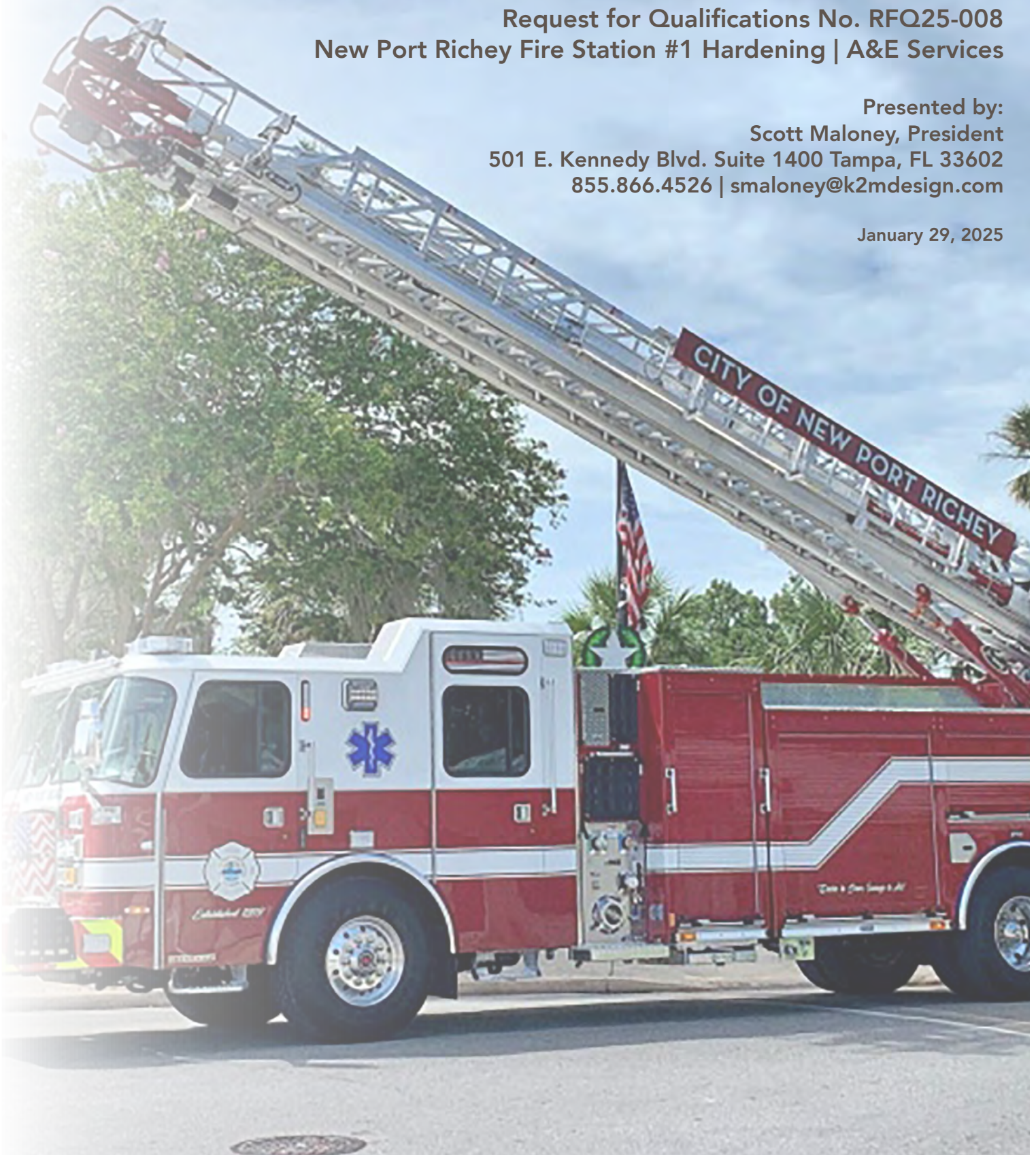


## STATEMENT OF QUALIFICATIONS

Request for Qualifications No. RFQ25-008  
New Port Richey Fire Station #1 Hardening | A&E Services

Presented by:  
Scott Maloney, President  
501 E. Kennedy Blvd. Suite 1400 Tampa, FL 33602  
855.866.4526 | [smaloney@k2mdesign.com](mailto:smaloney@k2mdesign.com)

January 29, 2025





City of New Port Richey  
Attn: Lisa Algieri and Chris Fitch  
5919 Main St.  
New Port Richey, FL 34652

RE: RFQ#25-008 CDBG-MIT-ARCH

Dear City of New Port Richey Team,

Thank you for the opportunity to share our qualifications for the hardening of Fire Station #1. K2M Design, Inc. is a full-service Architectural, Engineering and Interior Design firm with Facility Engineering and Specialty Services divisions. Founded 23 years ago, we now have over 110 employees located throughout Florida, the Midwest and Southeast. As residents and professionals located in some of our State's most vulnerable regions, we are keenly aware of the importance of resiliency and are experienced practitioners of both fire station and resilient design.

K2M's nimble and forward-thinking design team thrives on creating solutions that meet the challenges of today and are adaptable and scalable as needs may change. Fire departments must respond to traditional emergencies as well as serve as emergency operations centers during large-scale disasters. These services need to be effective even during renovations.

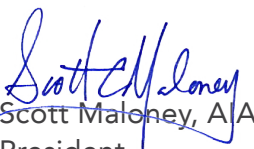
We bring unique capabilities to your project:

- Extensive experience engineering to withstand Florida's severe weather events
- Subject matter expertise with Architect Vaughan Miller who spent 30 years as a Deputy Fire Chief and understands operational protocols, service requirements, department management and firefighting.
- First hand experience winning and implementing CDBG processes with team member Julie Dennis of Ovid Solutions, former State of Florida Director of Community Affairs.

Our experience in resilient design, phasing projects, in designing for the future, and with funding compliance will provide New Port Richey the confidence to know that Fire Station #1 will be just as sturdy as new Fire Station #2.

K2M was founded with the mission of Building Relationships Based on Trust and Results, and the fact that the majority of our business comes from referrals and repeat customers is a testament to our success in that mission. Our primary expertise is in working with governments, with a special focus on helping institutions think smarter, ultimately improving the health and well-being of the people who use them. With this exceptional team, we are bringing that expertise to Fire Station #1.

Sincerely,

  
Scott Maloney, AIA  
President

855.866.4526 | [smaloney@k2mdesign.com](mailto:smaloney@k2mdesign.com)

  
Heather Carruthers  
Director of Business Development, Southeast Region

305.307.5841 | [hcarruthers@k2mdesign.com](mailto:hcarruthers@k2mdesign.com)



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ABILITY TO STAY WITHIN THE CONFINES OF THE  
BUDGET



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## COMPANY INFORMATION



## AT A GLANCE

Founded: 9/1/2001

### Professional Services



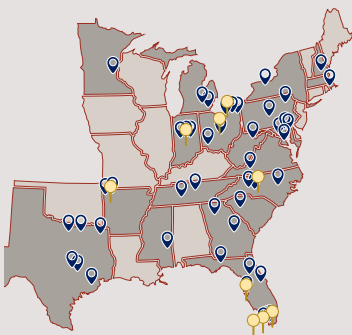
- Master Planning
- Programming
- Architecture
- Interior Design
- MEP/ FP & Structural Engineering
- Energy Engineering
- Assessment Services

**600+**  
Municipal & Civic  
Projects

**100+**  
Professionals



- 28 Architects/Designers
- 16 Design Engineers
- 10 Interior Designers
- 09 Project Managers
- 17 Facility Engineers
- 13 Specialty Engineers
- 61 Licensed/Certified Professionals



## WHO WE ARE

Empowered individual leadership and creativity embody the strengths of our design team. We are a dynamic, high-growth Architecture, Engineering, and Interior Design firm with a multi-discipline Facility Assessment division. For the past 20+ years, our established regional teams have been strengthened by the depth of our experience and united by an ambitious spirit and proven ability to manage projects. The People of K2M are our most valuable resource and your Project is their passion. Our professionals are invested in nurturing long-term relationships and the ongoing success of your projects living out our mission of **Building Relationships Based on Trust and Results.**

## WE DESIGN FOR SERVICE AND SAFETY

K2M Design has long been involved in public safety and administration projects having completed hundreds of civic projects in our 20+ year history. We specialize in the development and execution of public safety facilities taking clients through a well tested process.

Public facilities belong to the community. Our projects for public entities reflect our dedication to designing buildings that invite and welcome the citizens they serve and that protect and support those who work in them. The K2M Team brings award-winning planning and design capabilities with a focus on finding innovative ways to create safe, operationally efficient, and cost-effective facilities. Every project we create is unique and begins with us listening to you. We then collaboratively lead the design development and innovate together as we craft an efficient and enduring design.



## Sub-Consultant - Ovid Solutions - Grant Specialist

Ovid Solutions is a Florida certified woman-owned and operated consulting firm. They specialize in helping communities plan for the future and secure funding to implement large-scale visions and major infrastructure projects. With a diverse background in State and Federal grant programs, the Ovid team assists communities and clients in securing and managing grant funds responsibly and transparently. Since their founding in 2019, they have secured over \$110 million for entities from the Florida Keys to the Panhandle. This includes counties, municipalities, electric cooperatives, water/sewer special districts, and more.





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## EXPERIENCE AND PAST PERFORMANCE

# RELEVANT EXPERIENCE

K2M has been privileged to work with fire departments as they grow and adapt over time. We have provided feasibility studies and assessments that led to long-term plans for department development, renovating existing facilities and adding new ones as funding becomes available and their communities grow. Whether a retrofit, renovation or new construction, we ensure our designs will create structures to withstand the hazards of our challenging climate.

At K2M, we believe it is our first responsibility to plan environments that will empower Emergency Responders to serve to their fullest potential. K2M has long been involved in public safety projects, having successfully completed hundreds of projects within the civic market. We specialize in the development and execution of public safety facilities, taking clients through a tested process of planning and design. The energy we bring throughout the course of your project engages stakeholders, fosters open communication, and brings the very best we have to offer during each stage of this project. Our approach is intended to promote forward thinking solutions to benefit the emergency responders and the entire community.

**Resilient Design Expertise.** From fire stations to EOCs, city halls to community centers, we have designed facilities built to withstand Florida’s harsh environment since our founding. Designing structures that exceed 180 MPH wind loads, meet FEMA requirements and comply with varied local regulations as well as the FBC is part of our DNA. We embark on each project committed to improving its longevity and minimizing its long-term operational expense.

**Fire Station Know-How.** K2M’s experience and knowledge of fire facility design is not theoretical. Project Manager and Public Safety Architecture Specialist Vaughan Miller spent over 30 years as a firefighter, retiring as a **Deputy Fire Chief** prior to joining K2M. He brings first-hand firefighting and department management knowledge to the design team, and understands how facilities must respond to both day-to-day and long-term demands while respecting civic budgets.

## RELEVANT PROJECTS | 2021 - PRESENT

Strongsville Fire Station #5 - New Construction	\$8,000,000
Cortland Safety Services Complex - Addition & Renovation	\$13,200,000
Ellettsville Fire Department - Multiple Renovations, Prototype Design Construction	\$6,962,146
Monroe County Florida Emergency Operations Center - New Construction	\$37,000,000
Valparaiso Fire Department - New Construction	\$7,731,125
Nappanee Fire Station - New Construction	\$11,800,000
Cedar Lake Municipal Complex - New Construction/Renovation	\$16,000,000
City of Euclid Public Safety Center - Facilities Feasibility Study	-
Decatur Fire Department Headquarters - New Construction	\$16,454,746
Merrillville Fire Territory - Addition/Renovation & New Construction	\$6,413,888
St. John Fire Department - Needs Assessment	-
Clayton Fire Department - Station Feasibility Study	\$8,473,247
Richmond Township Fire Station - Feasibility Study	-
Whitley County Fire Territory - Feasibility Study & Multi-Station Development	\$15,000,000
Marathon Florida 7 Mile Fire Station - Feasibility Study	-



FIRE STATION | LEED SILVER

## CITY OF KEY WEST FIRE STATION NO. 2

K2M Design completed the design of a new Fire Station on a 1.44 acre site in the Historic Old Town District of Key West. The two-story 7,200 SF Fire Station has been designed to blend in the historical context of the adjoining neighborhood. The building was designed with sustainability in mind, aspiring to LEED Silver Certification.

Following a comprehensive building programming exercise to determine the facility's service requirements, the ground floor features a fully conditioned three-bay vehicle parking area equipped with exhaust recovery systems. This level also includes an equipment laundry room for washing emergency gear and secure locker storage.

The second floor accommodates the station's living quarters with six private bedrooms, each featuring bunks designed for single occupancy but adaptable for dual occupancy during emergencies. The Chief's office is situated on this level, along with a kitchen outfitted with commercial appliances and dedicated storage for each shift. The living and dining area opens onto an exterior balcony, creating a comfortable space for personnel. Two bathroom facilities, including one

that is ADA-compliant, are equipped with showers. This floor also houses a residential laundry facility and an exercise room. A large storage area has been incorporated into the design, with the potential for future conversion into a training room.

The design incorporates public spaces thoughtfully, featuring a plaza at the intersection of Angela and Simonton Streets. This plaza leads to an arcade that wraps around three sides of the Fire Station Building, with the main entrance positioned on Simonton Street. The arcade serves a practical purpose, providing sheltered waiting areas for users of various public transportation options.

### PROJECT INFORMATION

- **Location:** Key West, FL
- **Client Contact:** Steve McAlearney  
305.809.3967 | [mcalearney@cityofkeywest.fl.gov](mailto:mcalearney@cityofkeywest.fl.gov)
- **Completion:** 2014
- **Size:** 7,200 SF | 1.44 acre site
- **Cost:** \$11.8M



RESILIENT DESIGN | NEW CONSTRUCTION

## MONROE COUNTY EMERGENCY OPERATIONS CENTER

The K2M team delivered a state-of-the-art Emergency Operations Center that exceeded Monroe County's expectations, providing comprehensive services from initial planning through construction administration. This FEMA P-361 certified Safe Room facility now serves as a vital command center, housing Monroe County Emergency Operations Administration, Fire Administration Department, Incident Command Center, and Sheriff's Communication Center.

Located on a 3.48-acre site, the design prioritizes resiliency through strategic elevated construction that ensures protection from flood and storm surge. The facility maintains high security with controlled access systems and secured parking for 68 staff vehicles while accommodating public needs.

Through close collaboration with stakeholders, our team developed solutions for critical operational requirements, including systems redundancy, strategic site planning, and flexible design elements for future growth.

Despite global supply chain challenges during the pandemic, the K2M team successfully guided the project through completion. The project's success stems from our commitment to understanding and implementing the County's operational needs while adhering to the highest standards of safety and security in emergency management facility design. The facility design provides Monroe County with a resilient command center that will serve the community for generations to come.

### PROJECT INFORMATION

**Location:** Marathon, FL

**Client Name:** Monroe County, Florida

**Client Contact:** Kevin Wilson  
305.809.3967 | wilson-kevin@monroecounty-fl.gov

**Completion:** 2024

**Cost:** \$37M



FIRE STATION | CMR

## CEDAR LAKE PUBLIC SAFETY COMPLEX

The K2M Design team contracted with the town to design a new public safety center for the Police and Fire departments. The new 20,400 SF safety center provides operational synergies between the two departments and maximizes the use of shared amenities & systems. The project aspired to align the departmental operations with the buildings aesthetic and serve as a community anchor in their town center. The new facility focuses on operational excellence so first responders can excel at their jobs and in turn, effectively serve their community.

The arrangement of the building on the site not only establishes the structure as part of a civic campus, but also provides the appropriate access for both the Police and Fire departments to respond to emergencies, while also granting public access to the site without interference. The four pull-through apparatus bays and accompanying aprons allow for safe and efficient vehicular movement on site and provide sufficient space for training scenarios for both departments.

Safety and well-being of first responders were guiding principles which informed the design of the building. Separating harmful (hot) zones where carcinogenic material is present from the living quarters for the fire fighters is critical to their long term health. Occupant comfort, indoor air quality, access to natural light, biophilic design all support mental and emotional health, and promote a healthy culture of collaboration and camaraderie. The new Cedar Lake Public Safety Center provides dignity to their first responders and inspires civic pride in their growing community.

### PROJECT INFORMATION

- **Location:** Cedar Lake, IN
- **Client Contact:** Todd Wilkening, Fire Chief  
219.374.5961 | todd.wilkening@cedarlakein.org
- **Completion:** 2024
- **Size:** 20,400 SF
- **Cost:** \$16M



FIRE STATION DESIGN | DESIGN-BUILD

## NAPPANEE FIRE DEPARTMENT

The City of Nappanee, IN held a design competition to select a design-build team for the design of their new Fire Station. Three firms were chosen and received a stipend to complete Schematic Design-level documents. The K2M team was ultimately chosen to move forward with the project.

The new Nappanee Fire Station #1 provides an appropriate modern facility for the City of Nappanee's first responders who are housed in three separate inadequate buildings (one EMS facility, one fire station, one living quarters in an old house). Nappanee's Fire Station #1 is located on a cozy two-acre site adjacent to a commercial retail property to the south, a church to the north, and single-family residential properties to the east. With these site constraints in mind, great care was given to the building placement and site design to provide operationally efficient circulation, but also to being a good neighbor to the surrounding properties. A multi-use training / hose drying tower anchors the building's South West corner and provides the firefighters the ability to conduct a variety of training exercises on site, as well as maintaining their inventory of hoses with a drying rig.



### PROJECT INFORMATION

- **Location:** Nappanee, IN
- **Client Contact:** Brian Blight, Weigand Construction  
574.850.9833 | bblight@weigandconstruction.com
- **Completion:** 2025 est.
- **Size:** 17,000 SF
- **Cost:** \$11.8M



RESILIENT DESIGN | RENOVATION & ADDITION | 180+ MPH WIND DESIGN

## FLORIDA KEYS ELECTRIC COOPERATIVE

The team was tasked to design a new aesthetically pleasing dining/training facility addition to an existing structure that is 180 MPH wind rated, has the capacity to prepare meals and feed 200 linemen per day after a major catastrophic storm or event, and can be self-sufficient for three days without outside assistance. The design gives the existing building new life. The project consists of a new 4,200 SF addition to the west end of the existing 11,000 SF Florida Keys Electric Cooperative building. The addition consists of a new public entrance, commercial kitchen, restrooms, and mezzanine. Structural upgrades were made to the existing structure to bring the building into 180 MPH rated compliance.

The main mezzanine space was designed to be centered around a main dining and training space for over 90 occupants. The space was creatively designed to be utilized for multiple purposes. When not in use by the Florida Keys Electric Cooperative, the new facility is used by the community as public meeting space.

As part of this project, sprinklers were added to the adjacent existing warehouse area, and a new larger emergency generator was installed to provide full back-up of the facility making the facility self-sufficient during a natural disaster.

K2M provided Architecture, Structural, Mechanical, Electrical, Plumbing and Fire Protection design Services. The work was accomplished while the existing structure was fully operational with no service interruptions.

### PROJECT INFORMATION

**Location:** Marathon, FL

**Client Name:** Florida Keys Electric Cooperative

**Client Contact:** Scott Newberry  
305.852.2431 | scott.newberry@fkec.com

**Completion:** 2021

**Cost:** \$3M

# REFERENCE LETTERS

Town of Cedar Lake  
Fire and EMS Department  
Todd Wilkening, Fire Chief  
todd.wilkening@cedarlakein.org



September 14, 2023

RE: K2M Design Letter of Recommendation

To Whom It May Concern:

It is with pleasure that I write this letter of recommendation on behalf of K2M Design. My experience with the K2M team has been nothing short of excellent. They are true professionals who really understand the nuances of the fire service, law enforcement, and safety administration design. We have been fortunate to work with their team as they lead us through a visioning process, programming exercises, conceptual design, to realization.

Our project includes a joint public safety facility that houses the Fire Department and Police Department in a single-story building; approximately 20,500 square feet located in the heart of our town. The design team created a facility that evokes civic pride while capturing the essence of our community, maximizes the use of our site, and operationally will make a positive impact to the men and women serving on our fire, police and emergency response services for decades to come. The hallmark of our experience is how well they listened to our needs, shared their expertise, and translated our vision into a viable solution that met our budget expectations and serves our needs.

I am confident that the K2M Team will provide the same diligence and knowledge on your upcoming project, sharing their insight and vast understanding of unique and sometimes complicated safety / service design.

Please do not hesitate to contact me with any questions you may have. I am happy to serve as a positive reference for their firm given the work they have done for our community and our safety / services.

Kind Regards,

Todd Wilkening, Fire Chief Local 5141



[www.cedarlakefire.com](http://www.cedarlakefire.com)  
9430 W 133<sup>rd</sup> Ave  
PO Box 459  
Cedar Lake, IN 46303  
P: 219-374-5961 F: 219-374-5999



DON LEHMAN  
*Fire Chief*  
dlehman@nappanee.org

August 29, 2024

To Whom It May Concern:

I am pleased to write this letter of recommendation for K2M Design in recognition of their outstanding work on our new fire station project at 1109 N. Main St. Nappanee, IN. Their design team demonstrated a profound understanding of the unique requirements, challenges and complexities inherent in designing a functional and efficient fire station. Their patient and detailed approach ensured that the final design not only meets the operational needs of the Nappanee Fire Department but also aligns with the community's aesthetic and functional expectations.

K2M Design has proven themselves to be a highly skilled and reliable architectural firm with a clear commitment to delivering exceptional results. I wholeheartedly recommend their services to any organization seeking high level architectural and engineering public safety expertise.

If you require any further information or wish to discuss this recommendation in more detail, please do not hesitate to contact me.

Kind Regards,

A handwritten signature in blue ink that reads 'Don Lehman'. The signature is fluid and cursive, written over a light blue horizontal line.

Don Lehman, Fire Chief

300 West Lincoln Street • P.O. Box 29 • Nappanee, IN 46550-0029  
574.773.2112 • [www.nappanee.org](http://www.nappanee.org)

*Nappanee is an Equal Opportunity Employer*



3

STAFF EXPERIENCE

# ORGANIZATIONAL CHART



## Project Leadership Team



**Vaughan Miller**  
Public Safety Specialist



**Nic Olechnowicz**  
Project Manager



**Heather Carruthers**  
Principal-in-Charge

## Project Design Team

**Scott Maloney**  
Architect of Record

**Choli Aronson**  
Project Architect

**Yenisley Lopez**  
CA & Technical Support

**Steve Grasley**  
Engineer of Record

**Reza Motarjem**  
Sr. Structural Engineer

**Eddie Blanco**  
Structural Engineer

**Dan Raphael**  
Sr. Mechanical Engineer

**Kirk Puterbaugh**  
Sr. Electrical Engineer



**Julie Dennis**  
Grant Writing & Support



**Vaughan Miller** Associate AIA  
K2M Design - Public Safety Specialist

Vaughan combines his love of architecture with his specialized expertise having served Ventura County Fire Department as Deputy Fire Chief and Fire Department Executive Director for over 30 years to provide trend setting designs for our clients. Vaughan works hand in hand with fire districts to ascertain the most responsive solutions for each facility. His understanding of the unique operations and life-saving design techniques makes him a valuable asset to our Public Safety design team. Vaughan is a FIERO Design Contest Juror and Industry Influencer in the field.

### RELEVANT PROJECTS

**Clayton Fire Department**, Englewood, OH  
Feasibility Study and Design of New Station | Planning and Programming  
Operational Consultant

**Nappanee Fire Station No. 1**, Nappanee, IN  
Programming, Concept, and Design | 17,000 SF Fire Station | \$12M  
Operational Consultant

**Cedar Lake Public Safety Center**, Cedar Lake, IN  
Joint Fire and Police Headquarters | Planning and Design | 20,400 SF  
Operational Consultant

**Town of Merrillville - Stations #73 and #74**, Merrillville, IN  
Multiple Fire Station Feasibility Study | 17,500 SF (#73), 7,050 SF (#74)  
Operational Consultant

**Ventura County Fire Regional Training Center & Training Tower**, Camarillo, CA;  
Urban Search and Rescue Officer and Deputy Fire Chief, VCFD. Designer  
and Project Manager | commissioned the design team and managed the  
development of the Regional Training Center. Additionally, he designed the  
5-story Urban Search and Rescue Training and Rappelling Tower for the facility.

### CREDENTIALS

Associate Member of  
the American Institute of  
Architects (Associate AIA)

Retired Deputy Fire Chief,  
Ventura County Fire  
Department

IAFC (International  
Association of Fire Chiefs)

Ohio Fire Chiefs  
Association

Indiana Fire Chiefs  
Association

Southern California  
Association of Foresters  
and Fire Wardens

California Polytechnic  
State University  
Bachelor of Architecture

Cuesta College  
Associate of Arts

**33 YEARS EXPERIENCE**

vmiller@  
k2mdesign.com



Town of Merrillville Station #73, Merrillville, IN



**Nic Olechnowicz** RA, NCARB, LEED AP, CCCA, CDT  
K2M Design - Senior Project Manager

Specializing in building envelope systems and infrastructure hardening, Nic leads complex projects at K2M across public and private sectors. His expertise as a Building Enclosure Commissioning Agent and Licensed Architect ensures projects meet rigorous safety, accessibility, and building code requirements. Nic has considerable experience not only with structural engineering but also with lighting and generator design through projects like the Firefighting Operations Facility at Akron-Canton Airport. Nic's comprehensive knowledge of quality assurance testing, performance verification, and building systems create resilient facilities that serve communities long-term.

### RELEVANT PROJECTS

*\*denotes project completed with another firm*

**Aircraft Rescue and Fire Fighting Facility\***, Canton, OH  
Firefighting/Operations Facility | QA/QC | Code Review | Expedited Permitting

**Beachwood Fire Station\***, Beachwood, OH  
Project Manager | Architect | Water Damage Repair

**Shaker Height Police Station\***, Shaker Heights, OH  
Project Manager | Architect | Police Station Re-Key

**NCR – Salem House Apartments\***, Mainesville, OH  
Project Manager | Architect | NFPA Life Safety Assessment

**Charlotte Douglas International Airport**, Charlotte, NC  
Terminal Lobby Expansion | 366,000 SF | \$550M

**US Dept. of Labor MSHA A&CC Flammability Testing Lab\***, Triadelphia, WV  
Criteria Architect | Owner's Agent

**Viva Bene**, St. Peters, MO  
New Active Adult Community | Project Management

**Stark Co Jail**, Canton, NC  
75,000 SF | 312 bed replacement | Project Management

### CREDENTIALS

Registered Architect

National Council of  
Architectural Registration  
Boards (NCARB)

LEED Accredited

Certified Construction  
Contract Administrator  
(CCCA)

International Institute  
of Building Enclosures  
Consultant (IIBEC)

International Code Council

Kent State University  
Bachelor of Science  
Architecture

### 28 YEARS EXPERIENCE

nolechnowicz@  
k2mdesign.com



Charlotte Douglas Terminal Lobby Expansion



## Heather Carruthers

K2M Design - Project Executive

Heather is a respected business and community leader with a diverse background in marketing, hospitality, government and real estate, and served as a Monroe County Commissioner and Mayor prior to joining K2M. Throughout her career, she has spearheaded innovations that have moved organizations and projects forward successfully. Heather’s background in governmental roles has given her a unique insight into public project procedures, budget constraints, State and Federal funding and regulations and reporting requirements.

### CREDENTIALS

Wells College  
Bachelor of Arts

Monroe County Local  
Mitigation Strategy  
Working Group

AIA Resiliency Certificate

PSMJ Project Management  
Boot Camp

43 YEARS EXPERIENCE

### RELEVANT PROJECTS

College of the Florida Keys Upper Keys Campus, Key Largo, FL  
New College Campus | 2-Story, 38,000 SF | \$20M

Frederick Douglass Community Center, Key West, FL  
New Construction | 10,000 SF | Conception/Design/Coordination | \$5 M

FDEP Pennekamp Interpretive Center, Key Largo, FL  
New Construction | 18,000SF | \$21M

City of Marathon, Marathon, FL  
CSA Contract | 7 Mile Bridge & 33rd Street Corridor | \$5M in Projects

Three Waters Resort Renovations, Islamorada, FL  
Resort and Restaurant | Renovations and Modernizations



## Scott Maloney AIA, LEED AP

K2M Design - Architect of Record

Scott guides the firm with his leadership and vision. His day-to-day focus on relationship building, project leadership, and visioning provides him the opportunity to actively demonstrate the level of service our clients have come to rely on. A key aspect of his interest and talent is in the programming, planning and design approach when assisting clients on the physical operations of their public safety facilities. Through this process, fire districts and municipalities are able to think smarter about the operation and design of their facilities.

### RELEVANT PROJECTS

Key West Fire Station #2, Key West, FL  
3-Bay Fire Facility | Sleeping/Dining/Fitness/Living Areas | 12,000 SF / 2 Stories

Cedar Lake Public Safety Center, Cedar Lake, IN  
Joint Fire and Police Headquarters | Planning and Design | 20,400 SF

City of Valparaiso Fire Department, Valparaiso, IN  
Feasibility Study & Design of Station #4 | 7,325 SF | 6 Beds, 2 Apparatus Bays

Town of Merrillville - Stations #73 and #74, Merrillville, IN  
Multiple Fire Station Feasibility Study | 17,500 SF (#73), 7,050 SF (#74)

College of the Florida Keys Upper Keys Campus, Key Largo, FL  
New College Campus | 2-Story, 38,000 SF | \$20M

### CREDENTIALS

Registered in  
49 States & DC

LEED Accredited  
Professional

Kent State University  
Bachelor of Science  
Architecture

27 YEARS EXPERIENCE



## Choli Aronson AIA, LEED AP BD+C

K2M Design - Project Architect

Choli leads complex architectural design efforts with emphasis on resilient and sustainable building solutions. Her expertise spans diverse market sectors, where she integrates hardened building systems and adaptable design strategies to create long-lasting, environmentally responsive facilities. Choli's strong technical foundation in BIM technologies, combined with her collaborative approach, enables efficient project coordination. She excels at synthesizing client needs with resilient design principles to create innovative, high-performance environments that stand the test of time.

### CREDENTIALS

Registered Architect  
NC & FL

Carnegie Mellon University  
Master of Sustainable  
Development  
Bachelor of Architecture

27 YEARS EXPERIENCE

### RELEVANT PROJECTS

*\*denotes project completed with another firm*

**Nappanee Fire Station No. 1**, Nappanee, IN  
Programming, Concept, and Design | 17,000 SF Fire Station | \$12M

**Hudson Fire Station**, Hudson, OH  
Fire and EMS Staffing and Facility Needs Study

**Plantation Key Judicial Courthouse and Detention Facility\***, Tavernier, FL  
48,500 SF new facility with 3 courtrooms, Sheriff's Office and 50 Inmate Detention

**Murray Nelson Government Center\***, Key Largo, FL  
32,000 sf County Commission Chambers, building and planning offices/Public Park

**Pompano Beach Pier Parking Garage\***, Pompano Beach, FL  
600 parking space garage with 10,000 SF retail liner and tourist information office



## Yeniley Lopez

K2M Design - CA and Technical Support

Yeni's love for art and math energizes her drive to design for the way people function, especially spaces that make it easier for them day-to-day. Yeni is especially adept in Revit, serving as a designer, and architectural associate. She works in concert with multiple disciplines and consultants to stay within established budgets and client timelines. In addition to her design skills, Yeni coordinates the timely review and response of RFI's and submittals and provides construction administration support.

### CREDENTIALS

Florida International  
University  
Master of Architecture

6 YEARS EXPERIENCE

### RELEVANT PROJECTS

**Frederick Douglass Community Center**, Key West, FL  
New Construction | Community Center | 10,000 SF

**City of Key West - Truman Waterfront**, Key West, FL  
Park Facility | Athletic Fields | Support Structures | Infrastructure

**City of Marathon - 7 Mile Bridge Marina**, Marathon, FL  
Marina Renovation & Restoration | Park Facilities

**Guidance Care Center**, Marathon, FL  
Complete Facility Renovation | Generator Replacement | 10,000 SF



## Steve Grasley PE

K2M Design - Engineer of Record

Steve is a highly experienced technical executive with a broad background in design engineering and corporate general management, including expatriate assignments in the Asia-Pacific regions. In the past twenty years, Steve has been involved in development for commercial, residential, government, institutional and large-scale projects throughout the Caribbean, Florida and elsewhere in the United States. Prior to K2M, Steve worked in senior leadership and engineering capacities (including Manager, Director and Vice President) for large corporations.

### CREDENTIALS

Registered in  
45 States & DC

Syracuse University  
Master of Electrical  
Engineering

Rensselaer Polytechnic  
Institute  
Master of Mechanical  
Engineering (Hon)

44 YEARS EXPERIENCE

### RELEVANT PROJECTS

College of the Florida Keys Upper Keys Campus, Key Largo, FL  
New College Campus | 2-Story, 38,000 SF | \$20M

Cedar Lake Public Safety Center, Cedar Lake, IN  
Joint Fire and Police Headquarters | Planning and Design | 20,400 SF

Florida Keys Electric Cooperative Dining and Training, Marathon, FL  
Emergency Capabilities | 200MPH+ Wind Design | Support of 200 Lineman

Lake Correctional Facility, Clermont, FL  
Medical Facility | Planning and Design | 175,000 SF

Marathon City Hall, Marathon, FL  
Engineering Design and Planning | 180+ MPH Wind Design



## Reza Motarjem PE, SE

K2M Design - Senior Structural Engineer

Reza's vast experience designing for municipal/civic facilities makes him a true asset to the team. His in-depth knowledge of design codes and standards ensures each building is smartly designed. Reza is effective at coordinating across disciplines to connect a project's architectural and structural details. Reza works in concert with the team to ensure each design responds to the unique needs of public safety facilities. Reza is astute in multiple structural systems including concrete, steel, precast, and load bearing masonry.

### RELEVANT PROJECTS

Nappanee Fire Station No. 1, Nappanee, IN  
Programming, Concept, and Design | 17,000 SF Fire Station | \$12 M

Cedar Lake Public Safety Center, Cedar Lake, IN  
Joint Fire and Police Headquarters | Planning and Design | 20,400 SF

City of Valparaiso Fire Department, Valparaiso, IN  
Feasibility Study & Design of Station #4 | 7,325 SF | 6 Beds, 2 Apparatus Bays

College of the Florida Keys, Key West, FL  
Assessments and Renovations to Education Facilities | Multiple Buildings

Florida Keys Electric Cooperative, Marathon, FL  
Assessments and Renovations to Training Facility | Generator and Solar Assets

### CREDENTIALS

Professional Engineer in  
4 States

University of Tabriz  
Master of Science  
Structural Engineering  
Bachelor of Science  
Civil Engineering

26 YEARS EXPERIENCE



**Dan Raphael** PE, CEM, LEED AP BD+C  
K2M Design - Mechanical / Plumbing Engineer

Dan brings over a decade of plumbing and mechanical assessment and design expertise to the team coupled with his experience with energy analysis. Dan is passionate about energy efficiency with a proven ability to create cost-effective, reliable designs and detailed assessment deliverables. In addition to his energy efficient designs, Dan performs plumbing piping assessments, load calculations, HVAC system assessments, energy audits, and code compliance. Dan works in concert with the assessment team to meet all deliverables.

**RELEVANT PROJECTS**

**Frederick Douglass Community Center**, Key West, FL  
New Construction | 10,000 SF | Conception/Design/Coordination | \$5M

**MarineLab - Marine Resources Development Foundation**, Key Largo, FL  
Educational Facility | New Dormitory | Classrooms | Dining Facility | \$7M

**Nappanee Fire Station No. 1**, Nappanee, IN  
Programming, Concept, and Design | 17,000 SF Fire Station | \$12M

**Cedar Lake Public Safety Center**, Cedar Lake, IN  
Joint Fire and Police Headquarters | Planning and Design | 20,400 SF

**Casa Marina Resort**, Key West, FL  
Historic Renovation & New Construction | \$80M

**CREDENTIALS**  
Professional Engineer  
Certified Energy Manager  
**ASHRAE**  
Wayne State University  
Master of Alternative  
Energy Technologies  
Michigan State University  
Mechanical Engineering  
**13 YEARS EXPERIENCE**



**Kirk Puterbaugh** PE  
K2M Design - Electrical Engineer

Kirk is the Lead Senior Electrical Engineer responsible for overseeing and resourcing the electrical design team for civic projects. He serves as a key technical resource, providing expertise and guidance to the team. Additionally, Kirk ensures quality assurance (QA) for electrical projects, verifying compliance with safety standards, regulatory requirements, and project specifications. His expertise includes life safety systems, power systems, lighting design, control schematics, and adherence to NEC, OBC, and NFPA 72 requirements.

**RELEVANT PROJECTS**

**Nappanee Fire Station No. 1**, Nappanee, IN  
Programming, Concept, and Design | 17,000 SF Fire Station | \$12 M

**Boone County Justice Center**, Lebanon, IN  
Detention Center/Sheriff Office/Program Space | 1,000 kW Diesel EG Generator

**Cedar Lake Public Safety Center**, Cedar Lake, IN  
Joint Fire and Police Headquarters | Planning and Design | 20,400 SF

**Cuyahoga County Justice Facilities**, Cleveland, OH  
Assessments and Renovations to Justice Facility | 2M SF, Multiple Buildings

**Guidance Care Center**, Marathon, FL  
Complete Facility Renovation | Generator Replacement | 10,000 SF

**CREDENTIALS**  
Professional Engineer  
National Society of  
Professional Engineers  
(NSPE)  
Cleveland State University  
Bachelor of Science  
Electrical Engineering  
**14 YEARS EXPERIENCE**



## Eddie Blanco PE

K2M Design - Technical Support | Construction Administration

Eddie is responsible for the coordination, administration, and design of multiple projects. He has experience and knowledge in all phases of engineering design and construction for renovation and new construction projects. Eddie is a strong team communicator with the ability to understand and propose practical solutions to client problems. He leads all structural and spalling repair projects in Florida and works with the full MEP team to identify solutions for Florida projects. Eddie is detailed in his field visits and is able to interpret design and engineering solutions for a successful outcome.

### CREDENTIALS

Professional Engineer

University of Florida  
Bachelor of Science  
Civil Engineering

Santa Fe College  
Associate of Arts  
Engineering

6 YEARS EXPERIENCE

### RELEVANT PROJECTS

**Florida Coastal Spalling** Florida  
Assessment and Remediation of Coastal Spalling Issues - Multiple Projects

**Florida Keys Electric Cooperative Dining and Training**, Marathon, FL  
Addition and Renovation | Emergency Support | Commercial Kitchen

**City of Key West, Frederick Douglass Community Center**, Key West, FL  
New Construction | Community Center | 10,000 SF

**College of the Florida Keys**, Key West, FL  
Upper Keys Campus | Generator Renovations | Campus Renovations

**FDEP Pennekamp Interpretive Center**, Key Largo, FL  
New Construction | 18,000SF | \$21M



## Julie Dennis

OVID Solutions - Grant Administration and Support

Julie has an extensive background in long-term disaster recovery and redevelopment following major storms, specializing in community resilience, affordable housing and economic development. Previously, Julie served as the Director of Community Development for the State of Florida leading community planning and state and federal grant programs statewide including crucial CDBG-DR recovery dollars in the wake of Hurricanes Hermine, Matthew, and Irma. Her insights on long-term recovery were captured in a podcast recorded by the American Planning Association. She has served on the Florida Housing Finance Corporation Board of Directors and is currently serving on the Florida Workforce Development Association Board. In addition, she serves as an Economic Development Coordinator for the Wakulla Economic Development Council.

In 2022, Julie was featured in Florida Politics for her work in grant development and management, and in 2023 she was recognized by City & State and the News Service of Florida as a trailblazer that goes above and beyond for the State of Florida. Julie has spent years designing and directing a wide variety of federal and state grant programs and knows the best positioning and organization to receive and manage federal dollars.

### CREDENTIALS

Master's Degree  
Urban and Regional  
Planning

Bachelor's Degree  
Political Science

22 YEARS EXPERIENCE



4

COMPANY CAPABILITY

# ABILITY TO BECOME FAMILIAR WITH THE PROJECT

## National Experience Tailored to Your Local Needs

Successful projects are all about partnerships – relationships built on trust, open communication, responsiveness and clarity regarding client needs. K2M understands the importance of efficiency, transparency and excellence in work with civic entities, and our experience with governments of all sizes proves that out. We bring national experience and a robust suite of best practices in fire facility design and resiliency that we will tailor to your specific needs and vision.

We have extensive experience working in the State of Florida and have a deep understanding of the regulatory and natural climate. In addition, our partner Julie Dennis with Ovid Solutions has actually led CDBG grant programs as Florida’s Director of Community Development and will ensure that your project meets all funding requirements.



Our team offers:

- A background in the design of new fire stations and renovations of existing ones of all sizes, for both professional and volunteer departments
- Expertise in designing resilient structures and hardening buildings to withstand the Florida climate and severe weather events
- Experience with State and local regulatory and permitting agencies
- Deep knowledge of the CDBG funding processes and policies

## Getting to Know You

While nearly all fire departments are responsible for fire response, prevention and suppression and emergency medical response, each district is unique. Natural and built environments, community character, department professional status and local governance can vary widely. Our goal is to become your trusted partner in this project. We have already begun to learn about your City and department. We are aware of the progress (and challenges) of the new Fire Station #2 and understand the need to now turn attention to ensuring Fire Station #1 continues to effectively serve the other side of the river.



We will begin with an in-depth site visit by our Public Safety SME, retired Deputy Fire Chief Vaughan Miller, and interviews with Chief Fitch, fire staff, and your project management team. Team members from surrounding areas (Tampa, Gainesville, Ft. Myers) will provide additional support. We will conduct a structural assessment of the facility, examine pertinent plans, documents, surveys and elevation data to confirm existing conditions. Most importantly, we will carefully listen to you to develop a clear understanding of structural deficiencies, project goals, and requirements, budgets and timing. Our mission is to ensure that your expectations are understood in advance and then met at the project’s conclusion, and **we will dedicate the resources required to become intimately familiar with your project.**

## Workload

The K2M team shares a common approach to client relationships and project staffing. The ability to successfully execute a project depends on the available staff resources and the expertise required for each project task. K2M evaluates and manages resources by area of expertise (e.g., Architecture, Mechanical Engineering, Electrical Engineering, Plumbing Engineering, Structural Engineering, etc.) and specific individual experience when staffing project teams. When a team requires a specific resource or expert knowledge, that resource is provided at the right time to ensure successful project execution. The chart below summarizes all resources and illustrates the capacity available to provide each project with the necessary resources to deliver top-notch service. While it is high-level, our available capacity ensures that we have sufficient resources to deliver on-time services for this project.

<b>K2M DESIGN</b>	LABOR HOURS OF AVAILABLE RESOURCES	PROJECTED LABOR HOURS BY MONTH											
		1	2	3	4	5	6	7	8	9	10	11	12
Capacity	18,400 / mo.	920	1,840	2,208	2,576	2,944	3,312	3,680	4,048	4,416	4,784	5,152	5,520

The chart below summarizes K2M's current and projected workload.

Project	Client	% Complete	Project State
CC Medical Examiner Building Roof	Advanced Eng Consultants	50.64%	OH
Viva Bene St. Peters, MO	Avenue Healthcare Development, LLC	97.79%	MO
Miami Beach Plaza Hotel	Blue Suede Hospitality Group, LLC	92.69%	FL
Hawk's Cay Coral Cay	Brookfield Property Group	32.76%	FL
Cedar Lake Municipal Complex	Cedar Lake IN	96.43%	IN
Hudson Fire RFP	City of Hudson, OH	45.50%	OH
Frederick Douglass Gym	City of Key West, FL	99.97%	FL
33rd Street Corridor	City of Marathon	78.95%	FL
7 Mile Bridge Marina Facility	City of Marathon	91.10%	FL
Visitation Booths	Cuyahoga County	70.75%	OH
Jail 1/2 Roof Repairs	Cuyahoga County	74.63%	OH
Daimler - Cambridge Office	Daimler Truck North America	95.79%	OH
3 Waters Resort Renovation	Davidson Hotels & Resorts	96.68%	FL
Fire Department HQ	Decatur IN	60.00%	IN
Powhatan Resort	Diamond Resorts	99.46%	VA
Hocking County Correctional Fclty	DS Architecture	98.40%	OH
Cortland Safety Services Complex	DS Architecture	55.83%	OH
Strongsville FS #5	DS Architecture	10.92%	OH
East Boulevard Apartments	East Boulevard Development Co. LLC	78.27%	NC
John Pennekamp State Park Center	Florida Dept of Environmental Protection	32.55%	FL
Lake County Jail DB	Gilbane Building Company	21.84%	OH
Boone County Jail	GM Development Companies LLC	97.53%	IN
CLT - Terminal Lobby Expansion CA	Gresham Smith	88.54%	NC
West Care Heron Assisted Living	Guidance/Care Center, Inc.	83.24%	FL
Cuyahoga County Jail	HOK - Hellmuth, Obata & Kassabaum, Inc.	26.76%	OH
Justus Headquarters	Justus Construction, LLC	96.74%	IN
KW Botanical Garden	Key West Botanical Garden	0.00%	FL
Legacy Living OH	Lancer Associates Architecture	78.46%	OH
DRC-21F073 FMC Operation Support	Ohio Dept of Rehab and Corrections	91.15%	OH
DRC-23F128 Belmont CI TPU	Ohio Dept of Rehab and Corrections	21.84%	OH
DRC-19F103 -ODRC - Chillicothe CI Medical Facility	Ohio Facilities Construction Commission	97.44%	OH
DRC-19F078 - ORW SMI Master Plan Ph 2	Ohio Facilities Construction Commission	99.61%	OH
DAS-200008 Facilities Renovations	Ohio Facilities Construction Commission	74.00%	OH
DRC-23F123 Statewide ELPAS Installation	Ohio Facilities Construction Commission	37.95%	OH
Hilton Columbus at Easton Softgoods Reno	Olshan Companies	33.17%	OH
Kent State Hotel & Conference Center	Olympia Development	5.10%	Oh
Osborn - ODRC FMC Renovations	Osborn	95.41%	OH
Casa Marina Renovation - Rebranding	Park Hotels & Resorts	98.48%	FL
Casa Workforce Villas Dev	Park Hotels & Resorts	34.58%	FL
Baltimore HGI & HWS	PDSI	65.05%	MD
Sombrero Ridge Renovations	Sombrero Ridge Condo Association	95.09%	FL
Stark County Jail Renovation Construction Project	Stark County	46.89%	OH
Homewood Suites Newtown	The Hamister Group LLC	77.11%	PA
HGI Buffalo	The Hamister Group LLC	83.36%	NY
Renaissance Hotel Dallas Lobby & Mtg Spaces	Thomas Point Ventures, L.P.	87.67%	TX
VCDD - Fire station 42 Renovation	Village Community Development Districts	80.00%	FL
Nappanee Fire Station	Weigand Construction Co., Inc.	85.74%	IN
NWCCC	Wood County	98.42%	OH

# OUR APPROACH

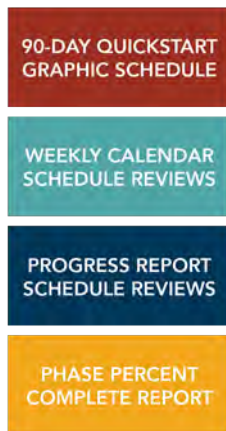
Our approach is built on disciplined, routine practices that have been tested and improved over hundreds of projects:

- Careful attention to the direction from the client
- Dedicated, primary point of contact from K2M
- Clearly defined Scope of Work, roles, schedule and communication scheme set at project kick-off
- Robust QA/QC from discipline leaders
- Regular scheduled project updates

## Timeliness

Central to K2M’s culture is a robust infrastructure that includes detailed planning, milestone quality control reviews, schedule and cost performance measures, risk management, and effective communication both internally and externally.

This rigorous approach will provide visibility and oversight needed to be confident that goals will be met from the outset, working in partnership to implement an effective, schedule-driven management plan. We will work with New Port Richey to create responsive and effective work plans that will identify key deliverables, decisions, and milestone progress points for all team members. We will schedule regular meetings with you – sometimes virtual, sometimes in-person – to communicate status, issues for decision, and action item responsibilities.



Throughout construction, we work hand in hand with the Construction Manager (if utilized) to review the construction schedule, identify any problems, and to assist in the development of a detailed short-range timeline that helps set weekly goals of accomplishment to maintain the scheduled course. Should we encounter a delay during our review, we will work with the contractor to develop a recovery schedule as required to maintain contractual requirements for completion.

## Problem-Solving

In any project, the possibility exists that things might not go to plan. K2M lives by the “Bad News Fast” motto. We do not run away from challenges, but address them as soon as they arise, developing solutions and engaging necessary resources to keep things on track. Our nimble, connected team is experienced in finding creative solutions to difficult problems. Thorough planning, anticipating hiccups, responding quickly, communicating often and clearly – these hallmarks of our approach have allowed us to enjoy successful ongoing relationships with local, state and federal governments for many years.

**94%**  
K2M has met or beat client schedules on 94% of our 4,000+ projects.

## Our Process

Our approach does not simply look at design solutions from the physical standpoint, but rather the long-term operation which we know is at far greater cost than the initial construction. Fire facilities tend to be long-lasting, and we know that change comes routinely so our approach is to design for change and build to last. Evaluating sustainability, determining energy efficiencies, and understanding all proposed uses and requirements at the beginning results in smartly developed projects.

K2M sets the management pace early in the relationship by establishing quality controls over the design team management, contractual obligations, schedule, administrative requirements, reporting elements and budget. We routinely start with a formal kick-off meeting to review and coordinate the schedule, communication protocols and project requirements, creating a Project Management Plan (PMP) and a Communication Plan (CP) at the start of each engagement





Merrillville Fire Station #73, Merrillville, IN

## Quality Control

K2M establishes a strong quality control foundation ensuring tasks are planned and executed to meet objectives for the project. Guided by proven strategies, our process ensures compliance with all codes and requirements. Using tools like BIM, web-based sharing, and principal-level oversight, we will conduct QC reviews at milestones, engaging stakeholders and consultants for seamless phase transitions. During construction, K2M will provide on-site services, frequent reviews, and responsive communication to maintain design intent. This rigorous approach, supported by Task Planning Schedules, QC checklists, and BIM, has **consistently delivered projects with an industry-leading 1% change order rate.**

## Communication Plan

At the project kick-off, we will work with New Port Richey Fire to build a plan to set general guidelines for communication. Our Project Manager will be your primary point of contact, serving as a coordinator between your team, in-house staff and project partners. We recommend that the New Port Richey Fire establishes a dedicated team of subject matter experts and facility leadership to be part of the decision-making process for your station renovation. We will interact regularly with them during the work, updating on progress and identifying any issues that could impact timing, budget and other aspects. After each meeting, notes will be distributed to ensure a common understanding of status, next steps, responsibilities and accountability.

## Your Project

K2M will begin with a thorough inspection and assessment of Fire Station #1 to confirm vulnerabilities and the condition of the existing structure. We will select preferred hardening components based on resilience, availability, ease of operation and price, and ensure that the existing structure can support them. The structural team will develop specifications and construction documents for the project, including a phasing plan to maintain operations throughout implementation. The Mechanical, Electrical and Plumbing engineers will analyze usage and loads of all systems to right-size the emergency generator, and our design team will coordinate with the engineers on your new restroom.

Based on these analyses, and any authorized adjustments in project requirements and budget for the cost of the work, the team prepares Construction Documents for approval. These consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. In fire station design, with multiple specialized consultants providing construction documents, K2M takes ownership of the whole package, ensuring integration, fit, function and performance. Our construction documents tell one story, how your fire station shall be hardened. Additionally, the team shall update the estimate for the cost of the work.

## Permitting and Bidding

We take a pro-active approach to securing permit approvals with applicable agencies and jurisdictions, meeting with the appropriate AHJ staff early in the project. This ensures that all concerns and requirements are met and scheduling parameters can be established for approvals that will not disrupt the delivery of the project. K2M can assist with bidding projects by distributing bid documents to prospective bidders, organizing pre-bid conferences, preparing responses to questions and providing clarifications, organizing and conducting bid openings, analyzing bids and helping to make a recommendation.

## Construction Administration

During construction, we provide on-site Construction Administration services as required, holding regular meetings to discuss the project, meet with key trades, review challenges, and solve problems to keep the work moving forward. We review shop drawings and samples, process change orders, review Certificates for Payments, and review the construction schedule. K2M records the progress of projects and provides written reports on a regular basis. We also conduct inspections to ensure the work complies with the requirements of the Contract Documents.

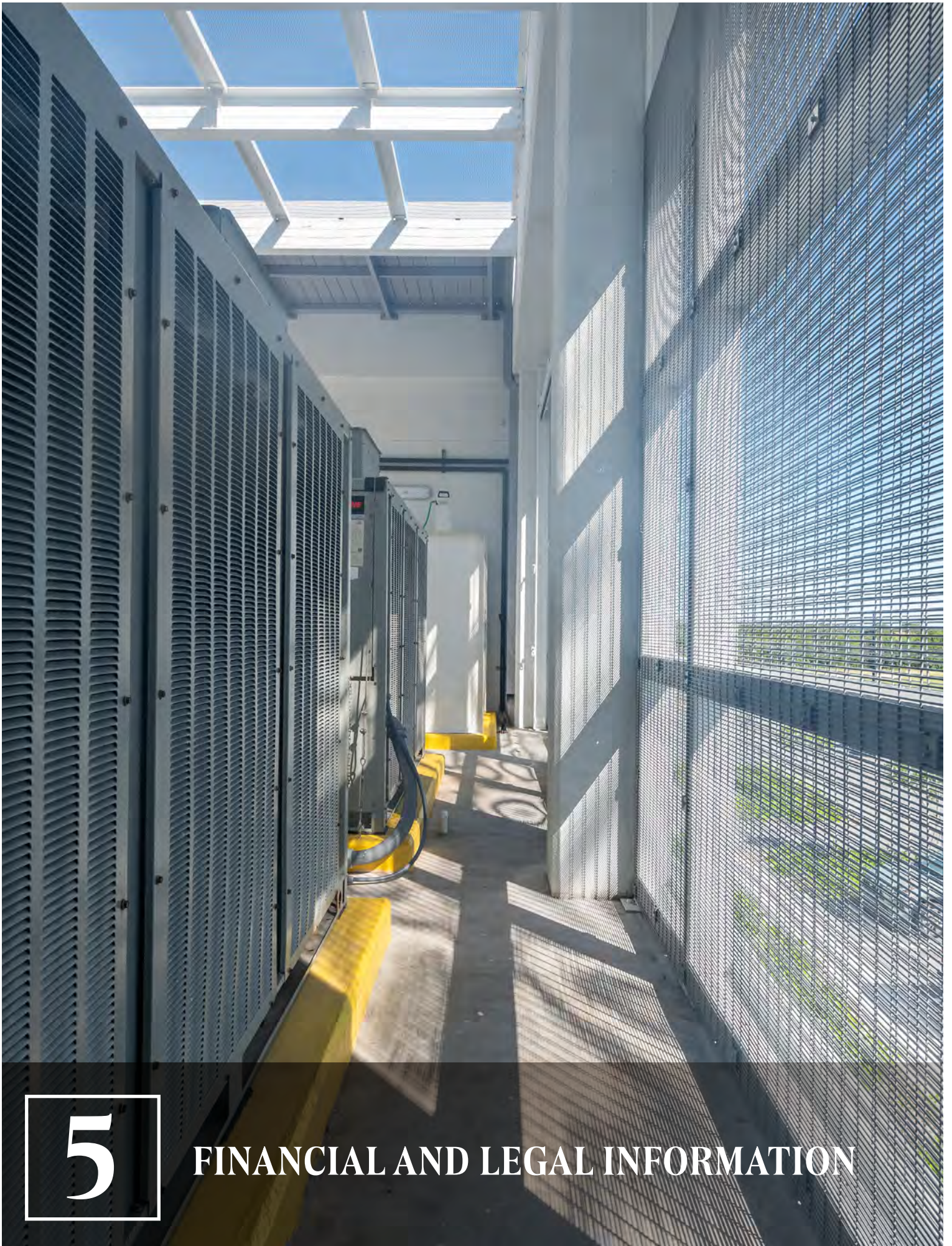
## Sustainability

With years of experience conceiving sustainable buildings in some of the nation's most environmentally sensitive and challenging environments, sustainability is an integral component of K2M's culture and design processes.

Our LEED and WELL-accredited staff work closely with clients and constructors from project start-up to construction completion to establish your sustainability goals and successful implementation. In fire stations, water recovery systems, solar power and zone design are factors in both facility sustainability and the health and safety of personnel using the facility. If sustainability is a concern for this project, then throughout process, we will carefully craft solutions that minimize environmental footprint, enhance performance of all users, and produce healthier interior environments that prioritize the biophilic principles of daylight, natural ventilation, and connection to nature.



Solar Array at Florida Keys Electric Coop



# 5

## FINANCIAL AND LEGAL INFORMATION

# BANKRUPTCY

K2M Design, Inc. has never filed for bankruptcy, and we remain in good standing with our financial institution.

## CLAIMS & LITIGATION

K2M Design works closely with our clients, consultants and other parties to resolve project-related issues without the need for litigation, arbitration or other formal dispute resolution activities – and works even harder to provide superior service and avoid any such disputes in the first place. Our record supports our success in this regard. Over 23 years and thousands of jobs, we have had only three claims against us - and none within the past three years - from government entities that were all settled before or at mediation. That is a record we are committed to preserving.



August 30, 2024

To Whom it may concern:

K2M Design, Inc. has been a commercial client of Premier Bank since June of 2021.

All checking accounts and loans are in good standing and handled as agreed.

There are no overdraft issues or late payment issues.

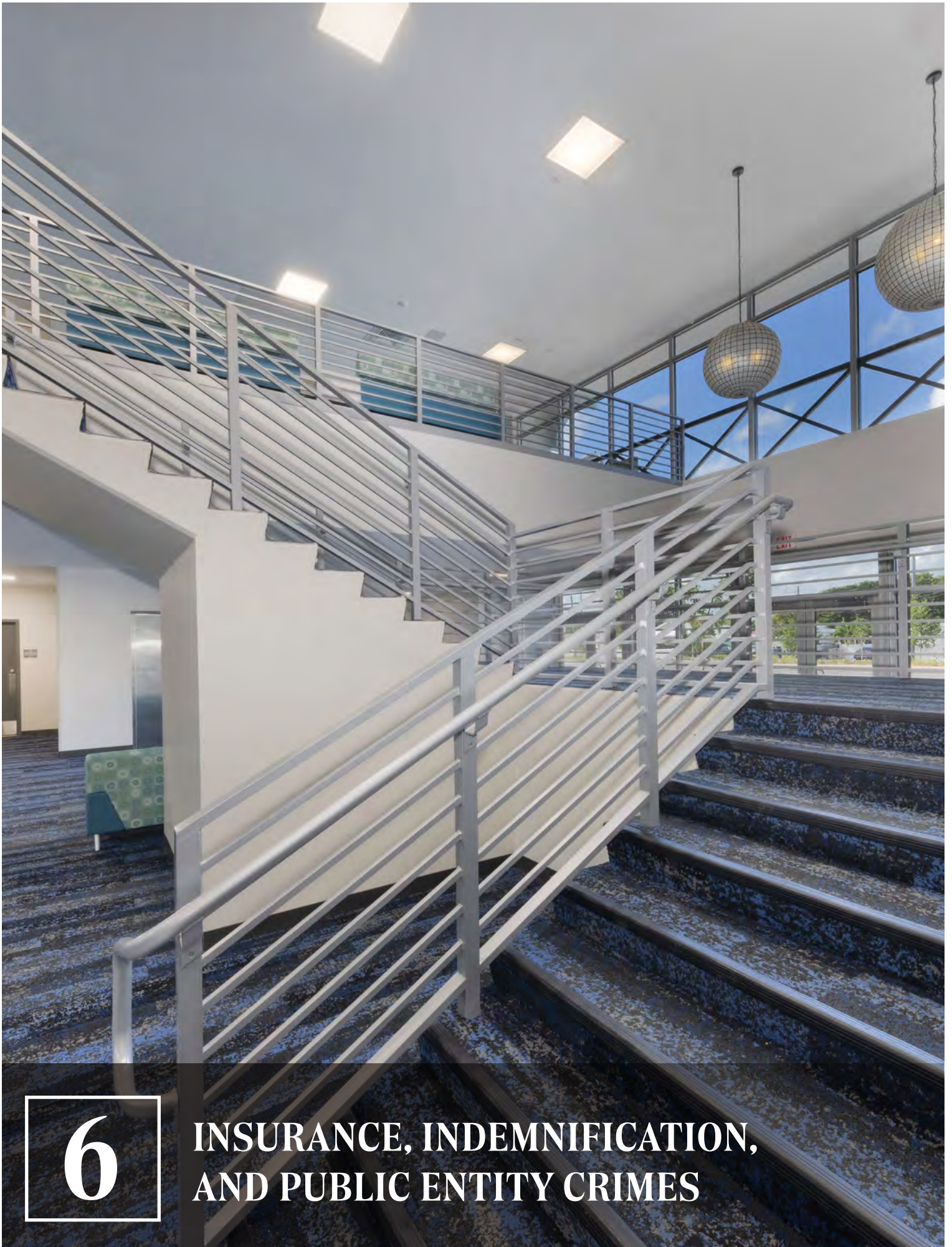
Let me know of further questions or information needed.

Thanks,

A handwritten signature in blue ink, appearing to read 'Dan Culp', is written over a light blue horizontal line.

Dan Culp  
Senior Vice President, Commercial Banking  
dculp@yourpremierbank.com  
330-849-2825

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**6**

**INSURANCE, INDEMNIFICATION,  
AND PUBLIC ENTITY CRIMES**



## STATEMENT OF PUBLIC ENTITY CRIMES

The City will not accept bids from any person or affiliate that has been placed on the convicted vendor list. In addition, any contract document described by Section 287.058, Florida Statutes, shall contain a statement informing persons of the provisions of paragraph (2)(a) of Section 287.133, Florida Statutes, which reads as follows:

“A person or affiliate who has been placed on the convicted vendor list following conviction for public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Florida Statute Section 287.017 CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.”

K2M Design, Inc. nor Scott C. Maloney, President, have not been convicted of a public entity crime.



# LICENSES

Ron DeSantis, Governor Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

THE ARCHITECT HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**MALONEY, SCOTT CHRISTOPHER**

K2M DESIGN, INC.  
3121 BRIDGE AVE  
CLEVELAND OH 44113

**LICENSE NUMBER: AR93161**

**EXPIRATION DATE: FEBRUARY 28, 2025**


Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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Ron DeSantis, Governor Melanie S. Griffin, Secretary



**STATE OF FLORIDA**

**BOARD OF PROFESSIONAL ENGINEERS**

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES


**GRASLEY, STEVEN SCOTT**

411 WALNUT STREET #17086  
GREEN COVE SPRINGS FL 32043

**LICENSE NUMBER: PE73110**

**EXPIRATION DATE: FEBRUARY 28, 2025**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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This is your license. It is unlawful for anyone other than the licensee to use this document.

# PROOF OF FIRM'S ABILITY TO DO BUSINESS IN FLORIDA

## *State of Florida Department of State*

I certify from the records of this office that K2M DESIGN, INC. is a corporation organized under the laws of the State of Florida, filed on March 28, 2005.

The document number of this corporation is P05000048146.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 9, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twentieth day of May, 2024*



*[Signature]*  
Secretary of State

Tracking Number: 8590278595CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

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

# PROOF OF FIRM'S REGISTRATION WITH E-VERIFY

## Company Information

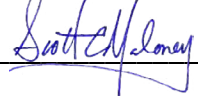
<b>Company Name</b> K2M Design Inc	<b>Doing Business As (DBA) Name</b> K2M Design Inc
<b>Company ID</b> 1373364	<b>Enrollment Date</b> Jan 30, 2019
<b>Employer Identification Number (EIN)</b> 651246327	<b>Unique Entity Identifier (UEI)</b> FKM6EKZ4CKL6
<b>DUNS Number</b> 121576420	<b>Total Number of Employees</b> 100 to 499
<b>NAICS Code</b> 541	<b>Sector</b> Professional, Scientific, and Technical Services
<b>Subsector</b> Professional, Scientific, and Technical Services	

# APPENDIX II TO PART 200 - CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS

The Respondent certifies that it shall perform a debarment verification on any subcontractor, sub-consultant, material supplier or vendor, that it proposes to contract with to perform any work under this Bid, and shall not enter into any transaction with any sub-Contractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this project by any federal agency unless authorized by City of New Port Richey.

Handwritten Signature of Authorized Principal(s)

NAME (print) Scott C. Maloney

SIGNATURE: 

TITLE: President

NAME OF FIRM: K2M Design, Inc.

DATE: 1/27/2025



**7**

**ABILITY TO STAY WITHIN  
THE CONFINES OF THE BUDGET**

# DESIGNING WITHIN A BUDGET

Cost control is an essential component of our design services, implemented through a systematic approach that begins at project inception. Our methodology focuses on controlling the total project budget while ensuring every system and component is properly identified, defined, and budgeted.

The process starts with establishing a detailed Cost Control Plan (CCP) that defines project scope and design parameters within budget constraints. This plan includes sub-budgets for each building component, enabling the team to evaluate performance expectations, appearance, and quality. Our team designs to 95% of the budget to ensure successful outcomes.

At each design phase (programming, schematic design, design development, and 50% construction documents), our experienced cost estimators conduct thorough reviews using:

- Industry-current market data and trends analysis
- Historical data from similar completed projects
- Comprehensive evaluation of high-impact cost elements

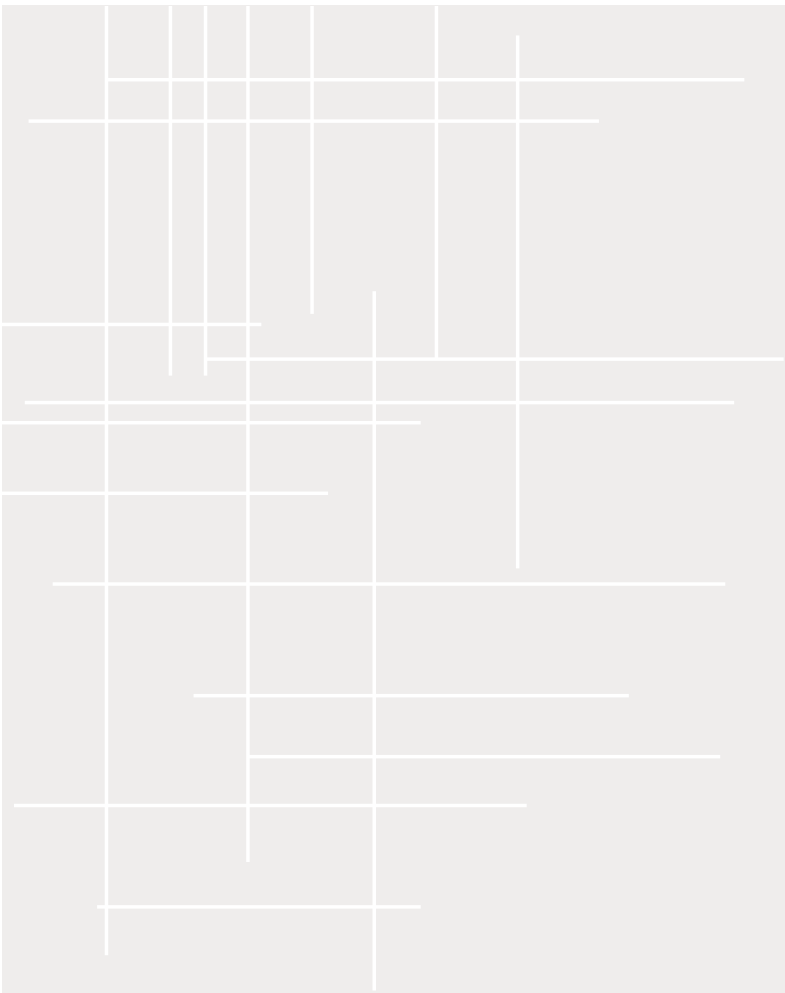


The team addresses any deviations through informed decisions about design solutions or budget allocations. This continuous monitoring process, from planning through final design and construction, ensures project delivery with features most valued by the client, which is particularly important for compliance with your CDBG-MIT grant. Our team will stay on top of all filing requirements to help ensure New Port Richey receives every penny of the funded grant.

Our proven track record demonstrates consistent success in meeting and exceeding client expectations for cost control, while serving as responsible stewards of their financial resources.

## Budget vs Actual Costs on Recent Projects

PROJECT	BUDGET	ACTUAL	DIFFERENCE	%DIFFERENCE
NorthWest Community Corrections Center	\$7,000,000	\$7,000,030	\$30	0%
Cuyahoga County Probate Offices	\$4,500,000	\$4,500,000	\$0	0%
Ft. Rucker Renovations	\$2,700,000	\$2,775,534	\$75,534	2.80%
CMHA Lobby Improvements	\$204,996	\$196,000	(\$8,996)	-4.39%
Putnamville Prison Industries Building	\$3,250,000	\$3,227,400	(\$22,600)	-0.70%
College of the Florida Keys	\$17,500,000	\$16,985,072	(\$514,928)	-2.94%
Shelby County Jail Renovations	\$1,362,584	\$1,329,150	(\$33,434)	-2.45%



**K2M** DESIGN

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