

POLK COUNTY ROADS & DRAINAGE DIVISION MULBERRY ROADWAY MAINTENANCE FACILITY

RFP 24-699



PREPARED BY

THE
LUNZ
GROUP

Architecture | Interior Design

OUR VISION

Cultivating our communities.

OUR MISSION

Building relationships through design.

AGENDA

PROJECT TEAM

PROJECT APPROACH

SCHEDULE

POLK COUNTY EXPERIENCE

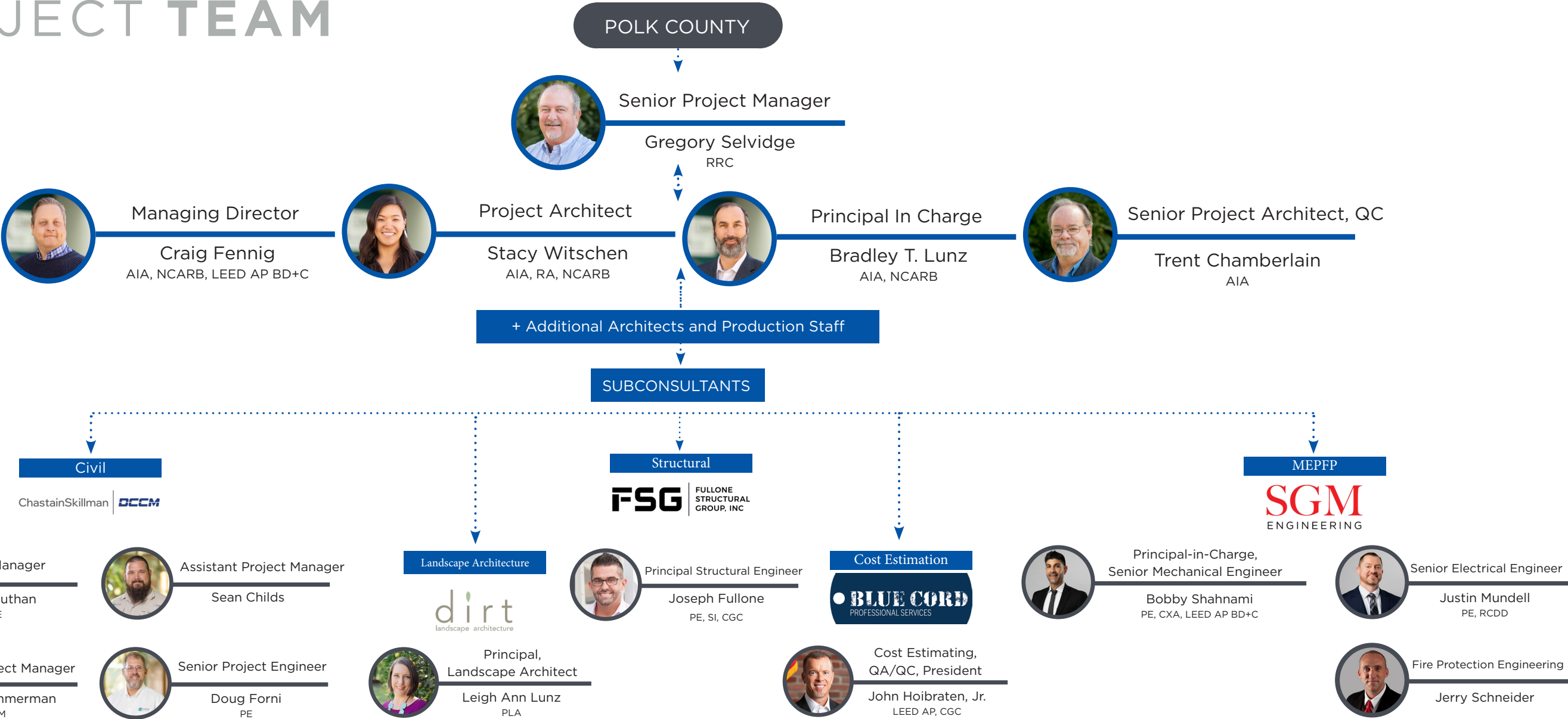
WHY OUR TEAM

AGENDA

POLK COUNTY | RFP 24-699 | R&D DIVISION MULBERRY ROADWAY MAINTENANCE FACILITY | 2.13.2025

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PROJECT TEAM



PROJECT TEAM



PROJECT APPROACH

PROJECT **APPROACH**

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OUR METHOD

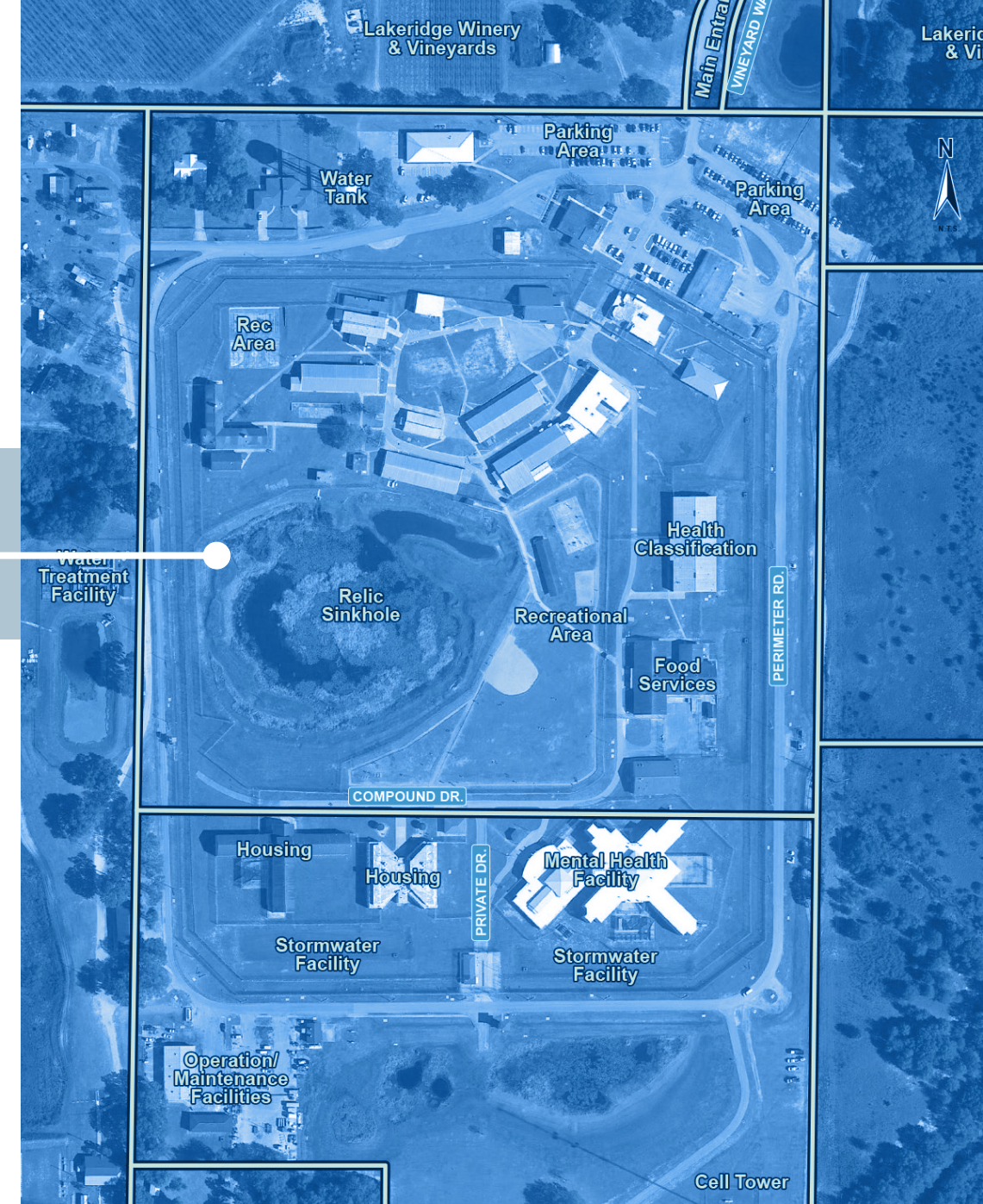
The Lunz Team's design approach for this project is an efficient four-step process:

INVESTIGATE > COLLABORATE > DOCUMENT > BUILD



INVESTIGATE

- We start by collecting and reviewing data such as existing structure or site analysis, spatial needs assessment, service delivery, funding sources (existing and potential), surveys, industry trends, and environmental studies.
- Then our team members meet with individual key stakeholder groups to identify overall goals, expectations, and challenges early on.
- After collating the data and stakeholder feedback, we establish an overall vision of the project that we use to guide our decision-making process and measure our success throughout development and construction.



PROJECT APPROACH

OUR METHOD



COLLABORATE



- After the building program is completed, team members and stakeholders come together to review our findings. We will discuss concerns and identify areas that need attention, advising our approach based on our discussion.
- Rough layout begins, resulting in a schematic design of the project.
- Check-in meetings happen weekly, both at an internal and external level. Informally, communication happens at a daily, or even hourly, basis.

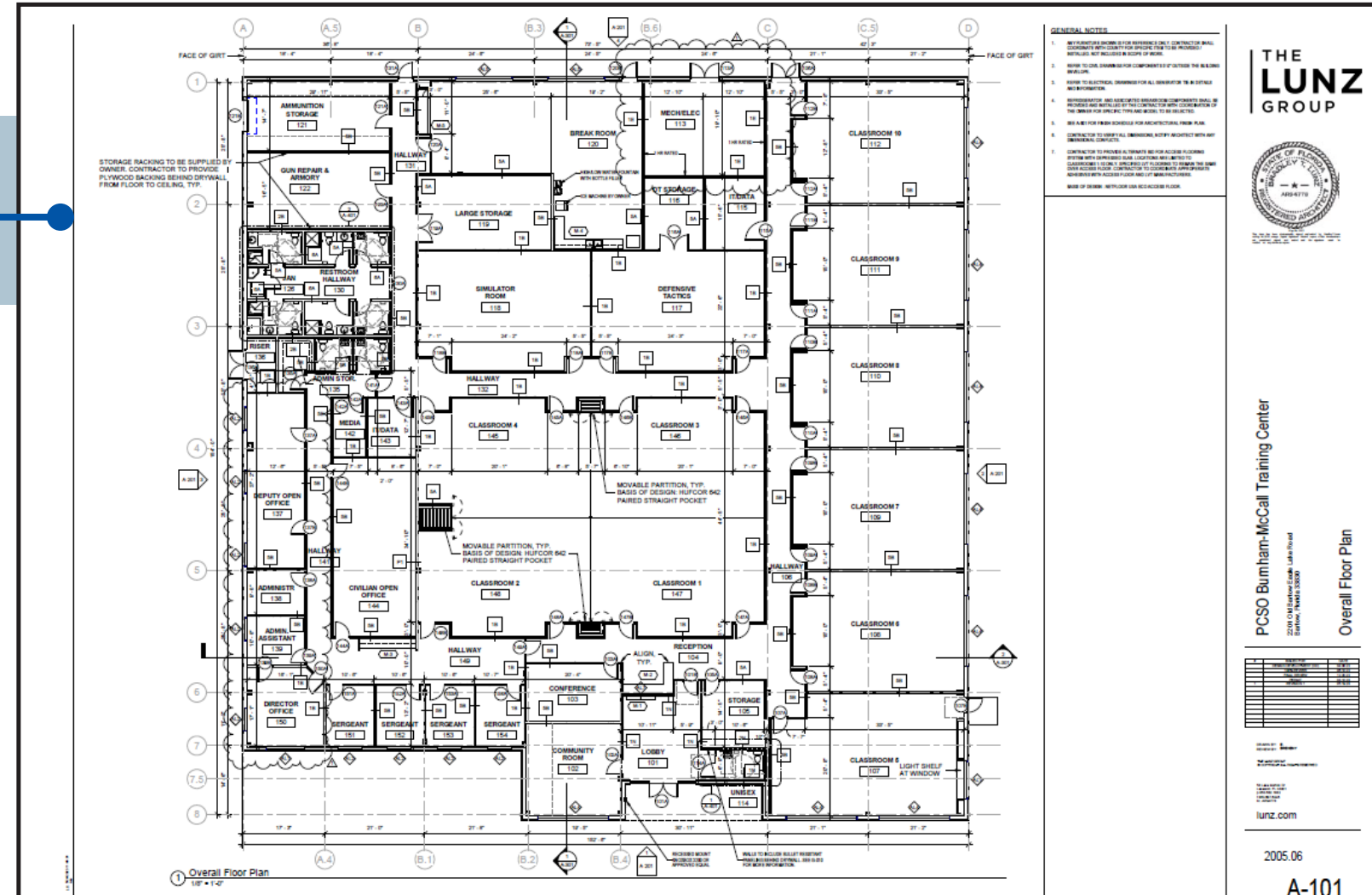
PROJECT **APPROACH**

OUR METHOD



DOCUMENT

- After the design has been established, we assign milestones for document production, where we deliver permit, bid and construction documents for review.
- Stakeholders have ample time to review and return feedback for The Lunz Group to address and resolve any concerns.
- During this process, we provide meeting minutes for record-keeping; tracking decisions and open items to ensure successful schedule accountability and delivery. The final step of this phase is delivery of complete and accurate permit, bid and construction documents.



PROJECT APPROACH

OUR METHOD



BUILD

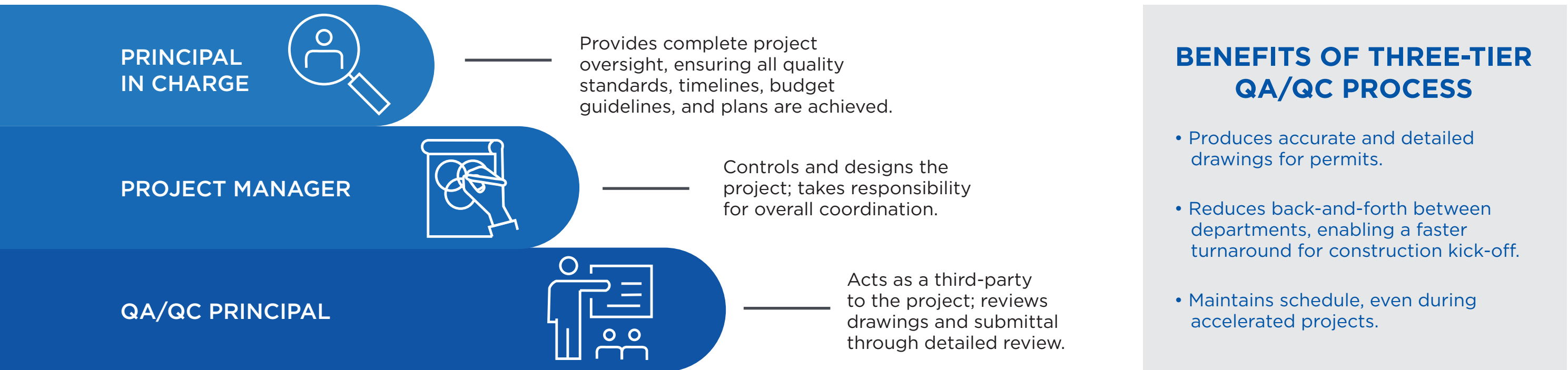


- After delivery of the final set of permits, bid and construction documents, the project is ready to be constructed.
- The Lunz Group provides full bid assistance and construction administration throughout the project, providing contractors with thoroughly coordinated drawings and specifications on all of our projects.
- Our attention to detail and ability to fast-track submissions often means much less time in the permitting process, leading to a quicker project start-up for construction.

PROJECT APPROACH

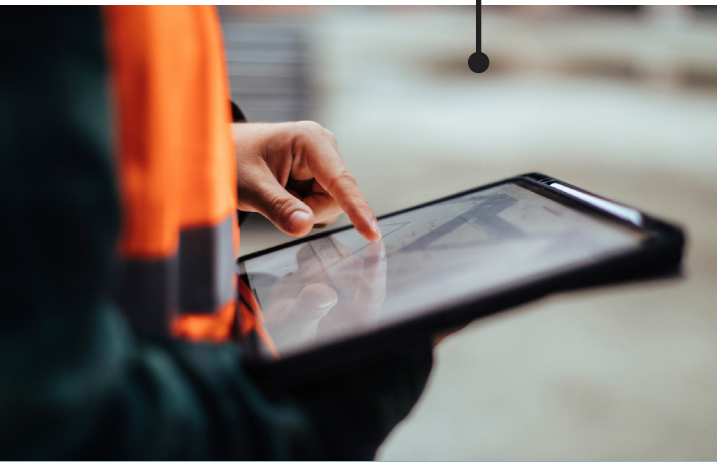
QUALITY ASSURANCE & QUALITY CONTROL

Our quality control structure consists of: Principal in Charge, Project Manager, and QA/QC Principal.



PROJECT APPROACH

QUALITY ASSURANCE & QUALITY CONTROL



Leveraging Technology

- The Lunz Group partners with Autodesk to tailor the Autodesk Preconstruction Bundle to meet specific project needs and workflows.
- Real-time BIM model updates ensure accurate cost takeoffs, budget adherence, and optimized resource allocation, providing unparalleled transparency and informed decision-making.

Milestone Reviews

- Conducted at **30%, 60%, 90%**, and **100%** by uninvolvement QA/QC principals.
- **30% Submittal:** Confirms consultant's understanding of scope and budget.
- **Progress Insight:** Seeks input from Polk County team on work adequacy, design, costs, and adherence to criteria.

Regular Meetings

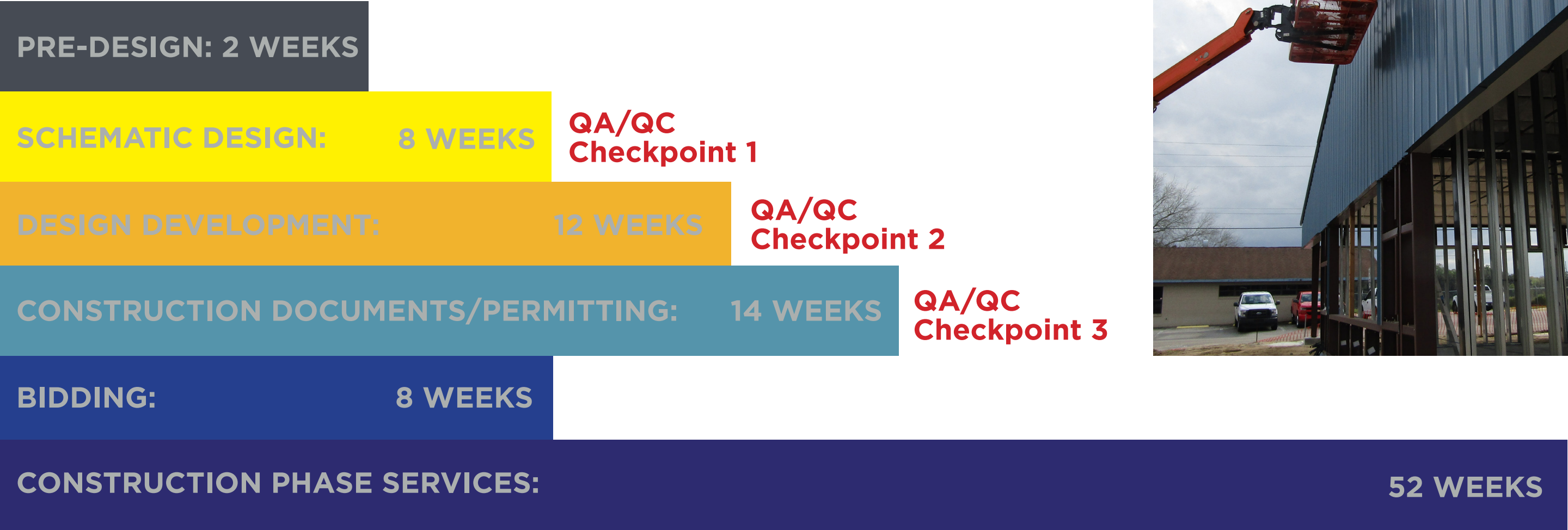
- Held with consultants to discuss project status, timeline schedule charts, and budget analysis.
- Defines near-term deliverables.
- Alerts team to tasks pending or behind schedule; Plans steps for schedule compliance.

Budget Adherence & Quality Assurance

- Tracked throughout all project phases to ensure exceptional services for Polk County.

PROJECT APPROACH

DESIGN-CONSTRUCTION SCHEDULE



DESIGN-CONSTRUCTION SCHEDULE

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POLK COUNTY EXPERIENCE

8

ACTIVE PROJECTS
IN DESIGN AND
CONSTRUCTION
WITH POLK COUNTY

170+

PROJECTS COMPLETED
WITH POLK COUNTY

37

YEARS OF
COLLABORATING WITH
POLK COUNTY

IN DESIGN

- BRADLEY JUNCTION FIRE RESCUE STATION*
- EAGLE LAKE FIRE STATION*
- CALOOSA LAKE FIRE RESCUE STATION*

IN CONSTRUCTION

- MASTERPIECE ROAD FIRE RESCUE STATION*
- MOORE ROAD FIRE RESCUE STATION*
- EATON PARK FIRE RESCUE STATION*
- POLK COUNTY FIRE RESCUE TRAINING FACILITY
- POLK COUNTY RIDGE DISTRICT STATION AT POINCIANA*

RECENTLY COMPLETED

- POLK COUNTY SHERIFF'S BURNHAM-MCCALL TRAINING CENTER
- WATKINS ROAD FIRE RESCUE STATION*
- KATHLEEN FIRE RESCUE STATION*
- POLK COUNTY FIRE RESCUE TRAINING FACILITY MASTER PLAN
- GALLOWAY FIRE RESCUE STATION*
- FROSTPROOF FIRE RESCUE STATION*

**REUSE DESIGN PROJECTS*



MOORE ROAD FIRE STATION



POLK COUNTY EXPERIENCE

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POLK COUNTY EXPERIENCE

PROJECT SCOPE

Design of a new Polk County
Roads & Drainage Office Annex

Size: 16,907 SF

Location: Winter Haven, FL

Completed: September 2020

Design Fee: \$274,900

Construction Cost: \$3.4 Million (\$201/SF)

FEATURES

- * Flexible facility for current and future staffing needs
- * Space for assemblies of up to 100 occupants
- * Additional private offices provision
- * Limited covered parking and separate public/employee entrances

DESIGN ELEMENTS

- * Bold metal panel exterior with County's colors
- * LVT flooring, clerestory skylights, welcoming lobby, offices, conference rooms, and training space
- * Open and covered parking, landscaping, covered walkways, and private manager entrances



POLK COUNTY EXPERIENCE



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EXPERIENCE



EXPERTISE



APPROACH



FLORIDA-BASED



RELATIONSHIP



PROVEN TEAM

WHY OUR TEAM



2851

THE LUNZ GROUP

Architecture | Interior Design

Cultivating Communities.

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