

**EXHIBIT A  
CONTRACT**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA  
PROFESSIONAL SERVICES AGREEMENT  
NO.25-RFQ01153/ap**

THIS Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS, 15470 Flight Path Drive, Brooksville, Florida, a political subdivision of the State of Florida, hereinafter called the County and KMF Architects LLC, 839 N. Magnolia Avenue, Orlando, FL 32803 duly authorized to conduct business in the State of Florida, hereinafter called the Professional.

**RECITALS:**

WHEREAS, the Professional has reviewed the consulting services required pursuant to the Agreement and is qualified, willing and able to provide and perform all such services in accordance with its terms.

WHEREAS, the County does hereby retain the Professional to furnish certain services in connection with:

**Architectural and Engineering Services for Hernando County Fire Rescue (HCFR) Fire Station Prototype Designs**

NOW, THEREFORE, the County and the Professional, in consideration of the mutual covenants contained herein, agree as follows:

**SECTION 1.** The Professional and the County mutually agree to furnish, each to the other, the respective services, information and terms as described in Exhibit "A", attached hereto and made a part hereof.

Before any additions or deletions to the work described in Exhibit "A", and before undertaking any changes or revisions to such work, the parties shall negotiate any necessary cost changes and shall enter into a supplemental written Agreement covering such modifications and the compensation to be paid therefor.

Reference herein to this Agreement shall be considered to include any supplement thereto and the Request for Proposals that resulted in this Agreement.

Reference herein to County Administrator shall mean the Hernando County Administrator or its designee.

**SECTION 2.** The services indicated in Exhibit "A" to be rendered by the Professional shall be commenced, subsequent to the execution of this Agreement, upon written notice from the County Administrator and or its designee and shall continue until project completion.

**SECTION 3.** The Professional agrees to provide Project Schedule progress reports in a format acceptable to the County, either monthly or at intervals established by the County. The County will be entitled at all times to be advised, at its request, as to the status of work being done by the Professional and of the details thereof. Coordination shall be maintained by the Professional with representatives of the County. Either party to the Agreement may request and be granted a conference.

**SECTION 4.** In the event there are delays on the part of the County as to the approval of any of the materials submitted by the Professional, or if there are delays occasioned by circumstances beyond the control of the Professional which delay the project schedule completion date, the County shall grant to the Professional, by

"Letter of Time Extension," an extension of the contract time equal to the aforementioned delays, provided there are no changes in compensation or scope of work except those changes that may be agreed upon between the parties hereto.

It shall be the responsibility of the Professional to ensure at all times that sufficient contract time remains within which to complete all services on the project. In the event there have been delays that would affect the project completion date, the Professional shall submit a written request to the County that identifies the reason(s) for the delay and the amount of time related to each reason. The County shall timely review the request and determine whether to grant all or part of the requested extension.

In the event contract time expires and the Professional has not requested, or if the County has denied, an extension of the completion date, partial progress payments will be stopped on the date time expires. No further payment for the project will be made until a time extension is granted or all work has been completed and accepted by the County.

**SECTION 5.** The Professional shall maintain an adequate and competent professional staff within the State of Florida and may associate with specialists, sub-professionals, and/or other professionals for the purpose of its services hereunder without additional cost to the County. Should the Professional desire to utilize other specialists, sub-professionals, and/or professionals in the performance of the work, the Professional shall be responsible for satisfactory completion of all such specialists', sub-professionals' and/or other professionals' work and may not assign or transfer work under this Agreement to other specialists, sub-professionals, or professionals unless approved in writing by the County. It is agreed that only specialists, sub-professionals, and/or other professionals which have been approved by an authorized representative of the County will be used by the Professional. It is also agreed that the County will not, except for services so designated herein or as may be approved by the County, permit or authorize the Professional to perform less than the total contract work with other than its own organization.

**SECTION 6.** All final plans, documents, reports, studies, and other data prepared by the Professional will bear the endorsement of a person in the full employ of the Professional and duly registered in the appropriate professional category.

a) After the County's acceptance of final plans and documents, the Professional shall provide to the County a reproducible form of the Professional's drawings, tracings, plans, and maps. Upon completion of construction by the contractor, the Professional shall furnish acceptable field verified "record drawings" of full-size prints. The Professional shall signify, by affixing an appropriate endorsement on every sheet of the record sets that the work shown on the endorsed sheets was reviewed by the Professional. In addition to the aforementioned documents in this subparagraph, the Professional shall submit three (3) final sets of operation and maintenance manuals.

b) The Professional shall not be liable for the County's use of said plans, documents, studies, or other data for any purpose other than stated in the Scope of Services, Exhibit "A," of this Agreement.

**SECTION 7.** All tracings, plans, specifications, maps, surveys, field survey notes, and/or reports prepared or obtained under this Agreement shall be considered works made for hire and shall, *subject to full payment for all services performed*, become the property of the County; provided, however, that regardless of whether full payment for all services performed has been made, the Professional shall provide reproducible copies to the County upon County's request, at Professional's direct printing costs, at any time during the period of this Agreement. The County will have the right to visit the site for inspection of the work and the drawings of the Professional at any time. Unless changed by written Agreement of the parties, said site shall be the address of the firm. Records of cost incurred under the terms of this Agreement shall be maintained and made available upon request of the County at all times during the period of this Agreement and for five (5) years after final payment is made. Copies of these documents and records shall be furnished to the County upon request at direct printing cost.

Records of cost incurred includes the Professional project accounting records, together with supporting documents and records of the Professional and all Specialists, Sub-Professionals and/or other Professionals performing work on the project, and all other records of the Professional and Specialists, Sub-Professionals and/or other Professionals considered necessary by the County for a proper audit of project costs. Whenever travel costs are

included in Exhibit B, the provisions of Section 112.061, Florida Statutes, shall govern as to reimbursable costs.

The Professional shall furnish to the County at direct printing cost all final work documents, papers, and letters or any other such materials which may be subject to the provisions of Chapter 119, Florida Statutes, made or received by the Professional in conjunction with this project. Failure by the Professional to provide such records shall be grounds for immediate unilateral cancellation of the Agreement by the County.

**SECTION 8.** The Professional shall comply with all federal, state, and local laws and ordinances applicable to the work or payment thereof, and shall not discriminate on the grounds of race, color, religion, sex, or national origin in the performance of work under this Agreement.

**SECTION 9.** The County agrees to pay the Professional compensation as detailed in Exhibit B which is attached hereto and made a part hereof. Unless otherwise agreed to, this is a lump sum contract. No additional fees or expenses will be paid by the County.

**SECTION 10.** The Professional is employed to render a professional service only and payments made to the Professional are compensation solely for such services rendered and recommendations made in carrying out the work. The Professional shall perform and complete all work in a workmanlike manner to the best of its abilities and in accordance with sound engineering and professional consulting practices and principles.

In performing construction phase services, the Professional may be requested to act as agent of County. The Professional's review or supervision of work prepared or performed by other individuals or firms employed by the County shall not relieve those individuals or firms of complete responsibility for the adequacy of their work.

**SECTION 11.** The County may terminate this Agreement in whole or in part at any time the interest of the County requires such termination.

- a) If the County reasonably determines that the performance of the Professional is not satisfactory, the County shall have the option of:
  - 1) immediately terminating the Agreement and paying the Professional for work reasonably and satisfactorily performed hereunder through the date of termination; or
  - 2) notifying the Professional of the deficiency requiring that the deficiency be corrected within a reasonable specified time and terminating the Agreement at the end of the specified time if the Professional does not correct the deficiency. If the County terminates the Agreement, it shall pay the Professional for the work satisfactorily completed to such specified date.
- b) If the County requires termination of the Agreement for reasons other than unsatisfactory performance of the Professional, the County shall notify the Professional of such termination and specify the state of work at which time the Agreement is to be terminated, and the Professional shall be entitled to receive payment for all work reasonably, satisfactorily performed hereunder through the date of termination. An allowance for satisfactory work in progress but not yet completed shall be made.
- c) If the Agreement is terminated before performance is completed, the Professional shall be paid for work satisfactorily performed. Payment is to be on the basis of substantiated costs, not to exceed the percentage of the work performed.

**SECTION 12.** Adjustment of compensation and contract time because of any major changes in the work that may become necessary or desirable as the work progresses shall be left County's absolute discretion. The parties shall commit such adjustment to a written supplemental agreement.

**SECTION 13.** All words used herein in the singular form shall extend to and include the plural. All words used in the plural form shall extend to and include the singular. All words used in any gender shall extend to and include all genders.

**SECTION 14.** The Professional shall procure and maintain professional liability insurance as required in the Request for Proposals that resulted in this Agreement.

The Professional will also cause professional Specialists and/or Sub-Professionals retained by Professional for the

project to procure and maintain comparable professional liability insurance coverage. Before commencing the work, the Professional shall furnish the County a certificate(s) showing compliance with this paragraph (Exhibit C). *Said certificate(s) shall provide that policy(s) shall not be changed or canceled until thirty (30) days prior written notice has been given to the County; Hernando County is named as additional insured as to Commercial General Liability and Certificate Holder must read: Hernando County Board of County Commissioners.*

**SECTION 15.** The Professional warrants that he has not employed or retained any company or person other than a bona fide employee working solely for the Professional, to solicit or secure this Agreement, and that he has not paid or agreed to pay any person, company, corporation, individual or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. It is understood and agreed that the term "fee" shall also include brokerage fee, however denoted.

- a) For the breach of violation of Paragraph (15) the County shall have the right to terminate this Agreement without liability and, at its discretion, to deduct from the contract price or otherwise recover the full amount of such fee, commission, percentage, gift, or consideration.

**SECTION 16.** Unless otherwise required by law or judicial order, the Professional agrees that it shall make no statements, press releases or publicity releases concerning the Agreement or its subject matter or otherwise disclose or permit to be disclosed any of the data or other information obtained or furnished in compliance with this Agreement, or any particulars thereof, during the period of the Agreement without first notifying the County and securing its consent in writing. The Professional also agrees that it shall not publish, copyright or patent any of the site-specific data furnished in compliance with this Agreement; it being understood that, under Paragraph 7 hereof, such data or information is the property of the County. This does not include materials previously or concurrently developed by the Professional for "In House" use. Only data generated by Professional for work under this Agreement shall be the property of the County.

**SECTION 17.** Standards of Conduct - Conflict of Interest - The Professional covenants and agrees that it and its employees shall be bound by the standards of conduct provided in Section 112.313, Florida Statutes as it relates to work performed under this Agreement, which standards are hereby incorporated and made a part of this contract as though set forth in full. The Professional agrees to incorporate the provisions of this paragraph in any subcontract into which it might enter with reference to the work performed.

**SECTION 18.** The County reserves the right to suspend, cancel or terminate the Agreement, without penalty, in the event one or more of the Professional's corporate officers is indicted or has a direct information issued against him for any crime arising out of or in conjunction with any work being performed by the Professional for or on behalf of the County under this Agreement. It is understood and agreed that in the event of such termination, reproducible copies of all tracings, plans, specifications, maps, and data prepared or obtained under this Agreement shall immediately be turned over to the County in conformity with the provisions of Paragraph 7 hereof. The Professional shall be compensated for its services rendered up to the time of any such termination in accordance with Paragraph 11 hereof. The County also reserves the right to terminate or cancel this Agreement in the event the Professional is placed in either voluntary or involuntary bankruptcy or if an assignment is made for the benefit of creditors. The County further reserves the right to suspend the qualifications of the Professional to do business with the County upon any such indictment or direct information. In the event that any such person is found not guilty or if the indictment or direct information is dismissed, the County Administrator shall immediately lift the suspension.

**SECTION 19.** Professional shall indemnify and hold harmless the County and its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of Professional and other persons employed or utilized by Professional in the performance of this Agreement.

**SECTION 20.** All notices required to be served on the Professional shall be served by registered or certified mail, return receipt requested, to Professional's address and all notices required to be served upon the County shall be served by registered or certified mail, return receipt requested, addressed to the Chief Procurement Officer, Hernando County Board of County Commissioners, 15470 Flight Path Drive, Brooksville, FL 34604.

**SECTION 21.** Hernando County reserves the right to audit the Professional's records relating to equipment,

goods or services and expenditures related to this Agreement, whether express or implied. Such records include, but are not limited to: all books, records, and memoranda of every description pertaining to the work under this Agreement.

Hernando County further reserves the right to reproduce any of the documents mentioned in this section.

**SECTION 22.** Unless otherwise required by law, this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any dispute arising from this Agreement shall be litigated in the appropriate court in Hernando County, Florida, or the United States District Court, Middle District of Florida. IN ANY LITIGATION ARISING FROM THIS AGREEMENT, THE PARTIES WAIVE THE RIGHT TO A JURY TRIAL AND EACH SHALL BEAR THEIR OWN COSTS AND ATTORNEYS' FEES.

**SECTION 23 FORCE MAJEURE.** Neither party shall be considered in default in performance of its obligations hereunder to the extent that performance of such obligations, or any of them, is delayed or prevented by Force Majeure. Force Majeure shall include, but not be limited to, hostility, revolution, civil commotion, strike, epidemic, fire, flood, wind, earthquake, explosion, any law, proclamation, regulation or ordinance or other act of government, or any act of God or any cause whether of the same or different nature, existing or future; provided that the cause whether or not enumerated in this Section is beyond the control and without the fault or negligence of the party seeking relief under this Section.

**Section 24 INDEPENDENT CONTRACTOR.** The Professional shall be legally considered an independent contractor and neither the Professional, its employees nor sub-contractors shall, under any circumstances, be considered servants or agents of the County; and the County shall at no time be responsible for any negligence or other wrongdoing by the Professional, its servants, agents, employees or subcontractors.

**Section 25 SEVERABILITY.** If any section, subsection, sentence, clause, phrase, or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed stricken, and such holding will not affect the validity of the remaining portion thereof.

**Section 26 NO WARRANTY BY THE COUNTY.** Approval by the County of any of the Professional's work, including but not limited to drawings, design specifications, written reports, or any work products furnished hereunder, shall not relieve the Professional of responsibility for the technical accuracy and adequacy of work under this Agreement. Neither the County's approval or acceptance, or payment for any services furnished under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or any cause of action arising out of the performance of this Agreement.

**Section 27 MODIFICATIONS.** This Agreement may only be amended or modified by mutual consent of duly authorized parties, in writing, through the issuance of a modification to this Agreement or purchase order as appropriate.

**SECTION 28 EXTENT OF CONTRACT.** This Agreement, together with the RFQ No. 25-RFQ01153/ap issued October 8, 2025, the proposal submitted November 14, 2025, and the Exhibits hereinafter identified and listed in this Section, constitute the entire Agreement between the COUNTY and the Professional and supersede all prior written or oral understandings in connection therewith. This Agreement may only be amended, supplemented or modified by a formal amendment or change order to this Agreement.

The RFQ shall be included and incorporated in the final award. The order of contractual precedence will be the Agreement and the Exhibits supplemental to and made a part of this contract are as follows:

- Exhibit "A" Scope of Services
- Exhibit "B" Compensation and Method of Payment
- Exhibit "C" Certificate of Insurance
- Exhibit "D" Notice to Proceed
- Exhibit "E" Request for Qualification/Proposal

**SECTION 29. INTERPRETATION.** This Agreement shall not be construed for or against any party hereto, without regard to which party is wholly or partly responsible for its drafting.

**SECTION 30. TRAVEL.** Engineering firms (Professional) requesting travel and subsistence reimbursement shall comply with Section 112.061, Florida Statutes.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed, the day and year first above written.

(SEAL)

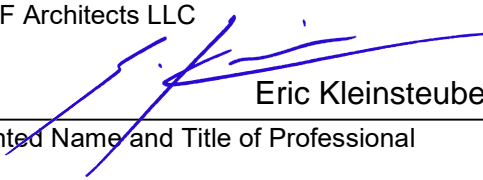
BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Douglas A. Chorvat, Jr., Clerk of Circuit Court

\_\_\_\_\_ Date: \_\_\_\_\_  
Jerry Campbell, Chairman

KMF Architects LLC

Witness \_\_\_\_\_

By  \_\_\_\_\_  
Eric Kleinsteuber, President  
Printed Name and Title of Professional



**ARCHITECTS**

**EXHIBIT A  
SCOPE OF SERVICES**

~~April 6, 2026~~  
**April 28, 2026**

**26-025R1**

**Erik Van De Boogaard  
Construction Projects Coordinator  
Hernando County  
1525 E. Jefferson Street  
Brooksville, FL 34601**

**Subject: Professional Architectural Services - Fire Station Prototype  
Contract # 25-RFQ01153/ap  
Project Address: Undetermined**

Dear Mr. Van De Boogaard,

Thank you for the opportunity for KMF Architects (hereinafter referred to as KMF) to offer this proposal for professional design services to Hernando County (hereinafter referred to as the County) for the new Fire Station Prototype design. Our total fee for the services outlined herein will be a lump sum.

KMF will provide architectural services and project management. The work on this project requires the services of the following Consultants:

- SGM - MEP Engineering
- Premier - Structural Engineering
- Tri3 - Civil Engineering
- Carlsson - Cost Estimating

Additional Consultants on the design team but NOT included in Phase 1 scope:

- Coyle & Caron - Landscape Architecture

**PROJECT DESCRIPTION**

The County is seeking the development of two (2) new prototype fire stations. These prototypes - one 3-bay and one 4-bay configuration - will be used for the site-adapted construction of all future fire stations for Hernando County Fire Rescue (HCFR).

**SCOPE OF WORK - PROFESSIONAL SERVICES**

KMF has met with Erik Van De Boogaard, Alisa Pike, and other County employees on March 11, 2026 to kickoff negotiations and discuss the scope of this project. Based on this discussion and other conversations had between KMF and the County, the work will be completed in different phases, with Phase 1 being the 2 Prototype Designs (blue sky, without a site), Phase 2 being the Site Adaptation, and Phase 3 being Permitting / Construction Administration of the prototype onto the selected site. The current scope herein only includes Phase 1. As the project progresses into Phases 2 and 3, the team will negotiate that additional scope at that time via contract amendment. The team may go in and out of different phases for the duration of the contract as



## ARCHITECTS

site selection is ongoing and stations begin being built. Phase 2 and Phase 3 are not included in the current scope and will be negotiated as additional services at a later date.

### **Phase 1 – Prototype Designs (blue sky, without a site)**

- Design of a Hernando County specific Fire Station Prototype with Reconfigurable components. Final solution will be one or two story, but not both. Final solution will include one 3-bay and one 4-bay configuration.
  - *Both concepts to go through Schematic Design. At Schematic Design, the County will determine which concept to move forward with – either a 2 story or a 1 story.*
  - *A minimum lot size will need to be determined*
- Minimum Site Requirements and scaling, for Real Estate to purchase and analysis properties.
- Specific Site Adaptation is not included
- Landscape Architecture is not included
- 3 Design reviews are anticipated. No more than 5 included.
- Attendance at BCC meeting to present design when proposing a site
  - Potential desire for additional physical 3D models

### **Phase 2 – Site Selection / Adaptation – NOT INCLUDED IN SCOPE**

- County to provide all Geotechnical Engineering
- County to provide all Surveying
- County to provide all Environmental Consulting
- KMF to provide Traffic Consultant if needed
- KMF to provide Fueling Consultant if needed

### **Phase 3 – Permitting / Construction Administration – NOT INCLUDED IN SCOPE**

- Final Design adaptation to selected site
- Permit Submission
- Construction Administration Observation

### **DELIVERABLES (Phase 1 Only)**

- **Program Confirmation**
- **Prototype Development**
  - **Schematic Design**
  - **Schematic Design Cost Estimate**
  - **Design Development**
  - **Design Development Cost Estimate**
  - **“Pre-Final”**
  - **“Pre-Final” Cost Estimate**
  - **“Final Design”**
  - **“Final Design” Cost Estimate**

*EvdB*



**ARCHITECTS**

**OTHER**

Design of prototype to be concluded within **9 months of notice to proceed**. Extended schedule due to any reason on behalf of the owner may result in additional compensation to KMF. Any delay as a result of the owner of **30 business days** may result in a project restart fee of **\$2,500.00**.

Cost Estimates at any deliverable are a minimum of 10 business days from date of design deliverable.

**COMPENSATION (Fee)**

KMF proposes to provide the services outlined above for a Lump Sum Fee of **\$296,902.60**. Additional Services, if necessary, will be lump sum, hourly or as otherwise agreed by the parties.

KMF shall invoice the Client monthly or upon each deliverable per agreement.

Thank you for the opportunity to serve Hernando County for this project. We are ready to start work within **20 business days** of notice to proceed.

Sincerely,  
KMF Architects

KMF Architects

Eric Kleinsteuber, AIA  
President

approved 5.6.2026

**ATTACHMENTS**

- Assumptions & Limitations
- Exclusions
- Table A-1: Summary of Total Contract Value
- Table A-2: KMF Fees
- KMF Rates
- Consultant Proposals

**EXHIBIT B**  
**COMPENSATION AND METHOD OF PAYMENT**

**Table A-1**

Summary of Lump Sum Fees

**HERNANDO COUNTY - # 25-RFQ01153/ap**

<b>CONSULTANT</b>	<b>TOTAL CONTRACT</b>
	Fee
KMF Architects	\$ 99,102.00
SGM	\$ 88,754.00
Premier	\$ 25,720.00
Tri3	\$ 13,556.00
Carlsson	\$ 44,770.60
Coyle & Caron	<i>Not In Phase 1 Scope</i>
<i>Subtotal Design Fee:</i>	\$ 271,902.60
Owner's Contingency	\$ 20,000.00
<i>Subtotal with Contingency:</i>	\$ 291,902.60
Reimbursables:	\$ 5,000.00
<b>Total Contract Value</b>	<b>\$ 296,902.60</b>

**PROJECT:** Phase 1 - Prototype Design

**DATE:** April 28, 2026

**Table A-2**

Consultant Fee Breakdown

**Hernando County Fire Rescue (HCFR) Fire Station Prototype Designs**

**KMF ARCHITECTS**

<b>POSITION CATEGORY</b>	<b>HOURS REQUIRED</b>		<b>BILLABLE RATE</b>		<b>SUB-TOTAL</b>
Design Director	8	x	\$346.15	=	\$2,769.20
Principal Architect	80	x	\$290.79	=	\$23,263.20
Operations Director	8	x	\$242.29	=	\$1,938.32
Architect / Project Manager	160	x	\$221.53	=	\$35,444.80
Project / BIM Lead	80	x	\$159.21	=	\$12,736.80
Designer / Drafter	200	x	\$110.76	=	\$22,152.00
Accounting & Admin	8	x	\$99.71	=	\$797.68

<b>TOTAL HOURS</b>	<b>544</b>
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<b>TOTAL FEE</b>	<b>\$99,102.00</b>
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**PROJECT: Phase 1 - Prototype Design**

**DATE: April 28, 2026**



ARCHITECTS


**HERNANDO COUNTY FIRE RESCUE (HCFR) FIRE STATION PROTOTYPE DESIGNS**

25-RFQ01153/ap

KMF ARCHITECTS, LLC

POSITION CATEGORY			BILLABLE RATE
Design Director			\$346.15
Principal Architect			\$290.79
Operations Director			\$242.29
Architect / Project Manager			\$221.53
Project / BIM Lead			\$159.21
Designer / Drafter			\$110.76
Accounting & Admin			\$99.71

This is to certify that the above information is accurate per the audit completed May 8, 2024.




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Eric Kleinsteuber, AIA  
President

2026.03.31  
Date



ARCHITECTS

**DIRECT EXPENSE REIMBURSABLE SCHEDULE**

CAD Plotting	\$0.50	Per sf
B&W Prints / Copies 8.5x11	\$0.125	Each
B&W Prints / Copies 11x17	\$0.25	Each
Color Prints / Copies 8.5x11	\$1.00	Each
Color Prints / Copies 11x17	\$2.00	Each
Project Fees (Permits, Testing, Imagery, etc.)	Actual Cost (or as negotiated)	
Shipping	Actual Cost plus 10%	
Airfare / Train & Lodging	Total Billed Rate plus 10%, or per Client Policy, whichever is less.	
Mileage	Provisions of Section 112.061, Florida Statutes	
Meals	Provisions of Section 112.061, Florida Statutes	
All Other Expenses (w/ Prior Client Approval)	Actual Cost plus 10%	

ARCHITECTURAL AND ENGINEERING SERVICES FOR HERNANDO  
COUNTY FIRE RESCUE (HCFR) FIRE STATION PROTOTYPE  
DESIGNS

25-RFQ01153/ap

County of Hernando  
15470 Flight Path Drive  
Brooksville, FL 34604



County of Hernando  
Architectural and Engineering Services for Hernando County Fire Rescue  
(HCFR) Fire Station Prototype Designs

I. SOLICITATION .....

II. INTRODUCTION.....

III. AWARD .....

IV. DEFINITIONS .....

V. REQUEST FOR QUALIFICATIONS.....

VI. SCOPE AND SPECIFICATIONS.....

VII. EVALUATION PHASES.....

VIII. VENDOR QUESTIONNAIRE .....

Attachments:

A - AP\_Professional\_Services\_Agreement\_no\_task\_order\_MAT100725

## 1. SOLICITATION

**ISSUED BY:**

BOARD OF COUNTY COMMISSIONERS

HERNANDO COUNTY, FLORIDA

Brian Hawkins, Chairman

Jerry Campbell, Vice Chairman

John Allocco, Second Vice Chairman

Steve Champion

Ryan Amsler

**SUBMIT BID OFFER TO:**

HERNANDO COUNTY

PROCUREMENT DEPARTMENT

via Hernando County's [eProcurement Portal](#)

Carla Rossiter-Smith

Chief Procurement Officer

SEALED OFFERS, FOR FURNISHING THE SERVICES, SUPPLIES OR EQUIPMENT DESCRIBED HEREIN WILL BE RECEIVED BY THE OFFICE OF PROCUREMENT, VIA THE COUNTY'S [eProcurement Portal](#) UNTIL 10:00 a.m., LOCAL TIME ON Monday, November 17, 2025. NO BID OFFERS WILL BE ACCEPTED AFTER THE ABOVE STIPULATED DATE AND TIME. THIS IS AN ADVERTISED SOLICITATION AND THE RESPONDING BIDDERS WILL BE PUBLICLY READ AT 15470 FLIGHT PATH DRIVE BROOKSVILLE, FL 34604 IN THE ADMINISTRATIVE CONFERENCE ROOM AT 10:00 a.m. ON Monday, November 17, 2025. PURSUANT TO FS 119.071 SEALED BIDS, PROPOSALS, OR REPLIES RECEIVED BY AN AGENCY PURSUANT TO A COMPETITIVE SOLICITATION ARE EXEMPT FROM INSPECTION UNTIL SUCH TIME AS THE AGENCY PROVIDES NOTICE OF AN INTENDED DECISION OR UNTIL THIRTY (30) DAYS AFTER OPENING THE BIDS, PROPOSALS, OR FINAL REPLIES, WHICHEVER IS EARLIER.

**Procurement Contact Information:**

Alisa Pike, Procurement Manager, Special Projects & Vendor Relations

(352) 754-4020

[alisap@co.hernando.fl.us](mailto:alisap@co.hernando.fl.us)

## 2. INTRODUCTION

### 2.1. ADVERTISEMENT OF BID

#### INVITATION TO BID

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County, Florida, is accepting Bids for:

REQUEST FOR QUALIFICATIONS NO. SOLICITATION # 25-RFQ01153/ap

FOR

Architectural and Engineering Services for Hernando County Fire Rescue (HCFR) Fire Station Prototype Designs

Hernando County Board of County Commissioners is soliciting Vendors/Contractors that are active in architectural and engineering services for the design of two new fire station prototypes

Offers for furnishing the above will be received and accepted up to 10:00 a.m. (local time), Monday, November 17, 2025, via Hernando County's [eProcurement Portal](#). Only electronic submittals through the eProcurement Portal will be accepted by the County.

The Board of County Commissioners of Hernando County, Florida reserves the right to accept or reject any or all bids and waive informalities and minor irregularities in offers received in accordance with the bid documents and the Hernando County Procurement Ordinance.

Interested firms may secure the bid documents and plans and drawings and all other pertinent information by visiting the County's eProcurement Portal. For additional project information, please visit the Hernando County Board of County Commissioners Procurement Department at [www.hernandocounty.us](http://www.hernandocounty.us), or by submitting a question via the Q&A Tab in the County's [eProcurement Portal](#).

Ex Parte Communication: Please note that to ensure proper and fair evaluation of a submittal, the County prohibits ex parte communication (i.e. unsolicited) initiated by the Proposer to the County Official or Employee prior to the time a Proposal decision has been made. Communication between Proposer and the County will be initiated by the appropriate County Official or Employee in order to obtain information or clarification needed to develop a proper and accurate evaluation of the Proposal. Ex parte communication may be grounds for disqualifying the offending Proposer from consideration or award of the Proposal then in evaluation or any future Proposal.

All firms are hereby placed on formal notice that neither the County Commissioners nor candidates for County Commission, nor any employees from the Hernando County Government, Hernando County staff members, nor any members of the Professional Services Review Committee are to be lobbied, either

individually or collectively, concerning this project. Firms and their agents who intend to submit qualifications, or have submitted qualifications, for this project are hereby placed on formal notice that they are not to contact County personnel for such purposes as holding meetings of introduction, meals, or meetings relating to the selection process outside of those specifically scheduled by the County. Any such lobbying activities may cause immediate disqualification for this project.

The Procurement Department will post addenda on the County's [eProcurement Portal](#) to all questions in accordance with the Solicitation Instructions. It is the responsibility of prospective Bidders to visit the [eProcurement Portal](#) to ensure that they are aware of all addenda issued relative to this solicitation.

**Pursuant to Florida Statutes 119.071 sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from inspection until such time as the agency provides notice of an intended decision or until thirty (30) days after opening the bids, proposals, or final replies whichever is earlier.**

#### NOTICE TO BIDDERS

To ensure that your bid is responsive, you are urged to request clarification or guidance on any issues involving this solicitation before submission of your response. Your point-of-contact for this solicitation is Alisa Pike Procurement Manager, Special Projects & Vendor Relations, Procurement Department, via the County's [eProcurement Portal](#).

### **3. AWARD**

UPON AWARD, PLEASE SUBMIT INVOICES TO:

Hernando County

Fire & EMS

15470 Flight Path Dr.

Brooksville, Florida 34604

## 4. DEFINITIONS

### 4.1. DEFINITIONS

- A. **"Addenda"** means a written or graphic instrument issued by the County prior to the execution of the Agreement which modify or interpret the Request for Qualifications by additions, deletions, clarifications, corrections or other type of modifications. Addenda will become part of the Contract Documents when the Agreement is executed.
- B. **"Agreement"** means a legal document, executed by the County and the Successful Proposer, which supersedes all prior negotiations, representations, or agreements, either written or oral. The Agreement, as amended from time to time, forms the Contract between County and the Successful Proposer setting forth the roles, responsibilities and obligations of the parties including, but not limited to, the performance of the Services and the basis of payment.
- C. **"Contract Documents"** means the Request for Proposal or Request for Qualifications, including Addenda to such, the Agreement, including Addenda to such, Proposer's Proposal, Scope of Services, Certificate(s) of Insurance, Notice of Intent to Award, Notice of Award, Proposer's Representation and Certification Form, Proposer's Hold Harmless Agreement, and any other documents mailed, e-mailed or otherwise transmitted to the Proposer prior to or after the submittal of their Proposal, and prior to or after Award, all of which are all to be treated as one in the form of the Contract Documents.
- D. **"Contractor"** means the Successful Proposer, in the context of the Request for Qualifications. In the context of the Contract Documents, Contractor means any company, firm, partnership, corporation, association, joint venture, or other legal entity permitted by law to perform the Services in the State of Florida. Such legal entity shall be the entity that enters into a written Agreement with the County to perform the Services for the Project described in the Contract Documents. The Contractor will have sole responsibility for the performance of the Services covered under an Agreement that is awarded in conjunction with this Request for Qualifications.
- E. **"County"** means Hernando County Board of County Commissioners, its officers, employees, agents and volunteers.
- F. **"CSI"** means Construction Specifications Institute.
- G. **"Division 01"** means general requirements relating to the first division of the Construction Specifications Institute (CSI) MasterFormat.
- H. **"HCFR"** means Hernando County Fire Rescue.
- I. **"HVAC"** means Heating, Ventilation, and Air Conditioning
- J. **"MEP"** means Mechanical, Electrical, and Plumbing

- K. **"Minor Irregularity"** means a variation from the Request for Qualifications terms and conditions which does not affect the price or give the Proposer an advantage or benefit not enjoyed by the other Proposers or does not adversely impact the interests of the County.
- L. **"NFPA"** means National Fire Protection Association.
- M. **"Notice of Award"** means a written notice issued by the County notifying the Successful Proposer that they have been awarded the project. The Notice is also posted online via the County's eProcurement Portal <https://procurement.opengov.com/portal/hermandocounty> notifying all Proposers of the award.
- N. **"Notice of Intent to Award"** means a written notice issued by the County and posted online via the County's eProcurement Portal <https://procurement.opengov.com/portal/hermandocounty> notifying all Proposers that the County intends to award the project contingent upon the Successful Proposer executing the Agreement and submitting any outstanding documents.
- O. **"Notice to Proceed"** means a written notice issued by the County to the Successful Proposer fixing the date on which the Successful Proposer shall start the performance of the Services and the length of time for the completion of the Services, in accordance with the Contract Documents.
- P. **"Owner"** means Hernando County Board of County Commissioners, its officers, employees, agents, and volunteers.
- Q. **"Pre-Proposal Meeting"** a meeting at which all Proposers gather to obtain additional information as to the scope of Services required under the Request for Qualifications.
- R. **"Public Opening"** means the opening of the Proposals and the announcing of the Proposers who submitted a Proposal in response to the Request for Qualifications in the presence of the public.
- S. **"Proposer"** means the entity that submits a Proposal to the County in response to the Request for Qualifications. "Proposal" means the response to the Request for Qualifications submitted by the Proposer.
- T. **"Recommendation of Award"** means a written notification sent by way of facsimile or electronic e-mail to those who submitted a Proposal in response to this Request for Qualifications advising them of the County's decision for its selection of the Successful Proposer and its intent to award to that Proposer.
- U. **"Procurement Selection Committee (PSC)"** is interchangeable with **"Evaluation Team"** and means County employees selected to evaluate and score the Proposals and Oral Presentation (if applicable) and recommend to the Board the Successful Proposer for an award.
- V. **"Request for Qualifications"** (or **"Request for Proposal"**) means the contents of this solicitation and all supporting documents including Addendum to such, or other related information transmitted to Proposers.

- W. **"Responsive"** means a Proposal that conforms in all material respects to the Request for Qualifications requirements.
- X. **"Responsible Proposer"** means a Proposer who shows that they have the capability in all respects to perform fully the Services outlined in the Request for Qualifications, and the integrity and reliability that will assure good faith performance.
- Y. **"RFI"** means Request for Information.
- Z. **"Services"** means all supervision, labor, materials, equipment, supplies, Sub-Contractors, and incidental expenses required by the Proposer to execute and complete the requirements of the Services outlined in the Contract Documents, including those prescribed or implied.
- AA. **"Sub-Contractor"** means an entity having a direct Contract with the Successful Proposer or with any other Sub- Contractor of the Successful Proposer who will provide product(s) or Services(s) for the performance of a part of the Services required under the Contract Documents under the sole control and direction of the Contractor.
- BB. **"Successful Proposer"** means the Proposer who the County awards an agreement to based on County's evaluation of the Proposers' qualifications and pricing as hereinafter provided.
- CC. **"Timeline"** means the list of critical dates and actions involved in the Request for Qualifications.
- DD. **"QA/QC"** stands for Quality Assurance and Quality Control.

## 5. REQUEST FOR QUALIFICATIONS

### 5.1. INSTRUCTIONS TO PROPOSERS:

- A. It is the intent and purpose of the Hernando County Board of County Commissioners (County) that this Request for Qualifications promotes competitive Proposals. It shall be the Proposer's responsibility to advise the Procurement Department, if any language, requirements, etc., or any combination thereof, inadvertently restricts or limits the requirements stated in this Request for Qualifications to a single source. Such notification must be submitted in writing and must be received by the Procurement Department not later than ten (10) days prior to the Proposal due date. Such notification must be e-mailed to the Procurement Contact Information shown in Section 1. Solicitation.
- B. All Proposals will be publicly announced and only the names of all Proposers shall be read aloud.
- C. The Hernando County Board of County Commissioners is not responsible for expenses incurred prior to award. Hernando County officially distributes solicitation documents through the County's eProcurement Portal. Solicitation documents may be downloaded at NO COST using this electronic website. Copies of solicitation documents obtained from other sources are not considered official and must not be relied upon. Hernando County is not responsible for solicitation documents obtained from sources other than the County's eProcurement Portal via the Procurement Department. Only Consultant/Proposers who properly register and follow the project directly from the County's eProcurement Portal will receive addenda and other important information if issued.
- D. The County reserves the right to accept or reject any or all Proposals, with or without cause, to waive technicalities, or to accept the Proposal which, in its sole judgment, best serves the interest of the County, or to award a Contract to the next most qualified Proposer if a successful Proposer does not execute a Contract within thirty (30) days after approval of the selection by the Board of County Commissioners or other competent authority.
- E. Hernando County reserves the right, and the Chief Procurement Officer has absolute and sole discretion, to cancel a solicitation at any time prior to approval of the award by the Board of County Commissioners when such approval is required. The decision to cancel a solicitation cannot be the basis for a protest pursuant to the Hernando County Procurement Ordinance.
- F. Any Proposal may be withdrawn until the date and time set above for the submission of the Proposals. Any Proposals not so withdrawn shall constitute an irrevocable offer, for a period of one hundred eighty (180) days, to provide to the County the services set forth in this Request for Qualifications, or until one (1) or more of the Proposals have been awarded.
- G. Costs of preparation of a response to this request for Qualifications are solely those of the Proposer. The County assumes no responsibility for any such costs incurred by the Proposer. The

Proposer also agrees that the County bears no responsibility for any costs associated with any administrative or judicial proceedings resulting from the solicitation process.

- H. Bidders/Proposers are hereby notified of the provisions of section 287.05701, Florida Statutes, as amended, that the County or the County's Board will not request documentation of or consider a Bidder's/Proposer's social, political, or ideological interests when determining if the Bidder/Proposer is responsible and may not give preference to a Bidder/Proposer based on the Bidder's/Proposer's social, political, or ideological interests.

## 5.2. QUESTIONS REGARDING THIS RFQ:

- A. Proposers shall not direct any queries or statements concerning their Proposal to the Hernando County Procurement Review Committee or County staff during the selection process, from the time of submission of a Proposal until the execution of a Contract. Any Proposer who initiates any discussions with staff in any manner other than that described below is subject to disqualification from this procurement.
- B. All questions or concerns regarding this Request for Qualifications must be submitted in writing, via the County's eProcurement Portal no later than 5 p.m., October 27, 2025. When required the Procurement Department will issue an addendum to the Request for Qualifications. The addendum will be available on the eProcurement portal for access by potential Proposers. Proposers are instructed not to contact the initiating division directly. No oral interpretation of this Request for Qualifications shall be considered binding. The County shall be bound by information and statements only when such statements are written and executed under the authority of the Chief Procurement Officer.
- C. This provision exists solely for the convenience and administrative efficiency of Hernando County. No Proposer or other third party gains any rights by virtue of this provision or the application thereof, nor shall any Proposer or third party have any standing to sue or cause of action arising therefrom.
- D. If any PROPOSER contemplating submitting a Proposal for this solicitation is in doubt as to the true meaning of the terms, conditions, specifications or other solicitation documents or any part thereof, he may submit a request for clarification via the County's eProcurement Portal. Any interpretation of the terms, conditions and/or specifications, if made, will be only by Addendum duly issued. A copy of such Addendum will be posted to the County's eProcurement Portal. The COUNTY will not be responsible for any other explanation or interpretation of the proposed solicitation made or given prior to the award of the Contract.
- E. Receipt of an Addendum to this solicitation by an OFFEROR must be acknowledged via the County's eProcurement Portal no later than the Proposal Submission Deadline November 17, 2025, 10:00am

### 5.3. INSTRUCTIONS FOR PREPARING PROPOSALS, REQUIREMENTS AND RULES FOR PROPOSALS:

- A. The Proposal must name all persons or entities interested in the Proposal as principals. The Proposal must declare that it is made without collusion with any other person or entity submitting a Proposal pursuant to this RFQ.
- B. Sub-Contractors/Sub-Consultants: The Hernando County BOCC reserves the right to approve all Sub-Contractors and/or Sub-Consultants for this Contract. If Sub-Contractors are to be utilized, their names and references must be included within this initial Proposal. Responsibility for the performance of the Contract remains with the awarded Contractor exclusively. Sub-Contractors may be added to this Contract during the Contract period only with PRIOR WRITTEN PERMISSION from the Hernando County BOCC.
- C. Proposer shall identify any work for this project that will be performed outside the United States of America. The company to perform the work, the country in which the work will be done, and the entity responsible for Quality Assurance/Quality Control for that work shall be identified.
- D. Miscellaneous Requirements:
  - 1. The Proposer/Contractor shall possess all the appropriate licenses, permits and tariffs required by various governmental agencies having jurisdiction over such services. A copy of all the required licenses will be required prior to award of a Contract, including certification of a Florida certified professional engineer.
  - 2. The Hernando County BOCC or its authorized representative reserves the right to obtain all documentation deemed appropriate to verify the Contractor is meeting all regulations and specification requirements.
  - 3. Any damage to facilities, equipment or property, due to purposeful actions, incompetence or negligence of the Contractor's personnel including Sub-Contractors that occurs, shall be responsibility of the Contractor. The Contractor shall reimburse the owner of the damaged facility, equipment or property for any cost to repair damage, beyond reasonable wear, caused by the Contractor.
  - 4. The Provider's and their Sub-Contractor's personnel who perform the work in connection with this Contract shall meet the requirements of the Hernando County BOCC drug policy.

### 5.4. PROPOSAL FORMAT:

Proposals should be prepared as simply as possible and provide a straightforward, concise description of the proposed products and services to satisfy the requirements of the RFQ.

Attention should be given to accuracy, completeness, relevance, and clarity of content. Proposals must address the following questions and contain the following sections.

If multiple firms partner to submit a joint proposal, the proposal must identify one firm as the primary contact. This primary contact will be the primary point of contact throughout the procurement process and will be held responsible for the overall implementation of all partners included in the joint proposal.

**Proposal Section 1.0 — Introduction (Not to Exceed 2 Pages)**

This section will summarize in a brief and concise manner, the Proposer's understanding of the need as described in this RFQ and a brief narrative summarizing how the proposer will address the need.

The letter must name all of the persons authorized to make representations for the Proposer, including the titles, addresses, and telephone numbers of such persons.

An official authorized to negotiate for the Proposer must sign the Letter of Transmittal.

**Proposal Section 2.0 — Firm Qualifications & Experience**

Present a brief discussion on how the team's qualifications and experience relate to the specific project. Address the following:

- Demonstrated experience with similar public safety, fire/rescue, or essential service facilities
- Quality and relevance of past projects
- Team's history of delivering cost-effective and constructible public-sector buildings
- Relevant individual and sub-consultant credentials and experience

**Proposal Section 3.0 — Key Personnel & Project Team**

This section describes the experience and qualifications of the proposed project manager and lead designers/engineers, the team structure and the ability to manage multi-disciplinary coordination. Address the following:

- Experience and qualifications of the proposed project manager and lead designers/engineers
- Team structure and ability to manage multi-disciplinary coordination
- Clear identification of roles and responsibilities

Note: Organization charts and graphs depicting your capacity may be included. Resumes of key personnel and their licenses, as applicable, must be provided.

**Proposal Section 4.0 — Technical Approach & Design Methodology**

This section describes the understanding of the project scope and technical requirements as well as approach to the following:

- prototype development
- cost-conscious design
- value engineering

- constructability
- material selection
- energy performance

#### **Proposal Section 5.0 — Experience with Hard-Bid Documentation**

This section describes the demonstrated ability to

- prepare complete, coordinate, and bid-ready construction documents, including a robust Division 01
- Experience supporting hard-bid public procurement with minimal change orders

#### **Proposal Section 6.0 — Project Management & QA/QC Approach**

This section describes the methodology for

- schedule management
- coordination
- internal quality assurance
- communication with County stakeholders throughout the project lifecycle

#### **Proposal Section 7.0 — References & Past Performance**

This section describes the quality of performance on projects of similar scope and complexity. Address the following:

- responsiveness
- reliability
- accuracy of construction documents
- success during construction
- on time
- within budget

***Note: Three (3) letters of reference for projects of similar scope and complexity must be included and should emphasize outcomes such as cost savings, adherence to timelines and project quality.***

### **5.5. PROPOSAL EVALUATION PROCESS:**

The selection of professional services defined as those services within the scope of the practice of architecture, professional engineering, landscaping architecture, or registered land surveying, as defined by the State of Florida, or those performed by any architect, professional engineer, landscape architect,

or registered land surveyor in connection with his professional employment will be conducted in accordance with Florida Statute 287.055. Following is additional information relative to the selection process:

- A. Submission Opening: Submissions shall be received and publicly opened. Only the names of Proposers will be read at this time.
- B. Compliance: A preliminary evaluation by the County shall determine whether each received proposal is complete and compliant with all instructions and/or submission requirements in the RFQ. Any proposals that are incomplete or that do not comply with the instructions and/or submission terms and conditions may be rejected and excluded from further consideration. Firm proposals that are responsive advance to the written evaluation stage.
- C. The Procurement Selection Committee (PSC) will review all advanced proposals and establish a short list in order of preference of no fewer than three (3) Proposers deemed to be the most qualified to provide the service requested based on the Evaluation Criteria and the Proposal Evaluation Process. The county intends to award one (1) contract through this RFQ process. However, the county may award more or fewer contracts.
- D. The Procurement Selection Committee (PSC) will evaluate each Proposer's written Proposal and assign a consensus score for each evaluation criteria based upon consensus scoring. The score can be zero to the maximum value, as noted in the Evaluation Criteria Section.
- E. The scores for all evaluation criteria for each Proposer will be summed and averaged by way of consensus scoring. For example, if a Proposer was given a perfect score, that Proposer would receive a total score of 100.
- F. Based on the overall total evaluation consensus score, the Proposers will then be ranked highest (favorable) to lowest (unfavorable).
- G. The Committee or the Board of County Commissioners may request oral presentations from the Proposers when establishing the short list. If three (3) Proposals are received, all Proposers shall be included in the short list.
- H. Short listed firms will be asked to discuss the RFQ.
- I. Short listed firms may be elevated to the oral presentation evaluation phase. If oral presentations are requested, each elevated firm will receive a Request for Clarification (RFC) letter seeking any necessary clarification of the initial proposal and presentation requirements.
- J. **The oral presentation score will be used independently to determine final ranking (without adding to the overall written evaluation consensus score).** Proposers will once again be ranked highest (favorable) to lowest (unfavorable). **Final ranking and selection will be based on Evaluation Phase II Oral Presentations as outlined in the Evaluation Criteria section of this RFQ.**

- K. The County reserves the right to utilize different evaluation committee members for Phase II (oral presentations) than those who participated in Phase I (written proposal review):**
- 1. Evaluation Phase I (Written Proposal Evaluation): A committee will review and score the submitted proposals based on the published evaluation criteria. This phase will be used to establish a shortlist of firms for further consideration.**
  - 2. Evaluation Phase II (Oral Presentations): A separate committee or a modified version of the Evaluation Phase I committee may be designated to observe and evaluate oral presentations. Final ranking and selection will be based on Evaluation Phase II Oral Presentations as outlined in the Evaluation Criteria section of this RFQ.**
- L. Firms are required to consent to their Evaluation Phase II (Oral Presentations) to be conducted in a setting open to the public. Firms will be notified whether the oral presentations will be conducted in a setting open to the public in the RFC.**
- M. Once the final ranking list of Proposers has been prepared by the Committee, either the Board or the Committee shall attempt to negotiate a Contract with the most qualified Proposer at compensation, which is fair, competitive and reasonable.
- N. If the Committee or the Board is unable to negotiate a satisfactory Contract with the top ranked Proposer, negotiations with that Proposer shall be terminated and the Committee or the Board shall attempt to negotiate a Contract with the next most qualified Proposer. If these negotiations are not successful, negotiations shall be terminated with the second Proposer and attempted with the third most qualified. If the Board or the Committee is not successful in negotiating a satisfactory Contract with any of the selected Proposers, the Board or the Committee shall select additional Proposers in order of their qualifications and continue negotiations until an agreement is reached or if no agreement can be reached the Board, Committee, or Chief Procurement Officer may reject all Proposals and may re-advertise for new Proposals. All Contracts negotiated by the Committee shall be subject to final approval by the Board unless such approval is waived by the Board.
- O. Hernando County shall be the sole judge of its own best interests, the Proposals, and the resulting agreement. An award may be made to the most responsive and responsible firm whose Proposal is determined to be the most advantageous to the County. The County's decision shall be final and the County at all times reserves the right to:
1. Reject any or all Proposals or parts thereof
  2. Issue subsequent Requests for Qualifications
  3. Cancel the entire Request for Qualifications
  4. Remedy technical errors in the Request for Qualifications
  5. Negotiate with any, all, or none of the Proposers

6. Award a Contract to one or more Proposers or none at all
  7. Accept other than the lowest price
  8. Waive informalities and irregularities in Proposals
- P. Hernando County reserves the right to consider historic information and fact, whether gained from the Proposer's Proposal, question and answer conferences, references, and/or other sources in the evaluation process.
- Q. The County reserves the right to conduct investigations as deemed necessary by the County to assist in the evaluation of any Proposal and to establish the responsibility, qualifications and financial ability of Proposers, Sub-Contractors, suppliers and other persons and organizations to perform and furnish the work in accordance with the Proposal documents.
- R. It is the Proposer's sole responsibility to submit information related to the evaluation categories. Hernando County is under no obligation to solicit such information if the Proposer fails to include it within their Proposal submittal. Failure to provide requested information may result in the rejection of the Proposal, or a deduction in evaluation points at the sole discretion of the evaluation committee.

#### 5.6. DEBRIEFING OF PROPOSERS:

Not later than thirty (30) calendar days after the award of contract, a Proposer may submit a written request to the applicable Contract administrator or procurement agent for a debriefing on the evaluation of their Proposal. The procurement agent will schedule a meeting with the Proposer for the debriefing. However, at the Proposer's request, the debriefing may be conducted via telephone conference or the Proposer may request a copy of the digital recording of the selection on CD for \$15.00 fee. The debriefing shall include the following minimum information:

- A. Key requirements of the solicitation.
- B. The overall ranking of all Proposals.
- C. The significant weaknesses or deficiencies in the Proposal in response to the requirements of the solicitation.
- D. If requested, an explanation of the score received for each evaluation criteria will be provided, including costs, if applicable.
- E. If applicable, a summary of the rationale for award.
- F. Responses to any relevant questions of the Proposer.

## 5.7. TERMS AND CONDITIONS:

- A. The County reserves the right to accept or reject any or all Proposals, with or without cause, to waive technicalities, or to accept the Proposal which, in its sole judgment, best serves the interest of the County, or to award a Contract to the next most qualified Proposer if a successful Proposer does not execute a Contract within thirty (30) days after approval of the selection by the Board of County Commissioners or other competent authority.
- B. Hernando County reserves the right, and the Chief Procurement Officer has absolute and sole discretion, to cancel a solicitation at any time prior to approval of the award by the Board of County Commissioners when such approval is required. The decision to cancel a solicitation cannot be the basis for a protest pursuant to the Hernando County Procurement Policy.
- C. The County reserves the right to request clarification of information submitted and to request additional information of one or more applicants.
- D. The Contract that the County intends to use for award is attached for reference.
- E. Information regarding Committee scheduling and Board approvals are available by calling the Procurement Department at (352) 754-4020.
- F. A person or affiliate who has been placed on the convicted Consultant/Firm list following a conviction for a public entity crime may not submit a Proposal on a Contract to provide any goods or services to a public entity, may not submit a Proposal on a Contract with a public entity for the construction or repair of a public building or public work, may not submit Proposals on leases of real property to a public entity, may not be awarded or perform work as a Consultant/Firm, supplier, Sub-Contractor or Consultant/Firm under a Contract with any public entity and may not transact business with any public entity in excess of the threshold amount provided in Florida Statute Section 287.017, for CATEGORY TWO (2) for a period of thirty-six (36) months from the date of being placed on the convicted Consultant/Firm list.
- G. The County's performance and obligation to pay under this Contract is contingent upon an annual appropriation for its purpose by the Board of County Commissioners.
- H. Proposers shall list all proposed Sub-Contractors to be used, regardless of racial or gender grouping. Include names, addresses, phone numbers, type of work Sub-Contracted (discipline, trade or commodity) and proposed percentage of work.

## 5.8. INDEMNITY, SAFETY AND INSURANCE PROVISIONS:

- A. INDEMNITY, SAFETY AND INSURANCE PROVISIONS:
  - 1. Indemnity: To the fullest extent permitted by Florida law, the Vendor/Contractor covenants, and agrees that it will indemnify and hold harmless the County and all of the County's officers, agents, and employees from any claim, loss, damage, cost, charge, attorney's fees and costs, or any other expense arising out of any act, action, neglect, or omission by

Vendor/Contractor during the performance of the contract, whether direct or indirect, and whether to any person or property to which the County or said parties may be subject, except that neither the Vendor/Contractor nor any of its subcontractors, or assignees, will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the County or any of its officers, agents, or employees.

2. Protection of Person and Property:

- a. The Vendor/Contractor will take all reasonable precautions for, and will be responsible for initiating, maintaining and supervising all programs relating to the safety of all persons and property affected by, or involved in, the performance of his operations under this Contract.
- b. The Vendor/Contractor will take all reasonable precautions to prevent damage, injury or loss to: (a) all persons who may be affected by the performance of his operations, including employees; (b) all materials and equipment; and (c) all property at or surrounding the work site. In an emergency affecting the safety of persons or property, the Vendor/Contractor will act, with reasonable care and discretion, to prevent any threatened damage, injury or loss.

B. MINIMUM INSURANCE REQUIREMENTS: Vendor/Contractor shall procure, pay for and maintain at least the following insurance coverage and limits. Said insurance shall be evidenced by delivery to the County of a certificate(s) of insurance executed by the insurers listing coverage and limits, expiration dates and terms of policies and all endorsements whether or not required by the County, and listing all carriers issuing said policies. The insurance requirements shall remain in effect throughout the term of this Contract.

1. Workers' Compensation: As required by law:

- a. State.....Statutory
- b. APPLICABLE FEDERAL.....Statutory
- c. EMPLOYER'S LIABILITY.....Minimum:
  - i. \$100,000.00 each accident
  - ii. \$100,000.00 by employee
  - iii. \$500,000.00 policy limit
- d. Exemption per Florida Statute 440: If a Vendor/Contractor has less than three (3) employees and states that they are exempt per Florida Statute 440, they must provide an exemption certificate from the State of Florida. Otherwise, they will be required to purchase Workers' Compensation Insurance and provide a copy of Workers

Compensation Insurance.

<https://www.myfloridacfo.com/Division/WC/Employer/Exemptions/>

2. **General Liability:** Comprehensive General Liability including, but not limited to, Independent Contractor, Contractual Premises/Operations, and Personal Injury covering the liability assumed under indemnification provisions of this Contract, with limits of liability for personal injury and/or bodily injury, including death.
  - a. Coverage as follows:
    - i. EACH OCCURRENCE.....\$1,000,000.00
    - ii. GENERAL AGGREGATE .....\$2,000,000.00
    - iii. PERSONAL/ADVERTISING INJURY.....\$1,000,000.00
    - iv. PRODUCTS-COMPLETED OPERATIONS AGGREGATE..\$2,000,000.00 Per Project Aggregate (if applicable)
  - b. ALSO, include in General Liability coverage for the following areas based on limits of policy, with:
    - i. FIRE DAMAGE (Any one (1) fire.....\$50,000.00
    - ii. MEDICAL EXPENSE (Any one (1) person)..... \$5,000.00
3. **Additional Insured:** Vendor/Contractor agrees to endorse Hernando County as an additional insured on the Comprehensive General Liability. The Additional Insured shall read "Hernando County Board of County Commissioners." Proof of Endorsement is required.
4. **Waiver of Subrogation:** Vendor/Contractor agrees by entering into this Contract to a Waiver of Subrogation for each required policy herein. When required by the insurer, or should a policy condition not permit Vendor/Contractor to enter into a pre-loss agreement to waive subrogation without an endorsement, then Vendor/Contractor agrees to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which includes a condition specifically prohibiting such an endorsement, or voids coverage should Vendor/Contractor enter into such an agreement on a pre-loss basis.
5. **AUTOMOBILE LIABILITY:** Comprehensive automobile and truck liability covering any auto, all owned autos, scheduled autos, hired autos, and non-owned autos. Coverage shall be on an "occurrence" basis. Such insurance to include coverage for loading and unloading hazards. Coverage as follows:
  - a. COMBINED SINGLE LIMIT (CSL)..... \$1,000,000.00
  - b. BODILY INJURY (Per Person)..... \$1,000,000.00

- c. BODILY INJURY (Per Accident)..... \$1,000,000.00
  - d. PROPERTY DAMAGE.....\$1,000,000.00
  - 6. PROFESSIONAL LIABILITY (if applicable it will be noted below separately):
  - 7. BUILDERS RISK INSURANCE (if applicable it will be noted below separately):
  - 8. CRIME PREVENTION – BOND (if applicable it will be noted below separately):
  - 9. EXCESS/UMBRELLA LIABILITY (if applicable it will be noted below separately):
  - 10. POLLUTION LIABILITY (if applicable it will be noted below separately):
  - 11. SUBCONTRACTORS (if applicable): All subcontractors hired by said Contractor are required to provide Hernando County Board of County Commissioners a Certificate of Insurance with the same limits required by the County as required by the Contract. All subcontractors are required to name Hernando County Board of County Commissioners as additional insured and provide a Waiver of Subrogation in regards to General Liability.
  - 12. RIGHT TO REVISE OR REJECT: County reserves the right, but not the obligation, to revise any insurance requirement, not limited to limits, coverages and endorsements, or to reject any insurance policies which fail to meet the criteria stated herein. Additionally, County reserves the right, but not the obligation, to review and reject any insurer providing coverage due of its poor financial condition or failure to operating legally.
- C. EACH INSURANCE POLICY SHALL INCLUDE THE FOLLOWING CONDITIONS BY ENDORSEMENT TO THE POLICY:
- 1. Vendor/Contractor agrees to provide County with a Certificate of Insurance evidencing that all coverages, limits and endorsements required herein are maintained and in full force and effect, and the Certificate of Insurance shall provide a minimum thirty (30) day endeavor to notify, when available by Vendor/Contractor’s insurer. If the Vendor/Contractor receives a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives noticed that coverage no longer complies with the insurance requirements herein, Vendor/Contractor agrees to notify the County by email within five (5) business days with a copy of the non-renewal or cancellation notice, or written specifics as to which coverage is no longer in compliance. The Certificate Holder shall read: **Hernando County Board of County Commissioners, Attention: Human Resources/Risk Department, 15470 Flight Path Drive, Brooksville, Florida 34604**
  - 2. Companies issuing the insurance policy or policies shall have no recourse against the County for payment of premiums or assessments for any deductibles which all are the sole responsibility and risk of Vendor/Contractor.
  - 3. The term "County" or "Hernando County" shall include all authorities, boards, bureaus, commissions, divisions, departments, and offices of the County and individual members,

employees and agents thereof in their official capacities and/or while acting on behalf of Hernando County.

4. The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by County, to any such future coverage, or to County's Self-Insured Retentions of whatever nature.
- D. The Vendor/Contractor shall be required to provide a current Certificate of Insurance to the County prior to commencement of services.
- E. Bidders may, at the County's request, be required to provide proof that their firm meets the preceding insurance requirements, by submission of a Certificate Of Insurance coverage(s), prior to award of the Contract.
- F. Failure of the Owner to demand such certificates or other evidence of full compliance with these insurance requirements or failure of the Owner to identify a deficiency from evidence provided shall not be construed as a waiver of Vendor/Contractor's obligation to maintain such insurance.

#### 5.9. INSURANCE REQUIREMENTS (continued)

**PROFESSIONAL LIABILITY** (if applicable): including Errors and Omissions with minimum limits of \$3,000,000.00 per occurrence, if occurrence form is available; or claims made form with tail coverage extending three (3) years beyond completion and acceptance of the project with proof of tail coverage to be submitted with the invoice for final payment. In lieu of tail coverage, consultant may submit annually to the County a current Certificate of Insurance proving claims made insurance remains in force throughout the same three (3) year period.

Notwithstanding the requirements for Professional Liability Insurance listed above, Engineer and/or Architect must provide evidence of coverage, a minimum of \$1,000,000.00.

#### 5.10. MAINTENANCE OF RECORDS:

The Vendor/Contractor will keep adequate records and supporting documents applicable to this contract. Said records and documentation will be retained by the Vendor/Contractor for a minimum of five (5) years from the date of final payment on this contract. The County and its authorized agents shall have the right to audit, inspect and copy records and documentation as often as the County deems necessary during the period of this contract and a period of five (5) years after completion of contract performance; provided however, such activity shall be conducted only during normal business hours. The County during the period of time defined by the preceding sentence, shall also have the right to obtain a copy of and otherwise inspect any audit made at the direction of the Vendor/Contractor as concerns the aforesaid records and documentation. Pursuant to Section 119.0701, Florida Statutes, Vendor/Contractor shall comply with the Florida Public Records' laws and shall:

- A. Keep and maintain records required by the public agency to perform the service.
- B. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a

reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Contractor does not transfer the records to the public agency.
- D. Upon completion of the Contract, transfer, at no cost, to the public agency all public records in possession of the Contractor or keep and maintain public records required by the public agency to perform the service. If the Contractor transfers all public records to the public agency upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
- E. Failure to comply with this section shall be deemed a breach of the Contract and enforceable as set forth in Section 119.0701, Florida Statutes.

**IF THE VENDOR/CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR/CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 352-754-4020, PURCHASING@HERNANDOCOUNTY.US, WITH AN OFFICE LOCATED AT 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604.**

### **5.11. PROTESTS AND LOBBYING**

Any Proposer who protests the Request for Qualifications or Award or Intent to Award, must file with the County a notice of protest and formal written protest in compliance with the Hernando County Procurement Manual, Section 22, which can be found at <http://www.hernandocounty.us/home/showpublisheddocument/9013>. Failure to timely file such documents will constitute a waiver of proceedings. Failure to file a protest within the time prescribed by, or failure to post the bond or other security in strict accordance with, the Hernando County Procurement Manual, Section 22, shall constitute a waiver of protest proceedings.

### **5.12. CONE OF SILENCE**

- A. This solicitation falls under the Hernando County Procurement Ordinance 93-16. All Proposers and representatives of same, are hereby placed on formal notice that a lobbying cone of silence period shall commence upon issuance of this solicitation until the BOCC selects the Successful Proposer. If the BOCC is not involved in selecting the Successful Bidder, the cone of silence period commences upon issuance of solicitation and concludes upon award of the Agreement.

During the cone of silence period, no Proposer or representative of the Proposer, to this solicitation may seek information or clarification or in any way contact any official or employee of the County concerning this solicitation with the exception of the Chief Procurement Officer through the eProcurement Portal, or an individual specifically designated in this document (if any) for dissemination of information. Questions concerning this solicitation must be submitted through the eProcurement Portal no later than the deadline for submitting questions, and the County shall respond to such questions in the form of addenda which shall be posted on the eProcurement Portal. A violation of the cone of silence renders any award voidable at the discretion of the Chief Procurement Officer with approval from the BOCC and may subject the Successful Proposer who violated it to debarment. Nothing in the Ordinance prevents a Proposer or representative from taking part in a public meeting concerning the solicitation.

- B. Neither the members of the BOCC nor candidates for County Commission, nor any employees from the Hernando County Government, Hernando County staff members, nor any members of the evaluation team are to be lobbied, either individually or collectively, before or during the cone of silence concerning this project. Proposers or representatives of same, who intend to submit Proposals, or have submitted Proposals, to this RFQ are hereby placed on formal notice that they are not to contact County personnel for such purposes as holding meetings of introduction, meals, or meetings relating to the selection process outside of those specifically scheduled by the County. Any such lobbying activities may cause immediate disqualification of this project.

### 5.13. E-VERIFY

- A. Consultant/Firm is advised that the County has entered into an agreement with U.S. Immigration and Customs Enforcement (ICE) wherein the County will, in part, seek to promote the principles of ethical business conduct, prevent the knowing hiring of unauthorized workers through self-governance, and encourage voluntary reporting of the discovery of unauthorized workers to ICE (the IMAGE Agreement). Accordingly, by submitting your Bid/Proposal, Consultant/Firm represents and warrants (a) that the Consultant/Firm is in compliance with all applicable federal, state and local laws, including, but not limited to, the laws related to the requirement of an employer to verify an employee's eligibility to work in the United States, (b) that all of the Consultant/Firm employees are legally eligible to work in the United States, and (c) that the Consultant/Firm has actively and affirmatively verified such eligibility utilizing the Federal Government's Employment Verification Eligibility Form (I-9 Form).
- B. A mere allegation of Consultant/Firm's intent to use and/or current use of unauthorized workers may not be a basis to delay the County's award of a Contract to the Consultant/Firm unless such an allegation has been determined to be factual by ICE pursuant to an investigation conducted by ICE prior to the date the Contract is scheduled to be awarded by the County.
- C. Legitimate claims of the Consultant/Firm's use of unauthorized workers must be reported to both of the following agencies:

1. The County's Procurement Department at (352) 754-4020: and
  2. ICE (Immigration and Customs Enforcement) at 1-866-DHS-2-ICE
- D. In the event it is discovered that the Consultant/Firm's employees are not legally eligible to work in the United States, then the County may, in its sole discretion, demand that the Consultant/Firm cure this deficiency within a specified time frame, and/or immediately terminate the Contract without any cost or penalty to the County, and/or debar the Consultant/Firm from bidding on all County Contracts for a period up to twenty-four (24) months, and/or take any and all legal action deemed necessary and appropriate.
- E. Consultant/Firm is required to incorporate the following IMAGE Best Practices into its business and, when practicable, incorporate verification requirements into its agreements with Sub-Contractors:
1. Use the Department of Homeland Security employment eligibility verification program (E-Verify) to verify the employment eligibility of all new hires.
  2. Use the Social Security Number Verification Service and make good faith effort to correct and verify the names and Social Security numbers of the current workforce.
  3. Establish a written hiring and employment eligibility verification policy.
  4. Establish an internal compliance and training program related to the hiring and employment verification process, to include, but not limited to, completion of Form I-9, how to detect fraudulent use of documents in the verification process, and how to use E-Verify and the Social Security Number Verification Service.
  5. Require the Form I-9 and E-Verify process to be conducted only by individuals who received appropriate training and include secondary review as of each employee's verification to minimize the potential for a single individual to subvert the process.
  6. Arrange for annual Form I-9 audits by an external auditing firm or a trained employee not otherwise involved in the Form I-9 process.
  7. Establish a procedure to report to ICE credible information of suspected criminal misconduct in the employment eligibility verification process
  8. Establish a program to assess Sub-Contractors' compliance with employment eligibility verification requirements. Encourage Consultant/Firms to incorporate the IMAGE Best Practices contained in this Article and, when practicable, incorporate the verification requirements in Sub-Contractor agreements.
  9. Establish a protocol for responding to letters received from Federal and State government agencies indicating that there is a discrepancy between the agency's information and the information provided by the employer or employee; for example, "no match" letters received from the Social Security Administration.

10. Establish a tip line mechanism (inbox, e-mail, etc.) for employees to report activity relating to the employment of unauthorized workers, and a protocol for responding to employee tips.
11. Establish and maintain appropriate policies, practices, and safeguards against use of the verification process for unlawful discrimination, and to ensure that U.S. Citizens and authorized workers do not face discrimination with respect to hiring, firing, recruitment or referral for a fee because of citizenship status or national origin.
12. Maintain copies of any documents accepted as proof of identify and/or employment authorization for all new hires.

#### 5.14. CONTRACT AWARD

Award will be made at the earliest possible Hernando County BOCC Board meeting subsequent to the evaluation process. It is incumbent on Proposers to contact the Procurement Department to determine the successful Proposer(s). This Request for Qualifications is issued in accordance with and shall be governed by the provisions of the County's Procurement Policy.

#### 5.15. CONTRACT TERM/RENEWAL:

The Contract resulting from this Request for Qualifications shall commence effective upon execution by both parties and extend for a period of Thirty-six **(36) months**. The Contract may be renewed for two **(2)** additional twelve **(12) month** periods, upon mutual agreement of both parties. If any such renewal results in changes in the terms and conditions, such changes shall be reduced to writing as an amendment to this Contract and such amendment shall be executed by both parties. Renewal of the Contract shall be subject to appropriation of funds by the Board of County Commissioners, satisfactory performance.

#### 5.16. SIGNING OF THE AGREEMENT:

When the County gives a Notice of Intent to Award to the Successful Proposer, it will be accompanied by an unsigned Agreement. Within ten (10) calendar days thereafter the Successful Proposer shall execute and deliver to the County the Agreement, along with a Certificate of Insurance that shows policies, limits and other conditions in compliance with that outlined in the Request for Qualifications. Upon award and execution of the Agreement by the County, one (1) executed copy of the Agreement shall be delivered to the Successful Proposer.

#### 5.17. RESPONSIVENESS OF THE PROPOSAL AND DISQUALIFICATION:

- A. A responsive Proposal is one that complies with and conforms to the requirements of this Request for Qualifications. A Proposal requiring changes to any portion of this Request for Qualifications may be considered non-responsive. A Proposal that fails to comply with the criteria outlined in this Request for Qualifications may be deemed non-responsive.
- B. Proposal may be rejected if found to be conditional, irregular, incomplete or not in conformance with the requirements and instructions contained herein, such as, but not limited to: (1) failure to strictly comply with and satisfactorily address the prerequisite criteria, (2) failure to provide

the required forms or other documentation, (3) incomplete, indefinite or ambiguous language, (4) failure to submit the information needed to evaluate the Proposals based on the Evaluation Criteria, and (5) improper and/or undated signatures.

- C. Other conditions, which shall cause rejection of the Proposal, include, but are not limited to: (1) an individual firm, partnership, corporation or combination thereof, under the same or different names submitting (as the Proposer) more than one Proposal, (2) evidence of collusion among Proposers, (3) obvious lack of experience or expertise to perform the Services, (4) failure to perform or meet financial obligations for previous Contracts, (5) falsification of any form required by the County, (6) evidence that a Proposer has a financial interest in another firm who is submitting a Proposal, (7) not having a valid and appropriate local, state or federal certifications and/or licenses necessary to perform the Services, or (8) an investigation by the Chief Procurement Officer finds the Proposer delinquent on a previously awarded contract or in litigation with Hernando County involving a previously awarded Contract.
- D. County may conduct such investigations as County deems necessary to assist in the evaluation of any Proposal and to establish the responsibility, qualifications and financial ability of the Proposer and their proposed sub-Contractors. County reserves the right to seek clarifications or request any information deemed necessary for proper evaluation of Proposals from all Proposers. Failure to provide requested information may result in rejection of the Proposal.

#### 5.18. List of Proposers

A list of Proposers will be posted on the County's eProcurement Portal within two (2) business days after the Public Opening date. The list of Proposers can also be obtained by contacting the Contact Person. The County will not provide a list of Proposers by telephone.

#### 5.19. EXAMINATION OF PROPOSAL DOCUMENTS:

- A. It is the responsibility of each Proposer before submitting a Proposal, to (1) examine the Solicitation Documents thoroughly, (2) consider Federal, State and Local Laws and Regulations that may affect cost, progress, performance or furnishing of the Work, (3) study and carefully correlate Proposer's observations with the Solicitation Documents, and (4) notify the Contact Person of all conflicts, errors or discrepancies in the Solicitation Documents prior to submitting a formal Proposal.
- B. Before submitting a Proposal, it shall be the Proposer's responsibility to submit to the County a request for any additional information and data which pertains to the Project covered under this Request for Qualifications which the Proposer deems necessary to develop their Proposal for performing the Services in accordance with the terms and conditions noted herein.
- C. The submission of a Proposal in response to this Request for Qualifications shall be considered as a representation that the Proposer; (1) has carefully investigated all conditions that affect, or may at some future date, affect the performance of the Services covered by this Request for Qualifications, (2) is fully informed concerning conditions to be encountered, the character,

quality and quantity of the Services to be performed and the work product to be furnished, and (3) is familiar with what is required to perform the Services covered by this Request for Qualifications. The contents of the Proposer's Proposal shall become a Contractual obligation if the Proposer is awarded the Contract. Failure to accept these obligations in a Contractual agreement shall result in cancellation of the Award.

## 5.20. ADDENDA

Any addenda issued in relation to this Request for Qualifications will be posted on the County's eProcurement Portal. It is the Proposer's responsibility to be aware of any addenda that might have bearing on their Proposal before their Proposal is due. The Proposer will acknowledge receipt of any and all such addenda on the Proposal Pricing Form. In the event a Proposer fails to acknowledge receipt of such addenda, their Proposal will be construed as though they have received such addenda, and the submission of a Proposal will constitute acknowledgement of the receipt of same. All addenda will become a part of the solicitation documents and Proposer will be bound by such, whether or not received by Proposer.

## 5.21. MODIFICATION/WITHDRAW OF PROPOSAL:

- A. Proposers have the right to modify or withdraw their Proposal without cause or without liability whatsoever at any time prior to the deadline for submitting Proposals.
- B. Proposals may be withdrawn via the County's eProcurement Portal prior to the time fixed for opening. Negligence on the part of the Proposer in preparing the proposal confers no right for the withdrawal of the proposal after it has been opened. Faxed or electronically mailed withdrawals will not be recognized.
- C. No Proposal shall be modified or withdrawn by the Proposer after the deadline for submitting Proposals.

## 5.22. REVIEW OF PROPOSER'S FACILITIES AND QUALIFICATIONS:

After the Request for Qualifications due date and prior to award of an Agreement, the County reserves the right to perform or have performed an on-site review of Successful Proposer's facilities and qualifications, as well as documentation provided in their Proposal. This review will serve to verify data and representations submitted by the Proposer and may be used to determine whether the Proposer is qualified and experienced and has the resources to perform the Services outlined in the Request for Qualifications. The review may also serve to verify whether the Proposer has adequate financial capability to meet the County's requirements. Should the County determine that the Proposals, or subsequent documentation submitted by the Proposer, has material misrepresentations or that the size or nature of any of Successful Proposer's resources are not adequate to ensure satisfactory performance, or ascertains other bases for concern as to the Successful Proposer's ability to perform the Services, the County has the right to reject their Proposal and not make an award.

## 5.23. FINANCIAL STRENGTH:

Prior to award of a Contract, the County reserves the right to request financial information from the Successful Proposer to assist the County in further review of that Proposer's capabilities. Financial information provided shall be for the current and previous two years, to include, but not be limited to a

financial statement prepared by a Certified Public Accountant (i.e., balance sheet and income and cash flow statements) or a Supplier Qualifier Report prepared by Dun & Bradstreet.

#### 5.24. CLARIFICATIONS

Before Contract award, the County reserves the right to seek clarification from the Proposer with whom County is contemplating award to properly evaluate their Proposal. Failure to provide requested information may result in not making such award to the Proposer.

#### 5.25. PUBLIC RECORDS ACT:

- A. **Proposers should make themselves familiar with Chapter 119 of the Florida Statutes concerning availability of public records. Thirty (30) days after the Proposal Opening date OR Notice of an intended decision, whichever is earlier, Proposals shall be made available for public viewing. Proposals and associated Proposal Documents may be viewed during normal business hours (which is Monday through Friday; 8:00 AM to 5:00 PM) at 15470 Flight Path Drive, Brooksville, Florida. Copies of the Proposals and associated Documents are available for a charge of fifteen cents (\$0.15) per page, plus cost of copying.**
- B. Florida law generously defines what constitutes a public record and, under Chapter 119 of the Florida Statutes, all Proposals are to be made available by County for viewing by the general public. If a Proposer believes that their Proposal contains information that should not be a public record, the Proposer shall clearly segregate and mark that information as "Confidential" and describe in writing the grounds for claiming exemption from the public records law, including the specific statutory citation for such exemption.
- C. Any documents given to the Successful Proposer as part of performing the Services covered under this Request for Qualifications shall not be sold or distributed to third parties without the written consent of County. The Successful Proposer will be required to retain a copy of these documents for a minimum of five (5) years from completion of the Agreement. All documents, papers, letters, e-mails or other material made or received by the Successful Proposer in conjunction with the Services, unless exempt from Section 24(a) of Article I of the Florida Constitution and Section 119.071 of the Florida Statutes, shall be made available for public access. Should the Successful Proposer refuse to allow such access, County has the unilateral right to cancel the Award.
- D. Proposers should consult an attorney as to their duties under the records and information laws (Section 257.36 of the Florida Statutes) and public records laws (Chapter 119 of the Florida Statutes) of the State of Florida. Significant judicial sanctions can be imposed for violation of these Statutes.

#### 5.26. JOINT VENTURES:

- A. Two (2) or more firms may submit a Proposal under a joint venture arrangement. Joint ventures shall be considered as a single entity in the evaluation of a Proposal. That is, the traits of

individual firms shall be blended in arriving at an overall Proposal evaluation score and oral interview score for the joint venture.

- B. A firm who submits a Proposal under a joint venture arrangement may satisfy the technical certification requirements outlined in this Request for Qualifications as the prime Proposer through one or more of the firms comprising the Joint Venture. The Joint Venture shall at a minimum comply with the following additional requirements:
1. The Joint Venture shall, in its own name, be registered with the State of Florida Division of Corporations prior to submittal of a Proposal.
  2. Each individual Firm comprising the Joint Venture shall, in its own name, be qualified in their respective areas of expertise prior to submittal of a Proposal.
  3. Full compliance with the requirements set forth above is required, as well as properly documented compliance with any other certification and additional requirements set forth in the Request for Qualifications.

#### 5.27. PAYMENT

Payment to Proposer/Contractor by Electronic Payment Solution: ACH (Direct Deposit): If the Vendor/Contractor is enrolled in the County's ACH electronic payment solution, all payments will be made using the direct deposit which may or may not include a pre-note transaction. The Vendor/Contractor's bank account information will remain confidential to the extent provided by law and necessary to make direct deposit payments. Once the County has approved payment, an electronic remittance advice will be sent to the Vendor/Contractor via e-mail.

#### 5.28. SCRUTINIZED COMPANIES PURSUANT TO FLORIDA STATUTE 287.135 AND 215.473

Proposer/Contractor must certify that the company is not participating in a boycott of Israel. Proposer/Contractor must also certify that Vendor/Contractor is not on the Scrutinized Companies that Boycott Israel List, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or has been engaged in business operations in Cuba or Syria. Subject to limited exceptions provided in State law, the County will not contract for the provision of goods or services with any scrutinized company referred to above. Vendor/Contractor must submit the certification form included as an attachment to this solicitation. Submitting a false certification shall be deemed a material breach of contract. The County shall provide notice, in writing, to the Vendor/Contractor of the County's determination concerning the false certification. The Vendor/Contractor shall have five (5) days from receipt of notice to refute the false certification allegation. If such false certification is discovered during the active contract term, the Vendor/Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Vendor/Contractor does not demonstrate that the County's determination of false certification was made in error, then the County shall have the right to terminate the contract and seek civil remedies pursuant to Section 287.135, Florida Statutes, as amended from time to time.

### 5.29. FOREIGN COUNTRIES OF CONCERN:

Pursuant to 287.138 F.S., effective July 1, 2023, the County may not enter into contracts which grants the Vendor/Contractor access to personal identifiable information if: a) the Contractor is owned by the government of a Foreign Country of Concern (as defined by the statute); (b) the government of a Foreign Country of Concern has a controlling interest in the entity; or (c) the Contractor is organized under the law of or has its principal place of business in a Foreign Country of Concern.

Bidders/Proposers must provide a response to the section titled VENDOR QUESTIONNAIRE, Foreign Countries of Concern included in this solicitation.

Beginning July 1, 2025, a governmental entity is prohibited from extending or renewing a contract with an entity meeting the requirements of (a), (b) and (c), if the contract would give such entity access to an individual's personal identifying information.

## 6. SCOPE AND SPECIFICATIONS

### 6.1. Intent

Hernando County is requesting statements of qualifications from experienced and qualified architectural and engineering (A/E) firms to provide comprehensive design services for the development of two new prototype fire stations. These prototypes—one 3-bay and one 4-bay configuration—will be used for the site-adapted construction of all future fire stations for Hernando County Fire Rescue (HCFR).

The awarded firm will also be expected to provide full construction documents, bidding support, and construction monitoring services for each future project utilizing the prototype(s).

Prototypes developed under this contract are subject to s. 287.055(10), F.S.

The initial project under this contract will be prototype development. Site-adapted construction documents, bidding support, and construction monitoring services for each future project will be added by amendment.

### 6.2. Project Background Information

Hernando County Fire Rescue (HCFR) has previously constructed fire stations using a standard prototype design. However, recent construction costs have exceeded budget expectations. As a result, the County is seeking updated, cost-effective, and operationally efficient prototypes to serve as the new basis for future station development.

The new prototype designs must reduce construction and life-cycle costs, improve maintainability, and maintain or enhance operational functionality for HCFR staff.

Prototypes developed under this contract are subject to s. 287.055(10), F.S.

### 6.3. Problem, challenge or issue, and desired outcome(s).

#### **A. CHALLENGES:**

##### 1. Cost Escalation:

The recent rise in construction costs has made traditional building methods and materials less viable within budget constraints. There is an urgent need to develop a fire station design that balances performance with affordability.

##### 2. Health-Conscious and Programmatic Design:

Fire stations must meet high standards of livability and promote the long-term health of staff, including mitigation of carcinogen exposure, sleep disruption, and other occupational hazards. This includes thoughtful spatial programming and use of materials that reduce health risks.

##### 3. Flexible Prototype Development:

HCFR stations vary in operational requirements depending on location, staffing, and equipment needs. A one-size-fits-all approach is no longer sufficient. The County needs two (2) flexible prototype designs (3-bay and 4-bay) that can be efficiently adapted to multiple sites while maintaining design integrity.

#### **4. Complete & Constructible Documentation:**

At this time, the County is anticipating a hard-bid procurement approach which may be subject to change. Therefore, design documentation must be complete, accurate, and fully coordinated to support competitive bidding and reduce change orders.

### **B. DESIRED OUTCOMES:**

#### **1. Two Fully Developed Prototype Designs:**

One 3-apparatus-bay and one 4-apparatus-bay prototype, each with equitable and efficient living quarters. Designs must meet all operational needs while being cost-effective, easily constructed, and flexible for site adaptation.

#### **2. Cost-Efficient & Constructible Design Solutions:**

Prototypes shall be based on constructability principles and incorporate readily available and economical building materials. The design should emphasize reduced construction cost, simplified building systems, and low life-cycle maintenance.

#### **3. Health-Conscious Facility Design:**

Layouts and materials must support firefighter health and wellness, including provisions for decontamination zones, clean/dirty separation, adequate rest and recovery spaces, and indoor air quality.

#### **4. High-Performance & Energy-Efficient Design:**

Facilities should exceed code minimums in energy performance and sustainability. The design shall include detailed specifications, including a robust Division 01 (General Requirements) section to guide construction and bidding.

#### **5. Future Project Readiness:**

The awarded firm shall provide comprehensive construction documents, permitting support, and construction administration for each site-adapted version of the prototype. Services shall extend through project closeout and include an 11-month warranty walk-through.

#### **6. Bid-Ready Documentation:**

All documents must be complete, coordinated, and clearly structured to support hard-bid procurement, allowing general contractors to submit competitive, accurate bids with minimal ambiguity.

## **6.4. SCOPE AND SPECIFICATIONS**

### **A. Prototype Design Development**

1. Conduct stakeholder workshops with HCFR and County staff to understand programmatic needs, site constraints, and operational requirements.

2. Develop two fire station prototype designs:

- a. One for a 3-bay configuration
- b. One for a 4-bay configuration

3. Ensure each prototype:

- a. Can be cost-effectively site-adapted to various locations
- b. Complies with Florida Building Code and NFPA standards
- c. Meets ADA, accessibility, and energy efficiency requirements
- d. Incorporates sustainable, durable, and low-maintenance materials
- e. Allows flexibility for future technology integration

## **B. Construction Documents**

1. Provide full architectural, structural, civil, mechanical, electrical, plumbing, and fire protection design documents for the prototypes.
2. Produce construction drawings, specifications, and bid documents ready for permitting and public procurement.
3. Coordinate with County staff to ensure standardization of design elements across future sites.

## **C. Cost Estimating and Value Engineering**

1. Provide preliminary and final cost estimates for both prototype designs.
2. Conduct value engineering sessions with County staff to reduce life-cycle costs and improve construction efficiency.

## **D. Bidding Phase Support**

1. Assist with responses to RFIs, preparation of addenda, and evaluation of contractor bids during the procurement of future site-adapted fire station construction.

## **E. Construction Phase Services**

1. Provide construction administration and monitoring services for future projects using the prototype designs, including:
  - a. Review of shop drawings and submittals
  - b. Attendance at construction meetings
  - c. Site visits for quality assurance and progress verification
  - d. Final inspections and punch list reviews

## **6.5. Performance Requirements**

The selected firm will be responsible for delivering high-quality, cost-effective, and adaptable fire station prototype designs that meet the operational, health, and long-term maintenance needs of Hernando County Fire Rescue. The following performance requirements apply:

### **A. Prototype Design Development**

1. Develop two (2) fire station prototype designs:
  - a. One 3-apparatus-bay configuration
  - b. One 4-apparatus-bay configuration
2. Each prototype must:
  - a. Be adaptable to a variety of sites across the county
  - b. Include equitable and functional living quarters
  - c. Provide for future scalability or modification
  - d. Comply with Florida Building Code, NFPA, ADA, and all applicable local codes

### **B. Cost-Efficient and Constructible Design**

1. Designs must utilize:
  - a. Economical building materials that are readily available
  - b. Efficient structural systems that simplify construction
  - c. Construction methods that reduce build time and labor intensity
  - d. The design must emphasize life-cycle cost savings, including materials that are durable and easy to maintain.

### **C. Health-Conscious and Programmatic Design**

1. Incorporate best practices in firefighter health and safety, such as:
  - a. Clear separation between clean and contaminated areas
  - b. Dedicated decontamination zones
  - c. Sleeping quarters that minimize noise and light disruption
  - d. Proper HVAC design for indoor air quality and contaminant control

### **D. Energy Efficiency and Sustainability**

1. The prototypes must be designed to:
  - a. Exceed minimum energy code requirements
  - b. Include high-efficiency systems and envelope design
  - c. Utilize natural lighting and low-energy fixtures where appropriate
  - d. Include recommendations for optional sustainable elements (e.g., solar readiness, stormwater reuse, etc.)

### **E. Comprehensive Construction Documentation**

1. Provide fully coordinated construction documents, including:
  - a. Architectural, structural, MEP, civil, fire protection, and site development plans
  - b. Division 01 General Requirements tailored for hard-bid construction
  - c. Detailed specifications and materials schedules
  - d. Code compliance summaries and permitting documentation

#### **F. Support for Hard-Bid Procurement**

1. Documentation must be complete, unambiguous, and bid-ready
2. Firm must demonstrate ability to:
  - a. Support pre-bid contractor inquiries (RFIs)
  - b. Prepare clear addenda
  - c. Minimize change orders through complete and coordinated design

#### **G. Construction Administration Services**

1. Provide support throughout construction, including:
  - a. Submittal and shop drawing reviews
  - b. Regular site visits and reporting
  - c. Participation in construction meetings
  - d. Punch list development and final inspections
  - e. 11-month warranty walk-throughs and issue tracking

### **6.6. Technical Requirements**

The selected design team shall demonstrate technical expertise, capacity, and resources to deliver fully coordinated, cost-effective, and high-performance fire station prototype designs, and provide support through bidding, construction, and project closeout.

These technical requirements are aligned with the County's hard-bid procurement methodology, and the design team must show a proven ability to develop complete, constructible, and competitively bid documentation.

#### **A. Design and Engineering Capabilities:**

The team shall include professionals licensed in Florida across the following disciplines:

1. Architecture
2. Structural, Mechanical (HVAC), Electrical, Plumbing, and Fire Protection Engineering
3. Civil Engineering
4. Landscape Architecture (as applicable)
5. Experience with public safety facilities and similar essential services infrastructure is required.

#### **B. Code and Regulatory Compliance**

Designs must comply with:

- a. Florida Building Code
- b. NFPA (National Fire Protection Association) standards
- c. Florida Fire Prevention Code
- d. Florida Accessibility Code / ADA
- e. Applicable zoning and permitting regulations
- f. The firm shall provide permitting assistance as part of its scope of work.

### **C. Site Adaptability**

Prototype designs must be flexible and allow for efficient adaptation to various future station sites, with differing:

- a. Lot configurations and orientations
- b. Soil/geotechnical conditions
- c. Utilities and access points
- d. Site-adapted versions must include full civil engineering and utility coordination.

### **D. Constructability and Cost-Efficiency**

Designs must be grounded in constructability principles and reflect:

- a. Use of commonly available and cost-effective construction materials
- b. Simple, efficient building systems that reduce labor and time on site
- c. Durable, low-maintenance materials suited to Florida's climate
- d. The firm shall be well-versed in construction materials, methods, and their impact on schedule and cost.

### **E. Specifications and Documentation**

The firm must provide complete construction specifications, including:

- a. A comprehensive Division 01 – General Requirements, customized for use in hard-bid procurement
- b. Fully developed technical specifications using CSI MasterFormat (latest edition) or equivalent.
- c. Material and product schedules that reflect cost-effectiveness, durability, and availability

### **F. Support for Hard-Bid Procurement**

1. Hernando County will use a hard-bid methodology for all fire station construction projects.
2. The selected design team must demonstrate:
  - a. A clear understanding of public-sector bidding practices
  - b. The ability to produce complete, coordinated, and unambiguous bid documentation
  - c. A history of supporting competitive bidding with minimal change orders or clarifications
  - d. Documentation must minimize risk to the County and allow for fair and competitive pricing.

### **G. Energy Efficiency and High-Performance Design**

Designs must exceed energy code minimums and incorporate:

- a. High-efficiency HVAC and lighting systems
- b. Optimized building envelope design for Florida conditions
- c. Optional sustainable elements (e.g., solar readiness, rainwater harvesting)

### **H. Construction Phase Support**

The firm must provide ongoing construction administration services, including:

- a. Review of submittals and shop drawings
- b. Responses to RFIs
- c. Participation in regular site visits and construction meetings
- d. Final inspections, punch list development, and closeout documentation
- e. Coordination of the 11-month warranty walk-through

#### **I. Project Management and Communication**

1. Assign a dedicated Project Manager with experience on public-sector or fire/rescue facility projects.
2. The Project Manager must be responsible for:
  - a. Day-to-day coordination and communication
  - b. Team integration across disciplines
  - c. Adherence to budget and schedule

#### **J. Document Format and Technology Standards**

All construction documents shall be:

- a. Prepared in AutoCAD (current version)
- b. Delivered in PDF and native formats
- c. Specification sections must be editable and formatted using CSI standards or equivalent

#### **K. Quality Assurance and Quality Control (QA/QC)**

1. The firm shall employ a documented QA/QC process for all design phases.
2. Final QA/QC checklists must be submitted with each milestone deliverable.
3. Deliverables must reflect a high level of coordination between disciplines and minimal conflicts or omissions.

## 7. EVALUATION PHASES

### 7.1. Phase I: Written Evaluation

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	<p><b>Firm Qualifications &amp; Experience</b></p> <p>Demonstrated experience with similar public safety, fire/rescue, or essential service facilities.</p> <p>Quality and relevance of past projects.</p> <p>Team’s history of delivering cost-effective and constructible public-sector buildings.</p> <p>Relevant individual and sub-consultant credentials and experience</p> <p>Note: Charts and graphs depicting your capacity may be included.</p>	Points Based	<p>25 <i>(25% of Total)</i></p>
2.	<p><b>Key Personnel &amp; Project Team</b></p> <p>Experience and qualifications of the proposed project manager and lead designers/engineers.</p> <p>Team structure and ability to manage multi-disciplinary coordination.</p> <p>Clear identification of roles and responsibilities.</p> <p>Note: Charts and graphs depicting your organization and project team may be included.</p>	Points Based	<p>20 <i>(20% of Total)</i></p>
3.	<p><b>Technical Approach &amp; Design Methodology</b></p> <p>Understanding of the project scope and technical requirements.</p> <p>Approach to:</p> <ul style="list-style-type: none"> <li>prototype development</li> <li>cost-conscious design</li> <li>constructability</li> <li>material selection</li> <li>energy performance</li> </ul>	Points Based	<p>20 <i>(20% of Total)</i></p>

<p>4.</p>	<p><b>Experience with Hard-Bid Documentation</b></p> <p>Demonstrated ability to prepare complete, coordinated, and bid-ready construction documents, including a robust Division 01.</p> <p>Experience supporting hard-bid public procurement with minimal change orders.</p>	<p>Points Based</p>	<p>15 <i>(15% of Total)</i></p>
<p>5.</p>	<p><b>Project Management &amp; QA/QC Approach</b></p> <p>Methodology for:</p> <p>schedule management</p> <p>coordination</p> <p>internal quality assurance</p> <p>communication with County stakeholders throughout the project lifecycle</p>	<p>Points Based</p>	<p>10 <i>(10% of Total)</i></p>
<p>6.</p>	<p><b>References &amp; Past Performance</b></p> <p>Quality of performance on similar projects based on client references.</p> <p>Responsiveness</p> <p>reliability</p> <p>accuracy of construction documents</p> <p>success during construction</p> <p>on-time</p> <p>within budget</p>	<p>Points Based</p>	<p>10 <i>(10% of Total)</i></p>

**7.2. Phase 2: Oral Presentation Evaluation**

No.	Evaluation Criteria	Scoring Method	Weight (Points)
<p>1.</p>	<p><b>Understanding of Project Scope and Goals</b></p> <p>Assesses how well the team understands the County’s priorities, to include:</p> <p>cost-effective prototype development</p> <p>site adaptability</p> <p>health-conscious design</p> <p>support for hard-bid procurement</p>	<p>Points Based</p>	<p>30 <i>(30% of Total)</i></p>

<p>2.</p>	<p><b>Qualifications and Role of Project Team</b></p> <p>Evaluates the experience and clarity of roles of the proposed team members.</p> <p>Preference may be given to teams with a demonstrated history of working together on similar projects.</p>	<p>Points Based</p>	<p>25 <i>(25% of Total)</i></p>
<p>3.</p>	<p><b>Design and Technical Approach</b></p> <p>Considers the proposed approach to fire station design, to include:</p> <p>constructability</p> <p>material selection</p> <p>energy efficiency</p> <p>how the firm meets technical and performance requirements.</p>	<p>Points Based</p>	<p>30 <i>(30% of Total)</i></p>
<p>4.</p>	<p><b>Communication and Responsiveness</b></p> <p>Measures the team’s ability to clearly and professionally present their qualifications, respond to questions, and demonstrate readiness to collaborate with County staff during design and construction.</p>	<p>Points Based</p>	<p>15 <i>(15% of Total)</i></p>



County of Hernando  
Procurement Department  
Carla Rossiter-Smith, Chief Procurement Officer  
15470 Flight Path Drive, Brooksville, FL 34604

## [KMF ARCHITECTS] RESPONSE DOCUMENT REPORT

RFQ No. 25-RFQ01153/ap

Architectural and Engineering Services for Hernando County Fire Rescue (HCFR) Fire Station  
Prototype Designs

RESPONSE DEADLINE: November 17, 2025 at 10:00 am

Report Generated: Wednesday, May 13, 2026

### KMF Architects Response

#### CONTACT INFORMATION

**Company:**

KMF Architects

**Email:**

marketing-opengov@kmfarchitects.com

**Contact:**

Erika Lord

**Address:**

839 N Magnolia Ave  
Orlando, FL 32803

**Phone:**

(407) 298-1988

**Website:**

[www.kmfarchitects.com](http://www.kmfarchitects.com)

**Submission Date:**

Nov 14, 2025 3:16 PM (Eastern Time)

#### ADDENDA CONFIRMATION

Addendum #1

*Confirmed Oct 21, 2025 9:11 AM by Nicole Kleinsteuber*

Addendum #2

*Confirmed Oct 30, 2025 10:54 AM by Nicole Kleinsteuber*

## QUESTIONNAIRE

### 1. COMPANY INFORMATION

#### VENDOR REGISTRATION\*

*Pass*

Please download the below documents, complete, and upload.

- [Vendor-Registration-Form \(5...](#)

Vendor-Registration-Form\_KMF\_Architects.pdf

#### W9 FORM\*

*Pass*

Please upload your company's signed W9 form.

W9\_-\_KMF\_Architects.pdf

#### UPLOAD FLORIDA PERMIT\*

*Pass*

Bidders who are non-resident corporations shall furnish to the Owner a duly certified copy of their permit to transact business in the State of Florida along with the bid.

Failure to submit this evidence or qualification to do business in the State of Florida may be basis for rejection of the bid.

2025\_KMF\_Florida\_Business\_Certificate\_(Update\_2025-10-09).pdf

### 2. AUTHORIZATIONS

#### AUTHORIZED REPRESENTATIVE\*

*Pass*

Are you fully authorized to bind this company, or corporation?

Yes

#### AUTHORIZED SIGNATORY/NEGOTIATOR\*

*Pass*

Please provide the information to support the statement below:

The Firm/Contractor represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the Firm/Contractor will be duly bound:

Name(s)

Title(s)

Email(s)

Phone(s)

Business Address(s)

Eric Kleinsteuber, AIA

Owner/President

[eric@kmfarchitects.com](mailto:eric@kmfarchitects.com)

Office 407-298-1988; Cell 407-361-8866

Business Address: 839 N. Magnolia Ave., Orlando, FL 32803

CORPORATE AFFIDAVIT\*

*Pass*

Please download the below documents, complete, and upload.

- [Corporate Affidavit.pdf](#)

Corporate\_Affidavit\_-\_Submitted\_by\_KMF\_Architects.pdf

### 3. CONFIRMATIONS

CONFIRM 180 DAYS PROPOSAL VALIDITY\*

*Pass*

I hereby propose to furnish the goods or services specified in the Request for Proposals at the prices or rates quoted in my Proposal. I agree that my RFP will remain firm for a period of up to one hundred and eighty (180) days in order to allow the County adequate time to evaluate the Proposals. Furthermore, I agree to abide by all conditions of the Proposal.

Confirmed

HERNANDO COUNTY DOES NOT ACCEPT EXCEPTIONS TO THE CONTRACT.\*

*Pass*

I have carefully examined the Request for Proposals/Qualifications (RFP/RFQ), Instructions to Proposers, General and/or Special Conditions, Specifications, RFP/RFQ Proposal and any other documents accompanying or made a part of this invitation.

I certify that all information contained in this RFP/RFQ is truthful to the best of my knowledge and belief. I further certify that I am a duly authorized to submit this RFP/RFQ on behalf of the Consultant/Firm as its act and deed and that the Consultant/Firm is ready, willing and able to perform if awarded the Contract.

I further certify that this RFP/RFQ is made without prior understanding, agreement, connection, discussion, or collusion with any person, firm or corporation submitting a RFP/RFQ for the same product or service; no officer, employee or agent of the Hernando County BCC or of any other Proposer interested in said RFP/RFQ; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

I further certify that having read and examined the specifications and documents for the designated services and understanding the general conditions for Contract under which services will be performed, does hereby propose to furnish all labor, equipment, and material to provide the services set forth in the RFP/RFQ.

The undersigned further declares that the "work" will be performed in strict accordance with such requirements.

NO EXCEPTIONS ALLOWED:

I understand that Hernando County does not accept any Exceptions to the Sample Contract.

Yes

DRUG FREE WORKPLACE CERTIFICATION\*

*Pass*

I have read and attest to, in accordance with Florida Statute 287.087 (current version), hereby certify that Proposer:

Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.

Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.

Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.

Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later

than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.

Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.

Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

Please Confirm that you have read and attest to this Drug Free Workplace Certificate

Confirmed

#### VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES\*

*Pass*

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of \$1,000,000.00 or more, that are on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which are created pursuant to s. 215.473 F.S., or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 F.S. or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to bind on behalf of proposer, I hereby certify that the company identified above in the section entitled "Proposer Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs and does not have business operations in Cuba or Syria.

I have read and attest that I confirm the above is acknowledged.

Confirmed

#### E-VERIFY CERTIFICATION\*

*Pass*

#### **Vendor/Contractor acknowledges and agrees to the following:**

Vendor/Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

All persons employed by the Vendor/Contractor during the term of the Contract to perform employment duties within Florida; and

All persons, including subcontractors, assigned by the Vendor/Contractor to perform work pursuant to the Contract with the department.

Confirmed

AFFIDAVIT OF NON COLLUSION AND OF NON-INTEREST OF HERNANDO COUNTY EMPLOYEES\*

*Pass*

Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Certification that Vendor/Contractor affirms that the bid/proposal presented to the Owner is made freely, and without any secret agreement to commit a fraudulent, deceitful, unlawful or wrongful act of collusion.

I have read and attest that I am the Vendor/Contractor in the above bid/proposal, that the only person or persons interested in said proposal are named therein; that no officer, employee or agent of the Hernando County Board of County Commissioners (BOCC) or of any other Vendor/Contractor is interested in said bid/proposal; and that affiant makes the above bid/proposal with no past or present collusion with any other person, firm or corporation.

Please confirm that you have read and attest to Affidavit of Non Collusion and of Non-Interest of Hernando County Employees.

Confirmed

FOREIGN COUNTRIES OF CONCERN 287.138\*

*Pass*

287.138 F.S., prohibits agencies from contracting with companies which grant the Vendor/Contractor access to personal identifiable information if: a) the Contractor is owned by the government of a Foreign Country of Concern (as defined by the statute); (b) the government of a Foreign Country of Concern has a controlling interest in the entity; or (c) the Contractor is organized under the law of or has its principal place of business in a Foreign Country of Concern.

As the person authorized to bind on behalf of proposer, I hereby certify that the company identified above in the section entitled "Proposer Vendor Name" is not owned, controlled or organized under the law of a Foreign Country of Concern as identified in Section 2887.138, Florida statutes. I understand that the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

I have read and attest that I confirm the above is acknowledged.

Confirmed

SWORN STATEMENT 287.133 (3) (A)\*

*Pass*

I have read and attest that I understand that a "public entity crime" as defined in Paragraph 287.133 (1)(g), Florida Statutes (current version), means a violation of any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

I have read and attest that I understand that "convicted" or "conviction" as defined in Paragraph 287.133 (1)(b), Florida Statutes (current version), means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

I have read and attest that I understand that an "affiliate" as defined in Paragraph 287.133 (1)(a), Florida Statutes (current version), means:

- A. A predecessor or successor of a person convicted of a public entity crime; or
- B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

I have read and attest that I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes (current version), means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

I have read and attest that based on information and belief, the statement which I have confirmed below is true in relation to the entity submitting this sworn statement:

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM

IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT.

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

IF YOU CHOSE OPTION 3, TO THE QUESTION ABOVE, 3.10 SWORN STATEMENT 287.133(3) A, ATTACH A COPY OF THE FINAL ORDER.

No response submitted

#### 4. PROPOSAL

PROPOSAL SECTION 1.0 — INTRODUCTION (NOT TO EXCEED 2 PAGES)\*

*Pass*

Please upload your proposal. The Proposal Format section of Section 5.4 of this RFQ describes the required Proposal Format. Proposers should also reference Section 7 Evaluation Phases.

25-RFQ01153ap\_-\_Submitted\_by\_KMF\_Architects.pdf

#### 5. Consent for Phase II Oral Presentations

CONSENT TO PUBLIC ORAL PRESENTATION\*

*Pass*

Final ranking and selection will be based on Evaluation Phase II (Oral Presentations), as outlined in the Evaluation Criteria section of this RFQ. If selected for Evaluation Phase II, Firms are required to consent to their oral presentation being conducted in a setting open to the public.

**Please indicate your consent below:**

YES, our firm consents to participating in a public Evaluation Phase II Oral Presentation.

#### 6. ADDITIONAL REQUIRED FORMS

KEY PERSONNEL LICENSURE\*

*Pass*

- List all key personnel who will be assigned to this project and are required to hold a professional license under Florida law.

- For each licensed individual, attach copies of current, valid professional licenses issued by the **State of Florida**.

DPBR\_KleinsteuberFL\_AR93580\_Exp\_02-2027.pdf

SUB-CONTRACTORS\*

*Pass*

Please provide a list of sub-contractors the firm intends to use and who will provide product(s) or Services(s) for the performance of a part of the Services required under the Contract Documents.

List\_of\_Subconsultants\_-\_Hernando.pdf

HERNANDO COUNTY EMPLOYMENT DISCLOSURE\*

*Pass*

Please download the below documents, complete, and upload.

- [HC Employment Disclosure Ce...](#)

HC\_Employment\_Disclosure\_Certification\_Statement\_KMF\_Architects.pdf

ANTI HUMAN TRAFFICKING AFFIDAVIT\*

*Pass*

Please download the below documents, complete, and upload.

- [Anti\\_Human-Trafficking-Affi...](#)

Anti\_Human-Trafficking-Affidavit-2024\_-\_KMF\_Architects.pdf

**Anti-Human Trafficking Affidavit**

In compliance with Fla. Stat. § 787.06(13), this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with Hernando County or any of its subordinate units (the “Governmental Entity”).

1. My name is Eric Kleinsteuber, AIA and I am over eighteen years of age. The following information is given from my own personal knowledge.
  
2. I am an officer or representative with KMF Architects a non-governmental entity (the “Nongovernmental Entity”). I am authorized to provide this affidavit on behalf of Nongovernmental Entity.
  
3. Neither Nongovernmental Entity, nor any of its subsidiaries or affiliates, uses *coercion for labor* or *services*, as such italicized terms are defined in Fla. Stat. § 787.06, as it may be amended from time to time.
  
4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
  
5. This declaration is made pursuant to Fla, Stat. § 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

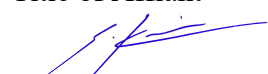
Under penalties of perjury, I Eric Kleinsteuber, AIA, declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NAUGHT.

KMF Architects  
Name of Nongovernmental Entity

Eric Kleinsteuber, AIA  
Printed Name of Affiant

Owner/Principal  
Title of Affiant

  
Signature of Affiant

10/21/2025  
Date