



ARCHITECTS

County of Hernando
REQUEST FOR QUALIFICATIONS

25-RFQ01153/ap
Architectural and Engineering Services for Hernando
County Fire Rescue (HCFR) Fire Station Prototype Designs

November 17, 2025

Submitted by:
KMF Architects
839 N. Magnolia Ave
Orlando, FL 32803

RFQ Contact: Nicole Kleinsteuber, Marketing Coordinator
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407-298-1988



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PROPOSAL SECTION **1.0**
INTRODUCTION

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



ARCHITECTS

November 17, 2025

County of Hernando
Attn: Ms. Carla Rossiter-Smith, Chief Procurement Officer
15470 Flight Path Dr.
Brooksville, FL 34604

RE: 25-RFQ01153/ap - Architectural and Engineering Services for Hernando County Fire Rescue (HCFR) Fire Station Prototype Designs

Dear Ms. Rossiter-Smith and Selection Committee,

KMF Architects is pleased to offer our qualifications for the Hernando County Fire Rescue Fire Station Prototype Designs. We feel we are an excellent fit for this project, as we are currently master planning your Public Safety Training Facility, making us familiar with the needs and procedures of the County of Hernando. We also have recent experience with fire station prototypes, as we designed a two-story urban prototype station for Orange County which is now being used in the construction of Fire Station 31.

Our experience designing fire stations includes dedicated drive-through apparatus garages, generators, decontamination areas, kitchens, administrative offices with reception, and restrooms/locker rooms/showers. These are important details for the success and efficiency of a new facility. In addition to new stations, KMF has completed numerous renovations, site/security improvements, and solar panel upgrades to numerous Orange County fire stations. Our firm understands the unique needs of fire stations, and we are pleased to propose the same successful team of KMF designers and subconsultants for the County of Hernando Fire Station Prototypes.

KMF Architects also knows fire rescue training facilities. We completed the \$52M Orange County Fire Rescue Training Center which opened this summer, and the Winter Park Fire Rescue Training Center, which is now in the CD phase. We understand that Public Safety Facilities require detailed investigations, distinctive solutions, client-focused phasing, and intense focused implementation.

KMF Architects, LLC is 100% locally owned and operated in the heart of Central Florida. Eric Kleinsteuber, AIA, is the sole owner and functions as both President and Design Director. Eric is supported by Principal Samantha Scime, AIA, and Operations Director, Erika Lord. Eric, Samantha and Erika are supported by a team of 15 architects, designers and employees who will work diligently to ensure the needs of the County of Hernando are met and that this project is a success. We have worked to achieve national and local recognition for the use of innovative design strategies including award-winning, environmentally conscious solutions that not only enhance the user's experience, but also serve to protect the surrounding environment. Through sustainable, economical, and sound solutions, our projects consistently over-perform for our clients and the community.

Beyond our portfolio of award-winning designs, **KMF Architects has been recognized as an award-winning team and was recently honored as a 2025 Best Place to Work and a 2024 Gator 100 Business.** We work tirelessly to ensure we understand your goals, schedule, and budget so that the outcome exceeds expectations. Since opening in 2000, our commitment to our clients is simple - we are there for you when you need us, doing work that you can be proud of.

We are pleased to submit our qualifications for the Hernando County Fire Rescue Fire Station Prototype Designs, and we would be honored to be selected for this important project. Thank you for your consideration.

Sincerely,
KMF Architects



Eric Kleinsteuber, AIA
President
eric@kmfarchitects.com
O: 407-298-1988
C: 407-361-8866

PROPOSAL SECTION **2.0**
FIRM QUALIFICATIONS & EXPERIENCE

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



ARCHITECTS



FIRM HISTORY & PROFILE

Locally owned and operating in downtown Orlando, KMF Architects offers client-focused architectural services with first-class design abilities. Our office was established in the year 2000 with a dedication to craft and community. We offer a wide range of architectural services while maintaining a small-firm and client-first studio culture. Located in the heart of Orlando, KMF is excited to provide architectural and design services to the County of Hernando.

Over the past 25 years, KMF's reputation has grown to be the reliable go-to firm in the Central Florida region that we are proud to serve. We provide architecture, interior design, master planning, and sustainability services. Our project experience is vast, and we understand the intricacies of seeing a project through, from the first lines of a concept sketch to the final punchlist item of construction administration. KMF specializes in public safety facilities. We also specialize in continuing services contracts for our local cities, counties and higher-education institutions, and we are one of few firms to offer historic preservation services. Whether a project is new construction, an alteration or repair to an existing space, a historic assessment, or a visionary masterplan, KMF is ready to serve.

ESTABLISHED

Florida LLC
Date 2000
L00000005619

OFFICE LOCATION

839 N. Magnolia Ave.
Orlando, FL 32803

PRESIDENT

Eric Kleinsteuber, AIA
President
eric@kmfarchitects.com

LEADERSHIP

- Eric Kleinsteuber, AIA
Principal
- Samantha Scime, AIA
Principal
- Erika Lord,
Operations Director

CONTACT

Phone 407-298-1988

ONLINE:

KMFarchitects.com

KMF has an over 25 year history of serving the Central Florida community.

FIRM PROFILE (CONTINUED)

The concerns and complexities associated with safety and access to buildings, how and when work will be completed to minimize disruptions, budgetary concerns, and consideration of the best approach to the design and construction are vetted and discussed thoroughly to provide a holistic approach to design and construction. KMF's channels of communication are straightforward and organized. Between the client and the team, all communications go through KMF's President, Eric Kleinsteuber, AIA. Meetings are documented via minutes which are distributed and organized electronically. Sub-consultants, each chosen carefully based on the unique needs of each individual project, are coordinated via both digital and traditional methods.

Finally, KMF consistently delivers projects on-time and on budget. We achieve this by setting the schedule backwards from the date the owner expects to occupy the project, not from the start of design. This forces the team to understand the true project duration and impact to the owner. In addition, KMF has published internal design, management and construction standards in place to utilize the finest practices and ensure consistency and reliability from project to project. One of KMF's unique lines of resume experience is that both KMF Principals and two other KMF staff members have worked in the role as an Owner's Representative. With that experience, we are able to better understand cost and expectations from the owner's perspective and to keep your project on budget.

EXPERIENCE WITH PUBLIC SAFETY FACILITIES

KMF Architects extensive experience with public safety facilities. Projects include:

- **Hernando County Public Safety Training Facility Master Plan**
- **Orange County Two-Story Urban Fire Station Prototype**
- **Orange County Fire Station 31**
- **Orange County Springhill Fire Station 49**
- **Minneola Station 88: Police and Fire Substation**
- **Orange County Fire Station 51 Site Security**
- **Orange County Fire Station 86 Assessment**
- **Orange County Fire Station Solar Arrays (Multiple Stations)**
- **Orange County Fleet Assessment and Masterplan**
- **City of Eustis Fire Station 22 Bay Storage**
- **Orange County Fire Rescue Training Center**
- **Winter Park Fire Rescue Training Facility**
- **St. Johns County Fire Rescue Training Facility**
- **Orange County EOC**
- **City of Orlando EOC**
- **University of Central Florida EOC**
- **Toho Water Authority Headquarters with EOC**
- **Orange County Sheriff's Warehouse**

FIRM DISTINCTIONS

2025 Central Florida Favorites: Gold Winner Architecture Firm

2025 Build Awards: Best Civic and Cultural Architecture Firm (Southeast US)

2024 Build Awards: Best Institutional Architecture Firm

2022, 2024 & 2025 Orlando Business Journal Best Places to Work

2023 & 2024 Gator 100 Business



Architect

AFFILIATIONS

American Institute of Architects (AIA)

Society of American Registered Architects

International Association of Fire Chiefs Associate Member

National Trust for Historic Places

Florida Trust for Historic Places

RECENT DESIGN AWARD HIGHLIGHTS

- 2025 Associated Builders and Contractors Eagle Award for the Orange County Convention Center Chapin Theater Renovation and North/South Concourse Floor Replacement
- 2025 Florida Trust for Historic Preservation Award for the Restoration of the Rogers Kiene Building
- 2025 AIA Orlando Award of Excellence Built Category for Rogers Kiene Building Reroof
- 2025 AIA Florida Object Award for Rogers Kiene Building Turret
- 2024 AIA Orlando Merit Award for Casselberry City Hall Expansion
- 2024 AIA Miami Merit Award for UF College of Design, Construction and Planning Collaboratory
- 2024 Associated Builder and Contractors Excellence in Construction Award for Historical Renovation for Rogers Kiene Roof and HVAC Replacement
- 2023 Build Awards for Orange County Fire Rescue Training Center
- 2023 AIA Orlando Award of Honor for UF Atrium
- 2023 Associated Builder and Contractors Excellence in Construction Award for Climate First Bank, Winter Park
- 2021 AIA Florida Merit Award for the Mennello Museum of American Art
- 2021 AIA Florida Merit Award in Historic Preservation and Restoration for the Leu House
- 2021 AIA Florida Citation Award in Historic Preservation and Restoration for the Mote Morris House

COMMUNITY OUTREACH

- Orange County Fire Rescue 343 Hero Challenge Sponsor
- Down Syndrome Association of Central Florida Annual Walk and Gala Sponsor and Participant
- Make a Wish Foundation Annual Walk-for-Wishes Participant
- Mennello Museum of American Art Annual Gala Sponsor
- Black Bottom House of Prayer - Pro-Bono Assessment of one of Orlando's oldest African-American churches after roof collapse in 2021



KMF proudly teams with the best subconsultants in Central Florida. **This particular team is the same team used on the County of Hernando Public Safety Facility Master Plan, as well as all of our Orange County Fire Rescue Projects.** Each subconsultant below has extensive public safety experience. This tried and true team is ready and willing to begin work immediately on your new prototype designs.



SGM ENGINEERING: MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ENGINEERING

OFFICE LOCATION: 935 LAKE BALDWIN LN., ORLANDO, FL 32814

SGM Engineering has a long history of successful work with local and federal government agencies including in and for Osceola County. Their past performance with municipalities is an example of their ability to adapt and respond to each municipality regardless size, complexity, or use. SGM has acted as a consultant for over 20 MEP Continuing Contracts and has been reselected several times for these contracts because of their excellent performance. They provide the highest quality design construction documents, cost estimates, construction administration, and coordination efforts with construction managers and owner's representatives, guaranteeing high professional standards and timely executions of every project. Their staff consists of knowledgeable project managers, engineers, designers, and CAD technicians that complete their projects on-time and within budget.



PREMIER STRUCTURAL ENGINEERING INC.: STRUCTURAL ENGINEERING

OFFICE LOCATION: 235 MAITLAND AVE. S STE 108-A, MAITLAND, FL 32751

Led by Kharl Rodriguez, Premier Structural Engineering Inc., based in Maitland, Florida, specializes in structural design and engineering services across various sectors, including commercial, healthcare, institutional, and residential projects. With an average project size of approximately \$12.9 million and active involvement in multiple projects, the firm demonstrates significant experience in managing complex engineering tasks.



TRI3 CIVIL DESIGN STUDIO: CIVIL ENGINEERING

OFFICE LOCATION: P.O. BOX 520062, LONGWOOD, FL 32752

Tri3 is a full-service civil engineering firm, offering services for public and private land-development projects across commercial, mixed-use, industrial, municipal, residential and institutional sectors since 2008. With an emphasis on innovation and sustainable design, Tri3 integrates best-management practices that protect natural resources, all while meeting municipal and state permitting requirements.

coyle & caron **COYLE & CARON: LANDSCAPE ARCHITECTURE**

OFFICE LOCATION: 236 PASADENA PL, ORLANDO, FL 32803

Coyle & Caron is a woman-owned landscape architecture and design studio based in Orlando specializing in creating meaningful outdoor spaces through collaboration with allied professionals, artists, and clients. Their work emphasizes environmental stewardship, species and habitat conservation, and social engagement. Notable projects include the Hammock Hollow Children’s Garden at Bok Tower Gardens, which offers interactive play areas inspired by Central Florida’s unique ecologies. They also collaborated on the Florida Garden and Pollinator Garden at Bok Tower Gardens, focusing on ecological restoration and stormwater management.



CARLSSON INC.
CONSTRUCTION COST ESTIMATORS

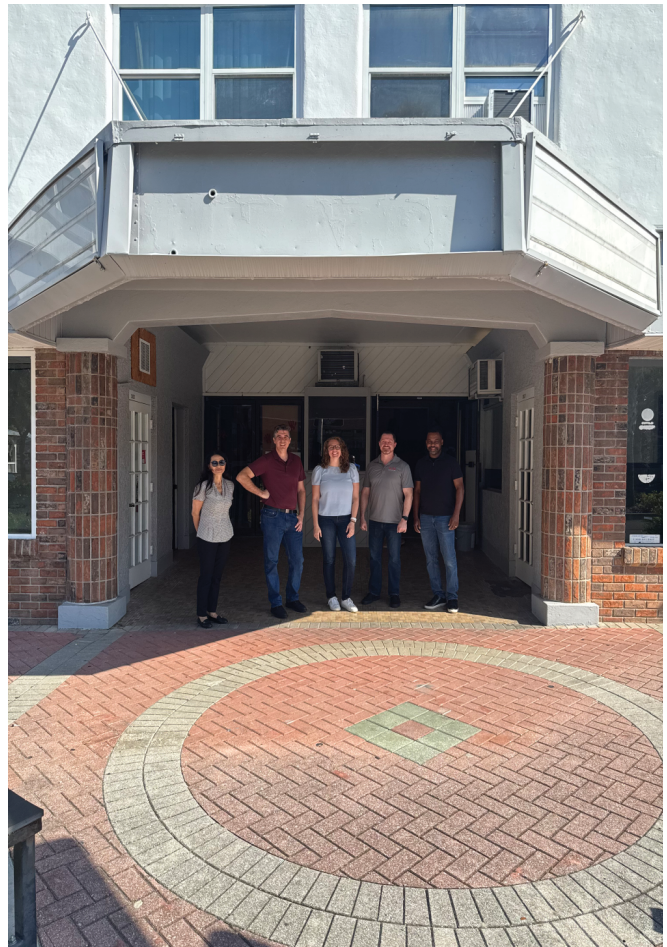
CARLSSON CONSTRUCTION ESTIMATORS: COST ESTIMATING

OFFICE LOCATION: 1000 SAVAGE CT., STE. 104 LONGWOOD, FL 32750

Carlsson Construction Estimators Inc., based in Longwood, Florida, is a woman-owned firm specializing in comprehensive pre-construction cost consulting services. Founded by Anita Carlsson Trout in 2004, the company has contributed to over \$3 billion in commercial and governmental construction projects, offering services such as cost estimation, value engineering, and plan review. Their portfolio includes a diverse range of projects, from educational institutions and public safety facilities to medical centers and recreational spaces.



KMF, Tri3 and Coyle & Caron at OC Fire Training Groundbreaking



KMF, SGM, Premier and Tri3 at Zephyrhills Theater

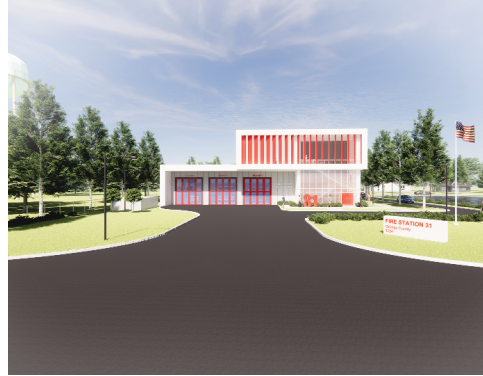


KMF and SGM at OC Fire Training Ribbon Cutting

FIRM QUALIFICATIONS & EXPERIENCE



OC Fire Rescue Training Center



OC Fire Station 31



OC Fire Rescue Training Center

EXPERIENCE WITH SIMILAR PUBLIC SAFETY, FIRE/RESCUE OR ESSENTIAL SERVICE FACILITIES:

KMF Architects is a leader in public safety facility design. Our experience ranges from station renovations throughout Central Florida, including the addition of solar arrays to increase energy-efficiency, to designing stations on challenging sites. No matter the program or budget, KMF can design a solution. For example, our new urban two-story prototype designed for Orange County will be used for Fire Station 31 and Fire Station 49. Fire Station 31 needed to be quite compact in order to fit onto the available 1.5 acre site in a busy Dr. Phillips neighborhood near a water tower and daycare center. KMF was able to design a two-story station to achieve the square footage needed for the firefighters' living space and 3-bays. With hardly any two-story stations in Orange County, this was a new solution implemented by our team. We are also currently completing renovations to several fire stations in the City of Eustis, and in Minneola, we are designing a combined fire and police station which will house both firefighters and police officers. KMF has also designed Emergency Operations Centers (EOCs) for Orange County, the City of Orlando, Toho Water Authority and the University of Central Florida.

EXPERIENCE WITH FIRE TRAINING CENTERS:

Perhaps the main quality that distinguishes us from our competition is our recent experience in the past three years designing fire rescue training facilities. More in-depth than a single fire station, the Orange County Fire Rescue Training Facility is a nine-structure campus on 19 acres built for the sole purpose of training Orange County's brave firefighters to be safe and successful on the job using the latest technology and modern design. A main education building houses an apparatus bay as part of a mock fire station, a complete classroom wing that can double as a 100-person ceremony space, a full 7,000SF fitness center, expansive locker rooms, and an administration wing. A short walk away, firefighters can train for real-life emergency situations inside a burn building or a drill tower and structural collapse building using burn props. Further out on the site sits the CPAT training center and a submerged trench training space. KMF completed all stages of the design of this project, from master plan sketches to weekly construction management. This facility opened this summer, and we are proud to have been selected to put our knowledge of architecture towards protecting the firefighters and, ultimately, the citizens, of Orange County.

FIRM QUALIFICATIONS & EXPERIENCE



City of Orlando Fire Station 06 Reroof



City of Orlando Fire Station 07 Solar Panels



OC Fire Rescue Training Facility Gym

KMF is also completing construction documents for the Winter Park Fire Rescue Training Facility. The first phase of this project includes a four-story burn building and a pavilion with a drive-through apparatus bay. This facility will serve the firefighters and citizens of the City of Winter Park.

In Hernando County, we are in the master planning stages of your new 60-acre public safety campus. KMF knows how to work with public safety officials. **Details on each of these projects are included in the following pages.**

DELIVERING COST-EFFECTIVE AND CONSTRUCTIBLE PUBLIC SECTOR BUILDINGS:

Our team will work in collaboration with Anita Trout at Carlsson Cost Estimators, a trusted cost estimator with extensive experience in public safety and training facilities. Carlsson maintains active relationships with subcontractors and suppliers, allowing her to provide accurate, market-based pricing grounded in current construction conditions. This partnership ensures that the County receives a realistic and reliable cost assessment to support informed decision-making and effective budget planning.

KMF has the knowledge and would be honored to be chosen to design the Hernando County Fire Station Prototypes.



KMF Team at the 343 Hero Challenge



KMF on site at OC Fire Rescue Training

HERNANDO COUNTY
Public Safety Training Facility



PROJECT

Public Safety Training Facility

LOCATION

Hernando County, FL

SIZE

60 Acres

COST

Est. \$50,000,000

CURRENT PHASE

Master Planning

COMPLETION

2024 (Master Plan)

DELIVERY METHOD

Design-Bid-Build

SCOPE

Master Planning, New
Construction

CONTACT

Hernando County
Mr. Erik Van De Boogaard
1525 E. Jefferson St.
Brooksville, FL 34601
P: (352)-754-4096 x 17037
EVanDeBoogaard@co.hernando.fl.us

This multi-phased project will become Hernando County's Public Safety Training complex and will house a Fire Rescue Training Facility and Sheriff's Office Training Facility (First Phase), Emergency Operations Center (First Phase), New Mosquito Control Facility (Future Phase), Large Auditorium Space (Future Phase), General Warehouse (Future Phase), and additional facilities to be determined as the project continues and the site allows, including state and federal partnerships.

Currently in Master Planning, KMF has conducted site investigations, an environmental study, land surveys, and geotechnical reports to comprehensively evaluate the existing site and any limitations (wetlands, easements, etc) as well as a traffic study to determine how this facility will manipulate the surrounding areas as the site is currently undeveloped. KMF performed programming meetings with Fire Rescue / Sheriff's Office and County Stakeholders, Programming and Data Surveys, Presentations of Findings, and is currently presenting schematic visioning plans for site layout options. As a result of the site investigations, we are working on a number of different layouts for the County to choose from that work around the site's challenges.



HERNANDO COUNTY
Public Safety Training Facility



BURN BUILDING



SITE PLAN

Two-Story Urban Fire Station Prototype



PROJECT
Urban Fire Station Prototype

LOCATION
Orange County, FL

SIZE
9,000 SF

COST
N/A - Concept Design Only

CURRENT PHASE
Complete

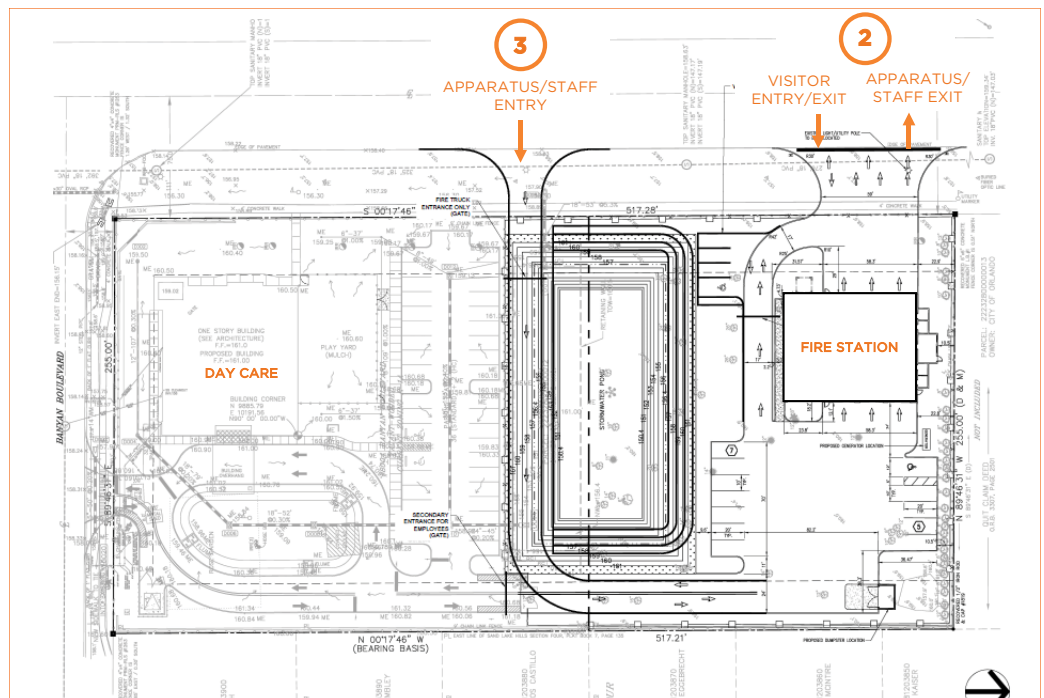
COMPLETION
May 2023

DELIVERY METHOD
Assessment

SCOPE
Site Assessment & Prototype

CONTACT
Orange County
Mr. Scott Reekie
400 East South Street
Orlando, FL 32801
P: (407) 836 - 0044
Scott.Reekie@ocfl.net

Orange County tasked KMF Architects with assessing an existing vacant site owned by Orange County Real Estate Management for relocating operations from an old Fire Station to a new prototype in Orlando, FL. Real Estate Management faced challenges with site issues, including traffic conflicts between fire apparatus and adjacent day care traffic. Designing a fire station on these small sites presented additional hurdles, such as fitting the necessary apparatus and ensuring efficient maneuvering space within tight confines. KMF tackled these challenges through detailed space analysis, traffic studies, and innovative design solutions. We proposed three site layout options: a 2-Bay “Stack” design, a 3-Bay “Stagger” design, and a 3-Bay “Block” design. Our recommendation included a new curb cut, which was approved by the Transportation Agency, resolving the long-standing issue of land usability. The 3-Bay “Block” option was selected, and KMF developed a prototype that was successfully implemented for both Fire Station 31 and Fire Station 49, addressing the complexities of small, challenging sites effectively.





PROJECT

Fire Station

LOCATION

Orlando, FL

SIZE

16,000 SF

COST

\$10M

CURRENT PHASE

Design Documents

COMPLETION

Summer 2026

DELIVERY METHOD

Design-Bid-Build

SCOPE

New Construction

CONTACT

Orange County
 Scott Reekie
 400 E. South Street
 Orlando, FL 32801
 P: (407) 836-0044
 Email: scott.reekie@ocfl.net

KMF conducted an initial assessment for the County to evaluate the feasibility of constructing a two-story fire station on a highly constrained 1.5-acre site in the Dr. Phillips neighborhood of Orlando, Florida. Given the County’s limited experience with two-story fire stations, KMF facilitated multiple meetings with stakeholders and end users to thoroughly understand their operational needs and ensure they were fully addressed in the proposed design. Concurrently, KMF’s civil engineering team worked meticulously to accommodate a three-bay fire station, 17 parking spaces, a generator, a fueling area, and a 0.5-acre retention pond, all within the confined 1.5 acre site. This was a difficult task to say the least, but through detailed planning and innovative design solutions, the team successfully met all project requirements.

Following the assessment, KMF was awarded the design of the new fire station. The team is now translating the findings and decisions from the assessment phase into construction documents. This process includes weekly coordination with mechanical, electrical, plumbing, fire protection, landscape, civil, cost estimation, and traffic consultants. Recognizing the County’s previous challenges with delayed signalization processes, KMF proactively engaged a traffic consultant early in the project to design the emergency signal intersection and ensure timely completion of this critical component.

This project demonstrates KMF’s ability to overcome complex site constraints, facilitate meaningful collaboration with stakeholders, and deliver efficient, functional, and innovative design solutions. Our commitment to thorough planning and attention to detail ensures that the County’s goals and operational needs are met, setting a strong foundation for the successful completion of this essential community facility.



Station 88: Minneola Fire and Police Sub-Station



PROJECT
Fire and Police
Sub-Station

LOCATION
Minneola, FL

SIZE
12,000 SF

COST
\$8M

CURRENT PHASE
Design

COMPLETION
Winter 2026

DELIVERY METHOD
Design Build

SCOPE
New Construction

CONTACT
City of Minneola
Chief Daniel DiBiasie
800 N. U.S. Highway 27
Minneola, FL 34715
P: (352)-394-3598 x 201
ddibiasie@minneola.us

KMF is currently designing Station 88, a creative new fire and police sub-station, to accommodate the needs of the City of Minneola’s firefighting and police forces. We began with a site development study of the available 20 acres, including a tree survey with the goal of saving as many trees as possible, to determine the best 5-acre plot for the building. The remaining 15 acres will be master-planned at a later date. The fire station includes four drive-through apparatus bays with direct source exhaust capture system, 360 degree access around the station, and a reception area. For the firefighters, space will include four unisex bathrooms with showers, a dayroom, a kitchen, and a minimum of ten individual sleeping rooms. Two administrative offices will be accessed separately from the living areas. The sheriff’s space of this combined station will include four offices, an interview room, a decontamination space, and a designated break room for deputies. A shared training and exercise room, as well as outdoor space, will be shared between the firefighters and deputies.



SPACE ADJACENCY PLAN
PLAN IS SCALED TO 1/8" = 1'-0" ON A 24"X36" SHEET

THE HILLS PUBLIC SAFETY COMPLEX
DATE: 2025.01.24



Fire Station 51 Site Security Assessment & Renovations



PROJECT

Security Assessment & CDs

LOCATION

Orlando, FL

SIZE

1.5 Acres

COST

Est. \$490,000

CURRENT PHASE

Complete

COMPLETION

July 2025

DELIVERY METHOD

Design-Bid-Build

SCOPE

Security Assessment & Reno

CONTACT

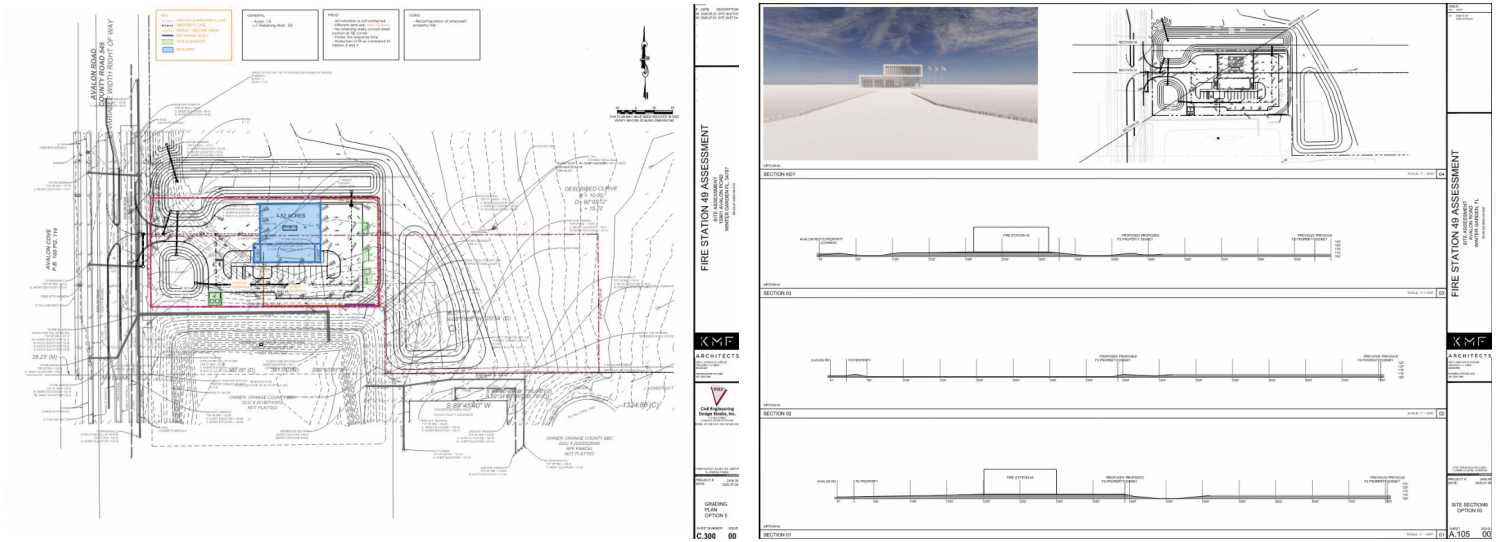
Orange County
 Mr. Scott Reekie
 400 East South Street
 Orlando, FL 32801
 P: (407) 836 - 0044
 Scott.Reekie@ocfl.net

In 2022, Orange County requested KMF Architects to perform a security assessment at the existing Fire Station 51 location in Orlando, FL. After a review of the site, the County requested a new gate access, fencing around the perimeter of the buildings, improved lighting, a security access system, and additional parking on the north side of the Fire Station. KMF evaluated the effectiveness of lighting and perimeter conditions, visiting the site the morning/daytime hours and at nighttime to best understand the security issues at all times of the day, and provided new security solutions for this facility as well as a rough order of magnitude (ROM). As a result of the successful assessment, Orange County requested KMF Architects to continue the project through design and CDs to bring the proposed modifications to life. KMF is currently implementing the assessment now, generating the design and construction documents for the new security measures, and working closely with Orange County, Orange County Fire Rescue Department, and specifically the team at Fire Station 51 throughout the process.



ORANGE COUNTY

Springhill Fire Station 49



PROJECT

Springhill Fire Station 49

LOCATION

Horizon West, FL

SIZE

16,000 SF

COST

N/A (assessment)

CURRENT PHASE

Assessment/Design

COMPLETION

2026

DELIVERY METHOD

DESIGN-BID-BUILD

SCOPE

Assessment/New Construction

CONTACT

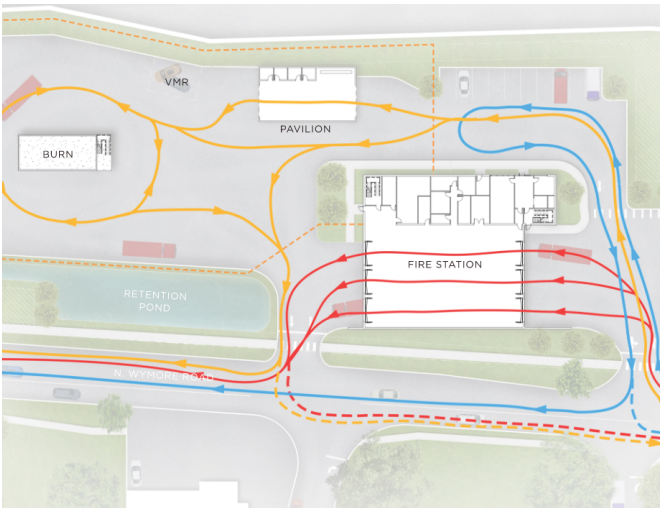
Orange County
Mr. Scott Reekie
400 East South Street
Orlando, FL 32801
P: (407) 836 - 0044
Scott.Reekie@ocfl.net

As Orange County's population continues to expand, the demand for additional fire stations has become critical to maintaining acceptable emergency response times and effectively serving the community. This ongoing assessment evaluates the feasibility of constructing a new fire station in the Horizon West area of Florida.

The initial phase of the assessment focused on a triangular site identified through the County's APF (Adequate Public Facilities) Agreement with a developer. KMF and its team of consultants conducted a comprehensive review of the site, including an analysis of the County's Code and Comprehensive Policy Plan, the APF Agreement, response times, potential delays, site configuration, preliminary soil conditions, jurisdictional requirements, site development standards, grading, and utility access points. The analysis concluded that the site was unsuitable due to extended response times, its location within a shopping center, significant site grading challenges, and the necessity for an extensive retaining wall.

Subsequently, KMF collaborated with the County's real estate team to identify an alternative site. Within the same vicinity, Disney owns a large undeveloped parcel designated for future development. Through multiple meetings between the County, KMF, and Disney, a viable location for the future fire station was identified and an initial site layout was accepted. The County has since initiated surveying and geotechnical investigations.

With the 2.5 acre site offered by Disney, KMF was able to develop a creative and efficient design solution that address the constraints of the site. The proposed design accommodates a two-story, three-bay fire station on the compact parcel, meeting Disney's land-use criteria while achieving the County's operational goals, including a response time of under five minutes.

**PROJECT**

Fire Station

LOCATION

Winter Park, FL

SIZE

16,000 SF

COST

\$9M

CURRENT PHASE

Planning

COMPLETION

Spring 2027

DELIVERY METHOD

Design Bid Build

SCOPE

Assessment/New Construction

CONTACT

City of Winter Park
 Fire Chief Dan Hagedorn
 343 W Canton Ave
 Winter Park, FL 32789
 P: (407) 599 - 3299
 DHagedorn@cityofwinerpark.org

The City of Winter Park engaged KMF Architects to assess the feasibility of combining a fire station and a fire training program on a compact, narrow site within the city. The unique constraints of the site, particularly regarding vehicular circulation for large apparatus, presented significant design challenges. KMF conducted an extensive series of charrettes and collaborative meetings with stakeholders, including city officials, fire department leadership, and end users, to fully understand operational needs and priorities.

Through innovative problem-solving and careful site analysis, KMF developed a design solution that addressed these challenges while meeting the programmatic goals of the project. The proposed design provides direct emergency exit routes for responding apparatus, ensuring efficient and safe operations. The layout also strategically separates the fire station from the training portion of the site, optimizing functionality for both programs. Furthermore, the design accommodates ample parking for staff and trainees while incorporating on-site stormwater retention, maximizing the limited available space.

Based on available grant funding, KMF was directed to proceed with the design of the training portion of the site, while making provisions for the future development of the fire station. This forward-thinking approach ensures that the site can seamlessly support the long-term vision of the City, allowing for phased development while minimizing disruptions.

The City of Winter Park's trust in KMF highlights our ability to develop innovative solutions for complex, multi-faceted projects on constrained sites. Our collaborative approach, technical expertise, and commitment to balancing current needs with future growth opportunities demonstrate our capability to deliver thoughtful, efficient, and adaptable designs. This project underscores our dedication to serving municipalities and public safety agencies with tailored solutions that enhance their ability to serve the community effectively.

Fire Rescue Training Center



PROJECT

OCFRD New Training Facility

LOCATION

Orlando, FL

SIZE

32,000 SF

COST

\$40M

CURRENT PHASE

Complete

COMPLETION

June 2025

DELIVERY METHOD

Design-Bid-Build

SCOPE

New Construction

CONTACT

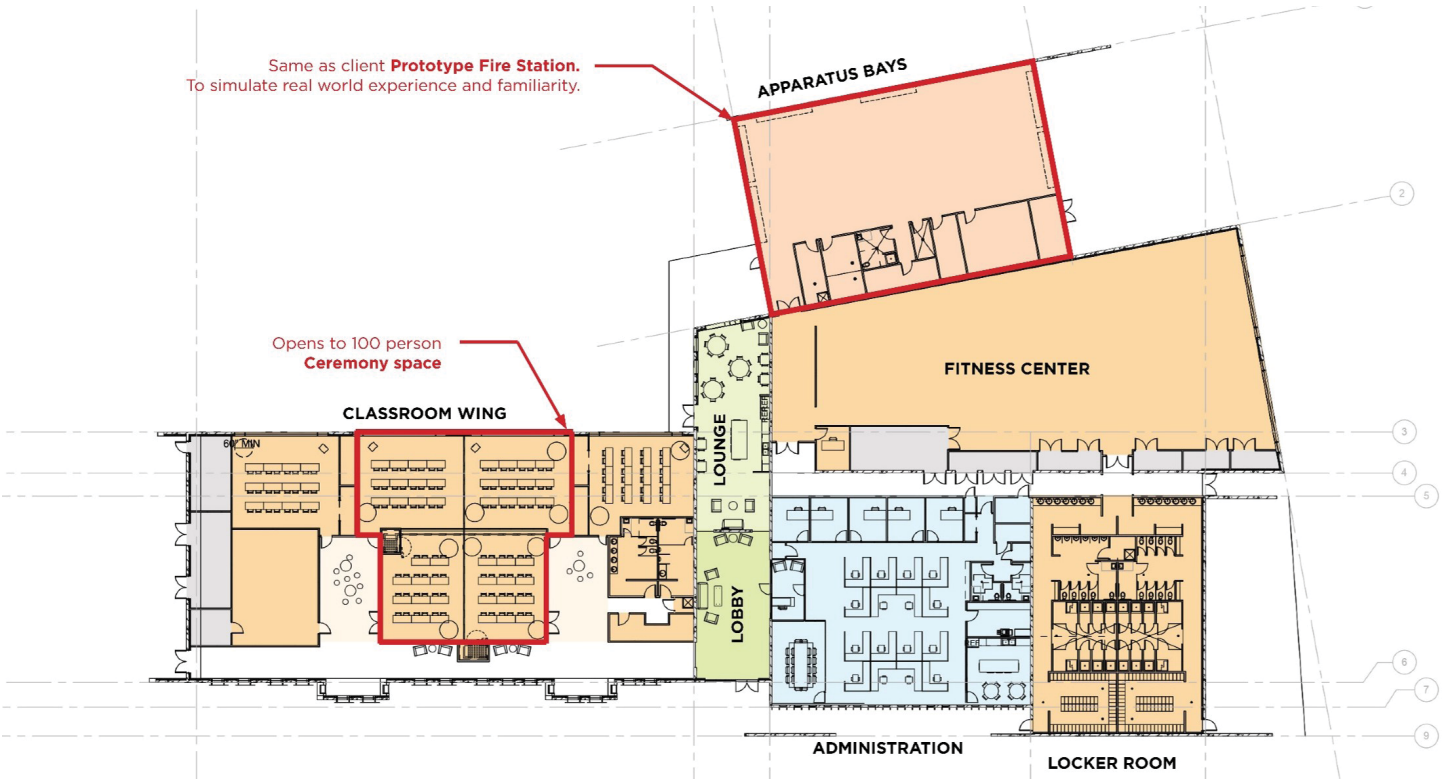
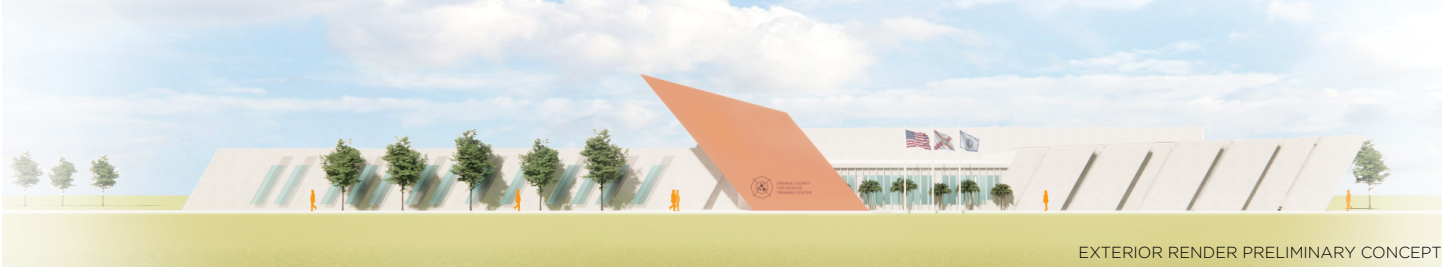
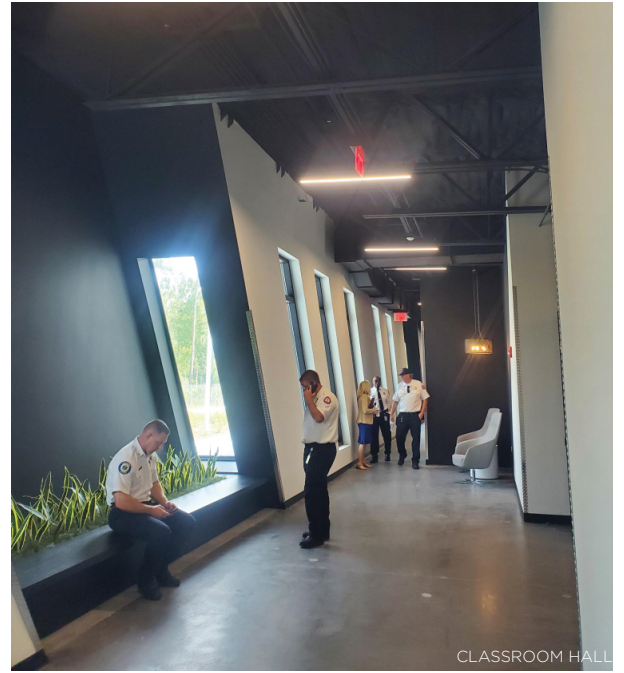
Orange County
 Mr. Scott Reekie
 400 East South Street
 Orlando, FL 32801
 P: (407) 836 - 0044
 F: unavailable
 Scott.Reekie@ocfl.net

Orange County's Fire Rescue Training Center is a multi-structure campus on 60 acres built for the sole purpose of training Orange County's firefighters to be safe and successful on the job using the latest technology and modern design. A main building houses an apparatus bay as part of a mock fire station, a complete classroom wing that can double as a 100-person ceremony space, a full fitness center, an administration wing, and expansive locker rooms. The 60-degree gesture of the exterior concrete tilt wall panels are the foundation of construction of the building, inspired by the emblem of the ladder as a symbol of connectivity and safety.

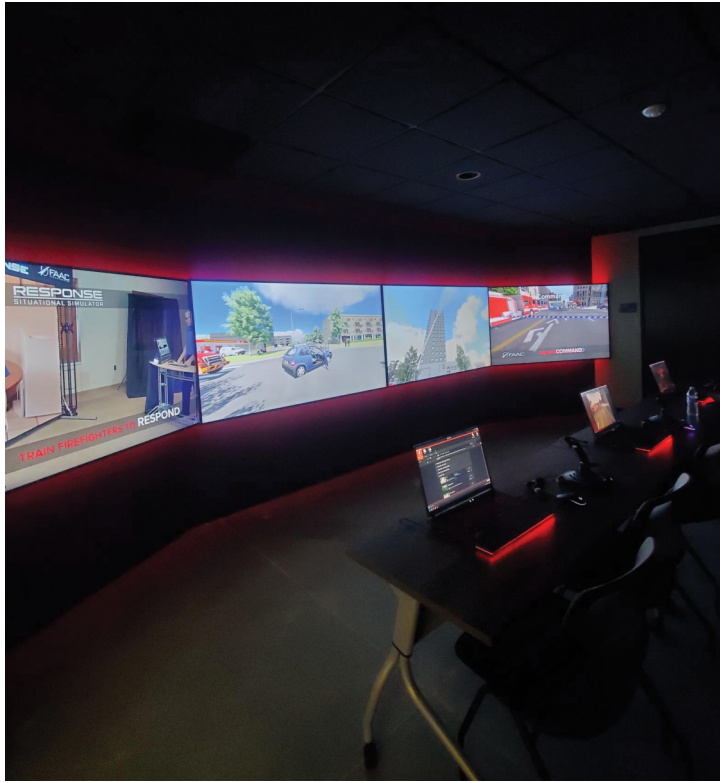
A short walk from the main building, firefighters can train for real-life emergency situations inside a burn building or a drill tower and structural collapse building using burn props. Further out on the site sits the CPAT training center and a submerged trench training space. KMF completed all stages of the design of this project, from master plan sketches to weekly construction management. KMF even changed the multi-building campus from three construction types, block, steel and PEMB, to all tilt-up, reducing trades on site, shortening the schedule, and **reducing the budget from over \$70M to just under \$40M**. For sustainability, the entire building is equipped with solar panels and the building, props, bioswale, and retention ponds are strategically placed as to not interrupt the surrounding wetlands on the site.



ORANGE COUNTY
Fire Rescue Training Center



/// Lobby & Classroom



Lounge ///



//// Burn Building



Drill Tower & Structural Collapse ////



Burn Building & Props In Use



Site



CITY OF WINTER PARK

Fire Rescue Training Facility



PROJECT

New Fire Training Facility

LOCATION

Winter Park, FL

SIZE

8,011 SF

COST

Est. \$2M

CURRENT PHASE

Construction Documents

COMPLETION

Est. 2027

DELIVERY METHOD

Design-Bid-Build

SCOPE

New Construction

CONTACT

City of Winter Park
Fire Chief Dan Hagedorn
343 W Canton Ave
Winter Park, FL 32789
P: (407) 599 - 3299
DHagedorn@cityofwinerpark.org

The City of Winter Park called on KMF Architects to construct a new training center for Firefighters and Leaders. The fire training structure / tower will utilize a structural steel frame system and curtain wall design. The project includes a new burn building for live fire training and a new pavilion with restrooms and a seating area. This project is the first phase of development on a multi-acre site. This design phase consists of a pavilion building and a 4-story fire training tower (burn building). The 4-story training tower structurally consists of multistory structural steel braced frames, heavy gauge steel joists with metal decking, and a steel exterior wall panel system. The pavilion structure includes a covered drive-thru apparatus bay, elegantly exposed structural steel tube framing, and structural glazed masonry. KMF actively led and participated in design charettes with the Fire Rescue staff to develop a comprehensive, phased plan to construct this facility. As a project that will be constructed in phases, KMF worked closely with the City of Winter Park to determine a phasing plan that will allow the City to allocate funds as they become available, as well as utilize grant funding that is nearing its deadline to spend. Located in Winter Park, FL and currently in production, this new Fire Training Facility will proudly serve the Winter Park Fire Rescue Department.



PROPOSAL SECTION **3.0**
KEY PERSONNEL & PROJECT TEAM

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



Eric Kleinsteuber is President, Architect of Record, and Design Director at KMF Architects. Eric has worked on a variety of project types including those for federal, state and local municipalities, higher education, cultural, office/administration, aviation, K-12 and LEED projects. These projects have ranged from \$180M renovations of the Orlando International Airport to minor additions. Eric is a national award-winner, an adjunct professor of architecture at the University of Central Florida, a past President of the Society of American Registered Architects Florida Chapter, and the past Chairman of the OC Building Code Board of Adjustments and Appeals. Eric sits on the City of Orlando Historic Preservation Board.

EDUCATION

Master of Architecture
University of Florida

Bachelor of Design
University of Florida

REGISTRATION

Registered Architect, FL #AR93580
Interior Designer, FL #ID7203

YEARS OF EXPERIENCE

25 years of experience
18 years with KMF

CONTACT

(o) (407) 298 - 1988
(c) (407) 361 - 8866
Eric@kmfarchitects.com

Eric Kleinsteuber, AIA, NCARB, LEED AP President / Design Director

Hernando County Public Safety Training Facility Master Planning; Brooksville, FL KMF Architects is creating a master plan for various public safety facilities for Hernando County on a 60-acre undeveloped site, to include a campus wide initial Architectural and Civil Master Plan, as well as comprehensive programming study and Blue Sky visioning. It is anticipated that the new Public Safety Training Facility(ies) will be designed and constructed in a phased approach based on priorities funding availability. Estimated cost is \$50 million dollars.

Orange County Two-Story Urban Fire Station Prototype; Orlando, FL KMF assessed an existing 1.5 acre vacant site to relocate operations from an old fire station to a new prototype. Site issues at the site included traffic conflicts between fire apparatus and an adjacent daycare center. Through detailed space analysis, traffic studies, and innovative design solutions, KMF designed a compact, two-story fire station that is currently being built for OC Fire Station 31 and can be used as a future prototype for the County.

Orange County Fire Station 31; Orlando, FL After performing initial site assessment, KMF was awarded the design of this new fire station. Project is currently in construction document phase.

Central Florida Fire Station Projects:

Orange County Springhill Fire Station 49
City of Minneola Fire and Police Sub-Station 88
Winter Park Fire Station SW
City of Eustis Fire Station 22 Bay Storage

Orange County Fire Rescue Training Facility; Orlando, FL This 32,000sf tilt-wall project just completed construction and serves as a state-of-the-art campus for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, apparatus bay and burn building. Sustainable design was a priority, and buildings are equipped with solar panels. Structures are strategically placed as to not interrupt the surrounding wetlands on the site. \$52M / 32,000sf

Winter Park Fire Training Facility; Winter Park, FL This new training center for Firefighters is in the first phase of development on a multi-acre site. The fire training structure/tower will utilize a structural steel frame system and curtain wall design. This design phase consists of a pavilion building which includes a covered drive-thru apparatus bay, elegantly exposed structural steel tube framing, and structural glazed masonry. \$2M / 12,000SF



Samantha earned her Master's degree from the University of Florida Graduate School of Architecture. Samantha's natural creativity, curiosity of human behaviors and understanding of spacial relationships combine to develop creative solutions specific to each project. Her 3 years of experience as an owner's representative has equipped her with in-depth knowledge of project management and owner focused solutions at varying scales. Samantha's ability to harmonize imagination with the purpose and function makes her a vital asset to the team.

REGISTRATION

Registered Architect, FL #AR102653

EDUCATION

Master of Architecture
University of Florida

Bachelor of Art in Architecture
University of Central Florida

Associate of Architecture
Valencia College

YEARS OF EXPERIENCE

11 years of experience

8 years with KMF

CONTACT

(o) (407) 298 - 1988

(c) (407) 800 - 2334

Samantha@kmfarchitects.com

Samantha Scime, AIA

Principal / Project Manager

Hernando County Public Safety Training Facility Master Planning; Brooksville, FL KMF Architects is creating a master plan for various public safety facilities for Hernando County on a 60-acre undeveloped site, to include a campus wide initial Architectural and Civil Master Plan, as well as comprehensive programming study and Blue Sky visioning. It is anticipated that the new Public Safety Training Facility(ies) will be designed and constructed in a phased approach based on priorities funding availability. Estimated cost is \$50 million dollars.

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Orange County Fire Station 31; Orlando, FL After performing initial site assessment, KMF was awarded the design of this new fire station. Project is currently in construction document phase.

Central Florida Fire Station Projects:

Orange County Springhill Fire Station 49

Orange County Fire Station 86 Assessment

Winter Park Fire Station SW

City of Eustis Fire Station 22 Bay Storage

City of Minneola Fire and Police Sub-Station 88; Minneola, FL

Station 88 is a creative new fire and police sub-station blending the needs of the City of Minneola's firefighting and police forces. Beginning with a site development study of the available 20 acres to determine the best 5-acre plot for the building, the fire station includes four drive-through apparatus bays with direct source exhaust capture system, 360 degree access around the station, a reception area, four unisex bathrooms, a dayroom, a kitchen, and a ten individual sleeping rooms. The sheriff's space will include four offices, an interview room, a decontamination space, and a designated break room for deputies. \$8M / 12,000SF

Orange County Fire Rescue Training Facility; Orlando, FL This 32,000sf tilt-wall project just completed construction and serves as a state-of-the-art campus for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, apparatus bay and burn building. \$52M / 32,000SF



Erika Lord
Operations Director - Permitting

Hernando County Public Safety Training Facility Master Planning; Brooksville, FL KMF Architects is creating a master plan for various public safety facilities for Hernando County on a 60-acre undeveloped site, to include a campus wide initial Architectural and Civil Master Plan, as well as comprehensive programming study and Blue Sky visioning. It is anticipated that the new Public Safety Training Facility(ies) will be designed and constructed in a phased approach based on priorities funding availability. Estimated cost is \$50 million dollars.

Erika is dedicated to providing a diverse set of skills and perspective to the team. Her unique background in business and architecture marries her passions for unwavering client service, creative solutions, and architectural design. She understands the power of delivering “above and beyond” service to her clients and thrives on finding unique ways to reach people. Her experience in operations brings an intuitive approach to the project lifecycle, while maintaining the highest standard of service and program management to ensure both the team’s and a project’s success.

Orange County Two-Story Urban Fire Station Prototype; Orlando, FL KMF assessed an existing 1.5 acre vacant site to relocate operations from an old fire station to a new prototype. Site issues at the site included traffic conflicts between fire apparatus and an adjacent daycare center. Through detailed space analysis, traffic studies, and innovative design solutions, KMF designed a compact, two-story fire station that is currently being built for OC Fire Station 31 and can be used as a future prototype for the County.

Orange County Fire Station 31; Orlando, FL After performing initial site assessment, KMF was awarded the design of this new fire station. Project is currently in construction document phase.

Central Florida Fire Station Projects:

- Orange County Springhill Fire Station 49
- City of Minneola Fire and Police Sub-Station 88
- Winter Park Fire Station SW
- City of Eustis Fire Station 22 Bay Storage

EDUCATION

Bachelor of Science in Political Science
Minor in Business Administration
University of Houston

Associate of Architecture
Valencia College

YEARS OF EXPERIENCE

8 years of experience
5 years with KMF

CONTACT

(o) (407) 298 - 1988
(c) (651) 323 - 3437
Erika@kmfarchitects.com

Orange County Fire Rescue Training Facility; Orlando, FL This 32,000sf tilt-wall project just completed construction and serves as a state-of-the-art campus for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, apparatus bay and burn building. Sustainable design was a priority, and buildings are equipped with solar panels. Structures are strategically placed as to not interrupt the surrounding wetlands on the site. \$52M / 32,000sf

Orange County Sheriff’s Office Evidence Warehouse Storage Facility; Orlando, FL KMF is currently designing this 43,000sf tilt-wall warehouse with 7,000sf of office space. Storage space was carefully designed to store evidence including weapons, ammunition, money, jewelry, drugs and homicide/sex crime evidence. Freezer and cooler storage for temperature-sensitive items are present. The facility also has a loading dock and special waste removal system. \$10.5 million / 43,000sf



Dory Bortman, AIA, NCARB

Project Architect / Production Lead

Orange County Fire Rescue Training Facility; Orlando, FL This 30,000sf tilt-wall project is nearing completion and will serve as a state-of-the-art space for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, and apparatus bay. The building incorporates large amounts of sustainable design as the entire building will be equipped with solar panels, and the structures are strategically placed as to not interrupt the surrounding wetlands on the site. \$52 million / 32,000sf

A Miami native and graduate of “The U”, Dory has designed and managed a variety of complex and design-focused projects. Dory understands that each project presents its own set of unique challenges, for which the design team must work collaboratively with the client and contractor to meet the project schedule and budget. His working experience includes restoration and adaptive reuse of historic buildings, commercial, hospitality, and interiors. Dory is a Florida registered architect and interior designer.

REGISTRATION

Registered Architect, FL #AR97500
Registered Interior Designer, FL # ID6182

EDUCATION

Bachelor of Architecture
University of Miami

YEARS OF EXPERIENCE

14 years of experience
2 years with KMF

CONTACT

(o) (407) 298 - 1988
(c) (305) 332 - 2387
Dory@kmfarchitects.com

Blue Origin Confidential Space Vehicle Assembly Facility

[Location confidential] This new construction 114,000sf project for vehicle assembly includes sophisticated and proprietary mechanical, electrical and fire protection systems at the large scale laboratory level. Clean Rooms are included. Structural systems are engineered for the size and scale of extra orbital rocketry, and doors are sized to accept massive objects. Office space for 80 employees is included. Construction cost is confidential.

Orange County Fire Station 31; Orlando, FL After performing initial site assessment, KMF was awarded the design of this new fire station. Project is currently in construction document phase.

City of Orlando Continuing Architectural Services; Orlando, FL

KMF Architects was selected to provide continuing architectural services to the City of Orlando since 2009. Services include a variety of studies and design projects for City-owned facilities where the construction cost does not exceed \$4M, and for study activities under \$1M. Representative projects include: Shakespeare Theater HVAC renovation.

Orange County Continuing Architectural Services Contract; Orange County, FL

KMF Architects has been providing continuing architectural services to Orange County Government since 2018. Dory has worked on the following representative projects: Orange County Convention Center Carpet Replacement in the North/South Concourse, Orange County Convention Center Moisture Remediation, and renovation of the Chapin Theater inside the Orange County Convention Center.



Rodney Bryant, LEED AP Construction Administrator

Orange County Fire Rescue Training Facility; Orlando, FL This 30,000sf tilt-wall project is nearing completion and will serve as a state-of-the-art space for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, and apparatus bay. The building incorporates large amounts of sustainable design as the entire building will be equipped with solar panels, and the structures are strategically placed as to not interrupt the surrounding wetlands on the site. \$40 million / 32,000sf

Rodney Bryant is a Senior Project Manager at KMF Architects. Rodney has worked on a variety of project types, including continuing services, conference centers, higher education, cultural, office/ administration, municipal, aviation, K-12 and LEED projects. These projects have ranged from \$180M renovations of the Orlando International Airport to minor additions. He has extensive experience in design, sustainability, color, programming, space planning, conceptual development, public presentations, execution of construction documents, 3D modeling and rendering with software including Autodesk's Revit. Rodney is detail-oriented, making him an expert in construction administration.

EDUCATION

Bachelor of Art in Architecture
Florida A&M University

YEARS OF EXPERIENCE

24 years of experience
9 years with KMF

CONTACT

(o) (407) 298 - 1988
(c) (407) 312 - 5079
Rodney@kmfarchitects.com

Orange County Mosquito Training Facility; Orlando, FL The new 30,000sf facility will include at least 9,000sf of office space, conference space, laboratories, dedicated server/security room, and laundry/janitorial spaces. KMF is also designing the integration of a new security/communication system with video monitoring of all spaces that ties into the building management system. \$10 million / 30,000sf

Polk County Avon Park Air Force Base Renovations; Avon Park, FL KMF completed a total HVAC replacement of the existing systems at Avon Park Air Force Base, Unit Operation Center, which included a project area of 8,323sf. The scope also included existing ceiling replacement, consisting of ACT and gypsum ceilings. KMF also installed new closed cell foam insulation for the entire building. The renovation also included replacing the existing windows with more energy efficient units. Finally, KMF designed a new Chiller Yard screen wall with gates.

Orange County Emergency Operations Center (EOC) Renovations; Orlando, FL KMF Architects provided architectural and engineering services for the complete renovation of an existing 3,000 SF facility into a new Emergency Operations Center. The renovated EOC includes the design of systems that can be self-sufficient without public utilities. This includes integration of MEP / FP, fire alarm, computer, security and communications systems for 24-hour operation during a major incident and/or emergency or routinely operating 24/7.

Orange County Continuing Architectural Services Contract; Orange County, FL In 2018, KMF Architects was selected to provide continuing architectural services to Orange County Government. Representative projects include a County-Wide Fleet Assessment, Fire & Corrections Visioning Plan, Sheriff's Aviation Facility and Hangar Updates, Evidence Storage Investigation, and Administration Building 1st & 5th Floor Renovations.



Coleman Hancock, AIA, NCARB, LEED AP Architect

Orange County Fire Station 31; Orlando, FL KMF conducted an assessment to evaluate the feasibility of constructing a two-story fire station on a highly constrained 1.5-acre site. Given the County's limited experience with two-story fire stations, KMF facilitated multiple meetings with stakeholders and end users to thoroughly understand their operational needs and ensure they were fully addressed in the proposed design. Our team worked meticulously to accommodate a three-bay fire station, 17 parking spaces, a generator, a fueling area, and a 0.5-acre retention pond, all within the confined 1.5 acre site. Following the assessment, KMF was awarded the design of the new fire station which is now in the construction documents phase.

Coleman Hancock is a licensed architect in Florida, Georgia and Alabama. Having known he wanted to be an architect since visiting Taliesin East at 12 years old, he later graduated from the prestigious Washington University in St. Louis having studied architecture, psychology, piano and Italian. Coleman is a 2025 graduate of the Christopher Kelly Leadership Development Program through AIA GA. He has extensive experience in many different types of architecture, including multifamily, civic, education, sports and recreation, single-family housing, commercial, retail, office and interiors.

REGISTRATION

Registered Architect, FL #AR104501
GA #RA016770
AL #9475

EDUCATION

Master of Architecture
Georgia Institute of Technology

Bachelor of Arts in Architecture
Washington University in St. Louis

YEARS OF EXPERIENCE

12 years of experience
2 months with KMF

CONTACT

(o) (407) 298 - 1988
(c) (770) 362 - 8716
Coleman@kmfarchitects.com

Orange County Utilities Lab; Orlando, FL Renovations to this 1990s building include an addition to house analytical instrumentation and laboratories. More space is needed to keep up with Orange County's population growth and the increased need for water, wastewater and solid waste services. The existing facility is being renovated to better accommodate instrumentation, update finishes, update exhaust and HVAC, ensure code compliance, and improve wayfinding. 21,000 SF

Central Florida Fire Station Projects:

Orange County Springhill Fire Station 49
Orange County Fire Station 86 Assessment

***New August Arena; Augusta, GA** Consultant architect in charge of vertical and horizontal circulation, concessions and restrooms for a new sports arena with 11,000 person seating. The arena was an addition to the historic Bell Auditorium.

***Cook Elementary School Renovation; Atlanta, GA** Complete mechanical and plumbing system replacement and extensive interior updates to a charter school owned by Atlanta Public Schools. \$8M

***Alabama A&M University; Huntsville, AL** Lead architect on a series of renovations to four buildings, roof replacements on ten buildings, classroom renovations, and upgrades to an open air PEMB football pavilion.

***Florida A&M University; Tallahassee, FL** Project architect on new student dormitories to include 800 beds across three buildings.

***Leila Valley Agrihood Affordable Housing Development; Atlanta, GA** Assisted in developing a master plan for a site owned by the Atlanta Housing Authority in a food desert area to be used by residents as an urban farm. Developed affordable rental units for the campus residential housing.



Alexandra Witthaus, Assoc. AIA Designer

University of Central Florida - Hypersonic Lab; Orlando, FL
Completed phase I design for the Hypersonic Lab for renovation to the existing 50,000sf office building to include a new demising wall, 205sf ISO and 8 soft-wall cleanroom. Currently designing phase II.

University of Florida, Architecture Roof Replacement, Balcony Repairs, Brick Repairs, and Atrium Canopy and Rain Screens; Gainesville, FL A series of repairs were delivered in three packages; roof replacement and balcony drainage repairs, brick repair and replacement, and atrium canopy and rain screens. Working collaboratively with Brooks + Scarpa, KMF designed the new atrium canopy and rain screens to minimize and reduce water intrusion into the existing Architecture Building walkways and atrium areas. Upgrades and repairs were carefully considered and designed to work with the existing building aesthetics.

University of Central Florida, Downtown CMB Curtain Wall and Roof Replacement; Orlando, FL Delivered in two packages, the designs included preparation of an existing multi-layered petroleum-based roof membranes to receive cold liquid applied roofing restoration with embedded gravel. Restoration included replacing membrane's base and other flashings. The second design package included the removal of an existing storefront and installation of a new curtain wall. KMF's extensive experience navigating an active campus will allow seamless transition as this renovation goes into construction as it is currently, and will continue to be, fully occupied.
\$2.3 million / 108,000sf

University of Central Florida, Continuing Architectural Services for Alterations and Improvements; Orlando, FL Alexandra has been a designer on many of the recent projects KMF has provided to UCF. Representative projects include the CMB Reroof and Curtainwall.

City of Orlando Continuing Architectural Services; Orlando, FL Alexandra has been a designer on many of the recent projects KMF has provided to the City of Orlando under Continuing Architectural services. Representative projects include: the Historic Maxey House Assessment, the Historic Rogers Kiene Reroof, the Shakespeare Theater Reroof, the Dover Shores Reroof, and the Leu Events and Welcome Center Renovations.

Alexandra is KMF's in-house historic preservationist. She is driven to create solutions that serve people, communities, and support the history and culture of which they are a part. Within each project, she brings both a microscopic approach that considers all the key players involved, as well as the precise aspects of architectural detailing. Her years of firm work and representing owners has allowed her to manage projects off and on site to ensure design intent is executed and clients' desires are met. Alexandra also served as historic preservation specialist for the Smithsonian Institute in Washington, D.C. and performed various historic analysis and restorations of some of the country's most iconic structures.

EDUCATION

Master of Architecture
University of Kansas

Certificate of Historic Preservation
University of Kansas

YEARS OF EXPERIENCE

9 years of experience
5 years with KMF

CONTACT

(o) 407-298-1988
(c) 815-501-3013
Alexandra@kmfarchitects.com



Don' Tre Harry, Assoc. AIA Designer / BIM Manager

Orange County Fire Rescue Training Facility; Orlando, FL This 30,000sf tilt-wall project is nearing completion and will serve as a state-of-the-art space for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, and apparatus bay. The building incorporates large amounts of sustainable design as the entire building will be equipped with solar panels, and the structures are strategically placed as to not interrupt the surrounding wetlands on the site. \$52million / 32,000sf

Orange County Mosquito Training Facility; Orlando, FL The new 30,000 SF facility will include at least 9,000sf of office space, conference space, laboratories, dedicated server/security room, and laundry/janitorial spaces. KMF is also designing the integration of a new security/communication system with video monitoring of all spaces that ties into the building management system. \$10 million / 30,000sf

Orange County Fire Station 31; Orlando, FL After performing initial site assessment, KMF was awarded the design of this new fire station. Project is currently in construction document phase.

City of Minneola Fire and Police Sub-Station 88; Minneola, FL Station 88 is a creative new fire and police sub-station blending the needs of the City of Minneola's firefighting and police forces. Beginning with a site development study of the available 20 acres to determine the best 5-acre plot for the building, the fire station includes four drive-through apparatus bays with direct source exhaust capture system, 360 degree access around the station, a reception area, four unisex bathrooms, a dayroom, a kitchen, and a ten individual sleeping rooms. The sheriff's space will include four offices, an interview room, a decontamination space, and a designated break room for deputies. \$8M / 12,000SF

Orange County Library System Continuing Architectural Services; Orlando, FL Don' Tre has been a designer and BIM Manager on many of the recent projects KMF has provided to the Orange County Library System. Services include a variety of studies and design projects for OCLS-owned facilities where the construction cost does not exceed \$2M and for study activities under \$50,000. Involved projects include: various alterations around the main library.

Don' Tre's passion for architecture began with the fascination of buildings and space, which has driven him to visit over 25 states in America to photograph architecture. His experience in Themed Entertainment at UF CityLab Orlando coupled with his innate ability to be creative by drawing, sculpting and writing echoes his dynamic style of design and knowledge to better construct space. Don' Tre is also an expert in modeling software and BIM. He has mastered the ability to create visual deliverables that immerse his clients into their project. Don' Tre is an adjunct professor of Architectural Design for the UF City Lab Program.

EDUCATION

Master of Architecture
University of Florida

Bachelor of Design
University of Central Florida

Associate of Architecture
Valencia College

YEARS OF EXPERIENCE

6 years of experience
5 years with KMF

CONTACT

(o) (407) 298 - 1988
(c) (407) 600 - 5846
Don'Tre@kmfarchitects.com



Sabrina Frank von Frankenstein, Assoc. AIA Designer

Orange County Fire Rescue Training Facility; Orlando, FL This 30,000sf tilt-wall project is nearing completion and will serve as a state-of-the-art space for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, and apparatus bay. The building incorporates large amounts of sustainable design as the entire building will be equipped with solar panels, and the structures are strategically placed as to not interrupt the surrounding wetlands on the site. \$40 million / 32,000sf

Sabrina's passion for design began with Legos and progressed to a Master's in Architecture from the University of Florida. Six years of experience drives her to make sure that each building she designs facilitates a welcoming and comfortable environment. Delivering on multiple civic and public safety projects, Sabrina is a rising star. Her attention to detail and quality BIM production has led her to move up quickly within the profession. Sabrina is in the process of attaining her license in architecture.

EDUCATION

Master of Architecture
University of Florida

Bachelor of Design
University of Central Florida

Associate of Architecture
Valencia College

YEARS OF EXPERIENCE

6 years of experience
3 years with KMF

CONTACT

(o) (407) 298 - 1988
(c) (352) 602 - 8462
Sabrina@kmfarchitects.com

Central Florida Fire Station Projects:

Orange County Fire Station 31
City of Minneola Fire and Police Sub-Station 88

Orange County Sheriff's Office Evidence Warehouse Storage Facility; Orlando, FL KMF is currently designing this 43,000sf tilt-wall warehouse with 7,000sf of office space. Storage space was carefully designed to store evidence including weapons, ammunition, money, jewelry, drugs and homicide/sex crime evidence. Freezer and cooler storage for temperature-sensitive items are present. The facility also has a loading dock and special waste removal system.
\$10.5 million / 43,000sf

Orange County Mosquito Training Facility; Orlando, FL The new 30,000 SF facility will include at least 9,000sf of office space, conference space, laboratories, dedicated server/security room, and laundry/janitorial spaces. KMF is also designing the integration of a new security/communication system with video monitoring of all spaces that ties into the building management system.
\$10 million / 30,000sf

City of Orlando Continuing Architectural Services; Orlando, FL Sabrina has been a designer on many of the recent projects KMF has provided to the City of Orlando under Continuing Architectural services.

University of Central Florida, Continuing Architectural Services for Alterations and Improvements; Orlando, FL Sabrina has been a designer on many of the recent projects KMF has provided to UCF. KMF has provided services on over 150 Continuing Service Projects to UCF since 2002.



Bobby Shahnami, PE, CxA, LEED AP BD+C President, Sr. Mechanical Engineer

**Orange County Fire Rescue Training Facility; Orlando, FL -
Mechanical Engineering PM as subconsultant to KMF Architects**

City of Orlando Fire Station #9; Orlando, FL SGM was selected as part of the design-build team to act as the MEP Engineer on the new fire station No. 9 for the City of Orlando. The station is an 11,800Ssf new facility with living and working quarters, and is the prototype for future City of Orlando fire stations. This project received LEED Silver Certification for New Construction, LEED v4 BD+C. \$3.5 million; 11,800sf.

Bobby Shahnami, President of SGM Engineering has extensive experience in program, business development, project, construction management and capable of managing several projects simultaneously in the fields of Mechanical, Plumbing, and Fire Protection Engineering. He has worked on over 3000 projects with SGM and his experience includes over \$5B in construction value. Additionally, Mr. Shahnami boasts 25 years' experience in Commissioning, Engineering, and MEP Quality Control in the Educational Facility sector.

EDUCATION

BS in Mechanical Engineering
University of Central Florida

REGISTRATION

Professional Engineer FL #78419
ACG Certified Commissioning Authority

YEARS OF EXPERIENCE

25 years of experience
25 years with SGM
9 years working with KMF

CONTACT

935 Lake Baldwin Ln
Orlando, FL 32814
(407) 767 - 5188
Bobby@sgmengineering.com

Central Florida Fire Station Projects:

City of Orlando Fire Station #11
Seminole County Fire Station #11
Orange County Fire Station #67
City of Orlando Police Dept. Metrowest Substation Build-Out

Hillsborough County Public Safety Operations Complex; Tampa, FL

SGM was responsible for the programming, bridging documents, and RFP development for this project. This new public safety complex consolidated various county functions such as the Fire Rescue Headquarters, Fire Rescue Training Facility, Emergency Operations, Emergency Dispatch, Traffic Management Center, Information Technology Center, Code Enforcement, and other compatible uses.

City of Riviera Public Safety and Public Works Conversion; Riviera, FL

SGM Engineering, Inc. provided Mechanical, Electrical, and Plumbing Engineering for the renovation and expansion of a vacated office building and warehouse into a combined Public Safety and Public Works Complex.

Seminole County Sheriff's Office Communication Center; Sanford, FL

SGM provided MEP design services for the Seminole County Sheriff's Office Communication Center. The scope included the renovation and expansion of the existing communications center. The design included demolition of areas for new construction, the evaluation of data and electrical wiring, and a detailed electrical layout for each office and station that ties back to the existing UPS and PDU. \$14.5 million

Fort Lauderdale Public Works Administration & EOC Building HVAC Renovation; Fort Lauderdale, FL

Full MEP/FP services for the HVAC renovation.



Justin Mundell, PE, RCDD

Principal, Sr. Electrical Engineer

Orange County Fire Rescue Training Facility; Orlando, FL - Electrical Engineer of Record as subconsultant to KMF Architects

City of Orlando Fire Station #9; Orlando, FL SGM was selected as part of the design-build team to act as the MEP Engineer on the new fire station No. 9 for the City of Orlando. The station is an 11,800sf new facility with living and working quarters, and is the prototype for future City of Orlando fire stations. This project received LEED Silver Certification for New Construction, LEED v4 BD+C. \$3.5 million; 11,800sf.

Justin Mundell, Principal of SGM, has 20 years of experience in his field as an Electrical Engineer. His responsibilities include client service, design and engineering, planning, construction services, project delivery, and quality assurance. He has been involved in all aspects of new, renovation, addition, and modernization construction type projects from conceptual design to project closeout for Public and Private Clients throughout Central and South Florida.

EDUCATION

BS in Electrical Engineering
University of Central Florida

REGISTRATION

Professional Engineer FL #70700
Registered Communications Distribution Designer

YEARS OF EXPERIENCE

20 years of experience
17 years with SGM
9 years working with KMF

CONTACT

935 Lake Baldwin Ln
Orlando, FL 32814
(407) 767 - 5188
Justin@sgmengineering.com

Central Florida Fire Station Projects:

City of Orlando Fire Station #11
Seminole County Fire Station #11
Orange County Fire Station #67
City of Orlando Police Dept. Metrowest Substation Build-Out

Osceola County Sheriff's Department Fleet Management Center; Kissimmee, FL This 32,000sf facility was converted from an automobile dealership. This facility is primarily used for the Osceola County Sheriff's Department fleet service, maintenance, and auto body repair shop, but also serves as an emergency dispatch center. Scope of services included: upgrading of all HVAC equipment, lighting and receptacles in offices, data outlets, replacement of plumbing fixtures, addition of loading dock, and the addition of a vehicle fueling station.

Hillsborough County Public Safety Operations Complex; Tampa, FL SGM was responsible for the programming, bridging documents, and RFP development for this project. This new public safety complex consolidated various county functions such as the Fire Rescue Headquarters, Fire Rescue Training Facility, Emergency Operations, Emergency Dispatch, Traffic Management Center, Information Technology Center, Code Enforcement, and other compatible uses. \$26 million; 77,500sf

Seminole County Sheriff's Office Communication Center; Sanford, FL SGM provided MEP design services for the Seminole County Sheriff's Office Communication Center. The scope included the renovation and expansion of the existing communications center. The design included demolition of areas for new construction, the evaluation of data and electrical wiring, and a detailed electrical layout for each office and station that ties back to the existing UPS and PDU. \$14.5 million



Chad Robinson is experienced in completing various projects for municipalities across the State of Florida including City of Orlando, Orange County, and more. He is a certified Solidworks Associate with experience in Nx, and is also proficient with Matlab Mathcad and Labview. He has been in roles such as project designer, project engineer and as the project manager for many projects in the following Counties: Orange, Marion, Seminole, Broward and Miami-Dade, in addition to other municipalities throughout Central and South Florida.

EDUCATION

BS in Aerospace Engineering
University of Central Florida

REGISTRATION

Professional Engineer FL # 92485

YEARS OF EXPERIENCE

8 years of experience
8 years with SGM
8 years working with KMF

CONTACT

935 Lake Baldwin Ln
Orlando, FL 32814
(407) 767 - 5188
Chad@sgmengineering.com

Chad Robinson, PE Mechanical/Plumbing/Fire Protection Engineer

Central Florida Fire Station Projects:

City of Orlando Fire Station #11
Seminole County Fire Station #11
Orange County Fire Station #67
City of Orlando Police Dept. Metrowest Substation Build-Out

Osceola County Supervisor of Elections; Kissimmee, FL;

The Osceola County Supervisor of Elections is a 15,000 SF multi-purpose facility that is used for storing voting machines, training, administrative, and also serves as a polling location. SGM provided design style HVAC units, for pump, switchgear, generator connection, LED Lighting, intrusion detection, fire alarm and CCTV systems. \$3 million

Osceola County Correctional Facility Expansion and Renovation Phase II; Kissimmee, FL;

SGM Engineering is providing plumbing and fire protection engineering for the expansion and renovation of the Osceola Correctional facility. The scope of services includes an initial assessment of plumbing and fire protection systems, evaluating their condition, performance, and code compliance. \$190 million

Osceola County Jail Needs Assessment Study; Kissimmee, FL

SGM provided a condition assessment of the existing mechanical, plumbing, electrical, and fire protection systems for the Osceola Corrections Facility. Our services included design concepts for a new Central Energy Plant, renovations to the existing buildings that are planned to remain, and MEP&FP conceptual plans for new structures. The plans for this project would be performed in multiple phases.

Orange County MEP/Commissioning Continuing Contract;

Orange County, FL SGM Engineering has held the MEP Engineering and Commissioning Continuing Contract as prime with Orange County Government since 2016, completing many successful projects such as Fire Rescue Headquarters Electrical Assessment and Health Services HVAC Assessment.

Greater Orlando Aviation Authority Continuing Contract;

Orlando, FL; SGM Engineering has provided mechanical, electrical, plumbing, and fire protection engineering services for multiple projects throughout the past two-decades for GOAA for projects such as Hyatt Hotel Air Handling Unit & Fan Coil Replacement and Remote Screening Facility MEP Design.



Kharl Rodriguez, PE President, Structural Engineer

Orange County Fire Rescue Training Facility; Orlando, FL - Structural Engineer of Record as subconsultant to KMF Architects

This appx. 30,000sf project is designed to include a classroom wing, fitness center, administration wing, locker room, lobby, and apparatus bay. The building incorporates large amounts of sustainable design as the entire building will be equipped with solar panels and the structures will be strategically placed as to not interrupt the surrounding wetlands on the site.

Orange County Corrections Department South Building Perimeter Security; Orlando, FL - Structural Engineer of Record as subconsultant to KMF Architects

Orange County Mosquito Control Facility; Orlando, FL - Structural Engineer of Record as subconsultant to KMF Architects

Athens-Clarke County East and West Police Substations;

Athens, GA The Athens-Clarke County East and West Police substations were some of the first LEED buildings constructed in the county. The projects occurred simultaneously and involved the construction of two (2) separate but identical buildings on different sites. The structures consisted of structural steel with an exterior combination of brick veneer, ground face block, and cast stone. Many USGBC certified materials and methods were utilized in order to achieve the LEED certification.

University of Central Florida Public Safety Center; Orlando, FL This 36,000sf facility was constructed to replace the former University of Central Florida Police Station, which was built in 1988. The three-story, hurricane hardened facility contains the UCF Police Department, a dispatch call center, three holding cells, and administrative functions for all other safety related activities for the Orlando campus. The Public Safety Center is located on the South side of the campus and is LEED Silver Certified

University of Florida Harrell Medical Education Building; Gainesville, FL The George T. Harrell, M.D. Medical Education Building is a nationally unique building that serves as the flagship for the University of Florida's medical education program. The 4-story state of the art facility is 95,000sf and provides education and support facilities that address increased small-group and active learning. It includes large two-story learning studios and experiential learning classrooms. This project is LEED Gold Certified.

Mr. Rodriguez has over 25 years of experience in the field of structural engineering. During this time he has successfully managed, designed, and inspected projects in several sectors. Among them include the entertainment, judicial, healthcare, federal, and municipal markets. In addition to being a licensed professional engineer, Mr. Rodriguez is also a licensed special inspector for threshold buildings.

EDUCATION

BS in Civil Engineering
University of Central Florida

REGISTRATION

Professional Engineer FL #60239
Special Inspector of Threshold Buildings
Certified Associate Welding Inspector
ICC Structural Masonry Special Inspector

YEARS OF EXPERIENCE

25 years of experience
13 years with Premier
5 years working with KMF

CONTACT

235 Maitland Ave S., Suite 108-a
Maitland, FL 32751
(407) 227 - 7416
KRodriguez@premier-structural.com



Constance Silver, PE, LEED AP

Principal, Civil Engineer

Orange County Fire Rescue Training Facility; Orlando, FL - Civil Engineer of Record as subconsultant to KMF Architects This 32,000sf tilt-wall project just completed construction and serves as a state-of-the-art campus for firefighters to train for a wide variety of emergency scenarios. It includes a classroom wing, fitness center, administration wing, locker room, lobby, apparatus bay and burn building. Sustainable design was a priority, and buildings are equipped with solar panels. Structures are strategically placed as to not interrupt the surrounding wetlands on the site. \$40M / 32,000sf

Orange County Corrections Department South Building Perimeter Security; Orlando, FL - Civil Engineer of Record as subconsultant to KMF Architects

Orange County Sheriff's Office Evidence Warehouse Storage Facility; Orlando, FL - Civil Engineer of Record as subconsultant to KMF Architects

Orange County Fire Station #31 Site Assessment, Orlando, FL - Civil Engineer of Record as subconsultant to KMF Architects

Orange County Fire Station #51 Security Improvements, Orlando, FL - Civil Engineer of Record as subconsultant to KMF Architects

Orange County Mosquito Control Facility; Orlando, FL - Civil Engineer of Record as subconsultant to KMF Architects

City of Orlando Fire Station #2; Orlando, FL

Orange County Fire Station #71; Orlando, FL

Orange County Corrections Warehouse Assessment; Florida

Orange County Corrections Office and Warehouse; Orlando, FL

Orange County Corrections Training Facility Site Assessment; Orlando, FL

Lake County Public Safety Support Logistics/Fleet Relocation Facility Assessment; Florida

Orange County Johns Lake Conservation Area Parking Improvements; Orlando, FL

Connie Silver is the founder and President of Tri3 Civil Engineering Design Studio, Inc. She brings with her over 34 years of experience in the Central Florida area and 14 years with Tri3 Civil Engineering Design Studio, Inc. Ms. Silver has been involved in a varied range of Educational/Institutional, Commercial, Industrial, Municipal, Residential (single and multifamily) and Roadway projects in the State of Florida.

EDUCATION

BS in Civil Engineering
University of Central Florida

REGISTRATION

Professional Engineer FL # 54842

YEARS OF EXPERIENCE

34 years of experience
14 years with Tri3
12 years working with KMF

CONTACT

1220 Commerce Park Drive, Suite 203C
Longwood, FL 32779
(407) 488 - 9456
CSilver@tri3-eng.com



Sally Coyle, FASLA, PLA

Landscape Architect

Orange County Fire Rescue Training Facility; Orlando, FL - Landscape Architect of Record as subconsultant to KMF Architects

Orange County Sheriff's Office Evidence Warehouse Storage Facility; Orlando, FL - Landscape Architect of Record as subconsultant to KMF Architects

UCF Downtown CMB Curtainwall Replacement; Orlando, FL - Landscape Architect of Record as subconsultant to KMF Architects

Coyle & Caron is providing landscape architectural services under KMF's Continuing Services contract for UCF. For their downtown campus, Coyle & Caron designed new planting areas associated with curtainwall replacement. Planting is low profile and designed for minimal water use. Plant selection emphasizes contrasting color and texture, year round seasonal interest, and a combination of hardy subtropicals and Central Florida natives.

Orlando Public Library; Orlando, FL - Landscape Architect of Record as subconsultant to KMF Architects

Coyle & Caron is working with KMF and OC Library System to develop concept plans for exterior improvements to the Orlando Public Library. CPTED principles were considered in designing an iconic landscape that complements proposed architectural lighting and provides ecological value.

Queens University of Charlotte; Charlotte, NC - Coyle & Caron provided landscape master planning services and redesign for a main campus quad. The University agreed to house a cell tower inside a new campanile structure. Coyle & Caron provided design plans to remove parking from the campus core to expand the central quad to include the campanile.

Inly School; Scituate, MA Coyle & Caron provided planning and landscape architectural services for seven years to this Pre-K through 8 Montessori-based school. Work included due diligence and negotiations to acquire and rezone adjacent property, site plans and environmental permitting for building renovations and new uses.

City of Orlando Bill Frederick Park Pool Improvements; Orlando, FL Site improvements related to a new pump house for the pool at Bill Frederick Park.

Sally Coyle is a landscape architect and President of Coyle & Caron, Inc., a certified WBE in the State of Florida. She has directed multi-disciplinary teams and been a leading participant on many successful projects for both public and private clients including: municipalities, schools, non-profits, housing authorities, commercial and residential developers, architects, and engineers.

EDUCATION

Master of Landscape Architecture
Harvard University

Bachelor of Landscape Architecture
University of Florida

REGISTRATION

Registered LA - FL LA # 0001182

YEARS OF EXPERIENCE

30 years of experience
20 years with Coyle & Caron, Inc.
4 years working with KMF

CONTACT

236 Pasadena Place
Orlando, FL 32803
(o) (407) 866-0650
scoyle@coylecaron.com



Anita Carlsson Trout is the founder and President of Carlsson Construction Estimators Inc. a Woman-Owned cost consulting firm in Longwood, Florida. Mrs. Trout has been providing cost estimating/cost management services to the construction community for over 30 years in several capacities including project cost control, management, owner's representative and business management and marketing. As Principal Estimator, Mrs. Trout provides detailed cost estimates and quantities for all aspects of projects with a focus on architectural, structural, and mechanical estimating.

EDUCATION

B.S. in Mechanical Engineering
University of Central Florida

REGISTRATION

N/A

YEARS OF EXPERIENCE

32 years of experience
15 years with Carlsson, Inc.
6 years working with KMF

CONTACT

1000 Savage Court, Suite 104
Longwood, FL 32750
(o) (407) 792 - 9988
AnitaTrout@carlssonin.com

Anita Carlsson Trout Cost Estimator

Orange County Fire Rescue Training Facility; Orlando, FL - Cost Estimator as subconsultant to KMF Architects This appx. 30,000 SF project is designed to include a classroom wing, fitness center, administration wing, locker room, lobby, and apparatus bay. The building incorporates large amounts of sustainable design as the entire building will be equipped with solar panels and the structures will be strategically placed as to not interrupt the surrounding wetlands on the site.

Orange County Sheriff's Office Evidence Warehouse Storage Facility; Orlando, FL - Cost Estimator as subconsultant to KMF Architects

Orange County Corrections Department South Building Perimeter Security; Orlando, FL - Cost Estimator as subconsultant to KMF Architects

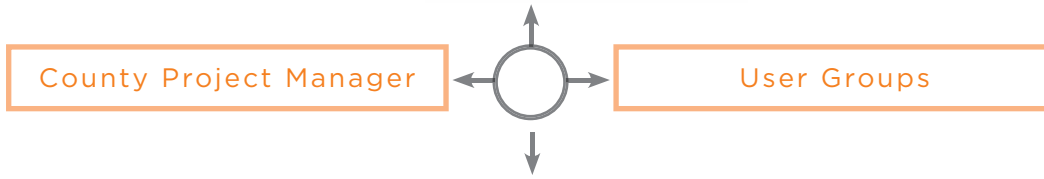
Orange County Fire Rescue EOC Alterations; Orlando, FL - Cost Estimator as subconsultant to KMF Architects Completed estimates at all stages of design for renovations and alterations to this existing EOC center. \$3,000,000 - 5,200 GSF

Orange County Sheriff Fleet Facility; Orlando, FL Completed assessment cost estimates for the new construction of a fleet facility to house sheriff fleet vehicles, offices, meeting rooms, and storage. This assessment looked at the renovations to an existing car dealership to accommodate the reuse. \$7,000,000 - 45,000

Orange County Sheriff Mounted Patrol Facility; Orlando, FL Completed assessment estimate for the relocation of the OC Sheriff Mounted Patrol which included buildings for the mounted patrol, Fire Station #58, K-9 Patrol, and Police. \$14,000,000 - 38,000 GSF

Current Continuing Services Contracts: Cost estimator for the following continuing services contracts

- **US Army Corp of Engineers, Southeast Division** - Continuing Architectural Services with MRI Architectural Services
- **City of Orlando** - Architectural Services with **KMF Architects**, Rhodes & Brito Architects, and MRI Architectural Group; Civil and Environmental Services with CPWG Engineering; MEP Services with SGM Engineering, Inc.
- **Orange County** - Continuing Architectural Services with **KMF Architects** and Rhodes & Brito Architects



KMF ARCHITECTS **ARCHITECTURE**

Eric Kleinsteuber, AIA, LEED AP
President / Design Director

Samantha Scime, AIA, NCARB
Principal / Project Manager

Erika Lord
Operations Director / Permitting

Dory Bortman, AIA, NCARB
Project Architect / Production Lead

Coleman Hancock, AIA, LEED AP
Architect

Rodney Bryant, LEED AP
Construction Administrator

Alexandra Witthaus, ASSOC. AIA
Designer

Don' Tre Harry, ASSOC. AIA
Designer / BIM Manager

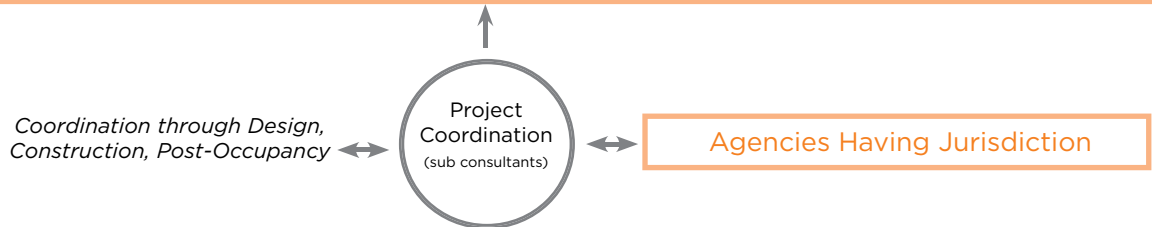
Sabrina Frank von Frankenstein, ASSOC. AIA
Designer

Stephanie Barrett
Designer / Modeler

Vaidehi Vagal
Designer / Modeler

George Elliott
Designer / Modeler

Emily Melendez
Designer / Modeler



SGM ENGINEERING **MEP Engineering**

Bobby Shahnami, PE
Senior Mechanical Engineer

Justin Mundell, PE
Senior Electrical Engineer

Chad Robinson, PE
Plumbing Engineer/Fire Protection

TRI³ **Civil Engineering**

Constance Silver, PE
Civil Engineer

TRI³ **Landscape Architecture**

Sally Coyle, FASLA
Landscape Architect

PREMIER STRUCTURAL ENGINEERING **Structural Engineering**

Kharl Rodriguez, PE
Structural Engineer

CARLSSON INC. COST ESTIMATING CONSULTING **Cost Estimating**

Anita Trout
Cost Estimator

KMF ARCHITECTS: ARCHITECT OF RECORD

PROFESSIONAL LICENSES:



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

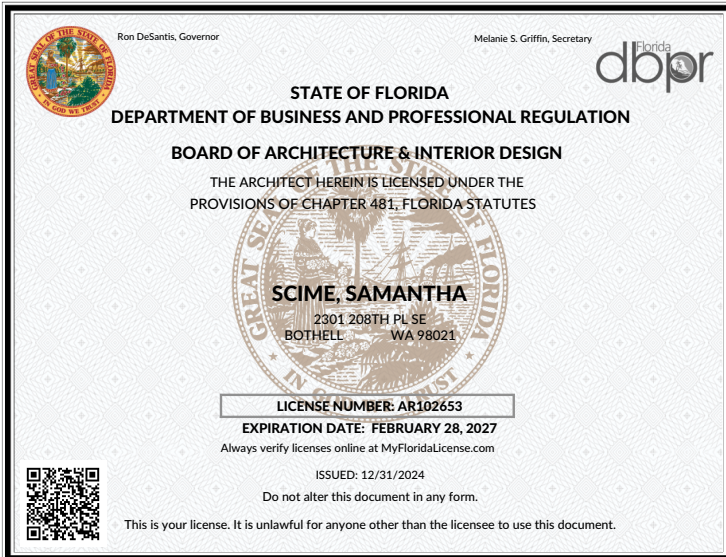
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KLEINSTEUBER, ERIC OSKAR
KZF DESIGN LLC
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ORLANDO FL 32803

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN


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SCIME, SAMANTHA
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BOTHELL WA 98021

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Always verify licenses online at MyFloridaLicense.com

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SGM ENGINEERING: MEP ENGINEER OF RECORD

PROFESSIONAL LICENSES:

MECHANICAL:

Ron DeSantis, Governor Melanie S. Griffin, Secretary





STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
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SHAHNAMI, BOBAK
9325 SW 144ST
MIAMI FL 33176



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ELECTRICAL:

Ron DeSantis, Governor Melanie S. Griffin, Secretary





STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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MUNDELL, JUSTIN LOWE
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ORLANDO FL 32825

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PLUMBING:

Ron DeSantis, Governor Melanie S. Griffin, Secretary




STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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ROBINSON, CHAD ARTHUR
7855 BOSTONIAN DR
WINTER GARDEN FL 34787

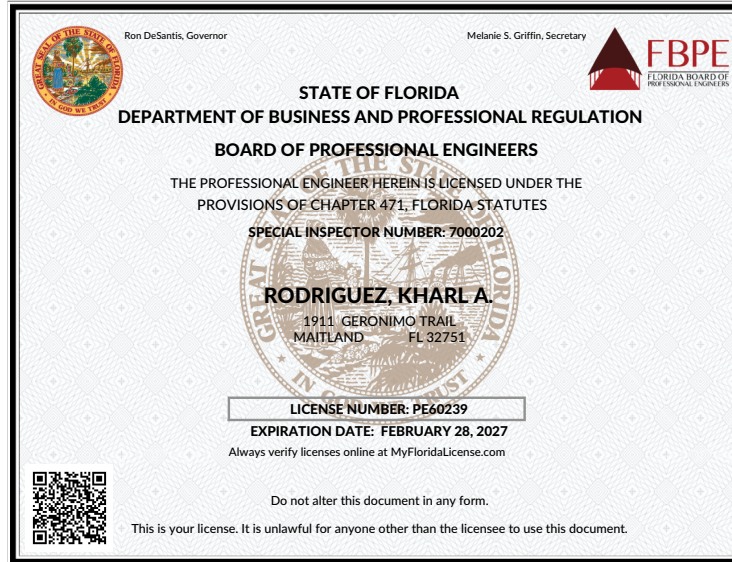
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PREMIER STRUCTURAL ENGINEERING: STRUCTURAL ENGINEERING

PROFESSIONAL LICENSE:



**Tri3 ENGINEERING:
CIVIL ENGINEERING**

PROFESSIONAL LICENSE:



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

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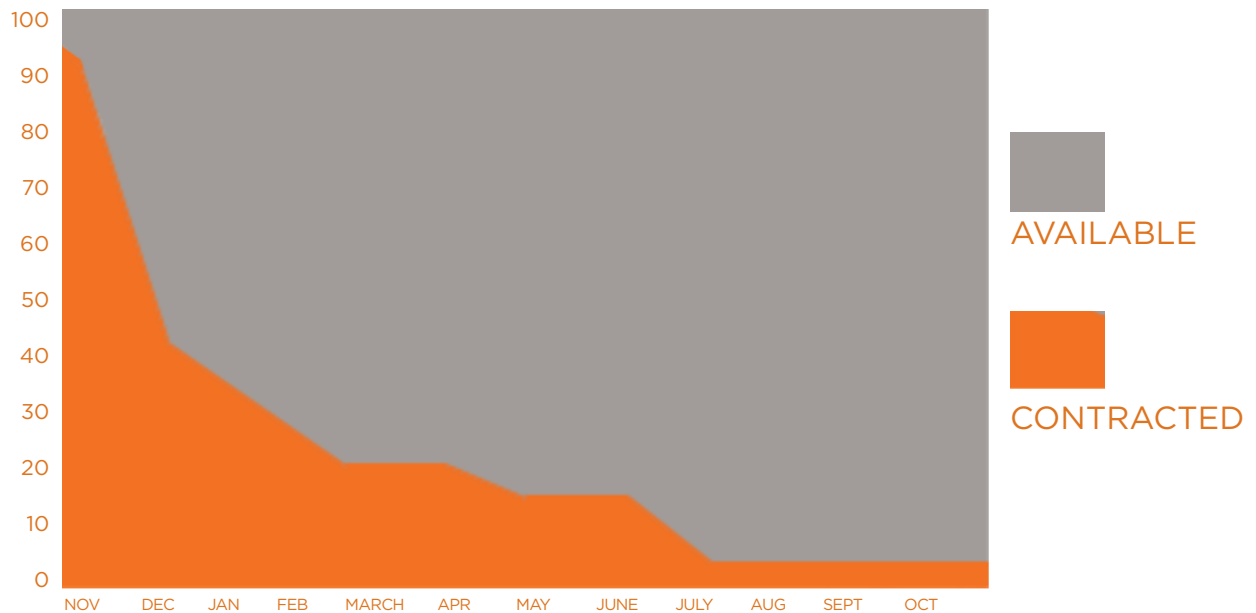
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COYLE & CARON: LANDSCAPE ARCHITECTURE

PROFESSIONAL LICENSE:



2025-2026



ADEQUACY OF RESOURCES

KMF maintains a staff level that can accommodate multiple projects and flexible start times for the County of Hernando. Our continued growth allows us to perform at the highest standard. Our current, contracted workload is reflected in the graph above. While currently working near capacity, a significant amount of staff availability will be realized in the next 90 days.

FAST AND EFFICIENT RESPONSE

KMF Architects understands that the nature of this project may sometimes require immediate in-person attention. We can be in Hernando County in just under two hours, as we are conveniently located in Orlando. Additionally, our entire staff is equipped with Microsoft Teams for immediate virtual response as the industry and the world continues to adapt to a more virtual platform. While the click of a button can get you a face-to-face with anybody on our staff, we understand the need to have in-person communication and attention and will be available to the County as requested.

OUR COMMITMENT TO YOU

KMF Architects is proud to offer our qualifications for your Fire Station Prototypes. Our project team is available and committed to perform in a timely fashion. Having designed the Hernando County Public Safety Facility Master Plan, our team is already familiar with the applicable required codes and standards for Hernando. We have a printed copy of your current Design Standards in our office with our Building Codes books for reference during each stage of a project. By maintaining this printed copy at our office, it is available for quick access and helps efficiency of quality control when nearing the end of each design deliverable and instead address concerns proactively during design. As part of our QA/QC process, our team will review all code requirements and County of Hernando Standards to ensure all code and owner requirements have been met.

PROPOSAL SECTION **4.0**
TECHNICAL APPROACH & DESIGN METHODOLOGY

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

UNDERSTANDING SCOPE:

Hernando County Fire Rescue (HCFR) has established a clear and forward-thinking objective: to redefine the County's fire station prototype standards in a way that prioritizes cost-efficiency, operational effectiveness, and firefighter wellness. KMF Architects fully understands the County's challenge in balancing these priorities amid rising construction costs and evolving fire service needs.

Our team recognizes that this initiative is not simply about designing two buildings, it is about creating a strategic, long-term design framework that will guide future capital investment across the County. We view these prototypes as a platform for standardization, cost control, and continuous improvement, ensuring each subsequent station is efficient to design, permit, and construct.

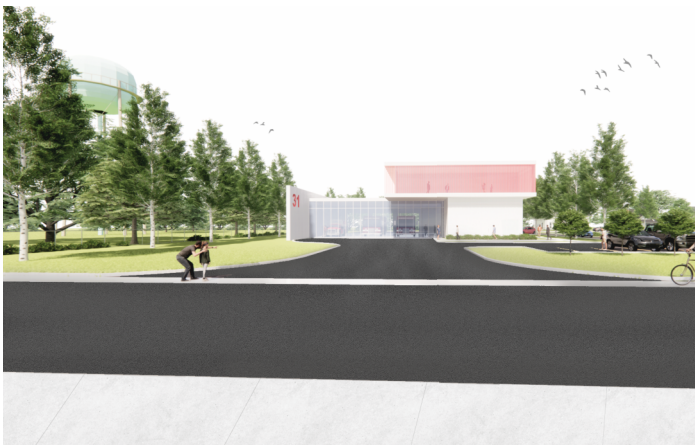
KMF's experience working with numerous fire rescue agencies across Florida, including Orange County Fire Rescue, the City of Winter Park, and the City of Minneola, has given us a deep understanding of how operational priorities, community context, and budget constraints intersect. Through these projects, we have refined our ability to deliver constructible, cost-conscious, and health-forward fire station designs that perform in both urban and suburban contexts.

Our approach to Hernando County's prototype effort is guided by five core principles:

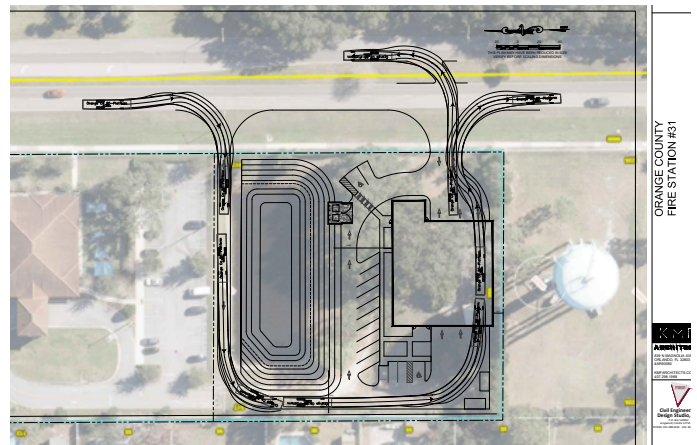
1. Affordability through smart design decisions - Prioritizing constructible, regionally available materials and systems that control both first cost and life-cycle cost.
2. Operational functionality and flexibility - Designing prototypes that can adapt to varying site conditions, staffing levels, and apparatus needs while maintaining design integrity.
3. Health, wellness, and safety - Integrating spatial zoning and material strategies that reduce carcinogen exposure, improve indoor air quality, and support firefighter recovery.
4. Complete and coordinated documentation - Delivering bid-ready, hard-bid-quality documents that minimize change orders and support competitive pricing.
5. Sustainable performance - Exceeding minimum energy code requirements and future-proofing the prototypes for renewable and resilient technologies.

PROTOTYPE DEVELOPMENT:

KMF will lead a collaborative design process with Hernando County Fire Rescue and County Facilities staff, beginning with a series of program validation workshops. These sessions will establish a shared understanding of spatial requirements, operational workflows, and response priorities. We will also review lessons learned from existing Hernando County stations to identify opportunities for improved layout efficiency, durability, and comfort.



Orange County 2-Story Prototype Design



Orange County 2-Story Prototype Apparatus Turning Study

(PROTOTYPE DEVELOPMENT (Continued):

Our design process emphasizes modularity and scalability. Each prototype, one 3-bay and one 4-bay, will be built from a common planning logic that maintains functional consistency while allowing for site-specific adaptation. Shared design standards such as bay dimensions, core circulation, and living quarter configurations will ensure consistency across all future builds, while modular components, such as administrative zones, fitness areas, or dorm wings, can be expanded or reconfigured as needed.

To facilitate future site adaptation, KMF will develop a Prototype Adaptation Toolkit, including:

1. Standardized site layout options for various lot sizes and orientations
2. Typical utility connection points and grading strategies
3. Predefined structural grid and bay spacing for modular expansion
4. A Revit-based digital model allowing efficient adaptation and documentation for new sites, including standardized details to expedite future builds.

This level of forethought reduces future design effort, permitting time, and contractor uncertainty, directly supporting the County's long-term efficiency goals.

COST-CONSCIOUS DESIGN & VALUE ENGINEERING:

Controlling cost begins on day one of design. KMF employs a cost-informed design methodology, integrating real-time cost feedback and constructability input throughout every design phase. Our team's recent prototype and public safety work in Florida has established a detailed internal cost database that reflects current regional pricing for building systems, finishes, and labor.

During design development, we will provide progressive cost estimates at key milestones and conduct Value Engineering (VE) workshops with the County to evaluate alternate systems and materials. These discussions focus not on "cutting," but on identifying value-driven decisions - choices that balance durability, function, and aesthetics while reducing total cost of ownership.

Examples of VE strategies we may explore include:

1. Structural optimization through simplified steel framing or pre-engineered truss systems
2. Exterior envelope solutions using cost-effective tilt-up and panel assemblies with high durability and minimal maintenance
3. Systems consolidation to reduce redundant mechanical and electrical zones
4. Standardized detailing for repeated use, minimizing coordination and permitting time

We will also evaluate life-cycle cost implications, ensuring that materials and systems selected are not only affordable to build but economical to maintain for decades of service.





Presenting for Hernando County

CONSTRUCTIBILITY:

KMF's commitment to constructability is rooted in our belief that a project's success is determined as much in the drawings as in the field. We take a proactive approach to coordination, using Revit-based multidisciplinary modeling to identify conflicts between architectural, structural, and MEP systems early in design.

Our documents are developed in close collaboration with our structural, MEP, civil, and fire protection subconsultants, with regularly scheduled coordination reviews to ensure consistency across all disciplines. Each prototype will be fully detailed and annotated to support a transparent hard-bid process, allowing contractors to price with confidence and accuracy.

We will also include a comprehensive Division 01 (General Requirements) section that establishes clear expectations for quality control, substitution procedures, commissioning, and closeout, reducing ambiguity and reinforcing the County's oversight during construction.

KMF's documentation standards have been recognized by clients for their clarity, completeness, and constructability, helping reduce change orders and RFIs on recent fire station projects.



Eric Speaking at OC Fire Training Ground Breaking

MATERIAL SELECTION:

Material selection is central to achieving both cost and performance goals. KMF will evaluate every material through a lens of durability, maintainability, and wellness. Fire stations are high-use, 24-hour environments that demand finishes capable of withstanding heavy wear and repeated cleaning.

We anticipate a material palette that is both cost-effective and enduring, likely incorporating: load-bearing tilt-up concrete for structural and fire resilience; polished concrete or sealed epoxy flooring in apparatus and decontamination zones; durable, low-VOC wall finishes and millwork materials for cleanability and indoor air quality.

We will also focus on clean/dirty separation, incorporating transitional decontamination areas and washable, nonporous surfaces in gear storage and turnout rooms. All interior materials will meet or exceed low-emission standards, contributing to improved air quality and reduced long-term exposure risk for firefighters.



Presenting to University of Florida Faculty and Students



Team at Orange County South Street Farm Ribbon Cutting

BEST PRACTICES FOR HEALTH & SAFETY:

Firefighter physical and emotional health is an essential component of this project. KMF is in awe of how firefighters serve our community everyday, and their health and wellbeing is our number one priority every time we design a fire station.

CARCINOGEN PREVENTION & DECONTAMINATION ZONES - Our approach to carcinogen zone strategy begins with a clear spatial organization that physically separates contaminated areas from clean zones. The Red Zone (apparatus bays, decon areas, and gear) is located at the front line of operations, with direct access for incoming vehicles and personnel. The Yellow Zone serves as a controlled transition space, often including decon showers, laundry, and medical evaluation rooms, which act as buffers between high-risk areas and living quarters. The Green Zone (dayrooms, sleeping quarters, kitchen, admin.) is located furthest from contamination sources and designed for optimal comfort, hygiene, and rest.

To reinforce this separation, we carefully integrate mechanical system zoning and air handling strategies. Each zone is served by an independent HVAC system where feasible, with the Red Zone operating under negative pressure to contain airborne contaminants and prevent migration into adjacent areas. Dedicated exhaust systems and direct-to-outside ventilation are provided in the apparatus bays and decontamination spaces, while high-filtration air handling systems with MERV 13 or higher filters serve occupied living and administrative spaces. Duct routing and return air paths are designed to prevent cross-contamination, and maintenance access is planned with service personnel safety in mind. This layered approach to mechanical design directly supports firefighter health, indoor air quality, and long-term facility performance.

DESIGNING FOR MENTAL HEALTH & PTSD - KMF also considers firefighter behavioral health, including PTSD mitigation, in our station designs. We provide quiet zones, wellness rooms, and private sleeping quarters, along with access to natural light and outdoor areas and walking paths for stress relief. Acoustic separation and trauma-informed design help reduce stimuli, support mental wellness, and make the station a place of healing as well as readiness. Additionally, our team works closely with end users to understand specific triggers and routines, ensuring the station environment supports both operational readiness and mental wellness. These human-centered design decisions help create a station that is not just a place of work, but a place of healing and resilience.

An example of these best practices can be found in the Orange County Fire Rescue Training Center. Controlled circulation paths minimize exposure to contaminants, and locker rooms are located directly adjacent to the training sites, so trainees and staff can remove contaminants prior to entering classroom and admin spaces. There are also many outdoor picnic tables set in quiet areas away from training areas where firefighters can unwind surrounded by carefully chosen, native plants.

ENERGY PERFORMANCE & SUSTAINABILITY:

KMF designs for performance efficiency, not just compliance. Our team routinely exceeds Florida Building Code energy minimums through strategic envelope design, equipment selection, and lighting controls. For Hernando County, our prototypes will integrate energy-saving measures that require minimal maintenance or specialty knowledge to operate.

Our strategies will include: high-performance roof and wall insulation assemblies; energy-efficient HVAC systems with zoning and enhanced filtration for air quality, LED lighting with occupancy and daylight sensors, solar-ready roof design for future photovoltaic integration, water-saving plumbing fixtures and stormwater management features.

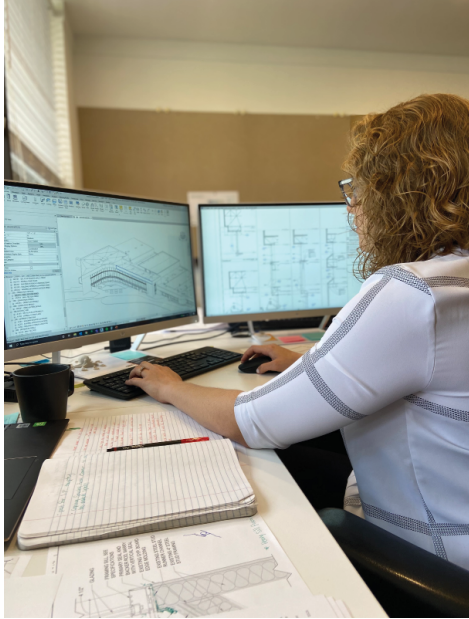
We will also identify optional sustainability measures, such as EV charging infrastructure, solar thermal water heating, or stormwater reuse, that can be implemented as alternate bid options or future upgrades as funding allows.

The result will be prototypes that are operationally efficient, environmentally responsible, and resilient in the face of Florida's climate challenges.

PROPOSAL SECTION **5.0**
EXPERIENCE WITH HARD-BID DOCUMENTATION

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

EXPERIENCE WITH HARD-BID DOCUMENTATION



Lex Working in Revit

COMMITMENT TO CLARITY AND COORDINATION :

KMF Architects has a proven record of delivering complete, coordinated, and bid-ready construction documents for public agencies throughout Florida. Our approach is rooted in the understanding that clear documentation directly impacts construction quality, pricing accuracy, and long-term client satisfaction.

We recognize that Hernando County anticipates using a hard-bid procurement process, and that the County's success in achieving competitive, predictable construction pricing depends on the precision and completeness of the design documents. KMF's documentation standards have been refined over decades of public-sector and public safety experience to ensure that every set of drawings is technically thorough, clearly organized, and easily interpreted by contractors.

Our internal quality assurance process includes multi-discipline coordination reviews, constructability assessments, and in-house peer checks at key design milestones. By resolving potential conflicts before documents are issued for bid, we minimize contractor uncertainty and help the County receive accurate, competitive bids with minimal clarifications or contingencies.

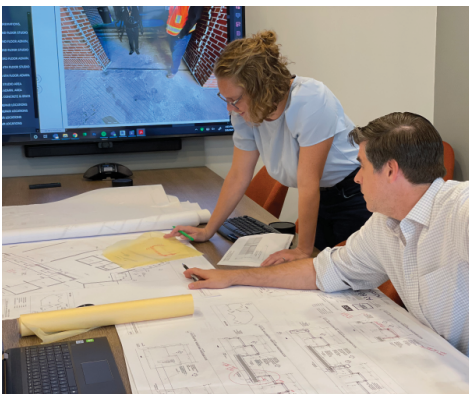


KMF on site at Orange County Mosquito Control Facility

EXPERIENCE PRODUCING BID-READY DOCUMENTS :

KMF has successfully completed numerous hard-bid projects for counties, municipalities, and fire rescue agencies across Florida. Our documentation is developed in Revit, using fully integrated models that include architectural, structural, MEP, and fire protection systems. This digital coordination process allows us to identify and resolve system conflicts early, long before bid day.

Recently, the Orange County Fire Rescue Training Center bid 6% under budget and the University of Florida Collaboratory Building bid 2% under budget. KMF's documentation consistently results in low bid variance and minimal change orders, demonstrating our ability to deliver bid-ready design packages that support the goals of public procurement.



Lex and Eric Review Construction Documents

ROBUST DIVISION 01 - FOUNDATION FOR CONSISTENCY & QUALITY :

KMF places significant emphasis on developing a comprehensive Division 01 (General Requirements) section for every hard-bid project. We consider this the "instruction manual" for the project, establishing clear expectations for quality control, submittal procedures, coordination, substitutions, and commissioning.

EXPERIENCE WITH HARD-BID DOCUMENTATION

Our standard Division 01 includes:

1. Detailed contractor coordination requirements for site logistics, scheduling, and phasing
2. Defined procedures for RFI and substitution requests to maintain transparency and control
3. Clear delineation of responsibilities between prime and sub-trades
4. Requirements for mockups, testing, and commissioning to ensure quality assurance
5. Closeout and warranty procedures that facilitate smooth project turnover

This robust specification framework reduces ambiguity during bidding, minimizes potential for scope overlap or omission, and provides a consistent baseline for future Hernando County projects using the same prototype documents.

SUPPORT DURING HARD-BID PROCUREMENT

Our commitment to the County does not end at document issuance. KMF will actively support the County during the bidding phase, responding promptly to contractor RFIs, issuing clear addenda, and assisting in the evaluation of bids.

We approach this phase as an opportunity to clarify and reinforce the design intent, not to redesign under pressure. Our experience has shown that thorough pre-bid communication reduces post-award issues and helps all parties enter construction with a shared understanding of expectations.

On recent public projects, our design teams have responded to contractor inquiries within 24 hours, ensuring the County's bidding timeline remains on track. Our addenda are concise, graphically clear, and carefully coordinated across disciplines, reinforcing contractor confidence in the design package.

MINIMIZING CHANGE ORDERS AND FIELD CONFLICTS:

One of KMF's defining strengths is our ability to deliver projects with minimal change orders due to design omissions or coordination issues. We attribute this to our detailed QA/QC process and to the involvement of our senior technical leadership throughout documentation and construction administration.

Our firm implements a three-tiered review process:

1. Interdisciplinary Coordination - Continuous integration of consultant models in Revit to identify system conflicts, including live model reviews.
2. Constructability Review - Evaluation of detailing, sequencing, and access for practical execution in the field.
3. Peer Review and Quality Check - Final review by a senior architect not directly involved in the project to provide fresh perspective and ensure documentation clarity.

This process has consistently resulted in clean bid documents and predictable construction outcomes, strengthening our reputation with public owners, contractors, and construction managers alike.

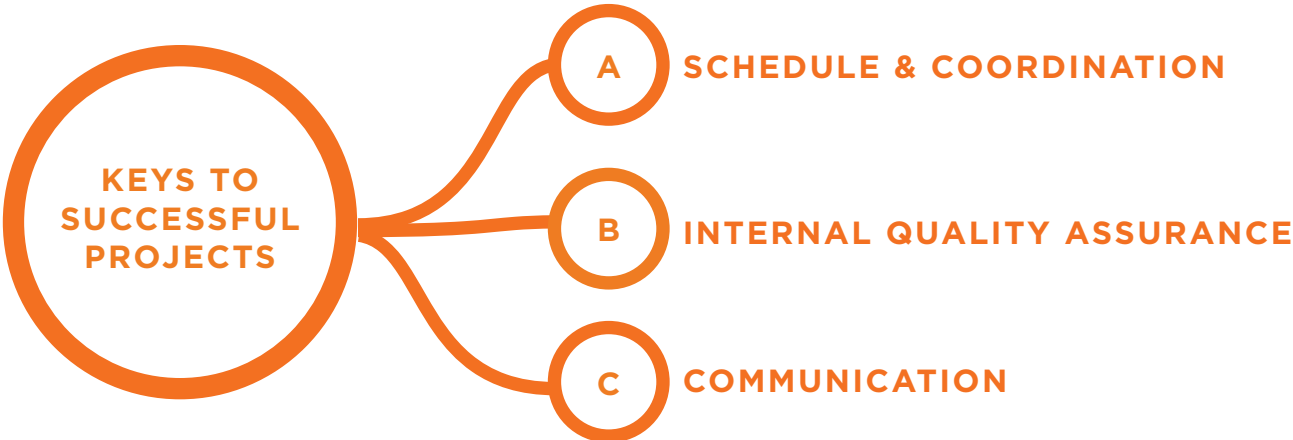
TRUSTED DOCUMENTATION, PREDICTABLE RESULTS:

KMF Architects brings the experience, rigor, and technical precision required to support Hernando County's hard-bid procurement goals. Our bid-ready documentation, robust Division 01 standards, and commitment to clarity have yielded consistent success across dozens of fire rescue and municipal projects.

We understand that every dollar invested by the County must translate directly into quality construction and operational value. Our process is built to deliver confidence on bid day and consistency in the field, ensuring that Hernando County's prototype stations are competitively priced, well-documented, and ready for immediate implementation.

PROPOSAL SECTION **6.0**
PROJECT MANAGEMENT & QA/QC APPROACH

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



A SCHEDULE & COORDINATION

SCHEDULE MANAGEMENT:

KMF will work with the County of Hernando to develop a design schedule that fits your requirements. We anticipate the project to have major milestones at: Programming/Space Plans (10%), Schematic Design (30%), Design Development (60%), Construction Documents (90%) and Permit/Bidding (100%) for each Prototype design.

COORDINATION:

Together with the County, KMF will identify key user group representatives, project team members, and subconsultants. KMF will establish an Outlook email group to document all communications, including video conferences and phone conversations, ensuring all project decisions are recorded. Data collected through surveys and meetings will be recorded and shared with the Owner’s representative and design team as needed. After feedback, changes are made to the program and scope to ensure a shared understanding. Weekly or bi-weekly meetings will be held to coordinate design input, revise cost estimates, and verify project requirements during the preliminary phase. A timeline for key review milestones and appropriate review periods will be established. We will monitor the schedule and meet your requirements through regular project meetings.



KMF Team Interviewing OC Fire Department



Rodney at Tangelo Park Community Center

B

INTERNAL QUALITY ASSURANCE

QUALITY CONTROL DURING DESIGN: In order to ensure proper coordination and quality control throughout all phases of design, KMF implements the following:



Don' Tre Working in Revit

- The use of advanced technology like Building Information Modeling (BIM), Autodesk Construction Cloud, BlueBeam, and 3D visualization software. These tools enhance team coordination, streamline design iterations, and identify potential clashes early, avoiding costly delays.
- We integrate proactive risk management, conducting thorough risk assessments to identify potential issues early and develop mitigation strategies. This approach enables flexibility to adapt to changes in project scope or client needs without impacting timelines.
- We maintain continuous communication with consultants through regular and ad-hoc meetings to ensure technical alignment. These coordination sessions help seamlessly integrate each consultant's input into contract documents.
- Our firm uses value engineering techniques to optimize materials, systems, and methods without compromising quality. This approach lets us find innovative solutions that meet both design and budgetary goals.
- We engage in early, collaborative involvement between KMF, sub-consultants, and contractors to address construction challenges from the start. Regular constructibility meetings with Hernando's Project Managers ensure design feasibility and supports a smooth, cost-effective construction process.
- KMF's Project Manager will conduct final checking and coordination of all drawings near and at the end of each design phase. During the same period, the team makes a final review of drawings and specifications to verify that all project scope items, as determined in initial discovery sessions and throughout the project, are included and that the project is on budget.



KMF with SGM, Premier Structural and Tri3 at the historic Zephyrhills Theater

QUALITY CONTROL DURING SHOP DRAWING REVIEW:

Quality standards are prescribed in the trade sections of the specifications and throughout the drawings. KMF's review of the shop drawings provides an opportunity for a final check to verify that the products and equipment meet the requirements of the construction documents and the needs of the project and owner. KMF checks not only product details, but also warranties, Florida Product Approval, sustainability requirements and dozens of other requirements, regularly making the contractor provide additional information so that the County of Hernando ultimately gets the products that are paid for and expected.



Lex and Sabrina on Site at OC Mosquito Control Facility

QUALITY CONTROL DURING & POST CONSTRUCTION: Strict adherence to quality standards in materials furnished to the job site and in workmanship is essential. A pre-construction meeting is scheduled with the contractor several weeks prior to the commencement of work. Detailed requirements of materials and workmanship are discussed with the trade contractor's superintendent and job foreman. We will clearly define the lines of communication. Observation of the work at frequent intervals during construction are followed up by detailed field reports. Post construction, and during the warranty period, KMF is here to resolve any post-occupancy issues and to help coordinate the recall of the contractor, tradespeople and manufactures.



COMMUNICATION WITH COUNTY STAKEHOLDERS

OUR SERVICE-ORIENTED, CLIENT FIRST, PROJECT PROCESS

PREPARATION: Before the initial project kickoff meeting, KMF will revisit the project goals, review the County of Hernando’s design and construction standards, identify project stakeholders, and develop an agenda and questions based on preliminary research to guide the team’s conversation.

ENGAGEMENT: KMF understands the need for an updated, cost-effective, and operationally efficient fire station prototype. From our experience working with counties, cities, and other municipalities, we know that clear communication and stakeholder involvement are key to success. Guided by the County Project Managers, we will include representatives from all relevant departments from the kickoff meeting through opening day.

SCHEMATIC DESIGN: We propose starting the project with structured discovery sessions to gather insights and expectations from key stakeholders, including County Staff, Fire Rescue Staff, Facilities, Administration, Utilities, IT, and Maintenance staff. We will determine what the current, outdated prototype is lacking and what is desired in the new prototypes. Using insights gained, KMF will lead a design workshop, or charrette, focused on functional requirements and design ideas. We will guide these sessions with interactive aids and assist the County in prioritizing ideas and needs. Each session will be documented, and a summary report will be provided, aligning all parties on project goals and expectations. This process is something our team has perfected over the years and has resulted in delivering successful projects that exceed our client’s expectations.

DESIGN DEVELOPMENT: As we move into design development, we organize review sessions to dive deeper into specific design elements, materials, and systems. Stakeholders will be able to provide feedback on station and office layouts, storage configurations, finishes, technology and equipment integration, and spatial relationship. This is your space, not ours, so it is imperative that your needs are accurately addressed. Once design development documents are reviewed with the County, we actively solicit feedback through structured discussions or surveys. This helps us gauge stakeholder satisfaction and identify any areas requiring further refinement.

CONSTRUCTION DOCUMENTATION: During construction document development, we hold review sessions to confirm that all design elements meet the County’s requirements. We ensure specifications align with intended uses and layouts meet each department’s performance needs. Before finalizing, stakeholders review the full set, allowing for last-minute adjustments. We also meet with contractors to align on methods and project timelines. This collaborative approach addresses challenges early, preserving the design intent through construction.

BIDDING: KMF provides full support during the bidding phase to ensure the County receives competitive, high-quality bids. We will attend all pre-bid meetings to explain design intent, clarify technical aspects, and address the contractor’s questions directly, ensuring accurate bid submissions. During the bidding process, we will conduct thorough reviews of bid documents and assist in evaluating contractor proposals for compliance with project specifications and constructibility requirements. KMF will also attend bid meetings to answer questions, facilitate clear communication, and support you in selecting the most suitable contractor.



KMF with Hernando County Stakeholders



Eric Speaking to Local News at the Historic Mote Morris House

PROPOSAL SECTION **7.0**
REFERENCES & PAST PERFORMANCE

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



Date: November 4, 2025

RE: KMF Architects

To: Whom it may concern,

Hernando County selected KMF Architects for our “Public Safety Training Facility” project. The project is in its early stages of master plan verification and master planning of the site. KMF Architects has conducted several meetings and provided our committee with the outcomes in a timely and professional manner. The meetings have been engaging and collaborative which gives us a high degree of satisfaction with our selection of KMF as our lead design consultant.

Improvements currently conceived within the master plan include:

Classroom & administrative building, fitness center, auditorium, locker rooms, EOC, central IT, 911 backup call center, K-9 and mounted patrol building and areas, fueling station, driving course, observation tower(s), shop space and covered vehicle storage, fire station, helicopter pad, pavilions, warehousing, fire props, tactical training buildings, aquatic training, shooting ranges, mosquito control, parking, running trails, and future building sites.

Feel free to contact me for any further discussion or information I may be able to provide you regarding our relationship with KMF Architects.

Sincerely,

Erik van de Boogaard

Erik van de Boogaard, CGC1526021
Hernando County Construction Projects Coordinator
1525 E. Jefferson Street
Brooksville, FL 34601

Cc: Hernando County Procurement



ORANGE COUNTY FIRE RESCUE DEPARTMENT

John D. Westmoreland
Acting Deputy Chief of Administration
P.O. Box 5879
Winter Park, Florida 32793-5879
Cell (407) 448-4849 Fax (407) 836-9138
email: John.Westmoreland@ocfl.net

November 10, 2025

RE: *Recommendation for KMF Architects*

Hernando County Procurement Department
Ms. Carla Rossiter
15470 Flight Path Dr.
Brooksville, FL 34604

Please accept this letter of recommendation as my full endorsement for the services provided by KMF Architects. Over the last five years, I have had the pleasure of working with Eric Kleinsteuber, Design Director and Architect of Record for KMF, and his team on an array of projects that include a 2-story prototype fire station design, fire station security improvements, formal assessments for a logistical staging facility, an EOC renovation, and most notably, Orange County Fire Rescue's new Fire Training Center. The Fire Training Center is a comprehensive project which entails a \$52M budget with a 40-acre site. Included in the site is a 30K square foot education building, two drill towers, a 3-story burn building, several fire props, a structural collapse building, and other amenities making the site a world class training ground. In my experiences in working with KMF, I have found the firm to be professional, timely, accountable, and accommodating. KMF makes a concerted effort to understand the client and to ensure priorities and needs are met, while being mindful of budgetary constraints. From a design perspective, KMF offers outstanding ideas and suggestions and consistently adds value to the design process. With the Fire Training Center project, multiple committees and sub-committees were devised so that various aspects of the project could be led by different subject matter experts. KMF handled these groups extremely well, gaining buy-in from stakeholders, and ultimately worked with the OCFRD's Senior Team to provide 100% design documents that met our needs and budget for a world-class Fire Training Center.

Specific to the criterion noted below -

- Responsiveness – KMF is extremely responsive and accommodating; they are willing to take meetings on short notice and are amenable to in person or web-based.
- Reliability – Highly reliable
- Accuracy of construction documents – Very accurate

- Success during construction – Successful overall but some challenges with the contractor of record have existed; this is not due to design but to limitations and challenges with the contractor of record and sub-contractors.
- On time – Design documents have been provided on time
- Within budget – no issues with budget; the team uses third party estimators and help recommend proper contingency budget allocations.

In closing, it has been a pleasure working with KMF over the last several years. The firm has earned my recommendation and maintains an outstanding team that is highly capable!

You may contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Leonard" with a date "12/12" written above the end of the signature.



**ADMINISTRATIVE SERVICES DEPARTMENT
CAPITAL PROJECTS DIVISION**

400 E. South Street ■ 5th Floor ■ Orlando, FL 32801
407-836-0050 ■ Fax 407-836-0051

www.orangecountyfl.net

November 7, 2025

Re: KMF's Fire Rescue Projects Work with Orange County Capital Projects

To Whom It May Concern:

It's a pleasure working with such a proactive design team. KMF is always looking ahead to find solutions and a better way to design a project. KMF was selected to design a two-story, three-bay fire station for a small, urban site. The County has a prototype station, but it would not fit on the site. KMF has worked diligently to review all the programming in the current prototype and incorporate all the required elements into a custom design for the small site. This new design is being reviewed for two additional sites and may become the County's next prototype for smaller sites.

KMF has designed renovation projects for multiple stations in need of upgrades and always provides excellent service. They engage Fire Rescue leadership and staff throughout the design process to make sure their clients' needs are being met. KMF excels in all aspects of project delivery (from concept, design, bidding, construction administration, and closeout) and I always look forward to working with them.

Regards,

A handwritten signature in blue ink, appearing to read "Scott Reekie".

Scott Reekie, Project Manager



343 West Canton Avenue • Winter Park, Florida 32789

407-599-3298 • 407-599-3231 fax • wpfd.org

Fire-Rescue

Hernando County Procurement Department
Ms. Carla Rossiter-Smith
15470 Flight Path Drive
Brooksville, FL 34604

Dear Ms. Rossiter-Smith,

It is my pleasure to write this letter of recommendation on behalf of Eric Kleinsteuber and KMF Architects for their pursuit of the Fire Training and Prototype Station project in Marion County. As the Fire Chief of the Winter Park Fire Department, I had the privilege of working closely with Eric and the KMF team during the development of our own fire station and training center project. Their professionalism, attention to detail, and ability to understand and customize the design to meet the specific needs of our department have been outstanding.

Throughout the project, Eric and his team consistently demonstrated a high level of expertise and commitment to ensuring that the final design was functional and aligned with our operational requirements. They actively listened to our feedback and incorporated innovative solutions to enhance the facility's efficiency while maintaining a focus on safety and sustainability.

I am confident that Eric Kleinsteuber and KMF Architects will deliver a high-quality, customized solution for Marion County's Fire Training and Prototype Station. Their ability to collaborate and adapt to the specific needs of the fire service community makes them an excellent choice for this important project.

If you have any questions or require further information, please contact me at 407.599.3299 or dhagedorn@cityofwinterpark.org

Dan Hagedorn

Dan Hagedorn
Fire Chief
City of Winter Park Fire Rescue