



RFQ NO. 25-377

Polk County and City of Bartow **Joint-Use Fire Rescue Station**

June 24, 2025



*A Trusted Partner for Fire Rescue
Facilities Across Florida*

Agenda

- Qualifications
- Relevant Experience
- Schedule and Delivery
- Project Approach
- Why Us?



Qualifications



Meet Your Project Team



Marcel Maslowski, AIA
Principal-in-Charge



Jeff Pelszynski
Project Manager



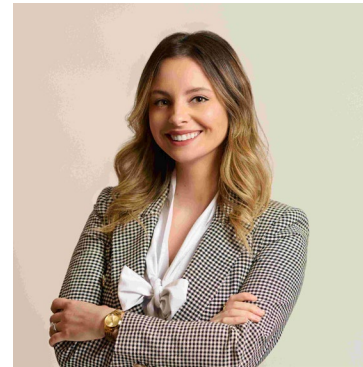
Michael Porter, NCARB
Project Architect



John Cutler Kelly, AIA, NCARB
QA/QC Specialist



Keenan Johnson, RID
Interior Designer

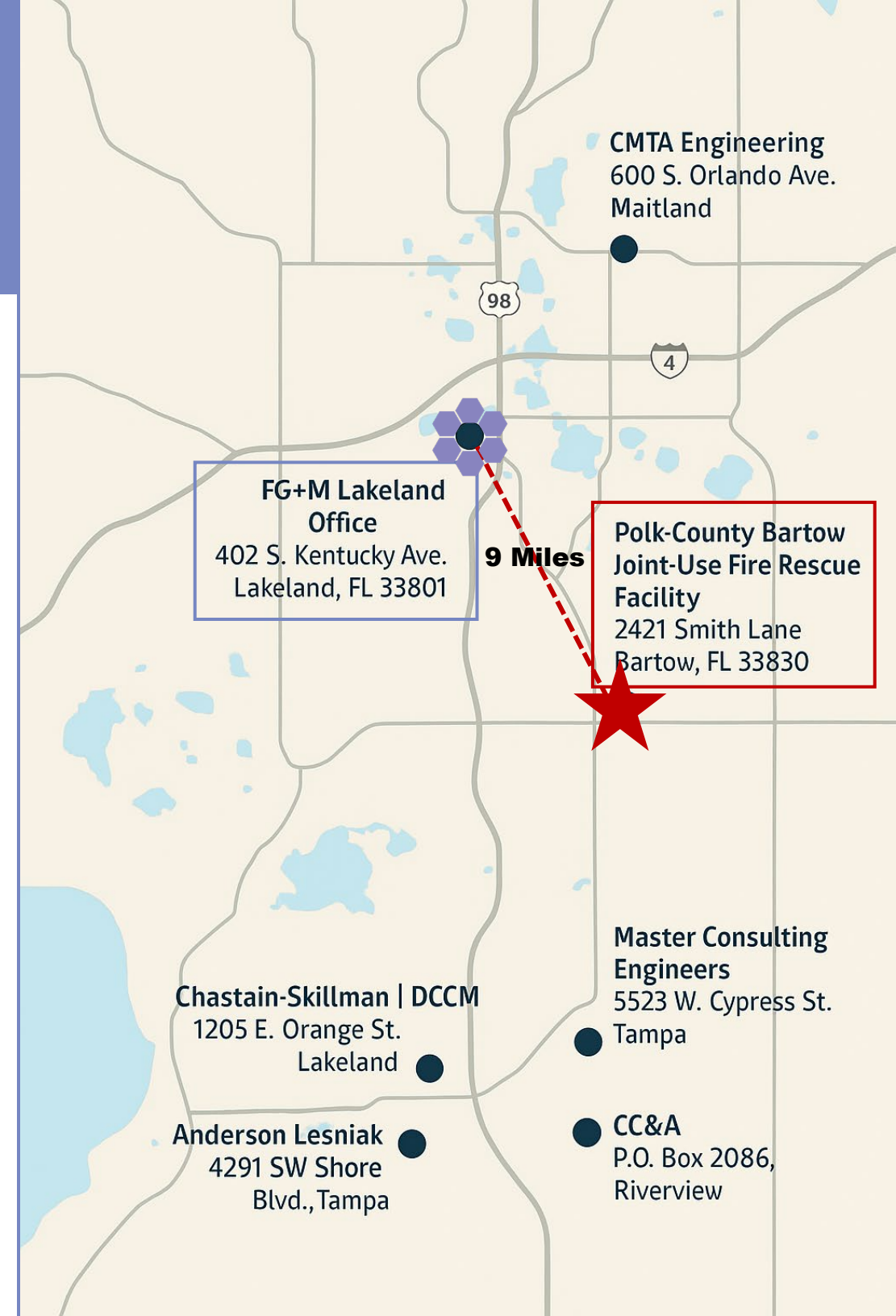
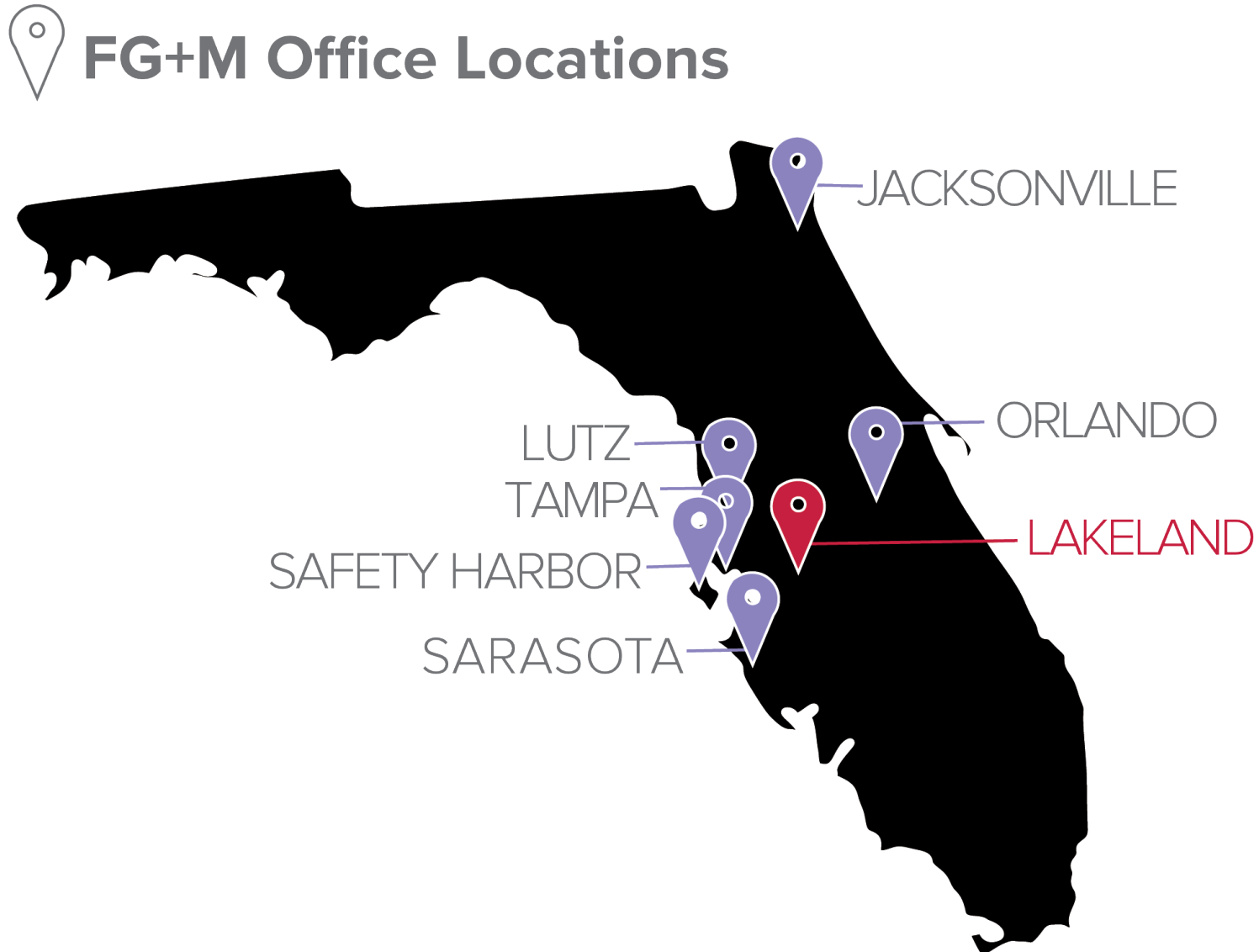


Isabela White, LEED Green Associate
Sustainability Officer

Trusted Consultants



Local Presence



Minority Participation + Strategies

Our Minority Partners:



*Structural
Engineering*



*Geotechnical
Engineering*



*Landscape
Architect*

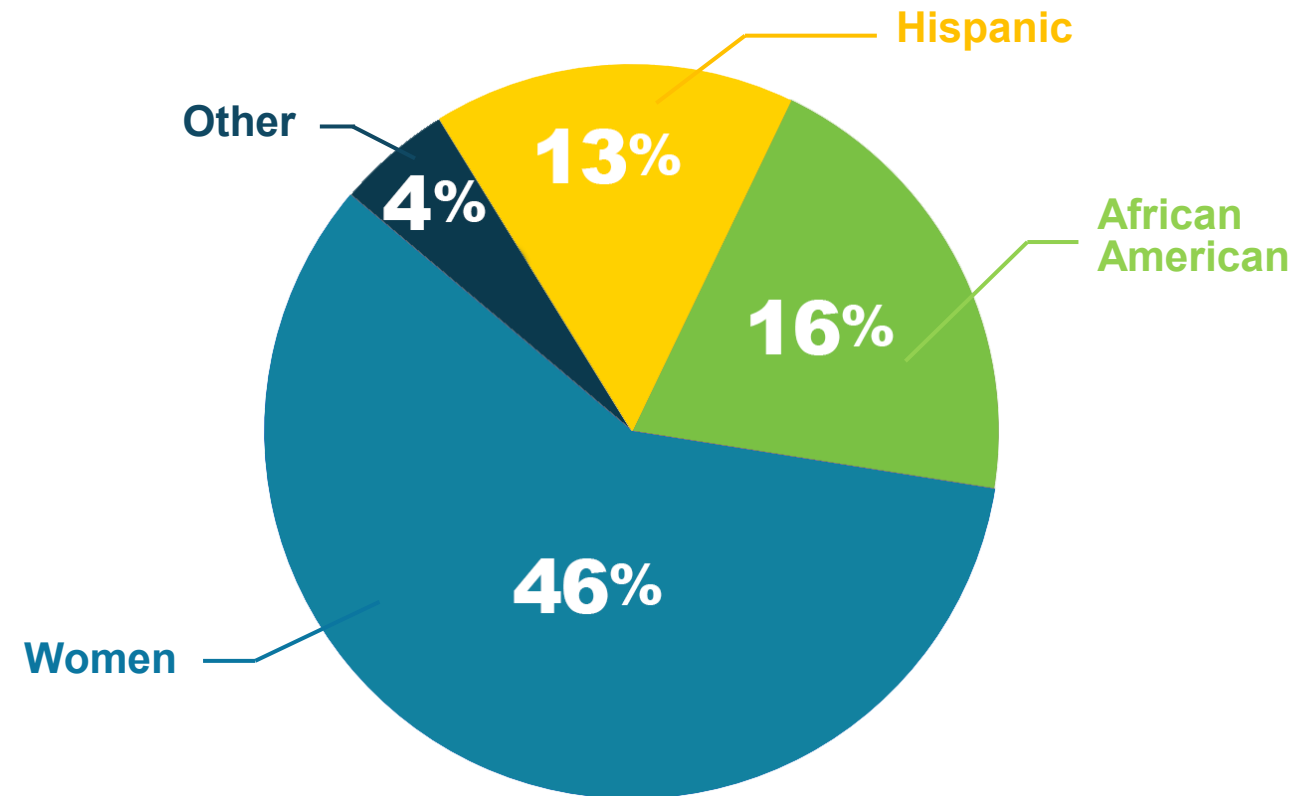
79%

**FG+M Workplace
Diversity**



Strategies:

- Outreach
- Mentorship
- Tracking & Accountability
- Committed



Relevant Experience



Florida Fire Rescue Specialists

70+

FIRE RESCUE
PROJECTS
16 Departments



PROJECT NAME:	CLIENT
Fire Station No. 45	Hillsborough County (Central Brandon, 2022)
Fire Station No. 25	Hillsborough County (Plant City, 2015)
Fire Station No. 7	Hillsborough County (South Brandon, 2015)
Fire Station No. 4	Hillsborough County (Armwood, 2015)
Fire Station No. 18	Hillsborough County (Seffner-North Brandon, 2010)
Fire Station No. 16	Hillsborough County (Riverview, 2016)
Fire Station No. 32	Hillsborough County (East Lake, Study, 2015)
Fire Station No. 14	Hillsborough County (North Tampa, Remodeling and Addition)
Fire Station No. 17	Hillsborough County (Ruskin, 2011)
Fire Station No. 37	Hillsborough County (Providence Road, 2004)
Fire Station No. 28	Hillsborough County (Sun City Center, 2002)
Fire Station No. 19	Pasco County (New Port Richey, 2025)
Fire Station No. 2	Pasco County (Wesley Chapel, 2025)
Fire Station No. 4	Pasco County (Odessa, 2025)
Fire Station No. 1	Pasco County (Land O' Lakes, 2025)
Fire Station No. 20	Pasco County (Shady Hills, 2024)
Fire Station No. 3	Pasco County (Hudson, 2024)
Fire Station No. 18	Pasco County (Zephyrhills, 2024)
Fire Station No. 9	Pasco County (Hudson, 2023)
Fire Station No. 17	Pasco County (New Port Richey, 2024)
Fire Station No. 13	Pasco County (Wesley Chapel, 2019)
Fire Station No. 38	Pasco County (Wesley Chapel, 2019)
Fire Station No. 12	Pasco County (Holiday, 2018)
Fire Station No. 30	Pasco County (New Port Richey, 2014)
Fire Station No. 12	Pinellas County (St. Petersburg, 2002)
Fire Station No. 54	City of Oldsmar (2002)
Fire Station No. 32	Pinellas County (2017)
Fire Station No. 14	Sarasota County (Study, 2009)
Fire Station No. 3	Sarasota County (Sarasota, 2009)

Hillsborough County Fire Station No. 45



City of Seminole Fire Rescue Station No. 32



Pasco County Fire Station No. 38



Sarasota County Fire Rescue Station No. 3



Prototype

Proven Partnership

- Pasco County's Official Prototype
- Designing our 14th Pasco County Fire Station

Flexible by Design

- Each Station Adapts to the Changing Needs of the Fire Department





Hot Zoning

Goal:

- Minimize Firefighter exposure to carcinogens like diesel exhaust

Three-Zone Design:

- **Hot Zone (RED):** Apparatus bays & gear storage – highest contamination risk
- **Warm Zone (YELLOW):** Decon showers, toilets & laundry – transition for cleaning
- **Cool Zone (GREEN):** Living quarters, offices & storage – clean area

Required Flow:

- Firefighters must pass through the Warm Zone before entering the Cool Zone after possible contamination

Now Standard:

- Pasco & Hillsborough Fire Rescue are incorporating this approach in **ALL New** Fire Stations; *see example next page*

AVOID:

Reentering a Hot Zone after being in a Warm Zone, for example, after decontamination, having to traverse the Apparatus Bay to enter the living area.

Hot Zoning Floor Plan Example: *Pasco Fire Station No. 2*

HOT ZONING CONCEPT

HOT ZONING HAS BECOME AN ESSENTIAL FEATURE OF MODERN FIRE STATIONS TO CREATE SAFE OPERATING ENVIRONMENTS FOR FIREFIGHTERS. THE GOAL IS TO REDUCE EXPOSURE TO CARCINOGENS INCLUDING DIESEL EXHAUST FUMES. THE STATION IS BROKEN INTO THREE ZONES CORRESPONDING TO EACH ONE'S POTENTIAL EXPOSURE TO THESE CARCINOGENS.

HOT ZONE

THE HOT ZONE IS COMPRISED OF THE APPARATUS BAY, BUNKER GEAR, SCBA, EQUIPMENT DECON AND GEAR WASH ROOMS DUE TO DIESEL EXHAUST EMITTED FROM THE APPARATUS AND THE FACT THAT THIS IS THE ZONE FIREFIGHTERS ENTER THE BUILDING UPON RETURN FROM A FIREGROUND OR OTHER HAZARDOUS ENVIRONMENT.

WARM ZONE

THE WARM ZONE IS COMPRISED OF THE DECON TOILET/SHOWERS AND THE LAUNDRY/JANITOR ROOM. THIS IS A TRANSITIONAL ZONE IN WHICH FIREFIGHTERS REMOVE CONTAMINATED CLOTHING, SHOWER AND DRESS IN FRESH CLOTHING STORED IN LOCKERS LOCATED WITHIN THIS ZONE. CONTAMINATED CLOTHING IS CLEANED IN THE LAUNDRY PRIOR TO BEING MOVED TO THE COOL ZONE.

COOL ZONE

THE COOL ZONE IS COMPRISED OF THE LIVING AND OPERATIONS AREAS OF THE STATION. THESE AREAS ARE ENTERED ONLY AFTER FIREFIGHTERS WHO ARE RETURNING FROM A FIREGROUND OR HAZMAT SCENE PASS THROUGH THE WARM ZONE FOR DECONTAMINATION.



More Than a Workplace

Designed for Comfort & Durability:

- High-quality materials & furnishings support **24/7** use – welcoming and resilient environment

Supporting Mental & Physical Wellness:

- Our designs include quiet sleep areas, fitness rooms, and communal kitchens/dining/day rooms

Designed to Serve Both Firefighters and the Community:

- Spaces are designed for quick, organized movement
- Design layouts support collaboration, readiness, and camaraderie



Schedule & Delivery



Design & Delivery Timeline

- **Phase I:** Programming & Schematic Design
- **Phase II:** 30%, Design Development; 60%, 90%, 100% CDs + Permitting
- Bid/GMP Support
- 12-month construction period + closeout
- **QA/QC** led by John Cutler Kelly, using:
 - FG+M's **3-step system**
 - **160 Point QA/QC Checklist** – includes PCFR & BFD Comments



Construction Documents Review Checklist - Architecture

Project No: 22049
Project Title: PHSC STEM Center for Student Success and Community Engagement
Reviewed by: fill in here

	Provided	Not Required	Initials
Compliance with Owner Guidelines			
Check whether the A/E submission is in compliance with Owner Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	
Architectural Site Plan			
Clearly show the scope of all site work, including location, height, and type of permanent fencing	<input type="checkbox"/>	<input type="checkbox"/>	
Coordinate sidewalks with civil engineer	<input type="checkbox"/>	<input type="checkbox"/>	
Details for sidewalks, dumpster enclosures, fencing, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
Coordinate grading	<input type="checkbox"/>	<input type="checkbox"/>	
NAVD Finished Floor Elevation	<input type="checkbox"/>	<input type="checkbox"/>	
Details for Monument Sign and coordinate electrical and/or light	<input type="checkbox"/>	<input type="checkbox"/>	
Location and details for bicycle racks	<input type="checkbox"/>	<input type="checkbox"/>	
Details any retaining walls, exterior steps, or handrails	<input type="checkbox"/>	<input type="checkbox"/>	
Details for covered walkways, including location and details of footing	<input type="checkbox"/>	<input type="checkbox"/>	
Coordinate entry points of Water line, Fire line, Gas line, Electrical	<input type="checkbox"/>	<input type="checkbox"/>	
Demolition Plan			
Existing building elements to be removed or modified by new construction, including all interior elements and furniture systems.	<input type="checkbox"/>	<input type="checkbox"/>	
Include keynotes as applicable	<input type="checkbox"/>	<input type="checkbox"/>	
Floor Plans			
New and renovated work includes control point and overall dimensioning.	<input type="checkbox"/>	<input type="checkbox"/>	
Column grid lines are established.	<input type="checkbox"/>	<input type="checkbox"/>	
Rooms are identified by name and room number	<input type="checkbox"/>	<input type="checkbox"/>	
Doors and window locations tagged.	<input type="checkbox"/>	<input type="checkbox"/>	
Corridors with ratings and clear dimensions shown and coordinated with MEP engineers	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, LAN, MDF and other building support areas.	<input type="checkbox"/>	<input type="checkbox"/>	
Equipment and storage rooms.	<input type="checkbox"/>	<input type="checkbox"/>	
Mechanical shafts and space constraints.	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs and types are listed.	<input type="checkbox"/>	<input type="checkbox"/>	
ADA: ramps with correct lengths; restroom entry & stall designations; lift requirements, special patient rooms or other internal accommodations.	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators and correct sizing/type for building occupancies and use.	<input type="checkbox"/>	<input type="checkbox"/>	
Automatic conveyances.	<input type="checkbox"/>	<input type="checkbox"/>	
Fire and smoke rated partitions are considered and indicated.	<input type="checkbox"/>	<input type="checkbox"/>	
Preliminary architectural millwork types and locations	<input type="checkbox"/>	<input type="checkbox"/>	
Verify titleblock information match cover	<input type="checkbox"/>	<input type="checkbox"/>	
Tags in same orientation, text all on same side	<input type="checkbox"/>	<input type="checkbox"/>	
Toilet accessory schedule is complete, accessories are tagged	<input type="checkbox"/>	<input type="checkbox"/>	
Coordinate hand dryers with electrical drawings	<input type="checkbox"/>	<input type="checkbox"/>	
Paper towel holders meet ADA protrusion	<input type="checkbox"/>	<input type="checkbox"/>	
Room tags in enlarged plans	<input type="checkbox"/>	<input type="checkbox"/>	
Show ADA clearance for diaper changing station	<input type="checkbox"/>	<input type="checkbox"/>	
Confirm BDA (or DAS) location and rating of room, and path to roof	<input type="checkbox"/>	<input type="checkbox"/>	
Window treatments locations	<input type="checkbox"/>	<input type="checkbox"/>	
Openings			
Verify types of frames used for the project	<input type="checkbox"/>	<input type="checkbox"/>	
Include details	<input type="checkbox"/>	<input type="checkbox"/>	
Confirm door details match function of space	<input type="checkbox"/>	<input type="checkbox"/>	
No duplicate of frame type	<input type="checkbox"/>	<input type="checkbox"/>	
check schedule/tags match room numbering	<input type="checkbox"/>	<input type="checkbox"/>	
confirm hardware schedule match function of space	<input type="checkbox"/>	<input type="checkbox"/>	
Identify Glass type	<input type="checkbox"/>	<input type="checkbox"/>	

Program net area/designated net area is revised	<input type="checkbox"/>	<input type="checkbox"/>
Revise program net area/designated area	<input type="checkbox"/>	<input type="checkbox"/>
Coordination		
Coordinate all drawings with other disciplines	<input type="checkbox"/>	<input type="checkbox"/>

Design & Delivery Timeline

ACT NOW VS. REACTING:

- Collaboration with PCFR/BFD and GC Instead of the Assignment of 'Responsibility'

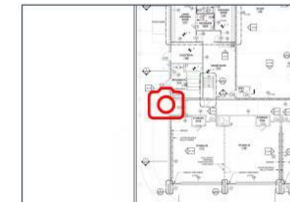
PLAN GRID:

- Generate and **Share** Reports with GC and PCFR/BFD
- **Bi-weekly** Photo Report with Location
- **Collaboration** with GC and Subcontractors

New Tampa Performing Arts Center
8550 Hunters Village Road, Tampa, Florida



Conduit lines from Mechanical wall. Please provide RFI for clarifications.



Created:
kris@fgafla.com
Jul 29, 2021 1:12 PM

Last Updated:
kris@fgafla.com
Jul 29, 2021 1:16 PM



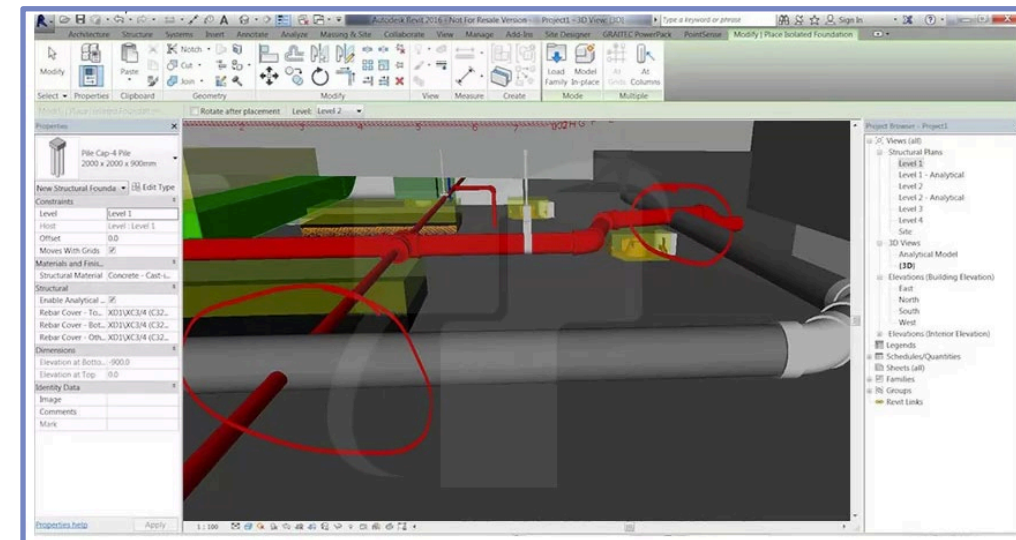
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Jul 29, 2021 5:44 AM
Added on:
Jul 29, 2021 9:44 AM
Added by:
Kris Kibbe

Cost Control

- **Establish** clear scope, and budget, with PCFR & BFR at project start
- **Revisit** scope and budget at each milestone
 - Reviews with cost updates
- **Verify** through BIM
- **Reference past fire station** projects for cost benchmarking
- **Use cost consultant Bob Kaupp** (CC&A) for phased estimates to maintain budget control

BENEFITS to PCFR/BFD

- On Time
- On Budget
- Great Quality



BIM 360 / Clash Detection

Project Approach



Understanding the Mission

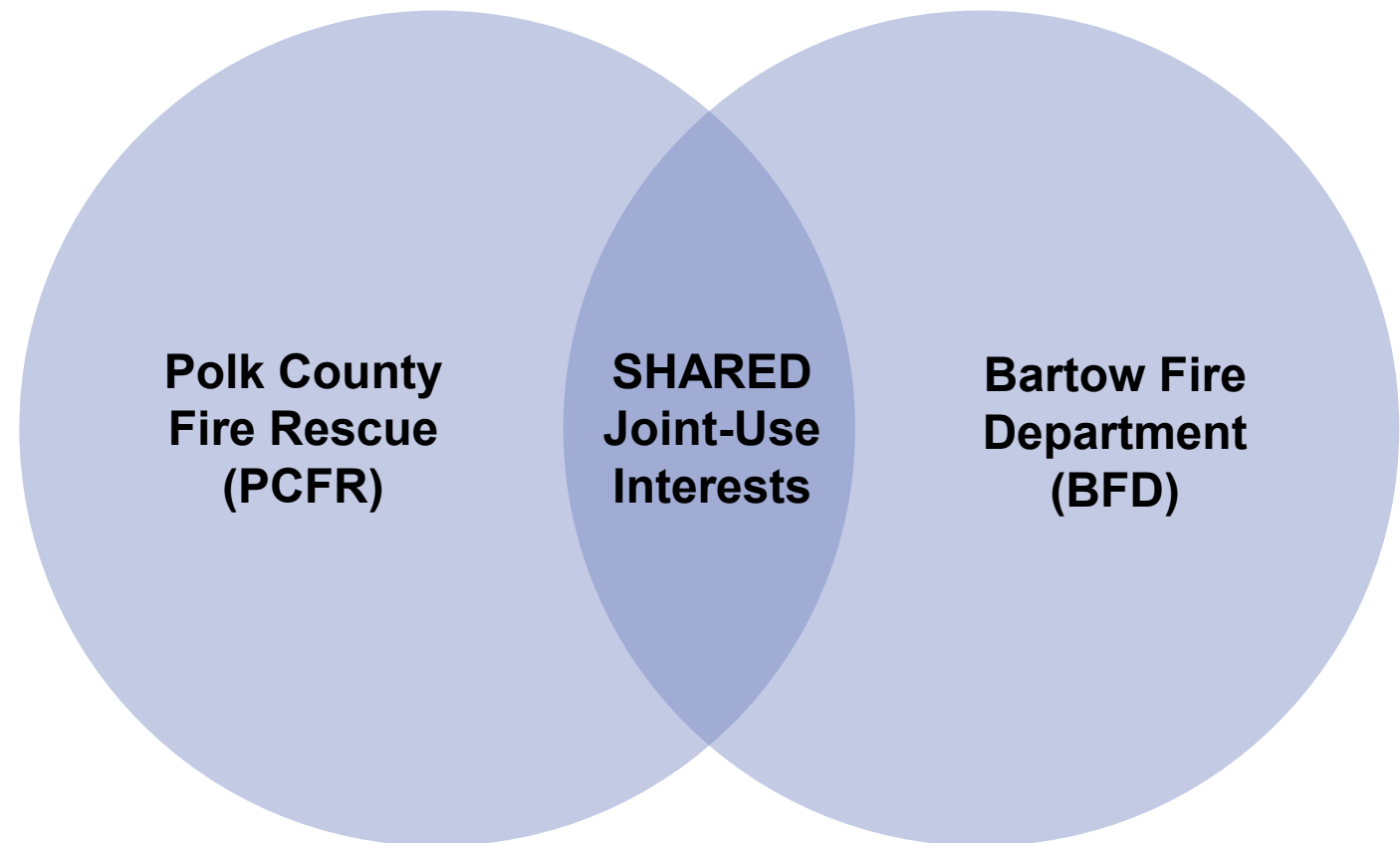
- 20,000 SF Joint-Use station for PCFR and BFD
- Improve response times and firefighter safety
- Integrate Hot/Warm/Cool zone protocols
- Flexible for construction delivery



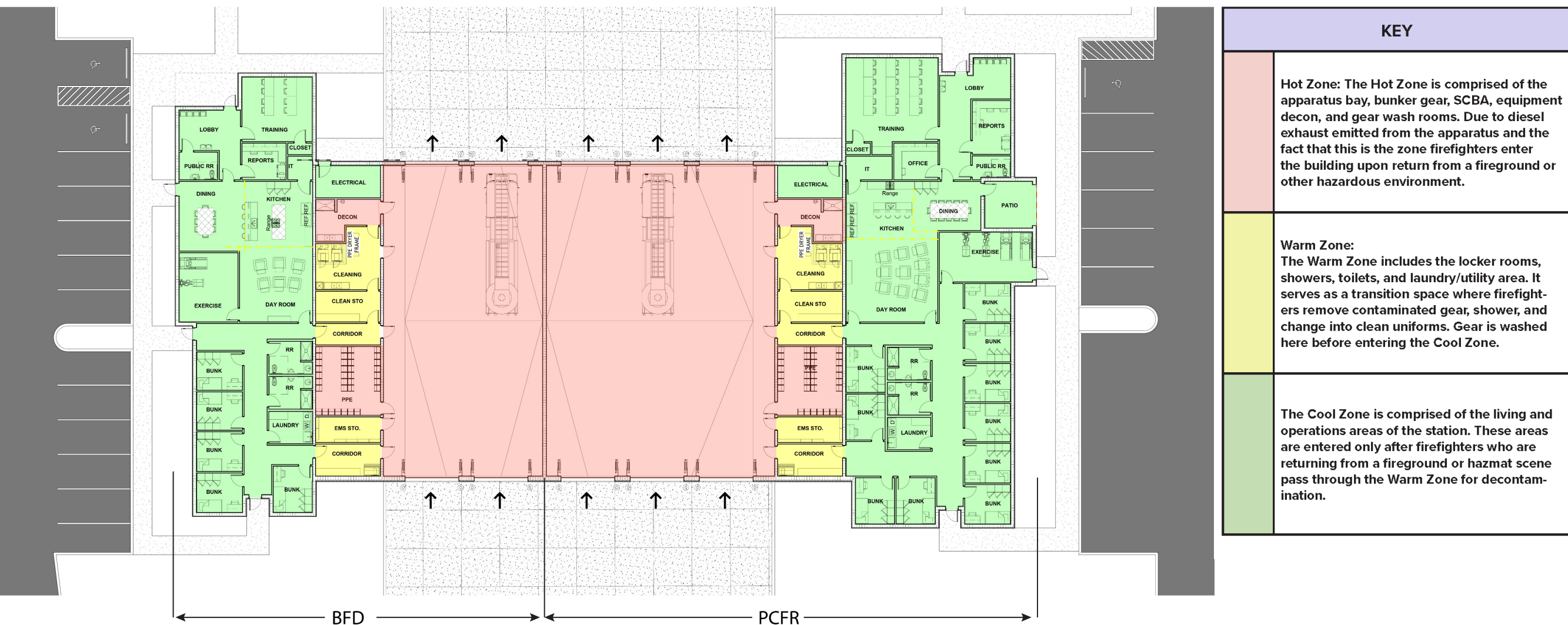
Collaborative Programming Approach

Determine Early:

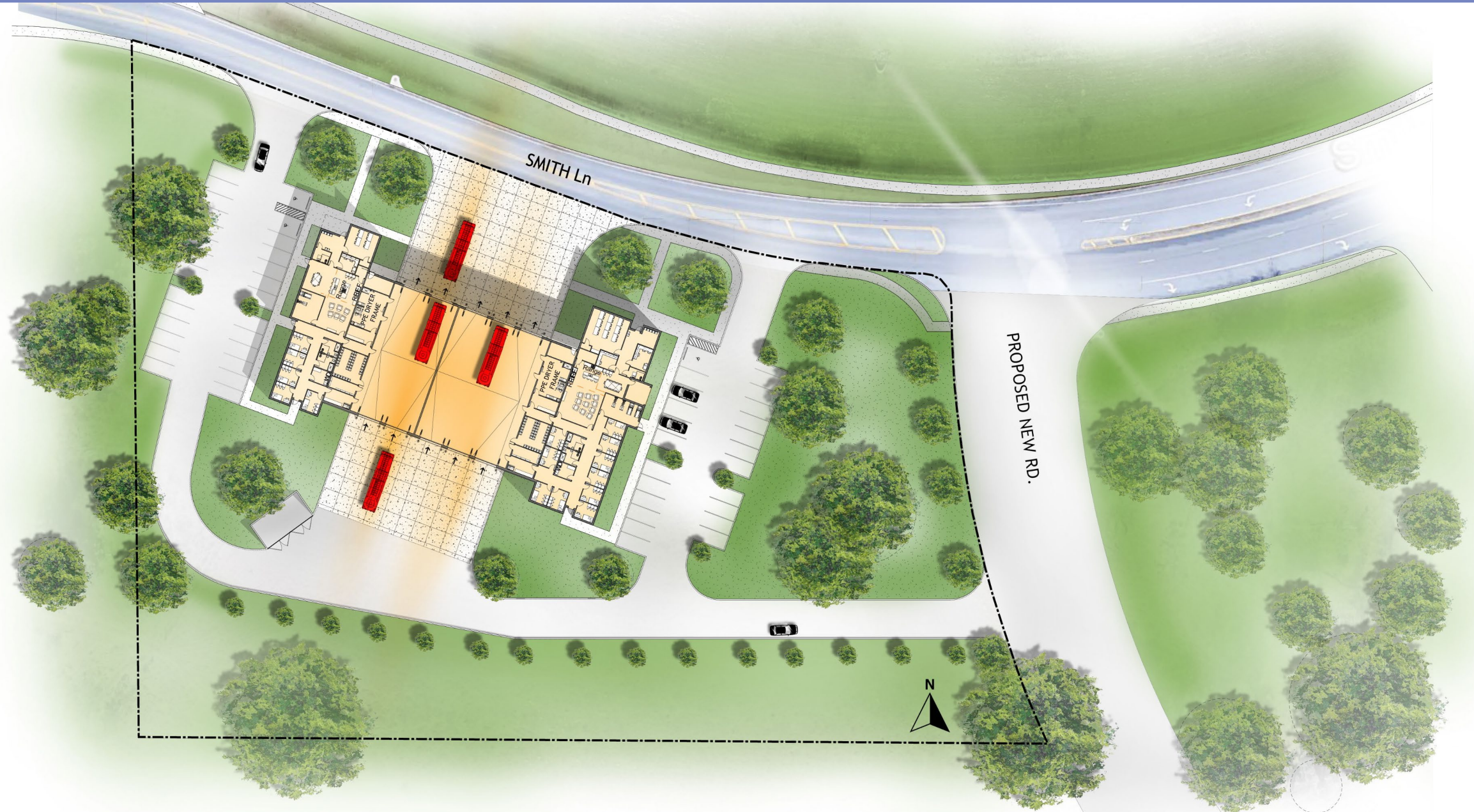
- Large cost drivers
- Infrastructure-related items
- What can be shared



Conceptual Floor Plan – Hot Zoning



Conceptual Site Plan

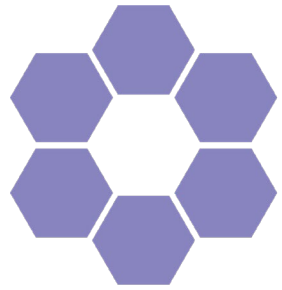




Why FG+M?

- **Fire Station Experts**
- **Healthy Living Environment Design Specialists**
- **Local to Polk County**
- **Prototype Familiarity**
- **Proven Cost Control Protocol**

Extensive Experience Designing Safe, Livable, Functional, Durable and Sustainable Fire Stations!



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PLANNING & INTERIORS

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Thank you.

