



Nebraska Innovation Campus | Lincoln, NE

# THE NAUTILUS

The Nautilus - the name for our newsletter, is the focal design element in The Clark Enersen Partners' logo. It represents a mathematical ratio that can be found in nature, as seen in the shell's structure. This ratio is closely related to the Fibonacci Sequence and is known as the Golden Ratio, which describes an intuitive, natural balance between two proportions. The external circular shape of the nautilus shell represents wholeness, but its continuous motion—an infinite spiral—empowers and inspires future growth and change. Internally, the cross-section depicts how all pieces seamlessly fit together in meaningful partnership. Collectively, as one, that's The Clark Enersen Partners. In everything we do, we strive to empower and inspire through partnership in thoughtful design.



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# P3 PUBLIC-PRIVATE PARTNERSHIP



story by

**TOM MCVEY**

Director of Business Development, Associate

## MEANINGFUL PARTNERSHIPS

It is no secret that government budgets are shrinking to all-time lows and deferred maintenance for publicly owned facilities are rising at an alarming rate. Staff shortages and a labor pool with shifting demographics have only magnified the issue, leaving institutions in a vulnerable position. As a result, the growing interest of the Public-Private Partnership (P3) model amongst public entities has moved to the forefront. So, what is a P3? Simply defined, a P3 involves leveraging the private sector to provide the capital and expertise to partner with the public sector to develop and/or operate and maintain facilities on publicly owned land. Through an agreement, risk is transferred to the private sector: design, construction costs, financing, leasing, management, and maintenance.

Focus is often immediately solicited by the financing and procurement process – and rightfully so. No P3 project is identical and with the complexities in legislation, tax exemptions, political environments, and a multitude of university goals, an unforeseen divide can rupture a process that has yet to begin.

The basis of this article is not to dissect the pros and cons of P3 but rather to emphasize the partnership perspective that ultimately has lasting effects long after construction is completed. As members of the A/E community, it is our duty to continually empower universities and institutions regardless of the surrounding circumstances to create spaces in which faculty and students can influence the future. We are also the first line of defense when forming budgets, program statements, and overall scopes of work that lead to eventual P3 consideration. Eliminating competing interests between the public institution and private sector is a result of staff partnership, understanding the needs of students, holistic lifecycle costs for facilities, and overall staff expectations.

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Below are two project examples of meaningful partnerships.

### **Nebraska Innovation Campus**

The University of Nebraska, City of Lincoln, and Tetrad Property Group (TPG) entered into a partnership to transform the old State Fair site into a research campus designed to facilitate new and in-depth partnerships between University of Nebraska and private sector businesses. Nebraska Innovation Campus (NIC) strategically provides access to research faculty, facilities, and students. The robust impact of this partnership has cultivated dollars, jobs, and opportunities for the Nebraska economy while keeping University of Nebraska at the forefront of research.

The Clark Enersen Partners (TCEP) has taken a proud role in designing a number of NIC facilities that inspire companies to participate in day-to-day collaboration that wouldn't otherwise be present in other commercial office options. This past August, TCEP/NIC/TPG broke ground on SDL III – a three-story structure featuring a planned incubator, containing common spaces that will spur collaboration with future tenants. The footprint and design is a modern approach that reflects the working environments and amenities needed for the next generation workforce.

### **Colorado State University – South Campus**

In December 2016, TCEP was fortunate enough to be selected as lead designer for the build-out of Colorado State University's South Campus. With development partner TPG, our team underwent a 10-month at-risk, design-build process for the first facility – C. Wayne McIlwraith Translational Medicine Institute. Our partner JE Dunn had to lean heavily upon our architectural and engineering design skills in order to maximize CSU's desired scope, aligning it with the allotted budget. The facility will be a state-of-the-art clinical and research enterprise in orthopaedic medicine for horses.

## EMPLOYEE SPOTLIGHT



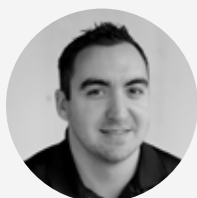
**ANGIE HADEN** AIA  
Architect, Associate Principal

**Q: HOW HAS THE FIRM IMPACTED YOU IN YOUR LIFE?**

A: TCEP has impacted my life the most with our design process. Our projects have been utilizing the P3 process and also CM process in which the design firm, client, and contractor are fully integrated in the building / design process. Being transparent in these processes enables us to fully design for the clients' needs while getting contractors input on construction economies and methods.

**Q: FAVORITE SPORTS TEAM?**

A: I am torn between Nebraska and Texas Tech football.



**JORDAN PREISTER**  
Electrical Engineering, Associate

**Q: WHY DO YOU COME TO WORK EVERY DAY?**

A: I've been blessed to fall into a career path that is challenging and engaging so everyday I'm motivated to learn something new and do the best work possible.

**Q: FAVORITE PLACE TO VISIT?**

A: My hometown Genoa. I get to see my family and friends who have molded me into the person I am today.



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