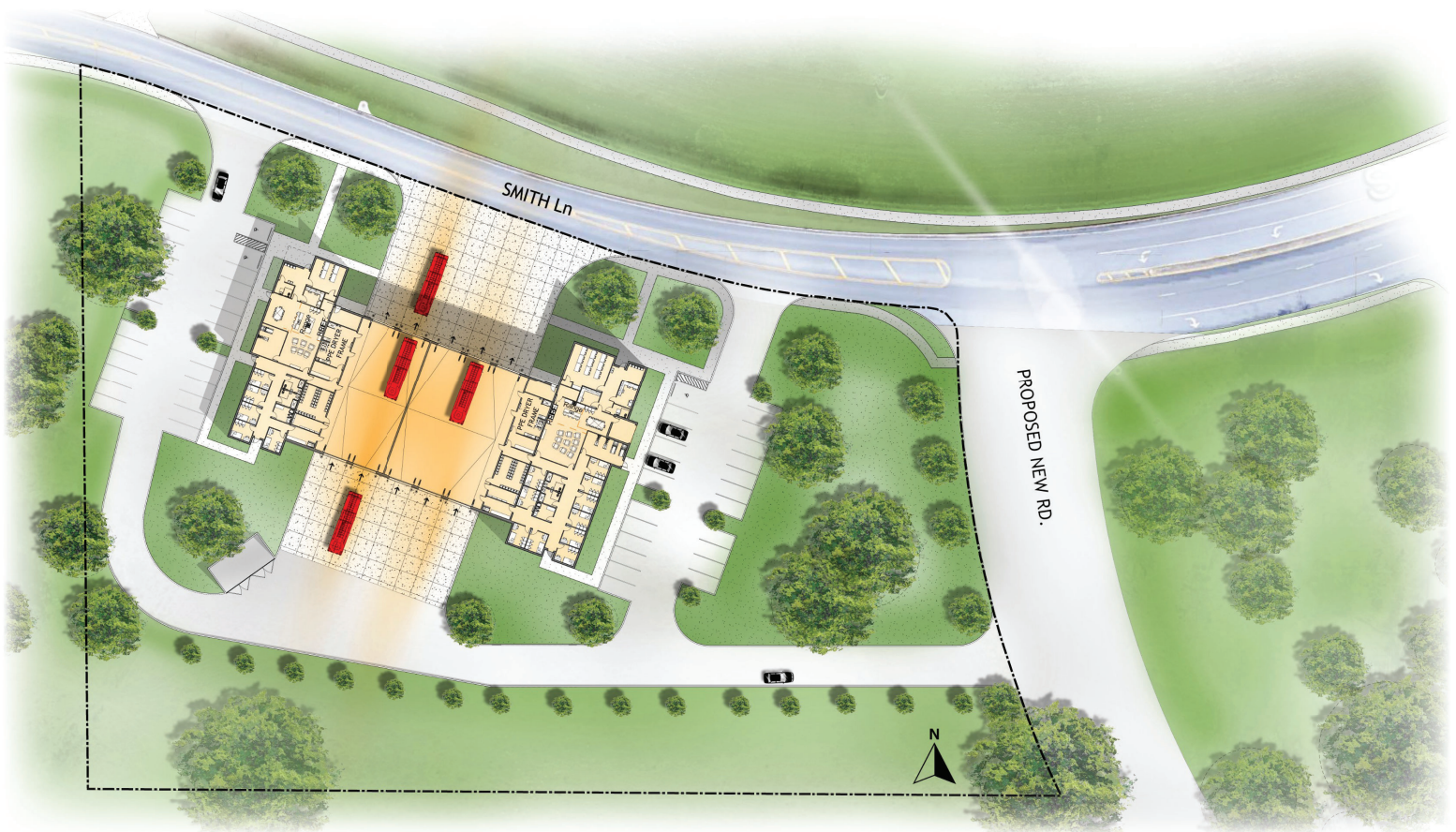


RFQ NO. 25-377

**Polk County and City of Bartow
Architectural & Engineering Services
for a Joint-Use Fire Rescue Station**

May 14th, 2025



402 S Kentucky Avenue, Suite 300,
Lakeland, FL, 33801

☎ 813-251-4400

📠 813-251-1994

FGplusM.com

FL License AR0005569

ORIGINAL

RFP 25-377
TAB 1
EXECUTIVE SUMMARY



Pasco County Fire Station No. 38 - Wesley Chapel, FL

May 14th, 2025

City Review Team:

Polk County Procurement Division
Facilities & Construction Contracting
ATTN: Tabatha Shirah, Procurement Analyst
330 West Church Street, Room 150,
Bartow, FL 33830
T: 863-534-6757 | F: 863-534-6789
E: tabathashirah@polk-county.net

Responding Firm:

Fleischman And Garcia Architects & Planners, AIA, PA
(DBA) FleischmanGarciaMaslowski (FG+M)
Marcel Maslowski, President & Director of Design
402 S Kentucky Avenue, Suite 300,
Lakeland, FL 33801
T: 813-251-4400 | F: 813-251-1994
E: marcel@fgmfla.com

**RE: RFQ NO. 25-377 POLK COUNTY AND CITY OF BARTOW ARCHITECTURAL & ENGINEERING SERVICES
FOR A JOINT-USE FIRE RESCUE STATION**

Dear Selection Committee,

FleischmanGarciaMaslowski (FG+M) Architecture is proud to express our interest in providing full architectural and engineering services for the new joint-use fire rescue station serving Polk County Fire Rescue and the City of Bartow Fire Department. Founded in 1971, FG+M is a Florida-based architecture, planning, and interior design firm with over **54 years of experience** and **36 professionals** across offices in Lakeland, Orlando, Lutz, Jacksonville, Safety Harbor, Sarasota, and Tampa.

Project Overview & Our Approach

Polk County Fire Rescue (PCFR) and the City of Bartow Fire Department (BFD) are planning a new 20,000 SF joint-use fire rescue station to improve emergency response and firefighter safety. Designed to support the operational needs of both departments, the facility will incorporate Red (Hot), Yellow (Warm), and Green (Cool) zones to enhance decontamination workflows and reduce exposure to harmful contaminants.

The project will be carefully phased to minimize disruption, even with construction on an active site. The County has not yet selected a delivery method—typically either Construction Manager at Risk (CMAR) or competitive lump-sum bidding—but our team has extensive experience with both and will coordinate seamlessly through pre-construction, bidding, and construction. The estimated construction budget is \$10.5 million, with a total project budget of \$12 million.

Our design approach emphasizes operational efficiency, equitable space planning, long-term flexibility, and alignment with both the PCFR and BFD's broader infrastructure goals. With over 70 fire station commissions and services provided to 16 departments across Florida, we bring the specialized knowledge and field-tested solutions this project demands.

A Trusted Partner in Fire Station Design

Fire station design is a core specialty of our practice. We provide full-service capabilities—from conceptual planning and programming through construction documents, bidding support, and construction administration—focusing on functional environments that support responder health and daily operations. FG+M Project Manager Jeffrey Pelszynski has led the design of more than 60 stations across Florida over his 38-year career. Supporting him is Project Architect Michael Porter, NCARB, a longtime Lakeland resident who helped develop Polk County's fire station prototype. Based in our Lakeland office, Michael's knowledge of local standards and operational needs ensures each design aligns with the County's goals.

Subconsultants with Fire Station Design Expertise

For the Joint-Use Fire Rescue Station project, we have assembled a highly capable and diverse team of fire station design experts, including several minority-owned and local firms:

- **CMTA** — Mechanical & Electrical Engineering, Plumbing, and Fire Protection Engineering
- **Chastain-Skillman DCCM** — Civil Engineering / Survey
- **Master Consulting Engineers** — Structural Engineering
- **Madrid CPWG** — Geotechnical Engineering
- **Anderson Lesniak Limited, Inc.** — Landscape Architect
- **Construction Consultants & Associates, Inc.** — Cost Consultant

Our Lakeland office at 402 S. Kentucky Avenue, Suite 300, is home to two registered architects and is fully backed by our statewide team of 36 professionals—including licensed architects, LEED APs, and interior designers—ensuring responsive, scalable support throughout the project.

With decades of experience and a commitment to public safety design, FG+M is ready to help Polk County and the City of Bartow deliver a durable, high-performing facility that will serve both firefighters and the community for generations.

We appreciate your consideration and welcome the opportunity to present our qualifications in person.

Sincerely,



Marcel Maslowski, AIA
President & Director of Design
T: (813) 251-4400 F: (813) 251-1994
E: Marcel@fgmfla.com
402 South Kentucky Avenue, Suite 300,
Lakeland, FL, 33801

EXECUTIVE SUMMARY

State of Florida
Department of State




Secretary of State

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

*Given under my hand and the Great Seal of
Florida, at Tallahassee, the Capital, this the
Nineteenth day of November, 2020*



Laurie R. Bee
Secretary of State



Florida
dbpr Department of Business
& Professional Regulation

3:46:40 PM 2/7/2025

ONLINE SERVICES

[Apply for a License](#)

[Verify a License](#)

[View Food & Lodging Inspections](#)

[File a Complaint](#)

[Continuing Education Course Search](#)

[View Application Status](#)

[Find Exam Information](#)

[Unlicensed Activity Search](#)

[ABD & Delinquent Invoice & Activity List Search](#)

LICENSEE SEARCH OPTIONS

Date Contained in Search Results Is Current As Of 02/07/2025 07:09 AM.

Search Results - 2 Records

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Architect	FLEISCHMAN AND GARCIA & PLANNERS, AIA, PA	DBA	AR0005569 Architect.	Current, Active 02/28/2027
Main Address*: 324 S HYDE PARK AVE STE 300 TAMPA, FL 336064127				
Architect Business Information	FLEISCHMAN AND GARCIA AND PLANNERS, AIA, PA	Primary	Business Info	Current, Active
Main Address*: 324 S HYDE PARK AVENUE TAMPA, FL 33606				

RFP REGISTRATION

You must register using this form in order to receive notice of any addenda to these documents. Please fax the completed form to the Procurement Division as soon as possible. It is the vendor's responsibility to verify if addenda have been issued.

RFP Number: 25-377

RFP Title: Architectural and Engineering Services for a Joint-Use Fire Rescue Station

This form is for bid registration only. Please scroll down for additional information.

Carefully complete this form and return it to the Procurement Division via e-mail to procurement@polk-county.net or fax (863) 534-6789. You must submit one form for each solicitation that you are registering for.

Company Name: Fleischman and Garcia Architects and Planners, AIA, PA
(DBA) FleischmanGarciaMaslowski (FG+M)

Contact Name: Marcel Maslowski, AIA

Mailing Address: 324 S. Hyde Park Avenue, Suite 300

City: Tampa

State: Florida

Zip Code: 33606

Phone Number: 813-251-4400

Email: marcel@fgmfla.com

*Proposer's Incorporation Information***Proposers Incorporation Information**

(Submittal Page)

The following section should be completed by all bidders and submitted with their bid submittal:

Company Name: Fleischman and Garcia Architects and Planners, AIA, PADBA/Fictitious Name (if applicable): FleischmanGarciaMaslowski (FG+M)TIN #: 59-1400667Address: 324 S. Hyde Park Avenue, Suite 300City: TampaState: FloridaZip Code: 33606County: Hillsborough

Note: Company name must match legal name assigned to the TIN number. A current W9 should be submitted with your bid submittal.

Contact Person: Marcel Maslowski, AIAPhone Number: 813-251-4400Cell Phone Number: 813-415-7264Email Address: marcel@fgmfla.com

Type of Organization (select one type)

- ☐ Sole Proprietorship
- ☐ Partnership
- ☐ Non-Profit
- ☒ Sub Chapter
- ☐ Joint Venture
- ☐ Corporation
- ☐ LLC
- ☐ LLP
- ☐ Publicly Traded
- ☐ Employee Owned

State of Incorporation: Florida

The Successful vendor must complete and submit this form prior to award. The Successful vendor must invoice using the company name listed above.

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give Form to the requester. Do not send to the IRS.
► Go to www.irs.gov/FormW9 for instructions and the latest information.		
Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Fleischman and Garcia Architects and Planners, AIA, PA	
	2 Business name/disregarded entity name, if different from above FleischmanGarciaMaslowski	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <div style="display: flex; justify-content: space-between;"><div><input type="checkbox"/> Individual/sole proprietor or single-member LLC</div><div><input checked="" type="checkbox"/> C Corporation</div><div><input type="checkbox"/> S Corporation</div><div><input type="checkbox"/> Partnership</div><div><input type="checkbox"/> Trust/estate</div></div> <div style="margin-top: 5px;"><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</div> <div><input type="checkbox"/> Other (see instructions) ► _____</div>	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) <u>N/A</u> Exemption from FATCA reporting code (if any) <u>N/A</u> <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) See instructions. 324 S. Hyde Park Ave., Suite 300 6 City, state, and ZIP code Tampa, FL 33606 7 List account number(s) here (optional)	
Requester's name and address (optional)		

Part I Taxpayer Identification Number (TIN)
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.
Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
or								
Employer identification number								
5	9	-	1	4	0	0	6	7

Part II Certification
Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Kimberly L. Kuter</i>	Date ►
------------------	--	---------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Cat. No. 10231X

Form **W-9** (Rev. 10-2018)

Affidavit Certification Immigration Laws

Affidavit Certification Immigration Laws

POLK COUNTY WILL NOT INTENTIONALLY AWARD COUNTY CONTRACTS TO ANY CONSULTANT WHO KNOWINGLY EMPLOYS UNAUTHORIZED ALIEN WORKERS, CONSTITUTING A VIOLATION OF THE EMPLOYMENT PROVISIONS CONTAINED IN 8 U.S.C. SECTION 1324 A(E) {SECTION 274A(E) OF THE IMMIGRATION AND NATIONALITY ACT ("INA")}.

POLK COUNTY MAY CONSIDER THE EMPLOYMENT BY ANY CONSULTANT OF UNAUTHORIZED ALIENS A VIOLATION OF SECTION 274A(E) OF THE INA. **SUCH VIOLATION OF THE RECIPIENT OF THE EMPLOYMENT PROVISIONS CONTAINED IN 274A(E) OF THE INA SHALL BE GROUNDS FOR UNILATERAL CANCELLATION OF THE CONTRACT BY POLK COUNTY.**

BIDDER ATTEST THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: FleischmanGarciaMaslowski (FG+M)

Signature: 

Title: President and Director of Design

Date: March 5, 2025

State of: Florida

County of: Hillsborough

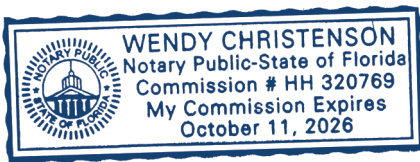
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of May, 2025 by Marcel Maslowski (name) as President (title of officer) of FG+M (entity name), on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public Signature: 

Printed Name of Notary Public: Wendy Christenson

Notary Commission Number and Expiration: HH 320769; October 11, 2026

(AFFIX NOTARY SEAL)



E-Verify Certification

EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY) CERTIFICATION

(Florida Statutes, Section 448.095)

PROJECT NAME: RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station

The undersigned, as an authorized officer of the contractor identified below (the "**Contractor**"), having full knowledge of the statements contained herein, hereby certifies to Polk County, a political subdivision of the State of Florida (the "**County**"), by and on behalf of the Contractor in accordance with the requirements of Section 448.095, Florida Statutes, as related to the contract entered into by and between the Contractor and the County on or about the date hereof, whereby the Contractor will provide labor, supplies, or services to the County in exchange for salary, wages, or other remuneration (the "**Contract**"), as follows:

1. Unless otherwise defined herein, terms used in this Certification which are defined in Section 448.095, Florida Statutes, as may be amended from time to time, shall have the meaning ascribed in said statute.
2. Pursuant to Section 448.095(5), Florida Statutes, the Contractor, and any subcontractor under the Contract, must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor or subcontractor. The Contractor acknowledges and agrees that (i) the County and the Contractor may not enter into the Contract, and the Contractor may not enter into any subcontracts thereunder, unless each party to the Contract, and each party to any subcontracts thereunder, registers with and uses the E-Verify system; and (ii) use of the U.S. Department of Homeland Security's E-Verify System and compliance with all other terms of this Certification and Section 448.095, Fla. Stat., is an express condition of the Contract, and the County may treat a failure to comply as a material breach of the Contract.
3. By entering into the Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the Contract. Failure to comply will lead to termination of the Contract, or if a subcontractor knowingly violates the statute or Section 448.09(1), Fla. Stat., the subcontract must be terminated immediately. If the Contract is terminated pursuant to Section 448.095, Fla. Stat., such termination is not a breach of contract and may not be considered as such. Any challenge to termination under this provision must be filed in the Tenth Judicial Circuit Court of Florida no later than 20 calendar days after the date of termination. If the Contract is terminated for a violation of Section 448.095, Fla. Stat., by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor shall be liable for any additional costs incurred by the County as a result of the termination of the Contract. Nothing in this Certification shall be construed to allow intentional discrimination of any class protected by law.

Executed this 14th day of May, 2025.**ATTEST:**By: PRINTED NAME: Wendy ChristensonIts: Director of Marketing**CONTRACTOR:**By: PRINTED NAME: Marcel MaslowskiIts: President and Director of Design

*Use of Coercion for Labor or Services Affidavit***Affidavit Regarding the Use of Coercion for Labor or Services**

In compliance with Section 787.06(13), Florida Statutes, this attestation must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with Polk County, a political subdivision of the State of Florida.

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.
2. I currently serve as an officer or representative of the Nongovernmental Entity.
3. The Nongovernmental Entity does **not** use coercion for labor or services, as those underlined terms are defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Section 92.525, Fla. Stat. and Section 787.06, Fla. Stat. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I Marcel Maslowski, President and Director of Design (Signatory Name and Title), declare that I have read the foregoing Affidavit Regarding the Use of Coercion for Labor and Services and that the facts stated in it are true.

Further Affiant sayeth naught.

FleischmanGarciaMaslowski (FG+M)

NONGOVERNMENTAL AGENCY


SIGNATURE

Marcel Maslowski

PRINT NAME

President and Director of Design

TITLE

May 14th, 2025

DATE

Addendum No. 1

April 30, 2025

POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**ADDENDUM #1****RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station**

This addendum is issued to clarify, add to, revise and/or delete items of the RFP Documents for this work. This Addendum is a part of the RFP Documents and acknowledgment of its receipt should be noted on the Addendum.

Contained within this addendum: question/answer, revision and documents added to the FTP Site.

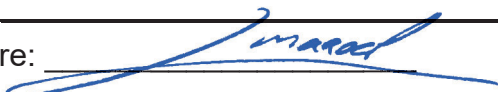
To obtain a copy of RFP 18-1025 and Fire Rescue Station prototype drawings please go the following FTP site: <https://ftp3.polk-county.net>, you will be prompted for a User ID and Password. The User ID is procurevender and the password is solicitation. After you have logged in to the FTP site, double click on the file folder “**RFP 25-377, RFP Attachments**”, select “Open” or “Save As” to download the proposal documents. If you need assistance accessing this website due to ADA or any other reason, please email Tabatha Shirah at tabathashirah@polk-county.net.

Tabatha Shirah

Tabatha Shirah
Procurement Analyst
Procurement Division

This Addendum sheet should be signed and returned with your submittal. This is the only acknowledgment required.

Signature: _____

Printed Name: Marcel Maslowski, AIATitle: President and Director of DesignCompany: FleischmanGarciaMaslowski (FG+M)

**RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station
ADDENDUM # 1**

Question 1: Requesting PDF copy of awarded firms submittal for RFP 18-1025, Architectural-Eng Services Prototype Fire Station?

Answer 1: Yes, please see FTP Site access instructions on page one of addendum. The proposal is for informational purposes only and will not included in the agreement resulting from this RFP.

Revision 1

RFP Package, Scope of Services – Phase One, page 7:

Delete in entirety:

Phase One – The conceptual design documents required to develop an approximate 8,000 square foot joint-use fire rescue station which will meet the current and future needs of the Polk County and the City of Bartow's Fire Departments. The design documents shall include floor plans, building exterior elevations, landscape plans, cost estimate, and any other plans and documents required to submit for approval by the County.

Replace with:

Phase One – The conceptual design documents required to develop an approximate **20,000 square foot** joint-use fire rescue station which will meet the current and future needs of the Polk County and the City of Bartow's Fire Departments. The design documents shall include floor plans, building exterior elevations, landscape plans, cost estimate, and any other plans and documents required to submit for approval by the County.

Addendum No. 2

May 9, 2025

POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**ADDENDUM #2****RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station**

This addendum is issued to clarify, add to, revise and/or delete items of the RFP Documents for this work. This Addendum is a part of the RFP Documents and acknowledgment of its receipt should be noted on the Addendum.

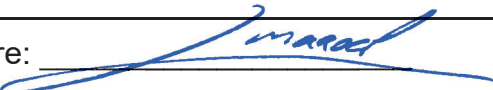
Contained within this addendum: question/answer.

Tabatha Shirah

Tabatha Shirah
Procurement Analyst
Procurement Division

This Addendum sheet should be signed and returned with your submittal. This is the only acknowledgment required.

Signature: _____

Printed Name: Marcel Maslowski, AIATitle: President and Director of DesignCompany: FleischmanGarciaMaslowski (FG+M)

RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station
ADDENDUM # 2

Question 1: As with previous submittals to the County, can we use the same survey questionnaire responses from a previous RFP?

Answer 1: Yes, surveys from prior RFP submittals may be used if they meet the following criteria.

- i. The survey questions are the same
- ii. The scope of work of the prior RFP survey you are submitting is similar to the scope of the work of this RFP.
- iii. The survey submitted is for one of the projects identified under Tab 3.
- iv. If submitting a survey from a prior RFP, please manually strike through the RFP number and name on the top of the survey and write in the appropriate RFP number and name that matches the RFP you are submitting a proposal for.

RFP 25-377
TAB 2
APPROACH TO PROJECT



Sarasota Fire Station No. 3 - Sarasota, FL

PROPOSED APPROACH & METHODOLOGY

Understanding Your Project

FleischmanGarciaMaslowski (FG+M) Architects understands that Polk County Fire Rescue (PCFR), in collaboration with the City of Bartow Fire Department (BFD), is seeking architectural and engineering services for a new joint-use fire rescue station at 2421 Smith Lane in Bartow, Florida. This essential facility will improve emergency response times, enhance firefighter health and safety, and support the area's growing service needs.

The design will reflect the County’s priorities:

- A modern, approximately 20,000 SF station that serves the operational needs of both PCFR and BFD
- Incorporates Red/Yellow/Green zone safety strategies to reduce contamination risks
- Accommodates future site development within the conceptual plan
- Remains flexible for either a Construction Manager at Risk (CMAR) or lump-sum delivery method.

Our approach to fire station design is structured to provide a seamless transition from initial programming to final construction-ready documents while ensuring compliance with all regulatory, budgetary, and operational requirements.

At FG+M, we emphasize collaboration, cost and schedule control, and early stakeholder engagement. With decades of specialized fire station experience, we are committed to delivering a high-performing, resilient, and community-focused facility tailored to the goals of both the PCFR and BFD.

Project Approach - Defining the Vision

To initiate the Joint Use Fire Rescue Station project, FG+M will promptly meet with PCFR and BFD officials following the award of the architectural contract. Our team will quickly develop a facility space planning program for review, assess the project schedule, and confirm the probable construction cost to ensure alignment with the shared goals and expectations of PCFR and BFD.

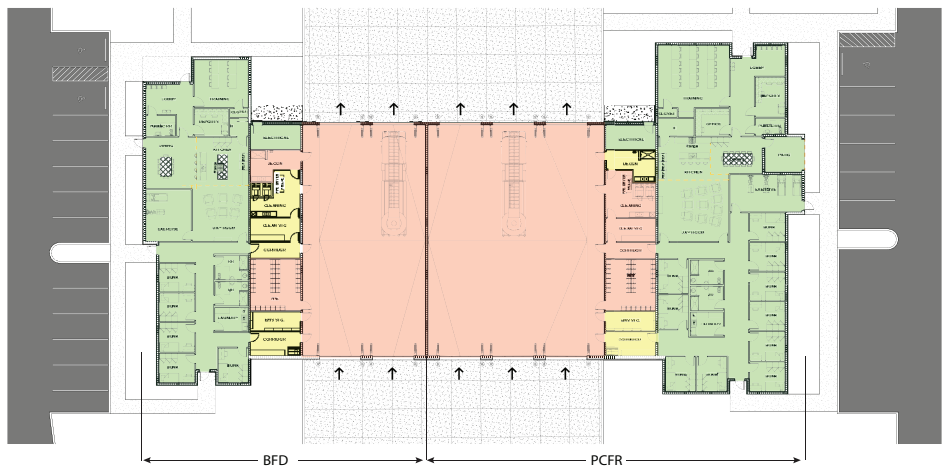
FG+M proposes undertaking the project with the following key milestones:

- **Phase 1**
 - Preliminary Design, Program Development & Site Feasibility
 - Schematic Design
- **Phase 2**
 - 30% Design Development & Cost Documents
 - 60% Design Development & Cost Documents
 - 90-100% Construction Drawings, Specifications, Schedule & Cost Documents
 - Bidding Phase Assistance
 - Construction Administration
 - Post-Construction Phase

This phased approach ensures a structured and efficient design process, integrating input from both PCFR and BFD leadership to deliver a facility that fulfills operational, financial, and community expectations.

Conceptual Floor Plan - Joint Use Fire Station

Hot zoning has become an essential feature of modern fire stations to create safer 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.



KEY	
	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 includes the locker rooms, showers, toilets, and laundry/utility area. It serves as a transition space where firefighters remove contaminated gear, shower, and change into clean uniforms. Gear is washed here before entering the 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.

PROPOSED APPROACH & METHODOLOGY

Phase I - Preliminary Design

To establish the space planning requirements for the new Joint Use Fire Rescue Station, FleischmanGarciaMaslowski (FG+M) Architects will undertake a comprehensive facilities programming phase. This process is essential to ensure that the design meets operational needs while aligning with site constraints and budget considerations.



Conceptual Site Plan - PCFR / BFR Joint-Use Fire Station

Space Needs & Functional Requirements

FG+M will collaborate closely with PCFR / BFD staff to define the functional and spatial requirements of the new fire station. This includes:

- **Space Programming** – Developing a detailed program that outlines every room's purpose, required size, and recommended furnishings coordinated with County standards and developing PCFR / BFD requirements.
- **Layout Validation** – Confirming the fit and feasibility of the proposed fire station layout, including the number of apparatus bays, bunk rooms, and essential operational spaces.
- **Operational Efficiency** – Ensuring that the station layout supports firefighter efficiency, response times, and day-to-day operations.
- **Shared Resource Efficiency** – Optimize programming and utility design to provide separate, non-duplicative services for PCFR and BFD.

Survey & Site Preparation

To further support planning and design accuracy, FG+M will establish the requirements for a detailed land survey conducted by surveyors from either Chastain-Skillman or the County. This will verify site topography, zoning restrictions, and underground utilities, ensuring the proposed design is fully compatible with the existing conditions.

This Preliminary Design, Program Development & Site Feasibility phase will serve as the foundation for the subsequent design process, guiding the development of a functional, cost-effective, and operationally efficient fire station for the PCFR and BFD.

Geotechnical Exploration, Topographic Survey, & Subsurface Investigation

To inform design decisions, FG+M will coordinate with Madrid CPWG for subsurface investigation, including soil borings, bearing capacity, and groundwater assessments to guide foundation design and address site challenges.

A topographic survey will capture site elevations and drainage, while underground utility locates will identify existing infrastructure to minimize construction conflicts. Careful consideration of site grading will be given to minimize the amount of fill required, as the site sits below the elevation of the surrounding roadways.

Schematic Design

Based on PCFR / BFD's approved approach, schematic drawings will be prepared, including the site plan, floor plans, and exterior elevations. The design will focus on the fire station's operational needs while integrating seamlessly with the surrounding environment.

Materials will be selected for durability, low maintenance, and hurricane resilience, ensuring longterm performance under extreme conditions. Roofing and finishes will meet the high standards required for fire station facilities.

In coordination with the Construction Manager's estimators, the schematic design will align with the approved budget. Required tests, including fire water flow and pressure, will be submitted to the County, and geotechnical testing will inform the foundation design and overall project cost.



Hanna Avenue City Center - Conceptual Interior Rendering

PROPOSED APPROACH & METHODOLOGY

Phase II - Design

30% Design Development

To establish the space planning requirements for the new Join Use Fire Rescue Station, FleischmanGarciaMaslowski (FG+M) Architects will undertake a comprehensive facilities programming phase. This process is essential to ensure that the design meets operational needs while aligning with site constraints and budget considerations.

- **Site Planning & Preliminary Engineering** – Preparing an initial site plan with considerations for fire truck access, driveways, parking, and pedestrian safety.
- **Refined Preliminary Architectural Layout** – Further development of the conceptual site and floor plans from Phase I, including apparatus bays, living quarters, and support spaces..
- **Technical Specifications Development** – Establishing a framework for the architectural, structural, mechanical, electrical, and plumbing systems.
- **Initial Cost Estimation & Budget Review** – Developing a 30% probable construction cost estimate to ensure design solutions align with the PCFR / BFD financial parameters either by a FG+M retained subconsultant or County procured CMAR.

60% Design Documents

We will prepare 60% drawings and technical specifications detailing the full project scope based on the approved Design Development documents. All comments from Polk County Fire Rescue (PCFR) and the City of Bartow Fire Department (BFD) will be addressed in writing. All interior and exterior colors and finish materials will be specified, and we will review the Construction Manager's cost estimate.

90% Design Documents

All feedback from the 60% submittal will be incorporated. Finalized architectural, structural, mechanical, electrical, plumbing, civil, and landscape drawings will be completed. We will thoroughly review the Construction Manager's cost estimate to ensure the project remains within budget, and all technical specifications will be finalized.

100% Design Documents

Following approval by PCFR and BFD, all construction drawings will be signed and sealed for the 100% Final Design Phase submittal to Bartow for review and permitting.

Bidding Phase Assistance

Upon PCFR / BFD review and approval, all construction drawings will be signed and sealed for submittal in the 100% Final Design Phase for review and permitting.

- **Bidding Support (If CMAR)** - Assist the Construction Manager in securing competitive subcontractor bids, clarifying construction documents, reviewing proposed substitutions, and helping issue addenda.
- **Bid Evaluation (If Design - Build)** - Review bids, assess subcontractor qualifications, and verify relevant backgrounds to ensure quality and compliance.
- **GMP Review & Recommendation (If Design - Build)** - Participate in the pre-award meeting with PCFR / BFD officials to present our evaluation and provide a recommendation for approval or rejection of the Guaranteed Maximum Price (GMP).

Construction Administration

FG+M will provide responsive, professional construction administration services for PCFR and BFD, with the same dedicated design team remaining involved from design through completion to ensure continuity, efficiency, and design integrity. Our team will conduct regular site visits and coordinate with consultants to monitor progress, review submittals, RFIs, and payment applications, and provide inspections at key milestones including Substantial and Final Completion. We will issue field reports, prepare change directives as needed, and assist with the one-year warranty walk-through to ensure all work meets expectations and the original design intent is faithfully executed.

Quality Management Plan

At FG+M, quality is built into every phase of our work. All project deliverables are reviewed by senior staff using a proven, three-step QA/QC process developed specifically for fire station design. Led by John Kelly, AIA, our QA/QC program includes detailed document checks, coordination reviews with engineering consultants, and application of our proprietary fire station checklist—refined over 20 years. Tools like Bluebeam Cloud and clash detection software support real-time reviews for precision and cost-effectiveness.

Our track record speaks for itself: across six Pasco County fire station projects, not a single Change Order resulted from design errors or conflicts.

PROPOSED DESIGN SCHEDULE

POLK COUNTY & CITY OF BARTOW JOINT-USE FIRE STATION DESIGN SCHEDULE																													
PHASE	2025					2026												2027											
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Program Development Site Evaluation 30 days																													
Owner Review 7 days																													
Phase I Schematic Design, Survey, Geotechnical Report 30 days																													
Owner Review 30 days																													
Phase II 30% Design Development 60 days																													
Owner Review 14 days																													
60% Design Development 45 days																													
Owner Review 14 days																													
Site Permitting 90 -120 days																													
90% Construction Documents 45 days																													
Owner Review 14 days																													
100% Construction Documents 15 days																													
Building Permitting 90 - 120 days																													
Bidding or GMP Preparation 45 days																													
Construction 12 months to Substantial Completion																													
Punchlist 30 days to Final Completion																													



Hillsborough County Fire Station No. 4 - Seffner, FL

RFP 25-377

TAB 3

EXPERIENCE, EXPERTISE, PERSONNEL &
TECHNICAL RESOURCES



Pasco County Fire Station No. 20 - Spring Hill, FL



Pasco County Fire Station No. 20

SPRILL HILL, FLORIDA

Pasco County Fire Station 20, located at 15900 Little Ranch Road in Spring Hill, Florida, is a 16,046-square-foot, state-of-the-art, four-bay facility designed with a strong emphasis on firefighter health, safety, and wellness. Construction began with a groundbreaking ceremony on January 3, 2023, and was completed in 2024 by Blackwater Construction Services.

The station incorporates a unique hot, warm, and cold zone layout to help reduce firefighter cancer risk by enabling personnel to decontaminate before entering the living quarters. It also includes four apparatus bays sized for large specialty vehicles, a 16-member training classroom, and a flexible-use room that can house additional firefighters during emergencies. Advanced station alerting systems further support responder health and readiness. The former Fire Station #20 building, located adjacent to the new facility, will be re-purposed as a dedicated training and classroom space for new recruits.



SIZE

16,046 SF

COST -

Estimated Budget: \$7,582,847

Actual Construction Cost: \$7,382,847

Completed Within Budget

CONSTRUCTION COMPLETION

Scheduled Completion: 05/2024

Final Completion: 05/2024

Completed On Schedule

COST / SCHEDULE VARIANCE

Owner changes to project scope reduced final cost

PROJECT REPRESENTATIVE

Pasco County Government
TJ Pyche, Chief Project Manager
7536 State St,
New Port Richey, FL 34654
T: (352) 467-3950
E: tpyche@mypasco.net

ROLES ON PROJECT

Prime Architect

KEY PROFESSIONALS

- Principal-in-Charge - Marcel J. Maslowski, AIA
- Project Architect - John Cutler Kelly, AIA
- Project Manager - Jeff Pelszynski

SUBCONSULTANTS

- MEP/FP - Engineering Matrix, Inc.
- Structural - McCarthy & Associates, Inc.
- Civil - Coastal Design Consultants
- Landscape - Roberson Resource Group



Pasco County Fire Station No. 9

LAND-O-LAKES, FLORIDA

Pasco County Fire Rescue Station No. 9 is a single-story, four-bay, ten-bunk 16,131 SF facility with living quarters for twelve shift personnel. This station includes two supervisor's offices, a training room and multi-purpose flex space. Fire Station No. 9 utilizes the "Hot Zoning" design, the apparatus area and bunker gear storage room are considered the "hot zone" due to the diesel exhaust emitted from the vehicles. A "warm" or "transition zone" provides five personnel decontamination toilet and shower rooms and a decontamination laundry. The living and operations areas, kitchen-dining-day room, office, training room, station storage, and EMS storage are in the "cool zone". These areas are entered only after firefighters who are returning from a fire-ground or hazmat scene pass through the "transition zone" for decontamination. The purpose of the zoning, which was requested by Fire Rescue, is to help reduce the exposure to carcinogens that has resulted in cancer becoming the top cause of firefighter line of duty deaths and the leading cause of death during retirement.



SIZE

16,131 SF

COST -

Estimated Budget: \$4,500,000

Actual Construction Cost: \$4,225,894

Completed Within Budget

CONSTRUCTION COMPLETION

Scheduled Completion: 03/2022

Final Completion: 2/2023

Completed On Schedule

COST / SCHEDULE VARIANCE

Final cost was the hard bid that came in under our estimate. Project completion was substantially delayed by construction material and subcontractor labor shortages.

PROJECT REPRESENTATIVE

Pasco County Government
TJ Pyche, Chief Project Manager
7536 State St,
New Port Richey, FL 34654
T: (352) 467-3950
E: tpyche@mypasco.net

ROLES ON PROJECT

Prime Architect

KEY PROFESSIONALS

- Principal-in-Charge - Marcel Maslowski, AIA
- Project Architect - John Cutler Kelly, AIA
- Project Manager - Jeff Pelszynski

SUBCONSULTANTS

- MEP/FP - Engineering Matrix, Inc.
- Structural - McCarthy & Associates, Inc.
- Civil - Coastal Design Consultants
- Landscape - Roberson Resource Group



Hillsborough County Fire Station No. 45

BRANDON, FLORIDA

FleischmanGarciaMaslowski (FG+M) Architecture designed Hillsborough County Fire Station No. 45, a single-story, two-bay, nine-bunk, 7,798 SF facility on a narrow 0.90-acre site along Oakfield Drive in Brandon. Located within the Brandon Main Street Development overlay district, the design complies with strict site and building regulations.

Key features include a prominent public entrance from the street, less than 50% blank façade, a brick base extending to the windowsills, and a 25-foot roof height. The north elevation showcases brick and stucco finishes and a standing seam metal roof. The tower emphasizes the entrance, and the station is built to withstand 149 mph wind loads per Florida Building Code.



SIZE

7,798 SF

COST -

Estimated Budget: \$1,858,855

Actual Construction Cost: \$2,890,000

CONSTRUCTION COMPLETION

Scheduled Completion: 01/2022

Final Completion: 12/2022

COST / SCHEDULE VARIANCE

Original estimate was the County's budget set several years prior to the post pandemic inflation. Project was completed as designed with no reductions to scope. County agreed the CM's GMP was fair and appropriate. Completion was delayed by construction material shortages, particularly electrical equipment.

PROJECT REPRESENTATIVE

Hillsborough County Fire Rescue
Mansour Yazdi - Project Manager
601 E Kennedy Blvd # 18, Tampa, FL 33602

T: (813) 272-6600

E: yazdim@hcfi.gov

ROLES ON PROJECT

Prime Architect

KEY PROFESSIONALS

- Principal-in-Charge - Marcel Maslowski, AIA
- Project Architect - John Cutler Kelly, AIA
- Project Manager - Jeff Pelszynski

SUBCONSULTANTS

- Mechanical / FP - Carastro & Associates, Inc.
- Electrical / FP - AJ Sanchez Consulting Engineers
- Structural - Master Consulting Engineers, Inc.
- Civil - Campo Engineering
- Landscape - Anderson Lesniak Limited, Inc.



Pasco County Fire Station No. 17

NEW PORT RICHEY, FLORIDA

Fire Rescue Station No. 17 is an 18,504-square-foot, four-bay facility designed to maximize operational efficiency on a highly constrained 1.50-acre site. To address the limited buildable area, the station was developed as a two-story structure, with living quarters—including bunks, kitchen, dining, and day room—located on the upper floor. This level is accessed via two enclosed stairwells and an elevator, ensuring safe and efficient circulation for personnel.

Architecturally, the building features traditional brick detailing and a standing seam metal roof, consistent with the County's aesthetic preferences. The interior employs durable, low-maintenance materials proven across prior Pasco County fire station projects, supporting both longevity and ease of upkeep.

After facing prolonged construction delays, the station finally opened to serve the growing needs of the community. More on the station's opening and background can be found here: [ABC Action News coverage of Fire Station No. 17](#).



SIZE

18,504 SF

COST -

Estimated Budget: \$5,679,287

Actual Construction Cost: \$7,221,801

CONSTRUCTION COMPLETION

Scheduled Completion: 05/2022

Final Completion: 02/2025

COST / SCHEDULE VARIANCE

Original General Contractor went bankrupt before completing the project. Due to the delay, project was completed at current market value.

PROJECT REPRESENTATIVE

Pasco County Government
TJ Pyche, Chief Project Manager
7536 State St,
New Port Richey, FL 34654
T: (352) 467-3950
E: tpyche@mypasco.net

ROLES ON PROJECT

Prime Architect

KEY PROFESSIONALS

- Principal-in-Charge - Marcel Maslowski, AIA
- Project Architect - John Cutler Kelly, AIA
- Project Manager - Jeff Pelszynski

SUBCONSULTANTS

- Structural - Pennoni
- MEP / FP - Engineering Matrix, Inc.
- Civil - Coastal Design Consultants
- Landscape - Roberson Resource Group



Pasco County Fire
Station No. 3

HUDSON, FLORIDA

Pasco County Fire Station 3 is a newly completed, state-of-the-art facility designed to replace a decades-old structure that had exceeded its operational lifespan. The new station features a clean, contemporary form and efficient spatial organization focused on health, safety, and operational readiness. It includes three apparatus bays with dedicated support spaces, and separate living, sleeping, and working areas for up to 12 firefighters.

A central design element is the integration of the industry-standard “hot-warm-cold zone” system, which reduces contamination risk and enhances firefighter health—an essential principle in all recent Pasco County stations. Durable, low-maintenance materials reinforce long-term resilience and reduce life cycle costs, while upgraded alerting technology and energy-efficient systems support modern emergency response needs and sustainability goals.

A distinctive feature of Station 3 is its museum-style lobby, which showcases artifacts reflecting the history of firefighting in Pasco County and Hudson, where the first volunteer firefighters operated from a private residence. This space celebrates the legacy of local service and connects the community with its firefighting heritage.

Opened in March 2025, Station 3 is more than a replacement—it serves as a prototype for future Pasco County fire stations, built to accommodate evolving service demands and elevated health and safety standards.

SIZE

16,046 SF

COST -

Estimated Budget: \$8,709,200

Actual Construction Cost: \$8,709,200

Completed Within Budget

CONSTRUCTION COMPLETION

Scheduled Completion: 04/2024

Final Completion: 01/2025

COST / SCHEDULE VARIANCE

Procurement issues delayed construction

PROJECT REPRESENTATIVE

Pasco County Government
TJ Pyche, Chief Project Manager
7536 State St,
New Port Richey, FL 34654
T: (352) 467-3950
E: tpyche@mypasco.net

ROLES ON PROJECT

Prime Architect

KEY PROFESSIONALS

- Principal-in-Charge - Marcel Maslowski, AIA
- Project Architect - John Cutler Kelly, AIA
- Project Manager - Jeff Pelszynski

SUBCONSULTANTS

- Structural - Pennoni
- MEP / FP - Engineering Matrix, Inc.
- Civil - Coastal Design Consultants
- Landscape - Roberson Resource Group

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

Organizational Chart

TAB 3



Marcel Maslowski, AIA - Principal-in-Charge

Jeffrey Pelszynski - Senior Project Manager (DAY-TO-DAY CONTACT)

Michael Porter, NCARB - Project Architect (LEAD ARCHITECT)

John Cutler Kelly, AIA, NCARB - QA/QC Specialist

Keenan Johnson, RID, LEED GA - Interior Design

Isabela White, LEED GA - Sustainability Officer

SUBCONSULTANTS

MEP/FP ENGINEERING

CMTA



- **Jason Smith, PE, LEED AP BD+C, CEM** - Partner / Senior Mechanical Engineer
- **Keith Liatsos, PE** - Partner / Senior Electrical Engineer
- **Kaz Kazeminia, NICET** - Partner / Plumbing & Fire Protection

CIVIL ENGINEERING

**CHASTAIN-
SKILLMAN**



- **Ronald Cauthan, PE** - Civil Engineering Principal
- **Doug Forni, PE** - Senior Project Manager

STRUCTURAL ENGINEERING

**MASTER
CONSULTING
ENGINEERS**



- **Jim Mehlretter, PE** - Senior Principal
- **Stevie Lockhart, PE** - Principal

GEOTECHNICAL ENGINEERING

MADRID CPWG



- **John Delashaw, PE** - Principal, Geotechnical Engineer
- **Andre Kniazeff, PE** - Geotechnical Engineering Division Leader
- **Marcus Grant** - Senior Field Tech / Lab Manager
- **Anthony Brown** - Senior Inspector

LANDSCAPE ARCHITECTURE

**ANDERSON
LESNIAK LIMITED**



- **L. Alyson Utter, RLA** - Principal Landscape Architect

COST ESTIMATOR

**CONSTRUCTION
CONSULTANTS &
ASSOCIATES**



- **Robert A. Kaupp** - Principal Cost Estimator

Resumes - Architecture



Marcel Maslowski, AIA

PRINCIPAL-IN-CHARGE

Marcel, President and Director of Design at FleischmanGarciaMaslowski (FG+M) Architecture, seamlessly blends innovative design into diverse contexts. A USF alumnus, he remains active in academia, serving as a guest professor and design juror. With extensive experience in renovations, additions, and new construction, he oversees projects from concept to completion, managing design, documentation, bidding, and construction. Marcel works closely with engineers and contractors to ensure projects stay on budget and schedule.

YEARS OF EXPERIENCE

- 12 Cumulative
- 7 FG+M

EDUCATION

- University of South Florida
Master of Architecture
- St. Petersburg College,
Associate of Architecture

PROFESSIONAL REGISTRATIONS

- FL Architect No. 98182

ORGANIZATIONS

- American Institute of Architects
- USF Alumni Association
Lifetime Member
- French American Business
Council of West Florida
- Tampa Bay Economic
Development Council
- SPC Building Arts
Advisory Committee
- SPC Foundation Board

HONORS

- 2022 USF School of
Architecture and Community
Design Emerging Architect
Award
- 2014 Judges' Choice Award
- 2013 Golden Brick Award

MAIN OFFICE LOCATION

- Tampa, FL

RELEVANT EXPERIENCE

• Pasco County Fire Rescue Station No. 38 - Wesley Chapel, FL

Size - 10,843 SF | Cost - \$3.68M

Fire Rescue Station No. 38 is a 10,843 SF, four-bay, 12-bunk station in a new service area for Pasco County. This station is the first in the County to be equipped with bi-folding apparatus bay doors, an automated Purvis station alerting system, and an active diesel exhaust source capture system. Extremely durable, low maintenance materials were used for both exterior and interior finishes.

• Pasco Fire Rescue Station No. 13 - Zephyrhills, FL

Size - 9,389 SF | Cost - \$2.78M

Fire Rescue Station No. 13 is a 9,389 SF, three-bay station that replaced an existing, outdated facility. The station includes living quarters for a staff of 10 including a captain, battalion chief, and an office for a sheriff's deputy. The exterior is comprised of extremely low-maintenance full brick walls and pre-finished standing seam roof panels. Durable yet attractive interior finishes include porcelain floor tiles, synthetic quartz countertops, and commercial-grade cabinetry.

• Pasco Fire Rescue Station No. 12 - Zephyrhills, FL

Size - 8,590 SF | Cost - \$2.48M

Fire Rescue Station No. 12 is an 8,590 SF three-bay station with living quarters for nine shift personnel and an office for a sheriff's deputy. The facility features a standing seam metal roof and full brick exterior walls with traditional detailing. Durable, low-maintenance finishes were specified for the interior of the station including porcelain floor tiles and synthetic quartz counter-tops. The building site required extensive improvements, including the filling of an existing pond.

• Hillsborough County Fire Rescue Station No. 45 - Brandon, FL

Size - 7,798 SF | Cost - \$2.8M

Designed Hillsborough County Fire Station No. 45, a 7,798 SF two-bay, nine-bunk facility on a 0.90-acre site. The building meets Brandon Main Street Development overlay regulations, featuring a distinctive public entrance, brick and stucco façade, and a standing seam metal roof. The design includes a 149 mph wind velocity rating per Florida Building Code.



Michael Porter, NCARB

PROJECT ARCHITECT

Michael brings extensive architectural experience, including multiple fire station projects, where he has served as both a project manager and project architect. Notably, he played a key role in developing the prototype fire station design for Polk County, which has since been adapted across multiple sites. Michael will serve as Project Architect, overseeing every phase of the project with a steadfast commitment to quality. Known for his honesty, integrity, and technical expertise, Michael will ensure continuity, precision, and excellence from start to finish.

YEARS OF EXPERIENCE

- 11 Cumulative
- 1 FG+M

EDUCATION

- University of Florida
Master of Architecture
- University of Florida,
Bachelor of Science,
Packing Sciences

PROFESSIONAL REGISTRATIONS

- FL Architect No. 98687
- NCARB Certification No. 733615

ORGANIZATIONS

- Lakeland Historic Preservation Board
- Florida Educational Facilities
- Design Review Committee Chair

MAIN OFFICE LOCATION

- Lakeland, FL

RELEVANT EXPERIENCE

• Polk County Fire Station Prototype —Various *

Size - 11,000 SF | Cost - 3.2M

The prototype station is a 11,000 SF block and stucco facility with three apparatus bays and 10 bunks, designed for both fire and EMS personnel. It includes flexible living areas, offices, a community room, and was developed with site evaluations, sustainable design, and durable, cost-effective finishes.

• Polk County Fire Training Master Plan - Winter Haven, FL *

Size - 20 Acres | Cost - \$14.5M

Provided project management and design for the master planning of a 20-acre site, including utilities and a new Fire Training Complex. The facility features classrooms, a live burn building, training tower, warehouse, and outdoor training areas, with health-focused design and budget-conscious delivery.

• City of Kissimmee Fire Station Prototype —Various *

Size - 12,500 SF | Cost - \$8M

Designed a new three-bay fire station with a \$8M budget, utilizing the City's prototype. The facility included 12 bunks, officer quarters, and a PD microstation, supporting four shifts. Constructed with block, stucco, and veneer brick, the station enhanced operational efficiency and response capabilities while meeting community needs and safety standards.

• Winter Haven Fire Station #3 - Winter Haven, FL *

Size - 11,800 SF | Cost - \$3.2M

Winter Haven Fire Station No. 3 was designed to accommodate living, administrative, training, and vehicle storage spaces, with a focus on firefighter health and community engagement. Key features include a large gathering room and gym to support fitness and relaxation. The station balances work and living areas while maintaining critical emergency response functions. Construction was completed in 2021.

**Completed while with previous firm*



Jeffrey Pelszynski

PROJECT MANAGER

With 38 years at FG+M, Jeffrey Pelszynski is one of Florida's most experienced and respected specialists in fire station design and delivery. A veteran project manager and expert in CAD, BIM, and advanced visualization, Jeff has led dozens of successful public safety facility projects from concept through construction. He has been a cornerstone of FG+M's fire station design team since 1999, contributing to more than 60 facilities across the state. Jeff brings unmatched technical precision, deep code knowledge, and a field-proven understanding of the complex operational demands of modern fire rescue facilities.

YEARS OF EXPERIENCE

- 38 Cumulative
- 30 FG+M

EDUCATION

- University of Florida
Bachelor of Architecture
- University of Florida
Master of Architecture

PROFESSIONAL REGISTRATIONS

- 14 years designing to LEED Standards
- Prepared sustainable building design reports for multiple county government projects

MAIN OFFICE LOCATION

- Lutz, FL

RELEVANT EXPERIENCE

Hillsborough County Fire Rescue Facilities

- Hillsborough County Riverview Fire Station No. 16
- East Lake Fire Station No. 32
- Armwood Fire Station No. 4
- South Brandon Fire Station No. 7
- Springhead Fire Station No. 25
- North Hillsborough Fire Station No. 14
- Ruskin Fire Station No. 17
- Seffner-North Brandon Fire Station No. 18
- Providence Road Fire Station No. 37
- Sun City Center Fire Station No. 28
- Central Brandon Fire Station No. 45
- Gunn Highway Fire Station No. 13 Feasibility Study

Pinellas County Fire Rescue Facilities

- St. Petersburg Fire Station No. 12
- Seminole Fire Station No. 32
- Palm Harbor Fire Station No. 68
- Oldsmar Fire Station No. 54

Pasco County Fire Rescue Facilities

- Hudson Fire Station No. 9
- New Port Richey Fire Station No. 30
- Holiday Fire Station No. 12
- Shady Hills Fire Station No. 20
- Fire Station No. 17
- Fire Station No. 20
- Zephyrhills Fire Station No. 18
- New Port Richey Fire Station No. 3
- Odessa Fire Station No. 4
- Wesley Chapel Fire Station No. 2
- Land O' Lakes Fire Station No. 1
- Fire Station No. 18 Preliminary Site Plan Study
- Wesley Chapel Fire Station No. 32
- New Port Richey Fire Station No. 19

Sarasota County Fire Rescue Facilities

- Sarasota Fire Station No. 14
- Sarasota Fire Station No. 3



John Cutler Kelly, AIA, NCARB

QA/QC SPECIALIST

As President Emeritus at FleischmanGarciaMaslowski, Mr. Kelly has direct project management responsibilities that include marketing, conceptual design, production and coordination of construction documents, bidding, and construction contract administration. Mr. Kelly has more than 35 years of architectural experience specializing in municipal, governmental, and fire station design. He has been directly responsible for more than 70 fire and rescue commissions over the past 30 years, and brings his deep subject matter expertise to the team as the QA/QC specialist.

YEARS OF EXPERIENCE

- 35+ Cumulative
- 30 FG+M

EDUCATION

- Syracuse University, Bachelor of Architecture
- Syracuse University, Bachelor of Art

PROFESSIONAL REGISTRATIONS

- FL Architect No. 0008749
- Maryland No. 8921
- NCARB Certified
- Planners Association

ORGANIZATIONS

- American Institute of Architects
- Florida Educational Facilities

MAIN OFFICE LOCATION

- Tampa, FL

RELEVANT EXPERIENCE

Hillsborough County Fire Rescue Facilities

- Brandon Fire Station No. 45
- Brandon Fire Station No. 7
- Plant City Fire Station No. 25
- Tampa Fire Station No. 43 Remodeling and Addition
- Brandon Fire Station No. 11 HVAC Replacement
- Tampa Fire Station No. 4
- Ruskin Fire Station No. 17
- Seffner-North Brandon Fire Station No. 18
- Brandon Fire Station No. 11, Renovations and Remodeling
- Sun City Fire Station No. 28
- Providence Road Fire Station No. 37

Pasco County Fire Rescue Facilities

- Hudson Fire Station No. 9
- NPR Fire Station No. 30
- Holiday Fire Station No. 12
- Shady Hills Fire Station No. 20
- NPR Fire Station No. 17
- Zephyrhills Fire Station No. 18
- NPR Fire Station No. 3
- Odessa Fire Station No. 4
- Wesley Chapel Fire Station No. 2

- Fire Station No. 18 Preliminary Site Plan Study
- Wesley Chapel Fire Station No. 32
- NPR Fire Station No. 19

St. Petersburg Fire Rescue Facilities

- St. Pete Fire Rescue Five Year Masterplan
- St. Pete Fire Station No. 10 Renovations
- St. Pete Fire Station No. 8 Renovations
- St. Pete Fire Headquarters HVAC Renovations
- St. Pete Master Station HVAC Renovations
- St. Pete Fire Station No. 12
- St. Pete Station No. 4 Refurbishment and Expansion
- St. Pete Station No. 3
- St. Pete Fire Station No. 2 Conceptual Site Plan Design
- St. Pete Fire Station No. 13

City of Seminole Fire Rescue Facilities

- Seminole Fire Station No. 32
- Seminole Fire Station No. 31
- Seminole Fire and Rescue Fleet Maintenance Building
- Seminole Fire Station No. 29



Keenan Johnson, RID, LEED GA INTERIOR DESIGN

Keenan interiors work ranges from sprawling municipal projects to luxurious residential mansions. With a minimalist eye for design and 'less-is-more' approach, Keenan's style is strong, unadulterated and efficient. His understanding of unity, balance and progressive design concepts help to make a project distinctively professional and artistic at the same time.

YEARS OF EXPERIENCE

- 12 Cumulative
- 12 FG+M

EDUCATION

- The Art Institute of Tampa,
Bachelor of Fine Arts
Interior Design

PROFESSIONAL REGISTRATIONS

- Florida Registered Interior
Designer No. ID7101
- LEED GA No. 10912027

OFFICE LOCATION

- Tampa, FL

RELEVANT EXPERIENCE

- **Hanna Avenue City Center - Tampa, FL**

City of Tampa | Size - 161,000 SF | Cost - \$108M

Conducted a feasibility study and developed the master plan for the 161,000 SF Hanna Avenue City Center. Designed a Municipal Services Complex with an Administration Building, Parking Garage, and Hanna Square, a civic plaza for community engagement. Integrated sustainable features, including rooftop solar, a solar trellis, and rain gardens.

- **Hanna Avenue City Center Central Fleet and Facility - Tampa, FL**

Hillsborough County | 30,000 SF | \$11M

FG+M designed this 30,000 SF Central Fleet Building to house 18 service bays, a body shop, parts department, offices, and training rooms.

- **Seminole Electric Cooperative Headquarters - Tampa, FL**

Seminole Electric | 106,308 SF | \$4,376,007

FG+M led the comprehensive renovation of Seminole Electric Cooperative's headquarters, transforming the facility inside and out. Critical upgrades were made to structural resilience, hurricane protection, life safety systems, and mechanical infrastructure—ensuring long-term performance and reliability.

- **Pasco County Information Technology Data Center - Dade City, FL**

Pasco County | 57,102 SF | \$10.1M

FG+M developed a unified massing strategy that merged two distinct programs around a central lobby, using exposed structural steel, varied textures, strategic fenestration, and passive shading to frame key views. Designed to meet LEED® standards, the project prioritized sustainability throughout.

- **African American Arts and Cultural Center - Tampa, FL**

Hillsborough County | 50,000 SF | \$30M

FG+M designed the new African American Arts & Cultural Center in West Tampa—a vibrant, 50,000-square-foot cultural hub featuring galleries, studios, event spaces, retail, and a café. Blending flexibility and symbolism, the design sports a signature front porch, rooftop terrace, and heritage trail, honoring cultural legacy and inviting public engagement through art, architecture, and storytelling.



Isabela White, LEED GA SUSTAINABILITY OFFICER

Isabela is an Associate Interior Designer with FG+M. She has assisted on a variety of interior projects, including municipal and corporate offices, higher and lower education facilities, and recreational centers. Isabela has a strong eye for detail, which is reflected in her finish palettes and design concepts. As a LEED Green Associate, she is also committed to sustainable design principles, incorporating environmentally responsible materials and strategies that support healthier, more efficient interior environments.

YEARS OF EXPERIENCE

- 8 Cumulative
- 1 FG+M

EDUCATION

- State University of Santa Catarina Laguna/Brasil, Bachelor of Science Architecture / Urban Planning

PROFESSIONAL REGISTRATIONS

- Florida No. AR0008749
- LEED GA No. 11528265

OFFICE LOCATION

- Tampa, FL

RELEVANT EXPERIENCE

- **Hanna Avenue City Center - Tampa, FL**
City of Tampa | Size - 161,000 SF | Cost - \$108M
Conducted a feasibility study and developed the master plan for the 161,000 SF Hanna Avenue City Center. Designed a Municipal Services Complex with an Administration Building, Parking Garage, and Hanna Square, a civic plaza for community engagement. Integrated sustainable features, including rooftop solar, a solar trellis, and rain gardens.
- **Hanna Avenue City Center Central Fleet and Facility - Tampa, FL**
Hillsborough County | 30,000 SF | \$11M
FG+M designed this 30,000 SF Central Fleet Building to house 18 service bays, a body shop, parts department, offices, and training rooms.
- **African American Arts and Cultural Center - Tampa, FL**
Hillsborough County | 50,000 SF | \$30M
FG+M designed the new African American Arts & Cultural Center in West Tampa—a vibrant, 50,000-square-foot cultural hub featuring galleries, studios, event spaces, retail, and a café. Blending flexibility and symbolism, the design sports a signature front porch, rooftop terrace, and heritage trail, honoring cultural legacy and inviting public engagement through art, architecture, and storytelling.
- **The University of South Florida Judy Genshaft Honors College - Tampa, FL**
University of South Florida | 86,000 SF | \$43.7M
FG+M served as Prime Architect for this six-story, LEED Silver-targeted academic facility designed to foster interdisciplinary collaboration among students and faculty. The building features transparent gathering spaces, a central atrium, event areas, and indoor/outdoor communal zones that support academic engagement and sustainability.

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

Staff Availability & Location

Responding to Project Needs

FleischmanGarciaMaslowski (FG+M) has assembled a highly-qualified team to support the Joint Use Fire Station project. Each key staff member is strategically positioned to provide prompt, effective response to project needs, ensuring seamless coordination and timely decision-making.

With our fully local team and proactive communication approach, we are well prepared to respond quickly and effectively to your project needs.

Commitment to Responsiveness

- **Proximity and Accessibility** - Our team is fully local ensuring quick response times for site visits, stakeholder meetings, and coordination with Polk County officials.
- **Technology and Communication** - We utilize remote collaboration tools, mobile connectivity, and real-time project tracking systems to ensure immediate availability and decision-making, regardless of location.
- **On-Site Presence** - Key staff will be scheduled for regular site visits and meetings as needed, ensuring direct oversight and real-time issue resolution throughout the project lifecycle.



Key Staff Overview

Name	Role	Availability	Primary Office Location	Home Location
Marcel Maslowski, AIA	Principal-In-Charge	Provides executive-level oversight, ensuring the project aligns with the client's vision, goals, and budget; maintains high-level client relationships.	324 S Hyde Park Avenue Suite 300 Tampa, FL 33606	Tampa, FL
Michael Porter, AIA	Lead Architect	Oversees design development, ensures functionality, security, and compliance; available for design meetings and reviews.	402 S. Kentucky Avenue, Suite 300, Lakeland, FL 33801	Lakeland, FL
Jeff Pelszynski	Project Manager (Day-to-Day Contact)	Primary point of contact; available full-time for coordination, progress updates, and stakeholder communication.	324 S Hyde Park Avenue Suite 300 Tampa, Florida 33606	Lutz, FL
John Cutler Kelly, AIA	Quality Assurance/ Quality Control (QA/QC) Manager	Ensures adherence to project specifications, reviews plans for accuracy and compliance; available for scheduled reviews and oversight.	324 S Hyde Park Avenue Suite 300 Tampa, Florida 33606	Tampa, FL
Keenan Johnson	Interior Designer	Develops interior environments that support functionality, security, and user experience; available for design input and material selections.	324 S Hyde Park Avenue Suite 300 Tampa, Florida 33606	Tampa, FL
Isabela White	Sustainability Officer	Ensures integration of sustainable design strategies and energy efficiency measures; available for consultation on LEED and environmental compliance.	324 S Hyde Park Avenue Suite 300 Tampa, Florida 33606	Tampa, FL

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

Subconsultant Qualifications

Civil / Survey Engineer

ChastainSkillman | 

Location: 1205 E Orange Street, Suite 110
Lakeland, Florida 33801

Chastain-Skillman | DCCM offers deep experience in civil engineering and surveying for fire station projects, particularly in Polk County. With a 75-year history and strong local roots, they've provided site design, permitting, stormwater management, and construction support for facilities such as the Masterpiece, Nalcrest, and Kathleen Road Fire Stations. Their familiarity with public-sector requirements, environmental permitting, and utility coordination ensures efficient, reliable execution. As a subconsultant, their technical expertise and responsiveness make them an essential partner in delivering well-coordinated, on-time, and high-performing fire station projects.

MEP/FP Engineer



Location: 600 S Orlando Ave,
Maitland, FL 32751

CMTA brings over 25 years of experience engineering high-performance fire rescue facilities, including 13 projects for Polk County Fire Rescue and more than 150 across Florida. With over 45 public safety clients statewide, CMTA specializes in resilient, energy-efficient MEP systems tailored to 24/7 operations. Their designs include hardened structures, advanced HVAC, SCBA fill stations, emergency power, and enhanced IAQ systems. Backed by a data-driven approach, CMTA delivers proven, cost-effective solutions that meet the complex demands of emergency services.

Structural Engineer



Location: 1205 E Orange Street, Suite 110
Lakeland, Florida 33801

Established in 1999, **Master Consulting Engineers (MCE)** is a certified W/MBE firm with offices across Florida and a team of 24 professionals, including 7 licensed engineers. We specialize in structural design, inspections, QA/QC, forensic analysis, and construction support. With over 110 completed fire stations and emergency facilities statewide, we bring deep expertise in resilient, code-compliant design tailored to 24/7 operations. In Polk County, our portfolio includes Haines City Fire Station #1 and Lakeland Fire Station #7. Our approach ensures efficient integration with design teams and long-term performance for public safety infrastructure.

Geotechnical Engineer



Location: 2030 State Road 60 East
Bartow, FL 33830

Madrid CPWG is a certified minority-owned business (MBE) in Florida with over 10,000 completed projects. Specializing in geotechnical and civil engineering, they offer services such as foundation design, site analysis, soil stabilization, and stormwater management. Known for their innovative solutions and advanced testing capabilities, they provide reliable, cost-effective services for a range of infrastructure projects. Madrid CPWG is a trusted partner in delivering high-quality engineering solutions for both public and private sector clients. in-house laboratories to ensure precise and reliable results.

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

Subconsultant Qualifications

Landscape Architect

ANDERSON LESNIAK LIMITED, INC. landscape architecture | land planning

Location: 4921 S W Shore Blvd,
Tampa, FL 33611

Anderson Lesniak Limited, Inc. is a certified Minority Business Enterprise (MBE) landscape architecture and land planning firm based in Tampa, Florida. Founded in 2004, the firm has earned a reputation for delivering innovative, sustainable, and context-sensitive designs across various sectors, including commercial, municipal, and multi-family developments. Under the leadership of President and CEO Alyson Utter, a certified arborist since 2009, Anderson Lesniak emphasizes environmental stewardship and community engagement in its projects. Their portfolio showcases a commitment to quality and functionality, making them a valuable partner for landscape architecture needs

Cost Estimator

CC Construction &A Consultants & Associates

Location: P.O. Box 2086,
Riverview, FL 33568

With over 40 years of industry experience, Robert Kaupp leads Construction Consultants & Associates (CC&A) in delivering expert construction consulting services. The firm specializes in providing comprehensive services, including conceptual and hard bid estimating, value engineering analysis, project scheduling, constructibility analysis, drawing review and quality control, as well as LEED facilitation. Under Kaupp's leadership, CC&A is dedicated to optimizing project efficiency, ensuring cost-effectiveness, and enhancing overall quality throughout the construction process. Their hands-on approach and proven track record make them a trusted partner in the construction industry.





W. Ronald Cauthan, PE

CIVIL ENGINEERING - PRINCIPAL

Mr. Cauthan is a seasoned Civil Project Manager with deep experience in roadway and highway projects across Central Florida. He has led projects from PD&E studies through construction, navigating complex permitting, drainage, and environmental challenges. With 15 years as Highlands County's Consulting Engineer, he brings practical insight and technical expertise to every phase of civil design.

YEARS OF EXPERIENCE

- 48 Cumulative

EDUCATION

- The Citadel,
Bachelor of Science
- FDOT Bridge Inspection Training
- FDOT Advanced Maintenance of
Traffic Certification (MOT)

PROFESSIONAL REGISTRATIONS

- FL Engineer No. 27563
- NC Engineer No. 013081
- GA Engineer No. 015837

OFFICE LOCATION

- Lakeland, FL

RELEVANT EXPERIENCE

• Kathleen Road Fire Station - Lakeland, FL

Principal-in-Charge responsible for oversight of the construction of Polk County Fire Rescue Station 23, a 11,600 SF facility housing up to 10 staff and three fire trucks. Collaborated on site planning, civil design, and managed sub-contractors for geotechnical and landscaping services. Ensured robust communication to overcome challenges with an out-of-area contractor.

• Lakeland Fire Training Facility - Lakeland, FL

Principal-in-charge responsible for oversight of the design of the new Fire Training Facility in Lakeland, Florida. Managed topographic survey, civil site design, and permitting services. Coordinated subconsultants for endangered species evaluation, landscape and irrigation, and geotechnical engineering. Oversaw site planning, including stormwater management, utility design, and permitting from multiple agencies. The completed facility features classrooms, locker rooms, offices, restrooms, a warehouse, and a live burn building.

• Masterpiece Fire Station - Lake Wales, FL

Principal-in-charge responsible for oversight of the design of a new fire station at the intersection of Masterpiece Road and Big Tank Road in Lake Wales, Florida. Managed boundary survey, civil site design, permitting, and construction phase services. Coordinated subconsultants for wetland and listed species services, and geotechnical services. Oversaw site planning, including demolition, grading, drainage, utility connections, erosion control, stormwater management, and traffic impact analysis.

• Nalcrest Fire Station - Lake Wales, FL

Principal-in-charge responsible for oversight of the design of the new Nalcrest Fire Station on Boy Scout Road in Lake Wales, Florida. Managed site work construction drawings and permit application packages for the 11,657 SF facility. Coordinated subconsultants for wetland and listed species services, and geotechnical services. Oversaw site planning, including demolition, grading, drainage, utility connections, erosion control, stormwater management, and traffic impact analysis. Obtained necessary permits from multiple agencies.



Doug Forni, PE

CIVIL ENGINEERING - SENIOR PROJECT MANAGER

Mr. Forni has 33 years of experience in multi-discipline engineering and landscape architecture for both public and private sector clients. His project experience includes securing funding, project management, design, permitting, specification writing and construction management for municipal, county, state and federal projects, commercial, residential and industrial developments, mixed-use developments, parks and recreational facilities, and educational facilities.

YEARS OF EXPERIENCE

- 33 Cumulative

EDUCATION

- West Virginia University,
Bachelor of Science
Civil Engineering
- West Virginia University,
Bachelor of Science
Landscape Architecture

PROFESSIONAL REGISTRATIONS

- FL Engineer No. 86696
- MD Engineer No. 3700
- PA Engineer No. 63091
- WV Engineer No. 16133
- KY Landscape Architect
No. 3700
- MD Landscape Architect
No. 874
- TX Landscape Architect
No. 3709
- WV Landscape Architect
No. 250

OFFICE LOCATION

- Lakeland, FL

RELEVANT EXPERIENCE

• Kathleen Road Fire Station - Lakeland, FL

Project Manager responsible for oversight of the construction of Polk County Fire Rescue Station 23, a 11,600 SF facility housing up to 10 staff and three fire trucks. Collaborated on site planning, civil design, and managed sub-contractors for geotechnical and landscaping services. Ensured robust communication to overcome challenges with an out-of-area contractor.

• Burnham McCall Training Center - Bartow, FL

Project Manager for the site development tasks associated with a 24,000 SF training facility for the Polk County, Florida Sheriff's Office. Tasks included stormwater, utilities extended to the site, including a pump station, grading and site development components. Chastain-Skillman | DCCM worked with the architectural firm to develop the site layout and obtain the various permits and approvals required for the site development.

• Nalcrest Fire Station - Lake Wales, FL

Project Manager responsible for oversight of the design of the new Nalcrest Fire Station on Boy Scout Road in Lake Wales, Florida. Managed site work construction drawings and permit application packages for the 11,657 SF facility. Coordinated subconsultants for wetland and listed species services, and geotechnical services. Oversaw site planning, including demolition, grading, drainage, utility connections, erosion control, stormwater management, and traffic impact analysis. Obtained necessary permits from multiple agencies.

• Masterpiece Fire Station - Lake Wales, FL

Project Manager responsible for oversight of the design of a new fire station at the intersection of Masterpiece Road and Big Tank Road in Lake Wales, Florida. Managed boundary survey, civil site design, permitting, and construction phase services. Coordinated subconsultants for wetland and listed species services, and geotechnical services. Oversaw site planning, including demolition, grading, drainage, utility connections, erosion control, stormwater management, and traffic impact analysis.

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

TAB 3

Resumes - Subconsultants - Geotechnical Engineering



John Delashaw, PE

GEOTECHNICAL ENGINEERING - PRINCIPAL

Mr. Delashaw is the Principal of the Bartow office GeoSciences Group at Madrid CPWG, overseeing four divisions and serving as project principal or technical lead on most geotechnical projects. With over 35 years of experience, his expertise includes dam design, foundation systems, earthwork, soil improvement, sinkhole and subsidence investigations, and roadway soils. He specializes in project and contract management, technical oversight, and engineering evaluations for both public and private clients.

YEARS OF EXPERIENCE

- 35 Cumulative

EDUCATION

- San Diego University
Bachelor of Science
Civil Engineering

PROFESSIONAL REGISTRATIONS

- FL Engineer No. 48154
- MS Engineer No. 21324

CONTINUING EDUCATION

- Properties of Fills for MSE Walls
ASCE Webinar, January 2018

- Geo-Frontiers Conference
2011 (Paper presented at
conference – published in
proceedings– June 2017

- Geotechnical and Materials
Engineers Conf. ('98, '01, '04, '07,
'10-'14, '16, '17, '18, '19, '22-'24)

- Florida Dam Safety Annual
Conference 1997 through 2004

OFFICE LOCATION

- Bartow, FL

RELEVANT EXPERIENCE

• Polk County, Roads & Drainage New Annex - Winter Haven, FL

This Polk County project included a geotechnical investigation with site development and foundation recommendations followed by Construction and Materials Testing services during construction. These services were for the new 12,600 sf Annex Facility on Sheffield Road and associated parking areas. Madrid fees exceeded \$22K (\$1.3M est construction cost).

• CRUSA Water Production Facility, Warehouse Building Site - Bartow, FL

Madrid initially provided field and laboratory materials testing and inspection services for new construction at the CRUSA Water Production Facility. Over a 5-yr period, Madrid was then asked to provide various testing and geotechnical consulting services for multiple other components of this project over several years, supporting both the design teams and the contractors.

• Deeson Rd Pump Station & Force Main - Lakeland, FL

PT borings to assist with the design of lift station and force main. The project included design of shoring, excavation, pipe bedding and backfilling, and directional drilling. Madrid fees exceeded \$7K (\$450K est construction cost).

• Polk County Sheriff's Office Training Center - Bartow, FL

Madrid provided preliminary (multiple alternatives on previously strip-mined and reclaimed sites) and final (selected site) geotechnical services for the new Training Center, pavement areas and associated stormwater ponds. Services continued during construction for surcharge monitoring and QA/QC Inspections and Testing. Madrid fees exceeded \$100K (\$1.8M est construction cost).

• Masterpiece Rd Fire Station, Lake Wales - Polk County, FL

Geotechnical investigation, including several SPT Borings and test pits, followed by laboratory testing, engineering evaluations and design recommendations for a new Fire Station, and associated pavements and stormwater facilities. Madrid fees \$8.6K (\$500K est construction cost).

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

TAB 3

Resumes - Subconsultants - Geotechnical Engineering



Andre Kniazeff, PE

GEOTECHNICAL ENGINEERING DIVISION LEADER

Mr. Kniazeff is the Geotechnical Engineering Division Leader and has 15 years' experience providing geotechnical engineering, materials testing, environmental, and consulting services. These services include planning/ coordinating subsurface exploration and laboratory testing programs, geotechnical engineering analyses and providing recommendations relating to the design and construction of roadways, structures, earthwork projects, and sinkhole investigations. Additional responsibilities include maintaining project budgets, timelines, and overseeing field crews.

YEARS OF EXPERIENCE

- 15 Cumulative

EDUCATION

- University of Central Florida
Bachelor of Science
Civil Engineering

PROFESSIONAL REGISTRATIONS

- FL Engineer No. 81315

OFFICE LOCATION

- Bartow, FL

RELEVANT EXPERIENCE

• Polk County Sheriff's Ridge District Station

Geotechnical exploration program, laboratory-testing program, engineering analysis and report preparation, including foundation recommendations for the proposed structure. Madrid fees - \$7.5K.

• Plant City Career Technical Center

Geotechnical exploration program, laboratory-testing program, engineering analysis and report preparation, including foundation recommendations for the proposed structures, pavements, and stormwater management systems. Madrid fees - \$59K

• Nucor Facility - Lakeland, FL

Geotechnical exploration program, laboratory-testing program, engineering analysis and report preparation, including foundation recommendations for the proposed structure, pavement, and stormwater management systems. Madrid fees - \$17.5K

• ALP Residential Development - Auburndale, FL

Geotechnical exploration program, laboratory-testing program, engineering analysis and report preparation, including foundation recommendations for the proposed structures, pavements, and stormwater management systems. Madrid fees - \$18.5K

• City of Bartow WTF Improvements - Bartow, FL

Geotechnical exploration program, laboratory-testing program, engineering analysis and report preparation, including foundation recommendations for the proposed structures, pavements, and stormwater management systems. Madrid fees - \$10.5K

• Bartow Ethanol Facility Expansion - Bartow, FL

Geotechnical investigation, design and recommendations for new buildings, Stormwater Management Systems (SMS), roadways, and subsurface utilities construction. Madrid fees - \$15.5K

• Toho Huron WTP Facility - Kissimmee, FL

Geotechnical exploration program, lab-testing program, engineering analysis and report preparation, including foundation recommendations for the structures, pavements, and stormwater management systems. Madrid fees - \$24.5K.

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

TAB 3

Resumes - Subconsultants - Geotechnical Engineering



Marcus Grant

GEOTECHNICAL ENGINEERING - LABORATORY MANAGER /
SENIOR FIELD TECHNICIAN

Marcus Grant has over 18 years of experience in FDOT Construction Materials Testing, with expertise in asphalt inspection, earthwork, and concrete sampling and testing. He has managed a CMEC-accredited lab for over 12 years and has a strong understanding of FDOT specifications and procedures. Marcus has successfully completed numerous projects involving field and plant verification, and he brings extensive lab experience with aggregates, soils, and concrete.

YEARS OF EXPERIENCE

- 18 Cumulative

EDUCATION

- Lake Gibson High School
Graduated in 2002

CERTIFICATIONS

- CTQP Earthwork Construction
- Inspector Level I & II CTQP
- Concrete Lab Testing Technician Level I
- CTQP Concrete Field Technician Level I
- CTQP FDOT Concrete Field Inspector Specification
- CTQP Asphalt Plant Technician Level I & II
- CTQP Asphalt Paving Technician Level I & II
- CTQP LBR Testing Technician
- CTQP Aggregate Testing Technician
- CTQP QC Manager CTQP Pile Driving Inspection
- ACI Concrete Field Testing Technician
- ACI Concrete Laboratory Testing Technician Level I
- ACI Concrete Strength Testing Technician
- ACI Aggregate Testing Technician Level 1
- RSO Nuclear Gauge
- Safety MOT Advanced

OFFICE LOCATION

- Bartow, FL

RELEVANT EXPERIENCE

• SR17 & Arbuckle Creek Rd, Highlands County

This project consists of milling and resurfacing along SR17 and Arbuckle Creek Rd in Sebring, Florida. Mr. Grant provided CEI VT Inspection services for this project as the sole inspector for this project. His duties include Earthwork, Concrete, Asphalt Paving inspection and verification testing.

• FDOT D1 & D7 VT Asphalt Plant Inspection

Marcus provides Asphalt Plant VT inspection services for projects in both District 1 and District 7. These services include all inspection, testing and reporting required for Hot Mix Asphalt that is to be incorporated into FDOT construction projects.

• CEI Group 160, District 5 Maintenance Phase Projects

CEI Inspector For this maintenance project, Marcus has been responsible for verifying all personnel and equipment on-site, confirming MOT set-up, video documenting the desilting process, and verifying that all pipe runs have been properly desilted per the project plans. Marcus is also responsible for updating the project worksheet, and notating operational changes not identified in the plans; as well as completing daily DWR on Site Manger.

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

TAB 3

Resumes - Subconsultants - Geotechnical Engineering



Anthony Brown

GEOTECHNICAL ENGINEERING - SENIOR INSPECTOR

Mr. Brown has over 10 years of experience in the FDOT CEI industry, including five years as a Senior Inspector since beginning his career in 2014. He specializes in a wide range of construction inspection areas, including asphalt plant operations, earthwork, concrete, asphalt paving, drilled shaft inspection, and pile driving. Mr. Brown possesses a strong understanding of FDOT specifications and construction procedures, and has served as a consultant directly out of the District 1 Materials Office.

YEARS OF EXPERIENCE

- 10 Cumulative

EDUCATION

- Everest University 2007 - 2008
- Polk State 2008 to 2009
- Army 2010 - 2013

CERTIFICATIONS

- CTQP Earthwork Construction
- Inspector I & II CTQP Concrete
- Field Technician I CTQP Asphalt
- Plant Technician I & II CTQP
- Asphalt Paving Technician I & II CTQP Final Estimates I & II
- CTQP Drilled Shaft Inspection
- CTQP Driven Pile Inspection ACI
- Concrete Field Testing Technician I
- ACI Concrete Laboratory Testing Technician I
- ACI Concrete Transportation Construction Inspector FAA
- Airfield Pavement Inspection Qualified Stormwater Management Inspector
- Concrete Batch Plant Inspector
- IMSA Signals Inspector
- IMSA Signals Technician Nuclear Gauge Safety MOT Advanced QC Manager
- Critical Structures Construction Issues

OFFICE LOCATION

- Bartow, FL

RELEVANT EXPERIENCE

• 433202-1-52-01 State Road 17, Highlands County

Anthony served as senior inspector on this project, which consisted of milling and resurfacing along SR17 and Arbuckle Creek Rd in Sebring, Florida. Anthony provided CEI Senior VT Inspection services for this project as the sole inspector for this project. His duties include Earthwork, Concrete, Asphalt Paving inspection and verification testing.

• 418403-2-52-01 State Road 600, Osceola County

Anthony served as Field Inspector on this project, which consisted of the reconstruction of US92/ SR600 in Kissimmee, Florida. Anthony provided CEI VT Inspection services for this project. His duties include Earthwork, Drilled Shafts, Signals, Storm Sewer, Concrete, Thermo, Asphalt Paving inspection and verification testing.

• FDOT District 1 Materials – Pavement Assessment Specialist

Anthony currently serves as the Pavement Assessment Specialist for FDOT District 1 Materials. In this role, he conducts roadway field reviews to assess existing pavement conditions and support project design. His responsibilities include documenting deficiencies through detailed notes, photographs, and video, as well as producing comprehensive field reports. Additional duties include performing pavement coring and reviewing core samples collected by department consultants.



Jason Smith, PE, LEED AP BD+C, CEM MECHANICAL ENGINEERING - PARTNER

As the Mechanical Engineer of Record (MEOR), Jason plays a critical role in the development of mechanical scopes, conducting meticulous Quality Assurance/Quality Control (QA/QC) of construction documents, and providing innovative design solutions. As a LEED Accredited Professional and Certified Energy Manager, he brings a wealth of expertise, ensuring sustainable and energy-efficient practices in all projects.

YEARS OF EXPERIENCE

- 36 Cumulative
- 32 CMTA

EDUCATION

- University of Central Florida
Bachelor of Science
Electrical Engineering

REGISTRATIONS

- FL Engineer No. 55743

CERTIFICATIONS

- Certified Energy Manager: 10973
- LEED AP: 10197282-AP-BD+C

OFFICE LOCATION

- Maitland, FL

RELEVANT EXPERIENCE

- **Polk County Fire Rescue Prototype Fire Stations (9) - Various**
Each: 3-Bay | 11,600 SF | \$3.5M | MEP/FP/LV | New Construction
- **Polk County Fire Rescue Fire Training Facility - Lakeland, FL**
32,200 SF | \$12.5M | MEP/FP/LV | New Construction
- **Hillsborough County Public Safety Complex - Tampa, FL**
92,400 SF | \$36.1M | ME/FP design | New Construction
- **Winter Haven Fire Station 3 – Winter Haven, FL**
3 apparatus bays | 11,600 SF | \$3.5M | Category 3 Hurricane Rating
MEP/FP/LV design | New Construction
- **Marion County Prototype Fire Stations (6) – Various**
Each: 3 apparatus bays | 9,180 SF | \$2–2.3M | Category 3 Hurricane Rating
MEP/FP/LV design | New Construction
- **Immokalee Fire Station 30 – Immokalee, FL**
2 apparatus bays | 10,000 SF | \$2.5M | MEP/FP/LV design | New Construction
- **Immokalee Fire Station 32 & Logistics Building – Immokalee, FL**
22,000 SF | \$10M | Category 3 Hurricane Rating | MEP/FP/LV design |
New Construction
- **Daytona Fire Administration – Daytona Beach, FL**
4 apparatus bays | 25,000 SF | \$18M | MEP/FP/LV design | New Construction
- **Palm Coast Fire Station 26 & 22 Prototypes – Various**
3–4 apparatus bays | 10,000+ SF (each) | Est. \$7.5M | MEP/FP/LV design |
New Construction
- **Palm Bay Fire Station 7 – Palm Bay, FL**
3 apparatus bays | 13,000 SF | MEP/FP/LV design | New Construction



Keith Liatsos, PE

ELECTRICAL ENGINEERING - PARTNER

Keith is a seasoned electrical engineer with principal areas of design that encompass lighting, power distribution (both low voltage and medium voltage), emergency systems, and fire alarm systems. As the Electrical Engineer of Record (EEOR), he has been instrumental in a wide range of projects, from facility studies and assessments to system replacements, comprehensive renovations, and new construction. Notably, Keith engineers innovative solutions aimed at enhancing building performance and reducing energy consumption.

YEARS OF EXPERIENCE

- 23 Cumulative
- 14 CMTA

EDUCATION

- University of Central Florida
Bachelor of Science
Electrical Engineering

REGISTRATIONS

- FL Engineer No. 66402

OFFICE LOCATION

- Maitland, FL

RELEVANT EXPERIENCE

- **Polk County Fire Rescue Prototype Fire Stations (9) - Various**
Each: 3-Bay | 11,600 SF | \$3.5M | MEP/FP/LV | New Construction
- **Polk County Fire Rescue Fire Training Facility - Lakeland, FL**
32,200 SF | \$12.5M | MEP/FP/LV | New Construction
- **Hillsborough County Public Safety Complex - Tampa, FL**
92,400 SF | \$36.1M | ME/FP design | New Construction
- **Winter Haven Fire Station 3 – Winter Haven, FL**
3 apparatus bays | 11,600 SF | \$3.5M | Category 3 Hurricane Rating
MEP/FP/LV design | New Construction
- **Marion County EMS Prototype – Various**
6-Bay | 20,000 SF | \$7M | Cat. 4 | MEP/FP/LV | New Construction
- **Immokalee Fire Station 30 – Immokalee, FL**
2 apparatus bays | 10,000 SF | \$2.5M | MEP/FP/LV design | New Construction
- **Immokalee Fire Station 32 & Logistics Building – Immokalee, FL**
22,000 SF | \$10M | Category 3 Hurricane Rating | MEP/FP/LV design |
New Construction
- **Daytona Fire Administration – Daytona Beach, FL**
4 apparatus bays | 25,000 SF | \$18M | MEP/FP/LV design | New Construction
- **Palm Coast Fire Station 26 & 22 Prototypes – Various**
3–4 apparatus bays | 10,000+ SF (each) | Est. \$7.5M | MEP/FP/LV design |
New Construction
- **Flagler County Fire Department Prototype Fire Station - Various**
3-Bay | 10,000 SF | Cat. 3 | MEP/FP/LV | New Construction



Kaz Kazeminia, NICET

PLUMBING & FIRE PROTECTION ENGINEERING - PARTNER

Kaz leads the Plumbing and Fire Protection teams and specializes in automatic fire protection suppression systems per NFPA 13, sanitary sewer waste, domestic water distribution, hot water/hot water return, storm system, medical gas, compressed air, and vacuum. In this role, he supports the scope development, and quality control of the design drawings of his department at major milestones.

YEARS OF EXPERIENCE

- 28 Cumulative
- 28 CMTA

EDUCATION

- American University, Washington DC
Bachelor of Science

CERTIFICATIONS

National Institute for Certification in Engineering Technologies (NICET):

- Fire Alarm Systems
- Inspection & Testing of Fire Alarm Systems
- Water-Based Systems Layout
- Inspection & Testing of Water-Based Systems
- Special Hazards Systems

OFFICE LOCATION

- Maitland, FL

RELEVANT EXPERIENCE

- **Polk County Fire Rescue Prototype Fire Stations (9) - Various**
Each: 3-Bay | 11,600 SF | \$3.5M | MEP/FP/LV | New Construction
- **Polk County Fire Rescue Fire Training Facility - Lakeland, FL**
32,200 SF | \$12.5M | MEP/FP/LV | New Construction
- **Hillsborough County Public Safety Complex - Tampa, FL**
92,400 SF | \$36.1M | ME/FP design | New Construction
- **Winter Haven Fire Station 3 – Winter Haven, FL**
3 apparatus bays | 11,600 SF | \$3.5M | Category 3 Hurricane Rating
MEP/FP/LV design | New Construction
- **Marion County EMS Prototype – Various**
6-Bay | 20,000 SF | \$7M | Cat. 4 | MEP/FP/LV | New Construction
- **Immokalee Fire Station 30 – Immokalee, FL**
2 apparatus bays | 10,000 SF | \$2.5M | MEP/FP/LV design | New Construction
- **Immokalee Fire Station 32 & Logistics Building – Immokalee, FL**
22,000 SF | \$10M | Category 3 Hurricane Rating | MEP/FP/LV design |
New Construction
- **Daytona Fire Administration – Daytona Beach, FL**
4 apparatus bays | 25,000 SF | \$18M | MEP/FP/LV design | New Construction
- **Palm Coast Fire Station 26 & 22 Prototypes – Various**
3–4 apparatus bays | 10,000+ SF (each) | Est. \$7.5M | MEP/FP/LV design |
New Construction
- **Flagler County Fire Department Prototype Fire Station - Various**
3-Bay | 10,000 SF | Cat. 3 | MEP/FP/LV | New Construction



L. Alyson Utter, RLA

LANDSCAPE ARCHITECT | PRINCIPAL

Alyson Utter has a wide range of experience with Urban Landscape Architecture design work with a number of municipalities. Her role as Senior Project Manager for over 20 years and now as the firm Principal, has prepared her with the knowledge needed to complete complex projects with many potential users. When addressing a new project, she conducts a thorough investigation of the existing character of the site to be developed as well as its relationship to surrounding uses.

YEARS OF EXPERIENCE

- 40 Cumulative
- 20 Anderson Lesniak Limited

EDUCATION

- University of Florida,
Bachelor of Science
Landscape Architecture

PROFESSIONAL REGISTRATIONS

- Florida Licensed Landscape Architect No. LA0001163ISA
- Certified Arborist - FL 6158A

PROFESSIONAL REGISTRATIONS

- American Society of Landscape Architects
- Florida Native Plant Society
- International Society of Arboriculture

OFFICE LOCATION

- Tampa, FL

RELEVANT EXPERIENCE

- Riverview Rhodine Road Fire Station - Riverview, FL
- Central Brandon Oakfield Drive Fire Station - Brandon, FL
- East Lake Hillsborough Avenue Fire Station, Tampa, FL
- Sun City North Fire Station – Sun City, FL
- Seffner Mango Fire Station No. 18 - Seffner, FL
- Chapman Fire Station No. 40 – Tampa, FL
- Lealman Fire Station No. 19 – St. Petersburg, FL
- Seminole Fire Station No. 32 - Seminole, FL
- Springstead Fire Station No. 25 – Plant City, FL
- Ruskin Fire Station No. 12 – Ruskin, FL
- 131st Avenue Fire Station - Tampa, FL
- Roosevelt Blvd Fire Station 13 – St Petersburg, FL
- Oldsmar Fire Rescue Station - Oldsmar, FL
- Hillsborough County Maintenance Facilities – Sheldon, Columbus, Rhodine and Valrico, FL
- COT Relocation of Solid Waste – 34th Street - Tampa, FL
- Pinellas County Courts Consolidation – Largo, FL
- City of Tampa Fleet Maintenance @ 40th Street - Tampa, FL
- TPD Howard Ave Annex Building – Tampa, FL



Jim Mehlretter, PE

STRUCTURAL ENGINEERING | SENIOR PRINCIPAL

As co-founder of MCE, Jim has assisted in growing the firm into a multidisciplinary organization capable of surpassing client's expectations; completing projects both large and small with the utmost care in the pursuit of design excellence, with empathy to the client's needs and priorities, and a sensitivity to both fiscal and sustainable building practices. Jim continues to be carefully involved in each project he oversees, with a hands-on approach to each step of the design and project execution phases.

YEARS OF EXPERIENCE

- 52 Cumulative
- 25 MCE

EDUCATION

- Oklahoma State University,
Bachelor of Architecture

PROFESSIONAL REGISTRATIONS

- FL Engineer No. 33860
- FL Threshold Inspector No. 0164
- NCEES : 27847

OFFICE LOCATION

Tampa, FL

RELEVANT EXPERIENCE

- **Haines City Fire Station #1 - Haines City, FL**

Haines City BOCC | New Construction | Cost - \$1.8M

Haines City Fire Station #1 is a 10,000 SF facility designed to support both administrative and operational functions. It features dedicated office space for fire inspectors and personnel, along with living quarters that accommodate up to ten firefighters. These residential areas include a day room, fully equipped kitchen, restrooms, sleeping quarters, and a fitness area. The station also includes a four-bay apparatus bay, providing ample space for emergency response vehicles and equipment.

- **Lakeland Linder Airport Fire Station #7 - Lakeland, FL**

City of Lakeland | New Construction | \$2.9M

The Lakeland Linder Airport Fire Station is a 15,900 SF facility that functions both as a community fire station and an Aircraft Rescue and Firefighting (ARFF) station. The design features five apparatus bays—three dedicated to community response and two serving Lakeland Linder Airport operations. MCE provided comprehensive services including programming assistance, system evaluations, preparation of construction documents, bid support, and construction administration.

- **Clermont Fire Station #2 - Clermont, FL**

City of Clermont Fire Department | New Construction | \$3.5M

Clermont Fire Station #2 is a new single-story facility featuring an apparatus area with a raised roof elevation to accommodate three drive-through bays, while the living quarters and support spaces are housed under a lower roof profile. The building's structural system included exterior CMU walls, complemented by interior steel columns and steel beams supporting steel bar joists and a metal deck. A dedicated generator enclosure is located on the east side of the facility.



Stevie Lockhart, PE

STRUCTURAL ENGINEERING | PRINCIPAL

Stevie is involved with using the latest structural technologies and has success implementing this in a multitude of buildings. His understanding of the importance of planning, design, and its effect makes him an integral part of MCE. Stevie utilizes a broad range of collaborative and technical skills to assist team members and produce effective solutions to complex problems.

YEARS OF EXPERIENCE

11 Cumulative
11 MCE

EDUCATION

University of South Florida,
Master of Science
Civil & Structural Engineering

PROFESSIONAL REGISTRATIONS

Florida Licensed Engineer
No. 86482

OFFICE LOCATION

Tampa, FL

RELEVANT EXPERIENCE

- **Pinellas Park Public Safety Complex - Pinellas Park, FL**
City of Pinellas Park | New Construction | Cost - \$23.5M
For the Pinellas Park Public Safety Complex, MCE provided a new two-story, 36,000 SF police station, as well as a remodeling of the existing police station to convert it into a new 33,000 SF fire station including the addition of the truck bays adjacent to the building. There is an elevated canopy connecting both buildings. The building structure consisted of structural steel with steel beams and a metal deck composite second floor.
- **Tampa Fire & Police Department Training Complex - Tampa, FL**
City of Tampa | New Construction | \$17.8M
The Tampa Fire & Police Department Training Complex is a new 30,000 SF facility, designed to simulate real-life emergency scenarios. The building structure consisted of structural steel with steel beams and metal deck. Foundations were conventional shallow.
- **Clearwater Fire Station #46 - Clearwater, FL**
Hillsborough County Fire Department | New Construction | \$10M
Clearwater Fire Station #46 was built in 1964. The two-story, 7,400 SF facility was no longer in compliance with current co-ed living and ADA standards. The existing facility was demolished and a new two-story, 11,000 SF station was built. The new facility includes an elevator, fire poles, 2.5 garage bays for vehicles and ATV's, updated offices, a day room with kitchen, private sleeping quarters, a triage area, and a weights/workout room. The station also includes several sustainability features.
- **Hernando County Fire Station #5 - Spring Hill, FL**
Hernando County Fire Department | New Construction | \$4.5M
Hernando County Fire Station is a new 12,000 square foot, four apparatus bay station. MCE also prepared schematic drawings for one additional option for a future standardized station design with three or four apparatus bays.

EXPERIENCE, EXPERTISE, PERSONNEL & TECHNICAL RESOURCES

Resumes - Subconsultants - Cost Estimator

TAB 3



Robert A. Kaupp

PRINCIPAL COST ESTIMATOR

With over 40 years of experience in commercial, institutional, retail, and renovation projects, Robert A. Kaupp has served as Vice President, Chief Estimator, and Project Manager for several Tampa Bay contractors. His expertise includes estimating, value engineering, project scheduling, and on-site management. As President of CC&A, he provides cost estimating, construction sequencing, constructibility analysis, quality control, and on-site inspections for owners and architects.

YEARS OF EXPERIENCE

- 40 Cumulative

EDUCATION

- Syracuse University,
Bachelor of Science,
Structural Engineering

PROFESSIONAL MEMBERSHIPS

- Associated Builders &
Contractors Chapter
President 1991

- USGBC 2007

OFFICE LOCATION

- Tampa, FL

RELEVANT EXPERIENCE

- Fire Station North Redington Beach
- Fire Station Miami Beach
- Fire Station #46 Clearwater
- Fire Station #47 Clearwater
- Fire Station #5 Hernando
- Fire Station #8 St Petersburg
- Fire Station #3 Sarasota
- Fire Station #5 Hernando
- Fire Station #5 Florosa
- Fire Station #19 St. Johns
- Fire Station #18 Mango-Seffner
- Fire Station #14 Sarasota
- Cape Coral Public Safety Bldg. New Facility
- Highland Co. Sheriffs Office, New Facility
- Orange Co. Sheriffs Office, New Facility
- Polk Co. Sheriffs Office, New Facility
- Winter Haven - Police Dept., New Facility
- Haines City - Police Station, Addition/Renovations
- Auburndale - Police Station, New Facility
- Clay Co. - Police Dept., New Facility

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TAB 4

IS THE FIRM A POLK COUNTY ENTITY?



Pasco County Fire Station No. 13 - Wesley Chapel, FL

COMMITMENT TO SERVING POLK COUNTY

FleischmanGarciaMaslowski (FG+M) is committed to supporting the local economy and collaborating with qualified Polk County-based subconsultants.

FG+M has established a presence to effectively serve our clients in the region. Below is documentation of our firm's headquarters, local office presence, and engagement with Polk County Entity subconsultants.

FG+M OFFICES

HEADQUARTERS

- **Tampa Office (Established 1972)**
324 S. Hyde Park Avenue, Suite 300
Tampa, Florida 33606

LOCAL OFFICE

- **Lakeland Office (Established 2025)**
402 S. Kentucky Avenue, Suite 300
Lakeland, Florida 33801
Employees at Location - 2

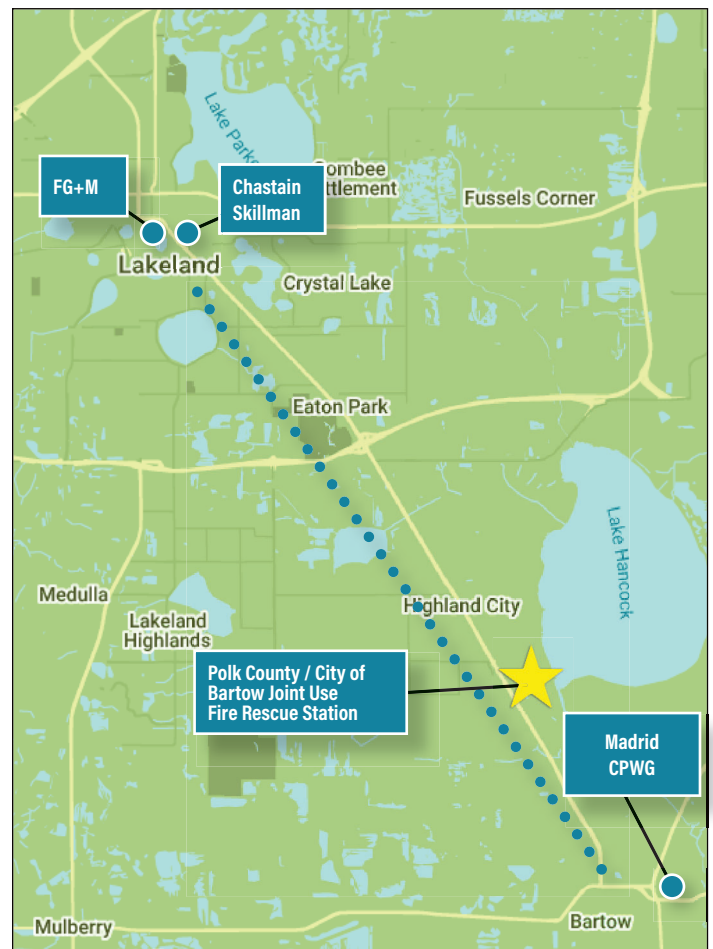
ADDITIONAL OFFICES

- **Safety Harbor Office (Established 1994)**
195 4th Avenue North
Safety Harbor, Florida 34695
- **Sarasota Office (Established 2004)**
6000 Cattleridge, Drive, Suite 102
Sarasota, Florida 34232
- **Lutz Office (Established 2022)**
17807 Hunting Bow Circle, Suite 102
Lutz, Florida 33558
- **Orlando Office (Established 2025)**
300 South Orange Avenue, Suite 1000
Orlando, Florida 32801
- **Jacksonville Office (Established 2025)**
100 North Laura Street, Suite 801
Jacksonville, Florida 32202

POLK - BASED SUBCONSULTANTS

- Chastain Skillman (Civil Engineer)
Headquarters / Local Address (Established 1950)
205 East Orange Street, Suite 110,
Lakeland, Florida 33801
Employees at Location- 35
- Madrid CPWG (Geotechnical / Survey Engineer)
Headquarters / Local Address (Established 1996)
2030 State Road 60 East Bartow, Florida 33830
Employees at Location - 30

FG+M Office Locations



Within our local firms, we have a core team of over 75 employees. We will be highly responsive and readily available for on-site coordination.

RFP 25-377

TAB 5

IS THE FIRM A CERTIFIED W/MBE?



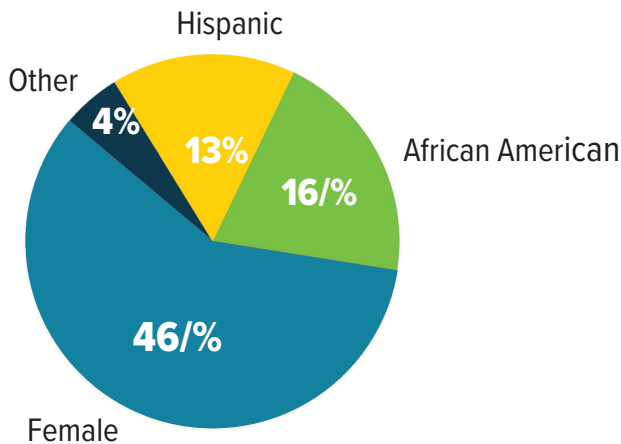
Sarasota Fire Station No. 3 - Sarasota, FL

Partnering with Small, Women- and Minority- Owned Businesses

For the first 13 years of our firm’s existence, 50 percent of FleischmanGarcia was owned and operated by the late Eduardo Garcia, a Cuban refugee. Since his untimely death in 1984, FleischmanGarciaMaslowski (FG+M) has continued to involve minorities in our business — including management members, employees, consultants, subconsultants, and construction professionals.

Today, our Affirmative Action Plan and Equal Employment Opportunity statements are available for review upon request.

FG+M Workplace Diversity 79%



For decades, FG+M has established a reputation for consistently teaming with local W/MBE/SBE Firms on ALL of our projects, both large and small. Nearly 80% of the consultants FG+M partners with are local W/MBE/SBE firms.

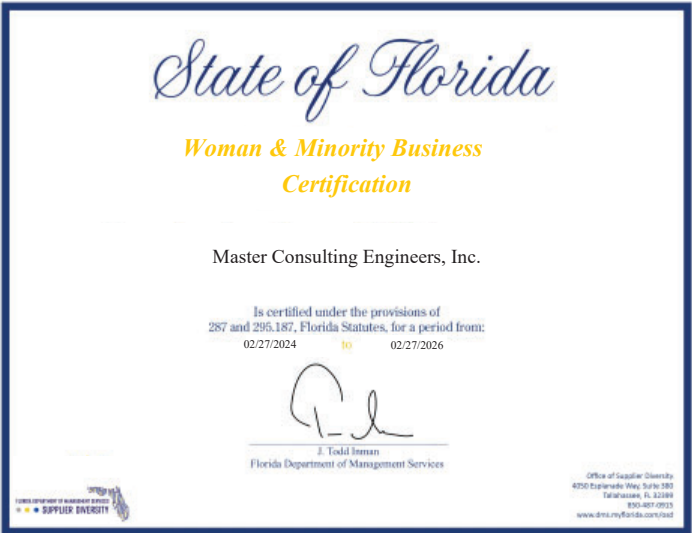
FG+M is firmly committed to the principles of equal opportunity and affirmative action. While our firm is not a W/MBE, in keeping with these principles, we routinely partner with small, women- and minority-owned businesses whenever possible and practical for purposes of procurements, suppliers, and services.

Our team includes the small, minority and women owned certified businesses listed below. Their supporting documentation is included on the following pages.

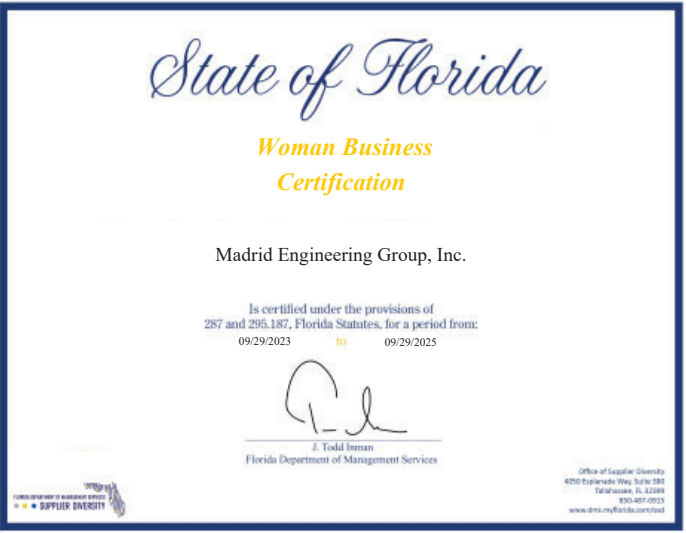
- Madrid Engineering, Inc. (Madrid CPWG)
- Master Consulting Engineers, Inc. (MCE)
- Anderson Lesniak Limited, Inc.



Master Consulting Engineers - Structural Engineer



Madrid CPWG - Geotechnical Engineer



Anderson Lesniak Limited, Inc. - Landscape Architect



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TAB 6

INTERACTION WITH COUNTY & REGULATORY STAFF



Hillsborough County Fire Station No. 7 - Brandon, FL

INTERACTION WITH COUNTY & REGULATORY STAFF

TAB 0

Interaction with County & Regulatory Agency Staff

Designing and constructing fire stations involves navigating a complex web of regulatory approvals and coordination with multiple county departments. These essential facilities must comply with rigorous building codes, NFPA standards, ADA accessibility guidelines, environmental regulations, and local zoning ordinances. In addition, fire stations often require input and approval from multiple stakeholders—including planning, public works, utilities, and emergency services—each with specific procedural and technical requirements. Misalignment or delays in permitting and inter-agency coordination can result in significant setbacks. A proactive, well-orchestrated regulatory strategy is essential to keep the project on schedule and aligned with county expectations.

FleischmanGarciaMaslowski (FG+M) applies our decades of experience to streamline approvals and eliminate roadblocks. We have successfully guided numerous public projects through complex permitting and compliance processes, ensuring smooth execution from design through construction.

Bringing Proven Expertise to Polk County

Our in-depth knowledge of state and county permitting processes enables us to anticipate challenges, ensure compliance, and maintain project schedules. We understand the intricacies of code requirements and the coordination needed across multiple stakeholders. To streamline approvals, our team conducts regular meetings with Authorities Having Jurisdiction (AHJs) throughout the design phase. These proactive discussions help identify and resolve potential permitting and code issues early, minimizing delays during construction. We have successfully managed regulatory approvals with agencies such as:

- **Local Authorities** – Securing permits, zoning approvals, and ensuring municipal compliance.
- **State Codes & ADA** – Ensuring life safety, structural integrity, and accessibility.
- **Water Management & Environmental Agencies** – Managing storm water, site sustainability, and environmental compliance.
- **Fire & Life Safety Regulators** – Complying with fire suppression, egress, and emergency safety codes.
- **FDEP** – Addressing site sustainability and environmental regulations.
- **SWFWMD** – Managing storm water and water resources compliance.

On past projects with county and municipal clients, we have successfully navigated complex regulatory landscapes, working closely with officials to streamline the permitting process. Our proactive approach has consistently helped clients secure approvals efficiently, mitigate potential delays, and keep projects on schedule while ensuring full compliance with all governing regulations.

By applying our deep experience with public sector projects, we are well-prepared to guide the PCFR / BFD Joint Use Fire Rescue Station project through a smooth regulatory process—**ensuring an efficient, compliant, and successful project outcome.**



Trusted Polk County Partnerships

For the PCFR / BFD Joint Use Fire Rescue Station project, we have partnered with trusted local engineering firms who bring specialized expertise and established relationships within the county's regulatory framework:

- **Chastain-Skillman** – Civil engineering experts with in-depth knowledge of Polk County requirements
- **Madrid CPWG** – Geotechnical specialists ensuring site stability and compliance

By leveraging our statewide permitting experience and strong partnerships with Polk County engineers, FG+M ensures that the project will meet local standards while maximizing design potential.

Our collaborative approach minimizes delays, mitigates risks, and keeps projects moving forward with confidence.

RFP 25-377

TAB 7

TIMELY COMPLETION OF PROJECTS



Hillsborough County Fire Station No. 17 - Ruskin, FL

Current and Projected Workload

FleischmanGarciaMaslowski (FG+M) maintains a balanced workload, ensuring each of our projects receives the highest level of attention and resources. With a workload that is currently below capacity and a robust staff, our firm has the necessary resources to fulfill this contract on or ahead of schedule without overextending our capacity.

The majority of our projects are currently in the construction administration or bidding phases, which affords our key team members the time to fully commit their energy to this exciting project.

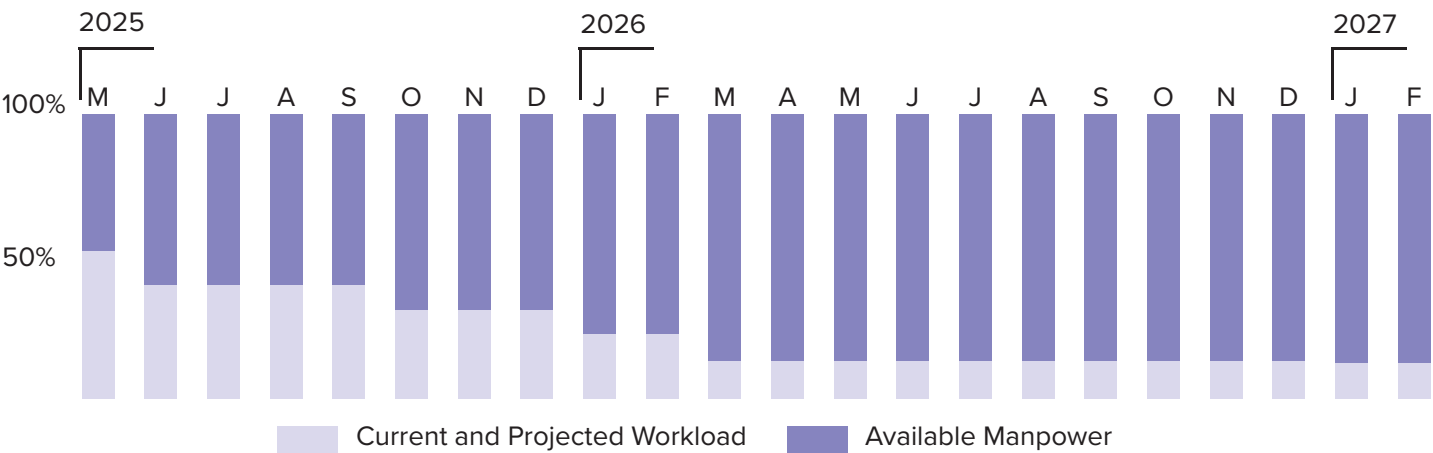
The chart below shows our workload on other projects and the project hours we have available at top. You can be assured FG+M has sufficient capacity to undertake and successfully execute your project.

We are prepared to immediately integrate this project into our workload and allocate the necessary personnel and technology to ensure a seamless execution. We guarantee the personal commitment and availability of all project team members, as well as additional as-needed personnel, for the duration of the contract. All of our project team members are highly motivated and immediately available to commit themselves to this very important Polk County project.

Daily Ability to Handle Scope of Services

- FG+M ensures clear, organized project delivery through structured scheduling, consistent communication, and technology-driven tracking.
- Key elements of our process include:
- **Project Timeline Planning**
 - Full project schedule with all phases, subphases, milestones, and County review periods
 - **Project Management Tools -**
 - Microsoft Project for timeline coordination across disciplines
 - Excel for milestone tracking and subconsultant performance
 - **Weekly Coordination**
 - Team meetings to review progress, resolve issues, and align efforts
 - Action Memos summarizing directives, updates, and coordination points
 - **Active Oversight**
 - Weekly schedule checks by Project Manager Jeff Pelszynski
 - Regular updates to ensure alignment with target deadlines
 - **Efficient Production**
 - Advanced tools for producing drawings, reports, and construction documentation
 - Real-time monitoring of schedule and cost
 - **Technology-Driven Management**
 - Integrated hardware and software systems for accurate, efficient project delivery
 - Continuous improvement through use of the latest platforms

PROJECT TEAM'S TOTAL MAN HOURS



Our team members are immediately available to begin work.

We pledge that the Polk County / City of Bartow Joint Use Fire Rescue Station will receive our top priority.

RFP 25-377

TAB 8

SURVEYS OF PAST PERFORMANCE



Hillsborough County Fire Station No. 25 - Tampa, FL

Survey Questionnaire – Polk County

RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station

To: TJ Pyche (Name of Person completing survey)

Pasco County Government (Name of Client Company/Consultant)

Phone Number: (352) 467-3950

Email: tpyche@mypasco.net

Total Annual Budget of Entity \$2,249,943,417

Subject: Past Performance Survey of Similar work:

Project name: Pasco County Fire Station No. 20 - Sprilghill, FL

Name of Vendor being surveyed: FleischmanGarciaMaslowski

Cost of Services: Original Cost: \$7,582,847

Ending Cost: \$7,382,847


Contract Start Date: June 2, 2020,

Contract End Date: May 23, 2024

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	9
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	9
3	Quality of workmanship	(1-10)	8
4	Professionalism and ability to manage	(1-10)	9
5	Close out process	(1-10)	9
6	Ability to communicate with Client's staff	(1-10)	9
7	Ability to resolve issues promptly	(1-10)	9
8	Ability to follow protocol	(1-10)	9
9	Ability to maintain proper documentation	(1-10)	9
10	Appropriate application of technology	(1-10)	9
11	Overall Client satisfaction and comfort level in hiring	(1-10)	9
12	Ability to offer solid recommendations	(1-10)	9
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	9

Printed Name of Evaluator TJ Pyche

Signature of Evaluator: 

Please fax or email the completed survey to: **Email:** leif@fgmfla.com | **Fax:** (813) 251-1994

Survey Questionnaire – Polk County

RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station

To: Mansour Yazdi (Name of Person completing survey)

Hillsborough County Architectural Services (Name of Client Company/Consultant)

Phone Number: (813) 399-2067

Email: yazdim@hcfl.gov

Total Annual Budget of Entity \$10,100,000,000

Subject: Past Performance Survey of Similar work:

Project name: Hillsborough County Fire Station No. 45 - Brandon, FL

Name of Vendor being surveyed: FleischmanGarciaMaslowski

Cost of Services: Original Cost: \$4,500,000

Ending Cost: \$4,225,894

Contract Start Date: April 14, 2019

Contract End Date: Feb 2023

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	10
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	10
3	Quality of workmanship	(1-10)	10
4	Professionalism and ability to manage	(1-10)	10
5	Close out process	(1-10)	10
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	10
8	Ability to follow protocol	(1-10)	10
9	Ability to maintain proper documentation	(1-10)	10
10	Appropriate application of technology	(1-10)	10
11	Overall Client satisfaction and comfort level in hiring	(1-10)	10
12	Ability to offer solid recommendations	(1-10)	10
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	10

Printed Name of Evaluator Mansour Yazdi, R.A.

Signature of Evaluator: *Mansour D. Yazdi*

Please fax or email the completed survey to: Email: leif@fgmfla.com | Fax: (813) 251-1994

Survey Questionnaire – Polk County**RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station**To: TJ Pyche (Name of Person completing survey)Pasco County Government (Name of Client Company/Consultant)Phone Number: (352) 467-3950 Email: tpyche@mypasco.netTotal Annual Budget of Entity \$2,249,943,417

Subject: Past Performance Survey of Similar work:

Project name: Pasco County Fire Station No. 9, Land-o-Lakes, FLName of Vendor being surveyed: FleischmanGarciaMaslowskiCost of Services: Original Cost: \$4,500,000 Ending Cost: \$4,225,894Contract Start Date: March 3, 2019 Contract End Date: Feb 2023

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	9
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	9
3	Quality of workmanship	(1-10)	8
4	Professionalism and ability to manage	(1-10)	9
5	Close out process	(1-10)	9
6	Ability to communicate with Client's staff	(1-10)	9
7	Ability to resolve issues promptly	(1-10)	9
8	Ability to follow protocol	(1-10)	9
9	Ability to maintain proper documentation	(1-10)	9
10	Appropriate application of technology	(1-10)	9
11	Overall Client satisfaction and comfort level in hiring	(1-10)	9
12	Ability to offer solid recommendations	(1-10)	9
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	9

Printed Name of Evaluator TJ PycheSignature of Evaluator: Please fax or email the completed survey to: **Email:** leif@fgmfla.com | **Fax:** (813) 251-1994

Survey Questionnaire – Polk County**RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station**To: TJ Pyche (Name of Person completing survey)Pasco County Government (Name of Client Company/Consultant)Phone Number: (352) 467-3950Email: tpyche@mypasco.netTotal Annual Budget of Entity \$2,249,943,417

Subject: Past Performance Survey of Similar work:

Project name: Pasco County Fire Station No. 17 - New Port Richey, FLName of Vendor being surveyed: FleischmanGarciaMaslowskiCost of Services: Original Cost: \$5,679,287 Ending Cost: \$7,221,801Contract Start Date: July 15, 2019Contract End Date: February 28, 2025

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	9
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	9
3	Quality of workmanship	(1-10)	8
4	Professionalism and ability to manage	(1-10)	9
5	Close out process	(1-10)	9
6	Ability to communicate with Client's staff	(1-10)	9
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10	Appropriate application of technology	(1-10)	9
11	Overall Client satisfaction and comfort level in hiring	(1-10)	9
12	Ability to offer solid recommendations	(1-10)	9
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	9

Printed Name of Evaluator TJ PycheSignature of Evaluator: Please fax or email the completed survey to: **Email:** leif@fgmfla.com | **Fax:** (813) 251-1994

Survey Questionnaire – Polk County**RFP 25-377, Architectural and Engineering Services for a Joint-Use Fire Rescue Station**To: TJ Pyche (Name of Person completing survey)Pasco County Government (Name of Client Company/Consultant)Phone Number: (352) 467-3950Email: tpyche@mypasco.netTotal Annual Budget of Entity \$2,249,943,417

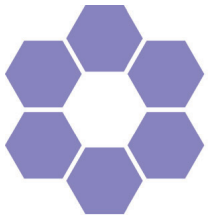
Subject: Past Performance Survey of Similar work:

Project name: Pasco County Fire Station No. 3 - Hudson, FLName of Vendor being surveyed: FleischmanGarciaMaslowskiCost of Services: Original Cost: \$8,709,200Ending Cost: \$8,709,200Contract Start Date: June 30, 2019Contract End Date: January 30, 2025

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	9
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	9
3	Quality of workmanship	(1-10)	8
4	Professionalism and ability to manage	(1-10)	9
5	Close out process	(1-10)	9
6	Ability to communicate with Client's staff	(1-10)	9
7	Ability to resolve issues promptly	(1-10)	9
8	Ability to follow protocol	(1-10)	9
9	Ability to maintain proper documentation	(1-10)	9
10	Appropriate application of technology	(1-10)	9
11	Overall Client satisfaction and comfort level in hiring	(1-10)	9
12	Ability to offer solid recommendations	(1-10)	9
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	9

Printed Name of Evaluator TJ PycheSignature of Evaluator: *TJ Pyche*Please fax or email the completed survey to: **Email:** leif@fgmfla.com | **Fax:** (813) 251-1994



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Thank you.



Hillsborough County Fire Station No. 45 - Brandon, FL

TAMPA CORPORATE OFFICE

324 HYDE PARK AVE,
SUITE 300
TAMPA, FL 33606

📞 813-251-4400

📠 813-251-1994

LAKELAND OFFICE

402 S KENTUCKY AVENUE,
SUITE 300,
LAKELAND, FL, 33801

📞 813-251-4400

📠 813-251-1994

FGPLUSM.COM

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