



Polk County

RFP-26-054 Architectural & Engineering Services for Polk County Fire Rescue Administration Headquarters

02/10/26

 **S. Grace**

Agenda.



 **Meet Your Team**

 **Schedule Management**

 **Team Ability**

 **Process + Approach**

 **Budget Analysis
+ Cost Control**

 **Why Grace**

Meet Your Team



Primary Contact



Jonathan Kirk
Principal-in-Charge

Jerry Trout
Project Manager

Regina Gilfanova
Project Architect

Laura Frazier-Sever
Interior Designer

CONSULTANTS

TLC Engineering Solutions, Inc.

MEP Engineering + IT

Bowen Engineering

Structural Engineering

Madrid Engineering Group

Geotechnical Engineering

Landscape Pros, Inc.

Landscape Design

Hyatt Survey Services, Inc.

Survey + Mapping

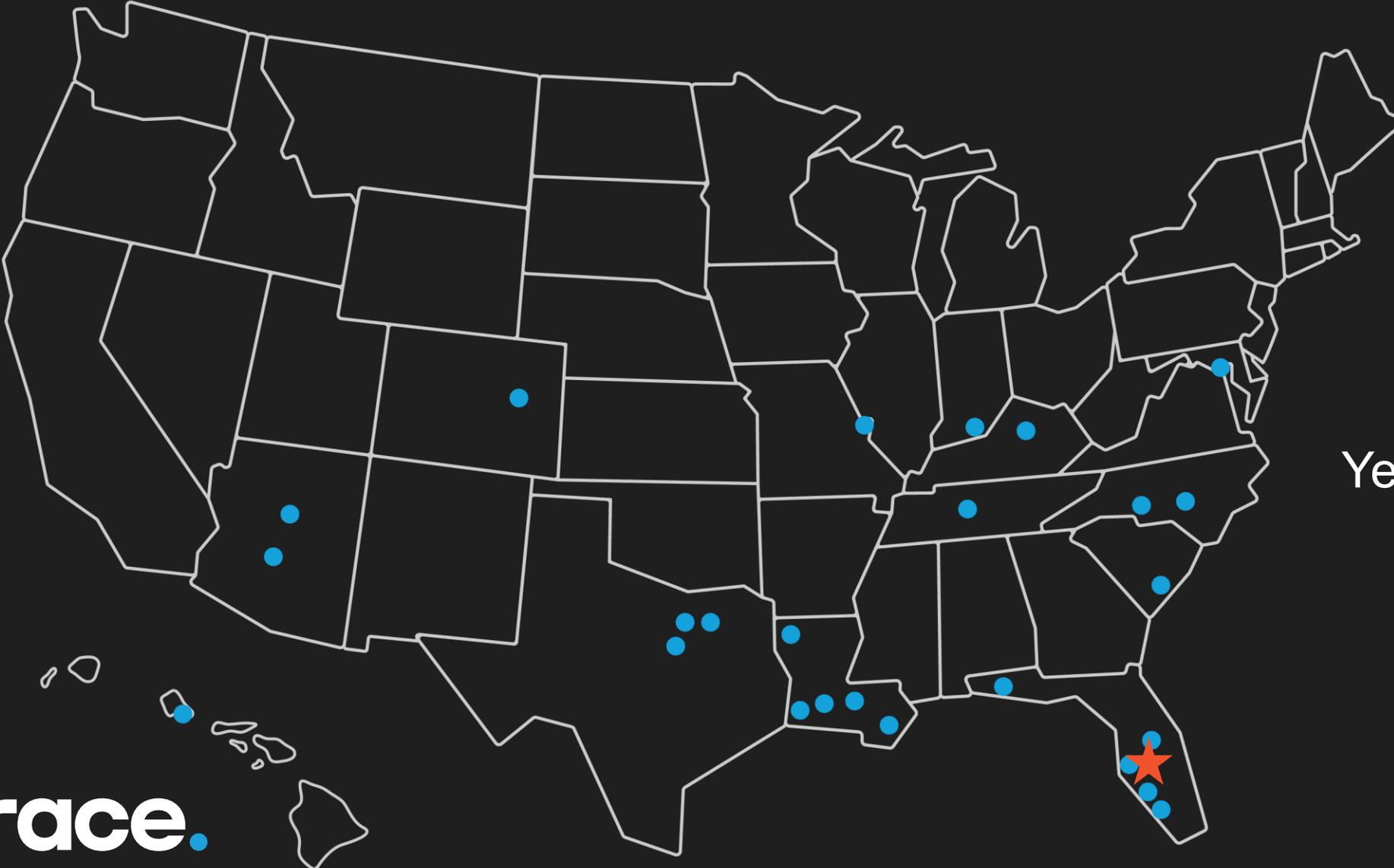
Cost Management, Inc.

Cost Estimating

GADD & Associates

Civil Engineering

Regional Expertise + National Strength



25

Offices

69

Years of Local Experience

475

Employees





86

Florida Team
Members

5

Florida
Offices

20+

Local Team
Members

Currently Working with

Polk County





Northeast Government Center



Haines City Hall Annex



Hernando County Tax Collector



Mulberry City Hall



Winter Haven City Hall



Winter Haven Recreation + Cultural Center



Polk State College – Haines City



Seven Wetlands Education Center



Polk BOCC Parking Garage



Bartow CRA Innovation Center



Lakeland Lake Crago Complex



Apopka Service Center

Proven Local Expertise

500+ Projects in Polk County



Fort Myers Public Works



Amedisys Nashville



Bernhard Office Renovation



Cajun Industries Office Expansion



Santa Rosa County Sheriff's Administrative Office



BlueCross BlueShield Townley Campus



Jones Walker



Navajo Nation Window Rock Administration Buildings



Gila River Health Care Administration Offices



Lee County Public Works



Common Grounds



Farm Bureau Headquarters

National Recent Office Building Experience

Budget Analysis Project Cost Breakdown

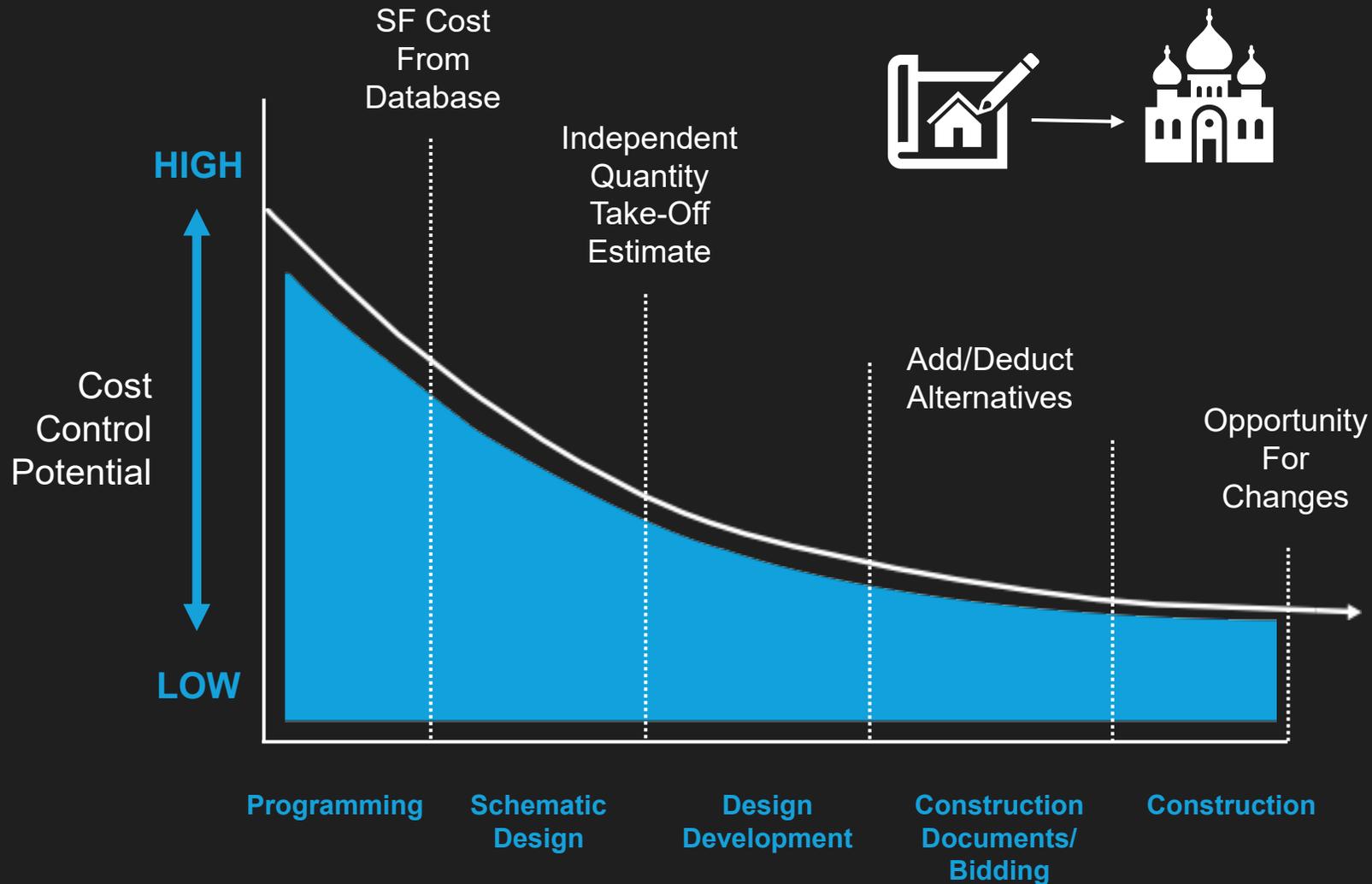
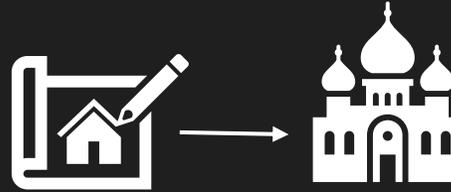


Project	Total Cost	Square Footage	Type of Construction	Site Cost	Building Cost	Status
Polk County Roads + Drainage Inspections and Testing Building	\$2,378,880	9,375 <i>gsf</i>	1-story MTL Building 	-	\$254/sf	Bids Received
7 Wetlands	\$1,275,532	2,181 <i>gsf</i>	1-story wood frame 	\$398,514	\$402/sf	Under Construction
City of Mulberry City Hall	\$5,000,000	18,559 <i>gsf</i>	2-story tilt wall 	\$1,500,000	\$269/sf	Under Construction
Hernando Tax Collector	\$13,597,579*	15,718 <i>gsf</i>	1-story tilt wall 	\$3,686,246	\$586/sf	Under Construction
St. John River Water Management District	\$6,500,000*	17,160 <i>gsf</i>	1-story CMU 	\$1,000,000	\$320/sf	Completed 8/2022
Haines City Hall Annex	\$19,842,033*	31,512 <i>gsf</i>	4-story STL/MTL/STUD 	\$1,457,001	\$585/sf	Under Construction
P.C. Northeast Government Center	\$20,609,755	73,700 <i>gsf</i>	1-story tilt wall 	\$2,505,476	\$280/sf	Completed 6/2023

*Total Project cost includes furniture scope, contingency & buyout savings

*Under Construction Average \$460

MANAGE TEAM EXPECTATIONS



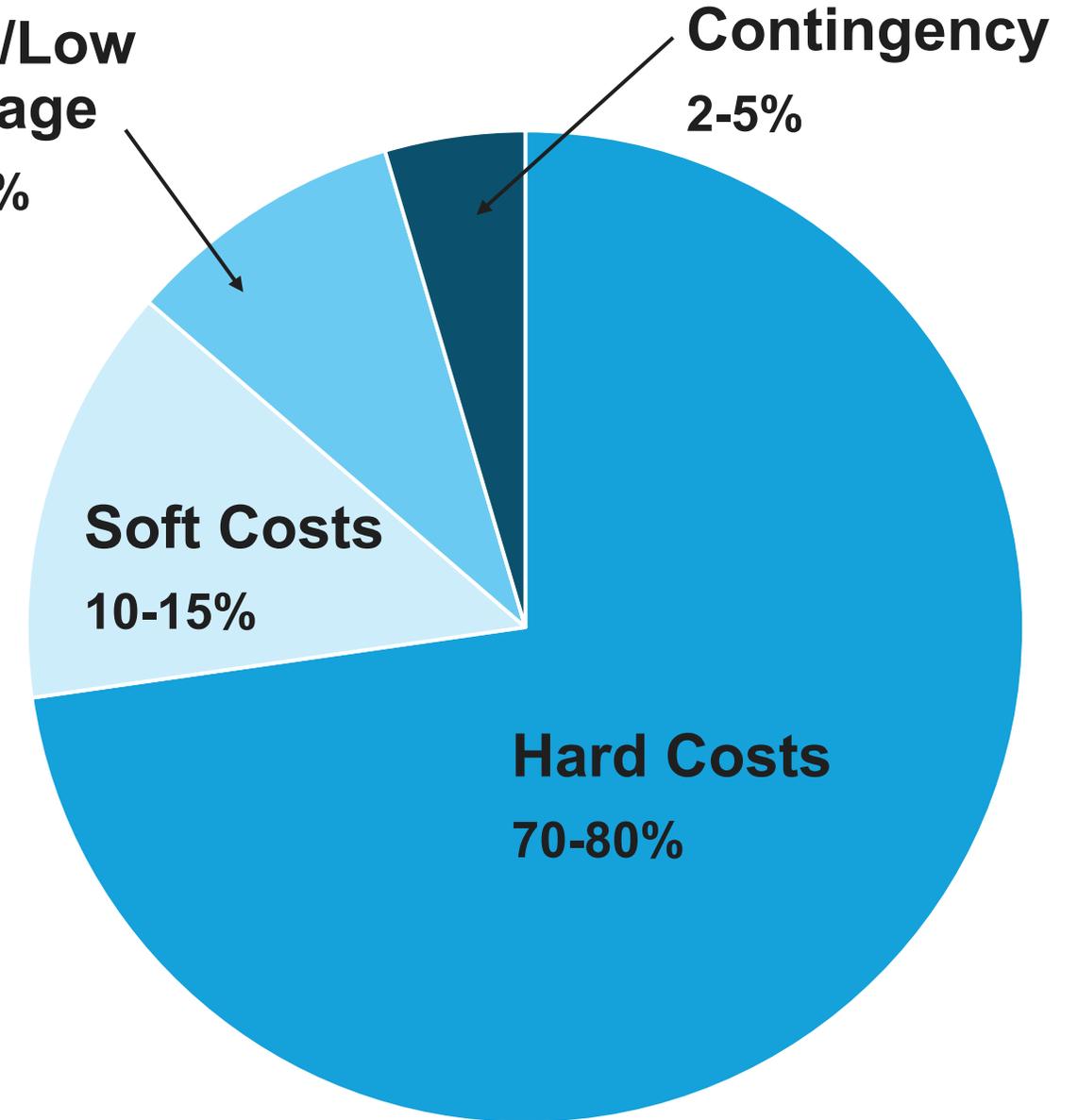
Cost Control

- Assess program / functional use cost per/SF by area.
- Assign construction costs by major categories
- Identify soft costs, FF&E, network systems, owner's cost
- Establish priorities within funding parameters
- Continuous cost estimating/value analysis – independent + with CMAR
- Biddability reviews

Your Budget

\$10 Million Total Project Budget

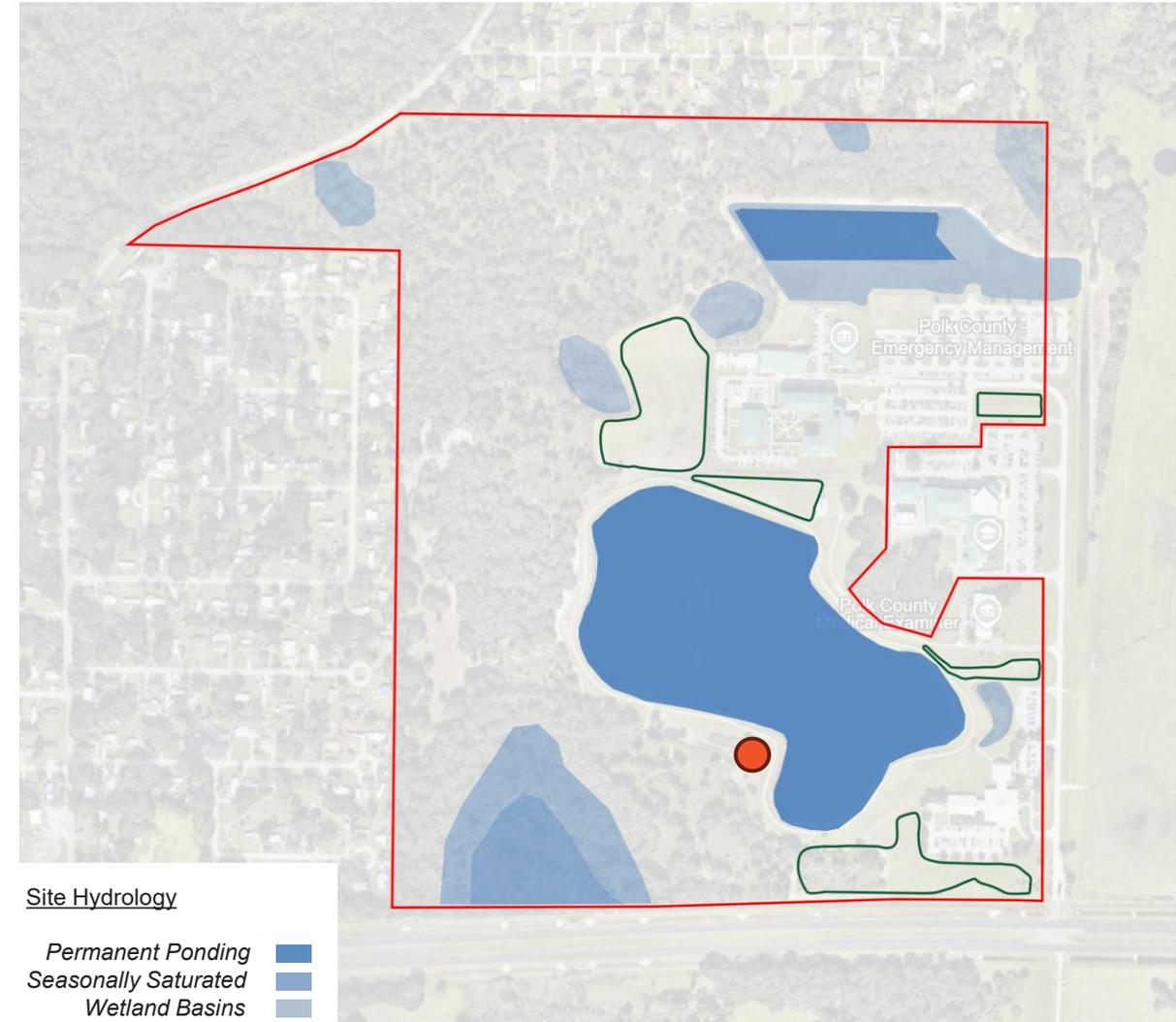
- **Hard Costs:** Site/Building/Contractor Overhead + Profit
 - \$7,750,000 – Total
 - \$1,500,000 – Site Cost
 - \$6,250,000 – Building Cost
- **Soft Costs:** Professional Fees + Permits
 - \$1,000,000
- **FFE / Low Voltage**
 - \$750,000
- **Contingency**
 - \$500,000



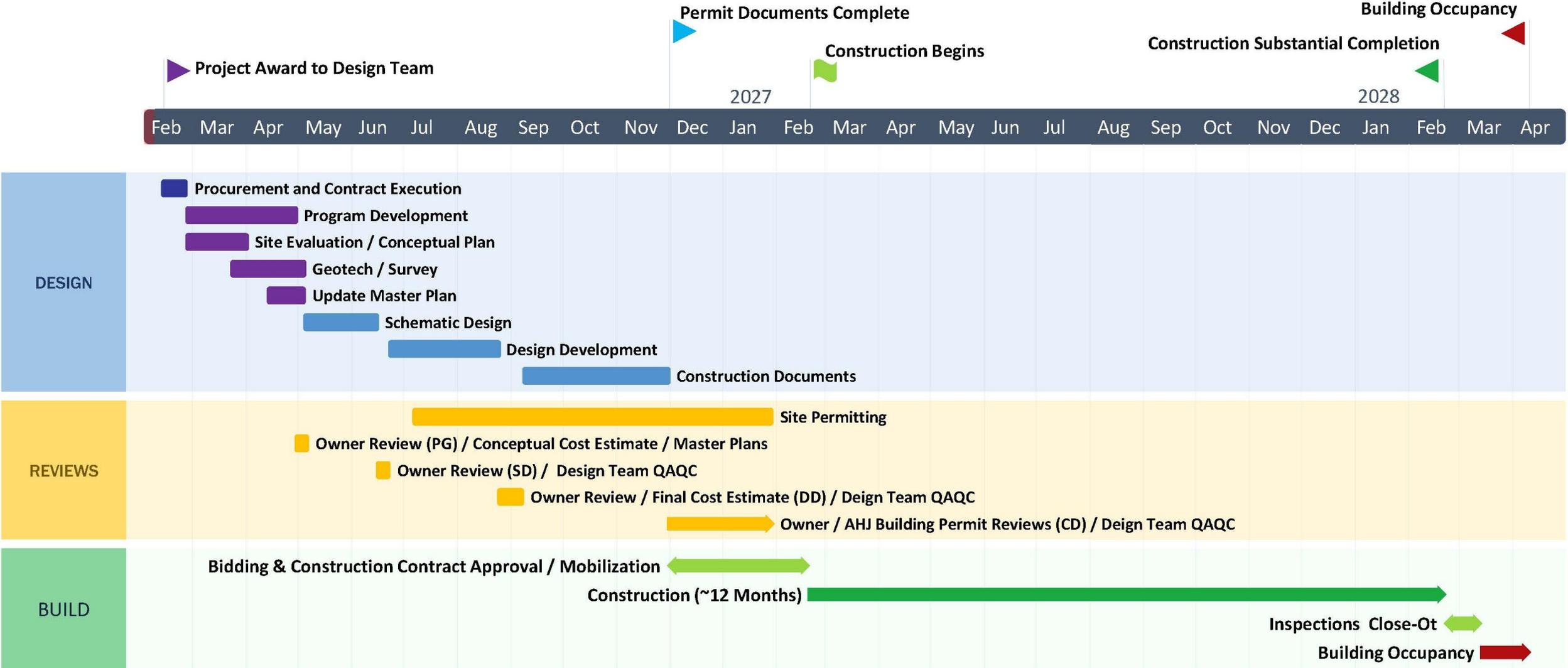
Building SF Cost Range

20,000 SF = \$312 PER SF
17,000 SF = \$367 PER SF
12,000 SF = \$520 PER SF

Site Study – Environmental & Water



Effective Schedule Management



Collaborative

Process + Approach



Listen + Learn
User Group Surveys

Space ID	Space Name	Program Space Needs Recommendation			Design Intent / Adjacency
		Net Area Per Space	# of Spaces	Total Net Area (NSF)	
ADMINISTRATION					
	Main Lobby	650	1	650	Includes Receptionist & Waiting Area Seating for 8 people
	Community Meeting / Multi-Purpose / Training	1,400	1	1,400	87 person seating, Grouped w Access to Office Suite
	Fire Chief Office	240	1	240	Private Office w Medium Meeting Table for 6 people
	Assistant Chief	190	2	380	Private Office w Small Meeting Table
	Deputy Chief	190	6	1,140	Private Office w Small Meeting Table
	Admin Assistant	120	4	480	Private Office
	Finance Manager	150	1	150	Private Office w Small Meeting Table
	Medical Director	190	1	190	Private Office w Small Meeting Table
	Public Information Officer	150	2	300	Private Office w Small Meeting Table
	Sanitation Chief	120	1	120	Private Office
	Files / Future Office	190	2	380	Private Office
	Future Office - Large	190	2	380	
	Open Office Area #1	1,500	1	1,500	Open Office area with 18 work stations
	Open Office Area #2	1,200	1	1,200	Open Office area with 12 work stations
	Copy/Workroom	150	1	150	Printer, Copier, Supplies & Cabinetry for Storage
	Mail Room	125	1	125	
	Small Conference Room (10 Seats)	250	1	250	Shared Staff Use
	Large Conference Room (16 Seats)	500	1	500	Shared Staff Use
	Small "Huddle Room" (2 Seats)	90	1	90	
	Health & Wellness Room	525	1	525	
	Record Storage	200	1	200	Lateral file cabinet document storage
	Staff Break Room	600	1	600	Room for Staff members to take lunch breaks, rest, and informal meeting table seating and lounge seating
	Public Gang Restrooms	225	2	450	(4) Fixtures, (3) Lavs
	ADA Staff / Unisex Restrooms	100	2	200	(2) Fixtures, (2) Lavs
	Staff Locker room/ showers	250	2	500	7 showers each room / 8 lockers and changing area
	Mechanical	400	1	400	PVAC Air Handler Equipment & Hot Water Heaters
	Electrical	150	1	150	Electrical Gear, Transformers, Panels
	Data/IT (MDF)	100	1	100	Main Distribution Frame
	Janitor	100	1	100	(1) Service Sink w/ Storage
	General Storage	150	1	150	Bulk supplies, document filing, etc.
	Facilities Storage	200	1	200	Building "misc stock" material storage, seasonal office, misc. tools, etc.
	Proposed Building (NSF)			13,040	
	35% Grossing Factor (Walls/Circulation)			-4,571	
	Proposed Building (GSF)			17,631	

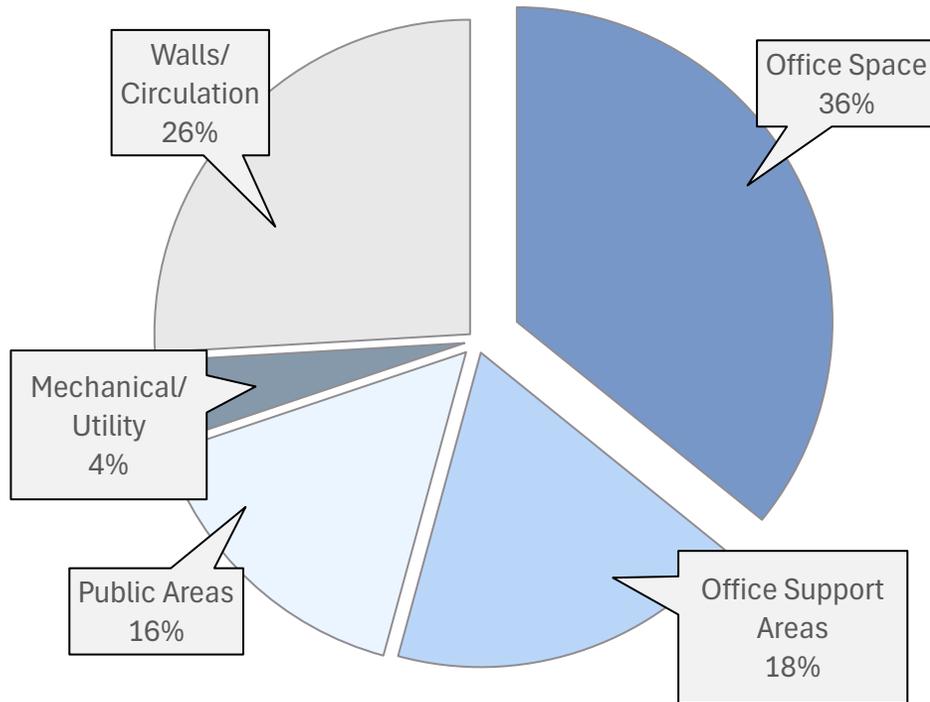
Program Development
Space Types, Quantities & Sizes



Verify + Evaluate
Prioritize Needs vs. Wants

Design Exploration - Floor Plan

Space Type Allocation



Plan Development

- Site-driven Design
- Safety + Security
- Efficient Systems
- Efficient, Intuitive Workflows

Interiors + FF&E

Integrated Interior Design

- Design + Specifications
- Procurement Assistance
- Installation Coordination
- Dealers for State Contract Furniture Manufacturers



Workplace + People

- Hospitality inspiration
- Strategic Arrangement + Optimization
- "Me" vs. "We" Spaces
- Flexible + Functional
- Personal Wellness
- Biophilic Design
- Importance of Acoustics
- Lighting – both artificial + natural

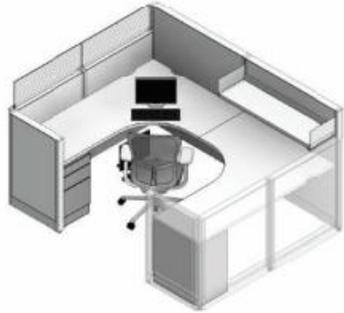
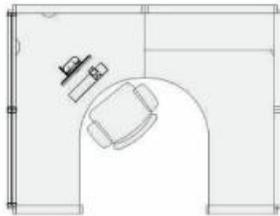


Tools to Refine Space Needs

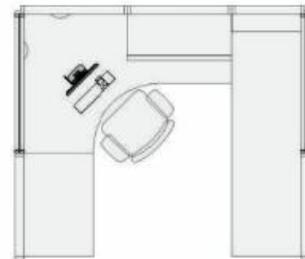
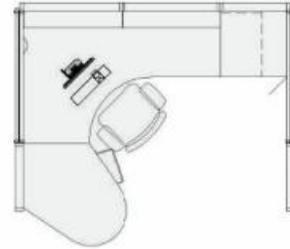
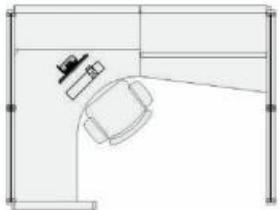
48 SF WORKSTATION

54 SF WORKSTATION

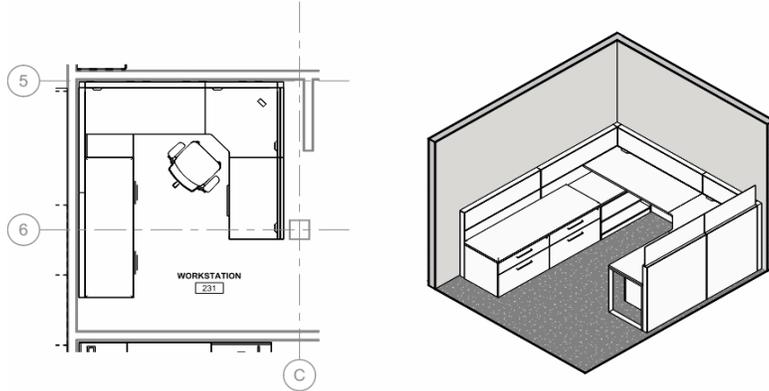
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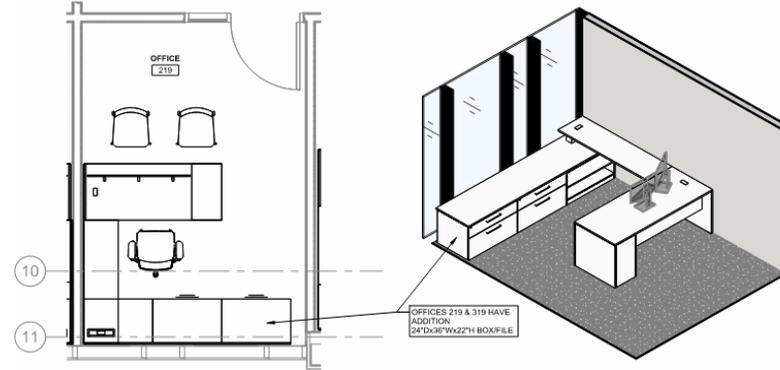
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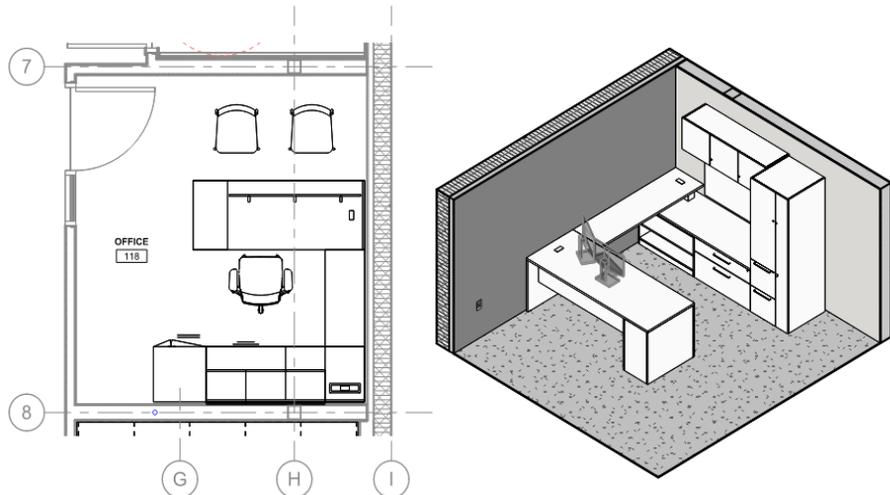
Workplace Stratification



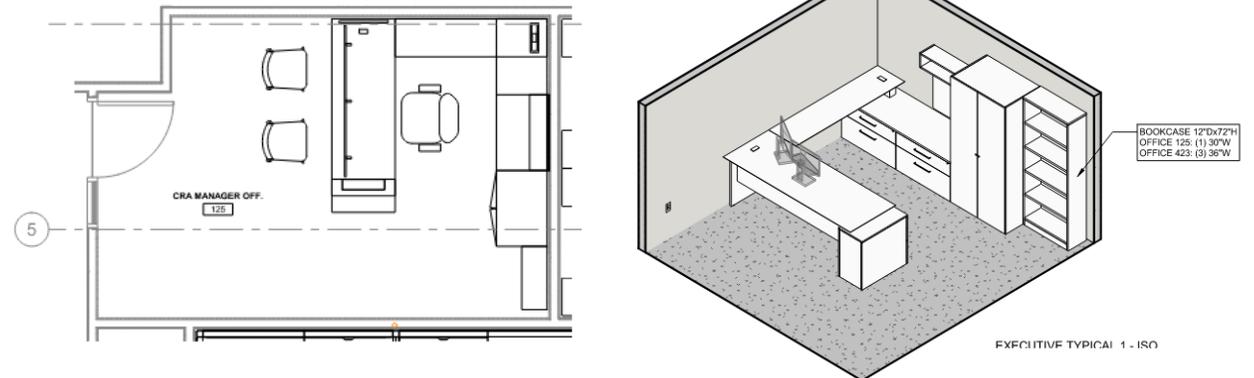
Supervisor Workstation
80 - 90 SF



Administrative Private Office
100 - 135 SF



Assistant / Deputy Chief Private Office
150 - 185 SF



Fire Chief Private Office
200 - 225 SF

Building Science + Technical Expertise = Efficient Building

Well-Designed Systems

- Predictable in performance
- Easy to operate + maintain
- Resilient during emergencies

Building Science Ensures

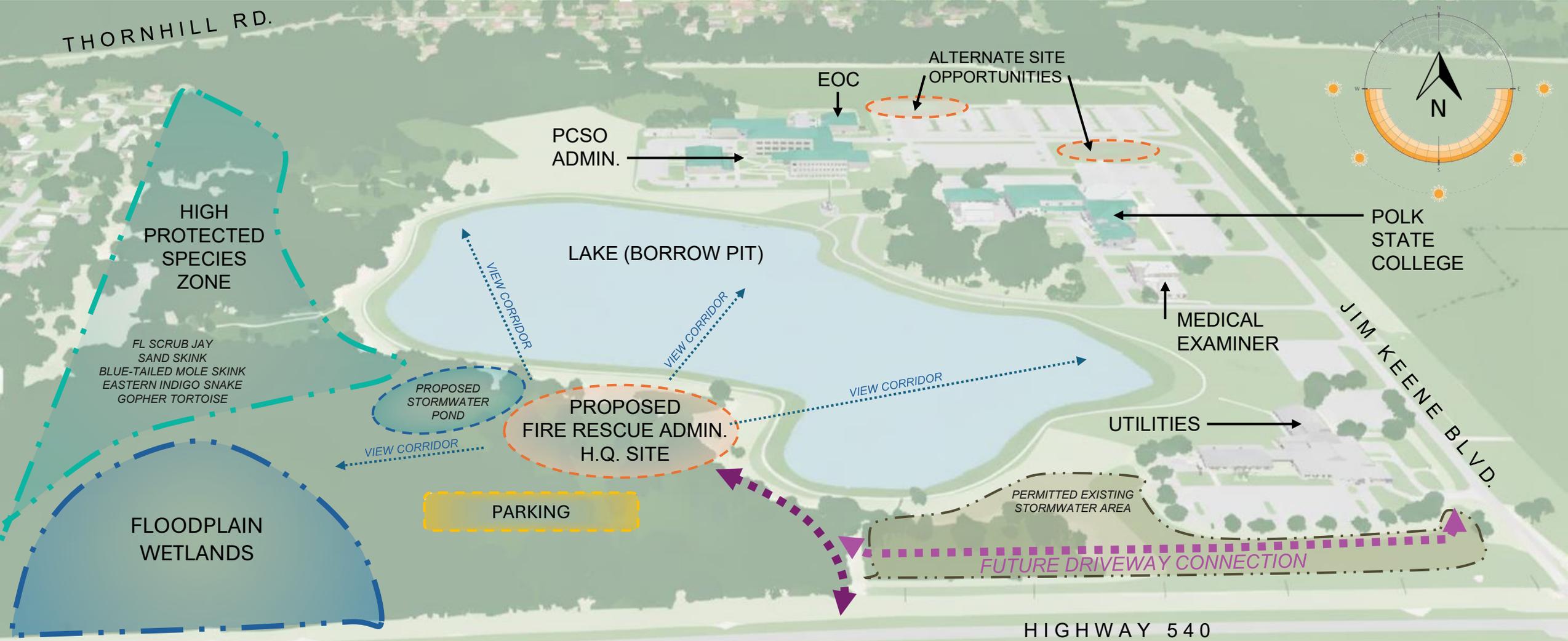
- Controlled Air Quality
- Thermal comfort, acoustics, daylight
- Coordinated power, communications + life safety systems

Thoughtful Detailing Reduces

- Maintenance calls
- Energy waste
- Premature System replacement



Site Study



Design Exploration – Site Plan



VIEW CORRIDOR

EXISTING STORMWATER POND

BORROW PIT

PROPOSED BLDG
20,000 SF

OUTFALL

PROPOSED STORMWATER POND

70 PARKING SPACES

TO WETLAND

TO WETLAND

FUTURE EXPANSION

WINTER LAKE ROAD

Design Exploration



Design Exploration



Design Exploration



Front Entry

Design Exploration



North Elevation

Design Exploration



View Looking East

Design Exploration

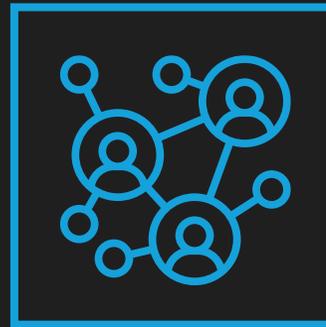


View Looking West



Legacy Advantages

Local Partners, Leadership,
Presence + Understanding



Greater Value

Expanded Capacity, National
Expertise + Resources



Community Centric
Client-Focused
Values

Why Grace?

The background is a solid blue color with several large, overlapping, organic shapes in a lighter shade of blue. These shapes include a horizontal bar at the top left, a large curved shape on the left side, and a circle at the bottom right.

**Do Good.
Be Great.**

**Thank
You**