville, IN  
B.S. Electrical Engineering

#### Professional Associations

Eta Kappa Nu – Engineering Honor Society  
National Fire Protection Association (NFPA)  
National Society of Professional Engineers (NSPE)  
Instrument Society of America (ISA)

#### Professional Registrations

Indiana Reg. No. PE19900130  
Illinois Reg. No. 062061342  
Kentucky Reg. No. 26342  
Ohio Reg. No. PE.73709  
Michigan Reg. No. 6201070204  
Alabama Reg. No. 30779  
Mississippi Reg. No. 19507  
Florida Reg. No. 79050  
Six Sigma Black Belt Certification



**Lyle Mehringer, PE**  
Senior Principal  
Civil Department

Lyle has been working at Three i Design since 2005. He graduated from University of Southern Indiana with a bachelor's degree in Civil Engineering Technology. Lyle was named Principal in 2017 and Senior Principal in 2020. As the leader of the Civil Department, he oversees all of Three i Design's civil engineering projects encompassing planning and design, permits and approval and project documentation. Lyle has always taken the hands-on approach and stays involved in every project within his department from start to completion. Lyle stays immersed in all projects that contain site work. His project involvement includes site surveying, contour mapping, site and drainage design, concept planning, document preparation, specifications, coordination between owner and contractor, and project management. His project role also includes state and local approval of drainage design, erosion control plans and reports, sanitary sewer mains, construction in a floodway, flood elevation certificates, roadway extensions, and adhering to local building code and ordinances. Lyle's civil background has been used on everything from new building sites to sports complexes and playgrounds.

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#### Education

University of Southern Indiana  
Evansville, IN  
B.S. Civil Engineering (2003)

#### Professional Registrations

Indiana Reg. No. PE-11300304

# Feature Projects



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**Project:**  
The Next Level

**Client:** 4G Properties

**Size:** 28,000 square feet

**Date:** 2011 completion

**Project Description:**

The Next Level was designed to be used for training and skill development of athletes in a wide range of sports including baseball, softball, basketball, volleyball and roller hockey. In addition to the athletic field, the building also includes a lobby, concession stand and seating area, restrooms and a large storage area.



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**The Next Level**  
Owensboro, Kentucky



**Project:**

Transportation Building

**Client:** Spencer-Owen Community Schools  
Andy Cline  
acline@socs.k12.in.us

**Size:** 7,184 square feet

**Date:** 2025 completion

**Project Description:**

This project utilizes two different construction types. The traditional construction area includes offices, restrooms, a large conference room and an IT room. The Pre-Engineered portion includes a maintenance shop, wash bay, work room, print room and storage area with a storage mezzanine for the school corporations bus maintenance. It also includes restrooms and a break room for the bus driver's. The secured site includes lots of parking and a fuel station for the corporation's buses.







**Project:**  
North Knox High School Locker Rooms

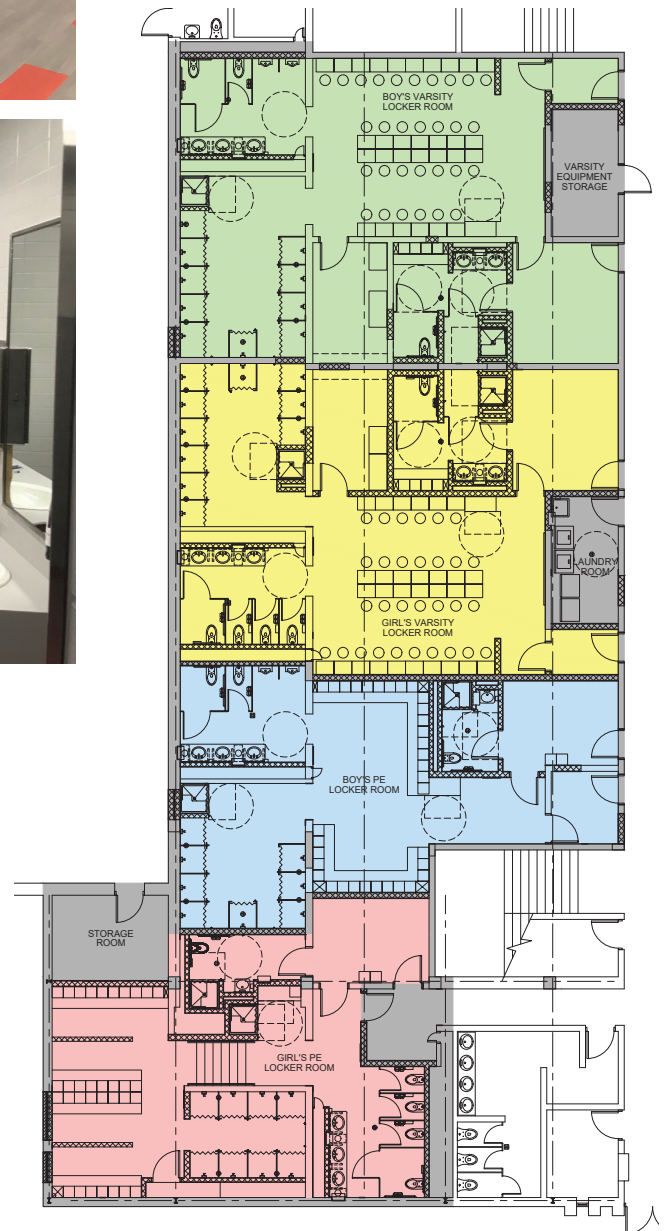
**Client:** North Knox School Corporation  
Dr. Darrell Bobe  
dbobe@nknox.k12.in.us

**Size:** 6,230 square feet

**Date:** 2023 completion

**Project Description:**

This project included renovation of PE and varsity locker rooms, restrooms and shower areas in addition to teacher and coach offices, storage rooms and a laundry room.



 **REMODEL PLAN**



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**North Knox High School Locker Rooms**  
Bicknell, Indiana



**Project:**

Bosse Field 3rd Base Concession Renovation

**Client:** Evansville Vanderburgh School Corporation  
Steven Scheller  
steven.scheller@evsc.k12.com

**Size:** 1,940 square feet

**Date:** 2024 completion

**Project Description:**

This project included renovating and expanding the 3rd Base Concession Stand. The sales counter area was updated for better functionality, the kitchen was relocated and updated to include more counter space and more advanced cooking areas. A packaging area with lots of counter space, and reach-in coolers and warmers was provided where the existing kitchen was. Walk-in coolers and freezers were also added with an adjacent dry storage area to help organize and separate the different functions.







**Project:**

Warrick Pathways & Career Center

**Client:**

Warrick County School Corporation  
Todd Armstrong  
tarmstrong@warrick.k12.in.us

**Size:** 43,653 square feet

**Date:** 2023 completion

**Project Description:**

The Warrick Pathways & Career Center is a new 43,653 square foot single story technical school that offers pathways in the health science and advanced manufacturing fields. The school has an administrative office area, (11) classrooms, (5) labs spaces including (3) manufacturing labs, (1) health science lab and (1) large chemistry lab for hands on learning, a commons area, restrooms and other support spaces.



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**Warrick Pathways & Career Center**  
Boonville, Indiana



UNIVERSITY OF  
EVANSVILLE



**NORTH KNOX  
WARRIORS**

## School Services Provided

- New Buildings
- Building Additions and Renovations
- Office Renovations
- Classroom Renovations
- Restroom Renovations
- Furniture and Finish Upgrades
- HVAC Renovations
- Boiler Upgrades
- Kiln Ventilation
- Elevator Installation
- Campus Security Renovations
- Campus Laundry Renovations
- Child Care Center Renovations
- Roof Upgrades
- Electrical System and Lighting Upgrades
- Computer Room Upgrades
- Maintenance Office Renovations
- Structural Stage Design
- Stage Lighting
- Arc Flash Studies
- Parking Lot Upgrades
- Locker Rooms
- Concession Stands
- Track & Field Upgrades