



FORTRESS
SECURED



CITY OF KEY WEST

UNSOLICITED PROPOSAL FOR A
PUBLIC PRIVATE PARTNERSHIP (P3) TO BUILD

FIRE STATION #3 FOR THE CITY OF KEY WEST

DECEMBER 05, 2024

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Dedicated Public Safety Builder

300+

PUBLIC SAFETY
PROJECTS

50+

PUBLIC SAFETY
SHARED-USE
PROJECTS

20+

PUBLIC SAFETY
TRAINING
FACILITIES



December 05, 2024



RE: Unsolicited Proposal to Deliver Fire Station #3 to the City of Key West

Dear Selection Committee,

Thank you for considering our request to deliver Fire Station #3 to the City of Key West ("City") pursuant to Florida's statewide law authorizing public-private partnerships ("P3"), section 255.065, Florida Statutes ("P3 Law"). Our offer is to provide you with an efficient and cost-effective design, construction and finance package for Fire Station #3 to the City.

This proposal will outline our unmatched team experience with Public Safety facilities and Emergency Operation Centers (EOC). Our team is composed of experts in each of these unique facilities. We are eager to assist the City with a finance offering to consider. Below are a few reasons why we believe this team is the best for the City of Key West:

PUBLIC SAFETY SPECIALISTS: The experts on this team have worked on 300+ public safety projects across the nation, and 15 in Florida, amounting to over 2 million SQF of public safety projects. This team is currently constructing a public safety complex in Riviera Beach. It is important to note that Fortress Secured, JL2 and CORE have worked together in the past and have forged a good working relationship that will benefit the City of Key West.

LOCAL EXPERTISE, NATIONAL EXPERIENCE: This team has a breadth and depth of experience both in Florida and across the United States. Our team is dedicated to delivering the high-quality services of a nationwide leader, while using a local workforce to create customized buildings that meet your needs and strengthen the community. We have been successfully serving Clients in Florida for over 42 years.

FLEXIBILITY TO COMPLETE MULTIPLE ONGOING PROJECTS: Our team understands the importance of completing projects on-time and on-budget, even alongside other priority projects. Our team understands the precise requirements for building the specific components of your project. Our ability to work with the client to phase in the project over several budget cycles is one of our unique qualities that we excel in over our competitors.

A true Public-Private Partnership combines the leadership, technical expertise and experienced staff all working together. This combined team needs to continually look at function, cost effectiveness, efficiencies, as well as, progressive design and construction methodologies. The goal of the P3 is to deliver a practical, flexible and gratifying solution, and this team has outlined this with the package that follows.

Our project goal, supported by information in this proposal, is to provide the City with the most economical, user friendly, functional, and aesthetically pleasing Fire Station possible that directly addresses the needs of the City of Key West. This project will reflect long-term sustainability goals and reasonable operational/maintenance costs.

We look forward to the opportunity to provide the City with a turnkey, state-of-the art new Fire Station in a safe and timely manner and are eager to share our vision in greater detail with your team in the near future.

Shannon C. Everett

Shannon C. Everett: President, Fortress Secured, LLC



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST



Project Summary

Project Overview

Fortress Secured, LLC is proposing to enter into a Public-Private Partnership (P3) with the City of Key West to deliver a turn-key Fire Station. Collaboration will be at the forefront of the City - Fortress Secured Partnership. Fortress Secured will take all development, construction and financing risks and will deliver to the City a fully functional Fire Station.

There are many benefits to partnering with Fortress Secured on this project in lieu of traditional project delivery methods (separate RFPs for design and construction services). The P3 Law recognizes the need for public infrastructure – and that the need may not be satisfied by traditional procurement methods. The P3 Law is intended to encourage private investment in public facilities and to provide the greatest possible flexibility to public and private entities. Toward these ends, here are a few highlights of our proposed program:

Project Highlights

1. Lowered risk: Project risk is transferred to Fortress Secured for scheduling, design, and construction (including cost overruns and construction delays).
2. Accelerated project delivery: The City forgoes the time- consuming process of issuing two separate RFPs for design and construction services.
3. Favorable financing: Innovative, long term custom lease financing can be provided.
4. Regulation compliance: Project completed in accordance with the latest edition of all applicable federal, state, and local regulatory requirements and codes.
5. Cost savings: Cost savings realized due to the use of prototype Fire Station design. Significantly reduced architectural/engineering costs if prototype is utilized.
6. Post-project completion: Optional furniture and equipment packages offered to the City for additional value and convenience.



PROJECT DISCOVERY

Our leadership team is already meeting with City staff to develop a full understanding of the project needs. By involving the finance, design, and construction members of our team at this critical path exercise we can provide feedback in real time to help establish reasonable and achievable goals early in the development process. We continue discussions around a collective understanding of existing designs, site requirements, specialized equipment requirements, furniture, fixture and equipment requirements, and special features to be included in the Fire Station.

FINAL PLAN

At completion of the Project Discovery and site selection stage, our team will quickly work to finalize project costs. Our team will consistently reevaluate throughout the design process and provide feedback to the City as required.

FINANCING

Fortress Secured utilizes a government finance expert that can work closely with the City on competitive financing options. The City can finance 100% of the design/construction cost, land purchase, third party architect/engineering fees, and other costs. Financing details are highlighted under the Financing section of this proposal. A forecasted cost analysis is also provided for City review and feedback.



CONSTRUCTION

Once site plans, design and financing are finalized we move into the construction sequence. This is another area our team's unique qualifications help separate us from other companies. The Fortress team will perform the site improvements and construct the Fire Station. Past experiences on many projects shared between this team offer further assurances of a well-orchestrated, safe, timely project.

POST-CONSTRUCTION FOLLOW-UP & CLOSE-OUT

One of the most overlooked areas of project sequencing is the post construction activities. Our team does not consider the project finished until all post construction punch lists are completed and more importantly we have educated our client in post construction meetings on every operational aspect of the Fire Station.





OUR TEAM'S INTERNAL PROCESS

Our approach to your project starts with capturing the needs and wants of the City's public safety practitioners, and other key stakeholders. Understanding your goals will help us shape our pre-construction approach as it relates to the "untouchables" of the project. This is critical to understand early on, especially with the unique training components, technology and security requirements for your project. Developing strategies early in the design to create cost effective solutions for potential challenges associated with mission critical facilities will allow us to re-focus on the top priority items and ensure the project is not spending money unnecessarily on scope that is not providing value to the first responders.

YOUR DEDICATED PROJECT MANAGEMENT AND QUALITY CONTROL TEAM



Ted Cava
Project Executive



Cody Kiess
Sr. Project Manager



Brian Olthoff
Sr. Superintendent



Andrew Sampson
Superintendent

METHOD FOR PROJECT MANAGEMENT

To ensure a high-quality project management approach, Fortress Secured has adopted a program called Operational Excellence™, the standard by which each project is measured. Operational Excellence is leadership and teamwork focused on the needs of the Client and the processes required to exceed those needs. Operational Excellence centers on the way we build and prepare to build, by setting goals, establishing processes to meet these goals, and tracking results for the six factors of Operational Excellence; Safety, Quality, Schedule, Cost, Trade Partners, and Clients. To ensure that the goals are being met and processes are being carried out, the entire management team will meet on a bi-weekly basis and review your project for Operational Excellence.

METHOD FOR QUALITY CONTROL

We build to more than just plans and specifications, we build to exceed our Clients' expectations. Our dedication to quality results in complete project satisfaction. For us, there is no greater reward than seeing the efforts, labor, dedication of a unified team come together in a high-quality building that meets the needs of its Owner and occupants. In order to ensure this, Fortress Secured will:

- Create and maintain a comprehensive submittal register with projected dates, prioritized to the project's critical path schedule
- Manage our proactive Quality Control/Quality Assurance Plan
- Conduct Pre-installation Meetings with all Trade Partners
- Construct physical mock-ups of critical systems, details, and finishes
- Conduct frequent inspections throughout the project, ensuring a high level of quality is met during first installation; striving toward zero punch list items

We will also develop a Project Specific Quality Plan (PSQP) for the City of Key West Fire Station to be used as our primary tool throughout the construction process. The PSQP will clearly establish Fortress Secured and the City's quality expectations. This custom document monitors accountable deliverables on-site to drive a higher level of quality and ultimately, higher Client satisfaction.

QUALITY EVERY DAY = MINIMAL PUNCH LIST

GALLOWAY FIRE RESCUE STATION QUALITY INSPECTION EXAMPLE

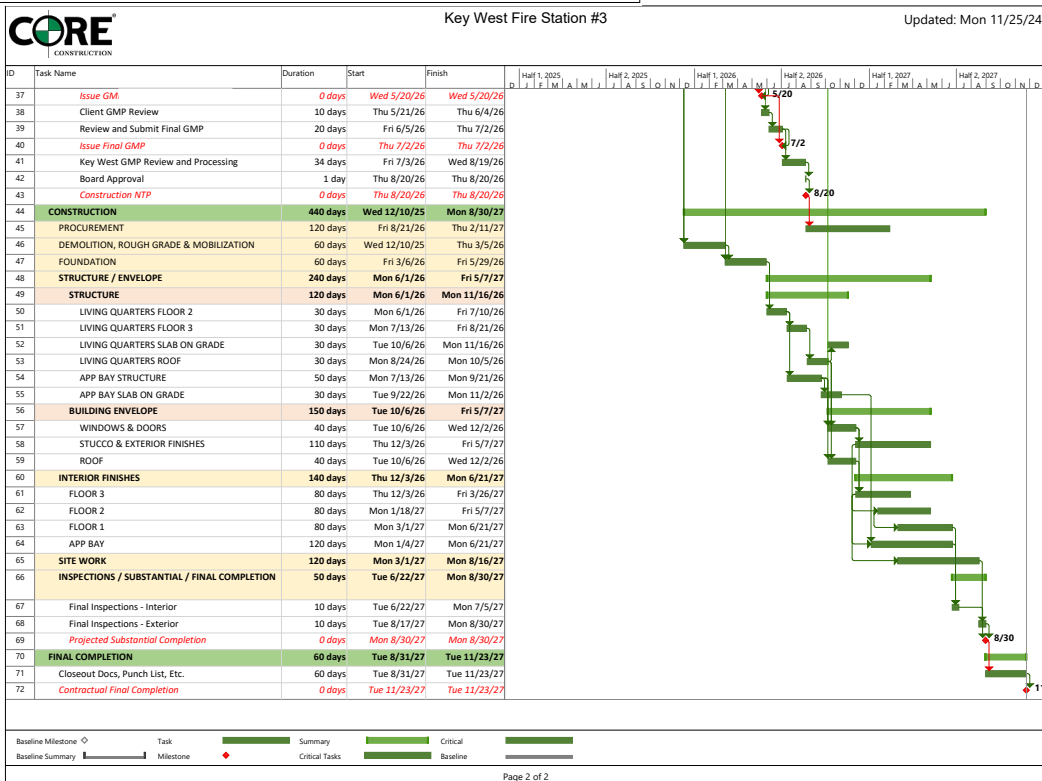
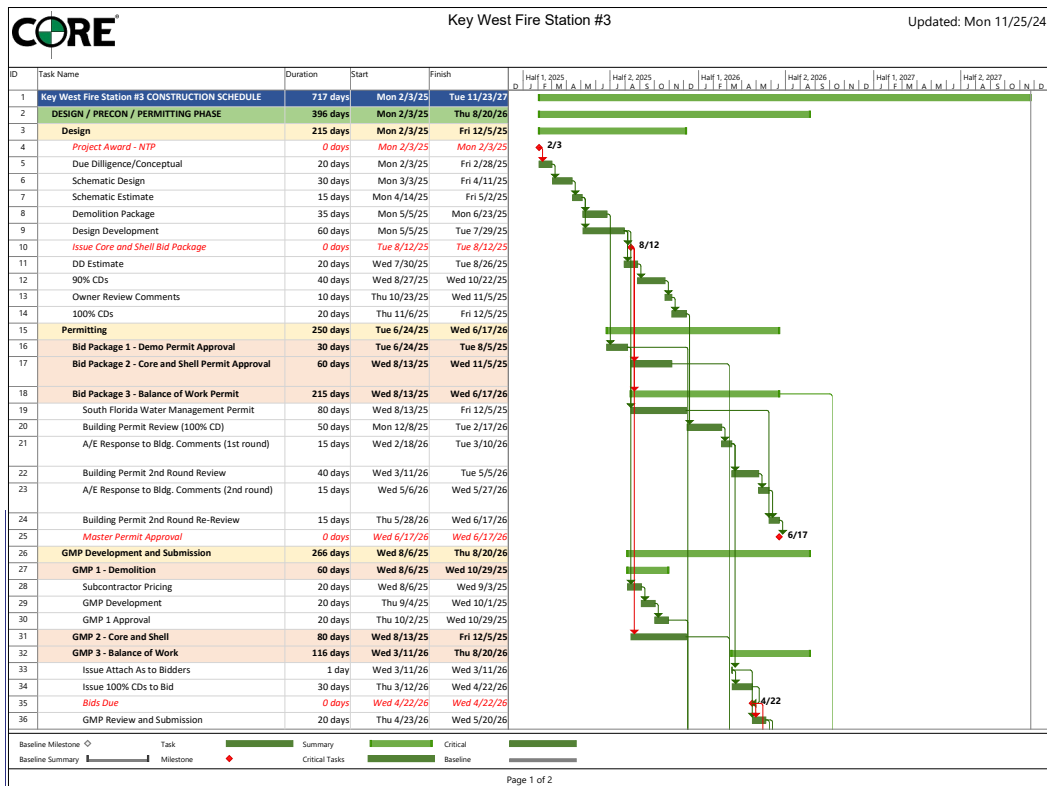
Punch Items for 4-20-01-026 - Galloway Fire Rescue Station 3 Items

#54: Ceiling Component Damage

Type:	Ceiling Patch	Location:	Galloway Fire Rescue Station>Interior>101 Training
Date Created:	11/23/2021	Due Date:	11/24/2021
Priority:		Status:	Work Required
Creator:	Adrian Lacey	Reference:	
Punch Item Manager:	Mark Crow	Final Approver:	Mark Crow
Bid in Court:		Assignee Name:	Saladino, Jason (Acmeville Engineering Company of Florida)
			Work Required
Description:	Ceiling tile damage		



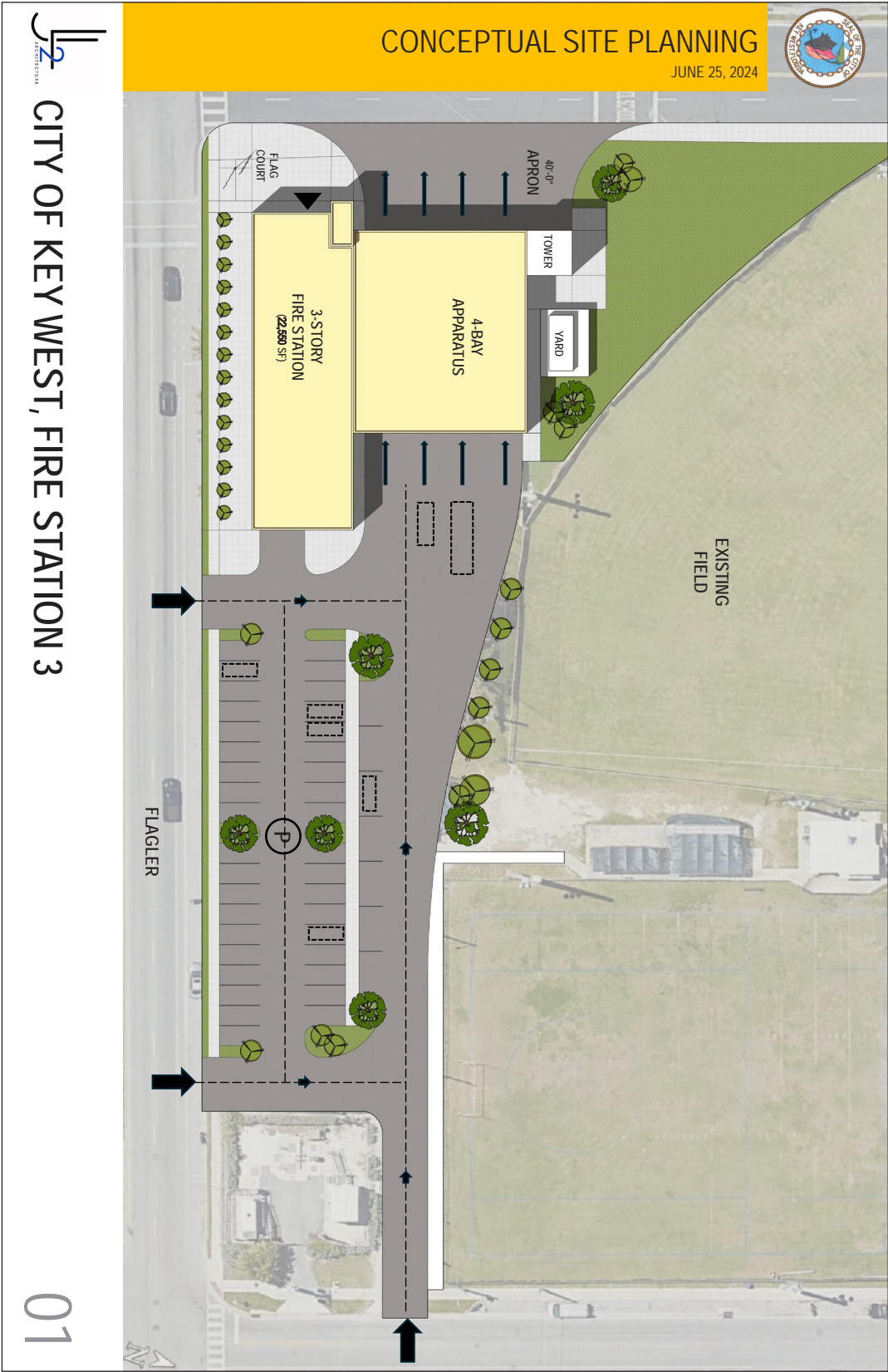
PROJECTED CONSTRUCTION SCHEDULE





Site Plan

Site Plan Explanation





Team Qualifications

Team Overview



Fortress Secured, LLC was founded specifically to execute and expedite P3 projects such as Public Safety facilities. With a deep understanding of the P3 process and typical obstacles, Fortress leadership is able to swiftly navigate challenges, work with City leaders to adjust and meet milestones, and deliver the desired Fire Station.



CORE Construction is one of the most highly ranked public safety facility builders in the nation, operating for over 42 years in the state of Florida. Even as a nationwide leader, CORE Construction uses local workforces with substantial knowledge of communities' unique needs to provide long-lasting structures and solutions for clients around the country.



Jl2 Architecture is an Architectural firm that brings together 22 years of strong relationships and experience throughout the entire state of Florida. Founded with strong ethics and a desire for taking care of our clients with a personal dedicated approach, our focus is on public safety, government and civic oriented projects that enhance the environments of our local communities. Johnnie Lohrum Jr., President, has actively managed nearly 5 million sf of municipal, community and public safety projects including dozens of Fire Stations which closely mirror your project requirements.

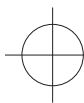


Clary Consulting provides advisory services to governmental and private sector clients on infrastructure finance, developing infrastructure projects, public-private partnerships (P3s), procurement, and assisting in negotiations of complex projects and agreements.



Greenberg Traurig LLP assists clients interested in seeking state appropriations funding for their P3 facilities. This includes lobbying the Florida Executive and Legislative branches, and various state agencies. These services are provided to our clients with no initial fee. Fortress Secured LLC and Greenberg Traurig LLP cannot give any assurance or guarantee concerning the success or outcome of this additional service.





PUBLIC SAFETY ADVISOR, FORTRESS SECURED

John O'Grady

Retired Chief John O'Grady is a 33 year Servant Leader in the Public Safety Arena. As a Chief and a Public Safety Director (Fire/EMS/Police) he emphasized the need for Crime Prevention Through Environmental Design (CPTED), and Accreditation Standards to always be met when designing and building new Public Safety Facilities. "There is no room to go backwards when you can capture all of these requirements on the front end."

John has been on both sides of the table during the design and construction of new government facilities. He brings the unique perspective of a facility user and advises the Design Team and Contractor as to what is necessary, functional and practical. He will remain a member of the team through the entire process to help bridge the communication gap between City, JL2 Architecture, and CORE.

CITY OF ORLANDO

Orlando Police Department Firearm Training Facility

Role: Public Safety Advisor

Cost: \$11M

CITY OF MOUNT DORA

Mount Dora Fire Stations (3)

Role: Public Safety Advisor

Cost: \$30M

ORANGE CITY

Orange City Police Headquarters

Role: Public Safety Advisor

Cost: \$18M

CLAY COUNTY

Clay County Fire Stations #1 and #22

Role: Public Safety Advisor

Cost: \$23M

CLAY COUNTY

Clay County Public Safety Complex

Role: Public Safety Advisor

Cost: \$100M

CITY OF OCOEE

Law Enforcement Training Center

Role: Public Safety Advisor

Cost: \$12M

PROJECT EXPERIENCE



33

Years of
Experience

EDUCATION

B.S., Criminology

Florida State University

CERTIFICATIONS/ REGISTRATIONS

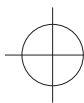
CPTED

Public Safety (Fire and Law Enforcement) Accreditation

JOB SKILLS

- Technical Expert
- Team Collaboration
- Quality Control and Assurance
- Client Service





PRESIDENT, JL2

Johnnie D. Lohrum Jr.

Johnnie has 22 years of experience and has managed more than 5 million square feet of public safety projects. He is a licensed architect and LEED accredited professional with a diverse portfolio of project types, including public safety, educational, community, commercial and aviation design. He has spent the last 15 years focusing on growing a public safety market that improves the community environment. A particular passion for Johnnie is the design of operationally efficient healthy law enforcement facilities. He also brings a significant amount of experience designing & detailing hardened, survivable and essential facilities such as the Columbia County EOC, Sarasota County EMS Headquarters, Charlotte County Sheriff's Headquarters, Brevard County EOC and the Volusia County EOC. Johnnie remains focused on providing personally dedicated and focused attention at every level to all of his clients.

Havert L. Fenn Center, St. Lucie County Government - Ft. Pierce, FL
Project Manager, Completion Date: 2006 / 62,000SF / \$12.6 million / contains law enforcement offices / commercial kitchen / laundry / locker rooms / EMS triage areas / triple gymnasium / multi-purpose rooms / essential FEMA 361 resisting 180mph winds / special needs shelter for the elderly.

Fire Administration Headquarters, Daytona Beach Fire Department - City of Daytona Beach, FL. Project Manager, Completion Date: TBD / 31,000SF / \$26 million / 2-story / community room / 5 drive thru bays / EOC / history museum / administration offices / training rooms / classrooms / crew quarters / day room / commercial kitchen / work shop / decontamination room.

Fire Station # 22, Clay County Fire Department - Clay County, FL
Architect of Record-16,500 SF / \$11 million / includes 5 apparatus bays / gear storage / decontamination room / EMS and first-aid / workshop / storage / crew quarters / fitness room / media and dayroom / kitchen / administration spaces / community room / training room.

Pinellas SunCoast Fire Station 28, Pinellas SunCoast Fire District - Seminole FL
Architect of Record-10,500 SF / \$8 million / includes 2 apparatus bays / gear storage, /decontamination room, EMS and first-aid / workshop / storage / crew quarters / fitness room / media and dayroom / kitchen / administration spaces / community room / training room / EOC / fleet maintenance bay.

Orange City Fire Station # 87, Orange City Fire Department - City of Orange City, FL
Architect of Record-19,500 SF / \$12 million / includes 4 apparatus bays / gear storage / decontamination room / EMS and first-aid / workshop / storage / crew quarters / fitness room / media and dayroom / kitchen / administration / spaces / community room / training room / 3-story training tower.

Melbourne Fire Station # 72, Melbourne Beach Fire Department - City of Melbourne, FL

DeLand Fire Station # 83, DeLand Fire Department- DeLand, FL

Volusia County Fire Station # 42, Volusia County Fire Department - DeLand, FL

Ocoee Fire Station # 3, City of Ocoee - Ocoee, FL



22
Years of
Experience

EDUCATION

Bachelor of Design, 2001
University of Florida

Master of Architecture, 2003,
University of Florida

TRAINING/
REGISTRATIONS

- FL, Registered Architect #AR96099
- LEED® Accredited Professional

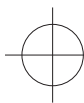
AFFILIATIONS

Florida Police Chief's Association (FPCA)

Florida Sheriff's Association (FSA)
Florida Fire Chief's Association (FFCA)

FL Emergency Preparedness Assoc. (FEPA)





PRODUCTION SUPPORT, JL2

Eugene Damaso

Eugene has 20 years of experience in the State of Florida and is specifically qualified to coordinate production efforts for your project. He is a licensed architect and a Green Globes Professional. He will manage the design team and consultants. Eugene has experience in the design and management of critical, high security and complex, critical building types including hospitals and high security facilities for the Federal Government. He will utilize his experience to coordinate the production documents.

Fire Admin., Daytona Beach Fire - City of Daytona Beach, FL

Project Manager, Completion Date: Est. 2025/ 28,000SF / \$22 million / 2-story / comm. room / 5 drive thru bays / EOC / tilt wall / CM / history museum / admin. / training rooms / classrooms / crew quarters / day room / commercial kitchen / fire experience / work shop / decon. room.

Fire Station #3, Groveland Fire - Groveland, FL

Principal In Charge, Completion Date: Est. 2025 / 11,000 SF / \$8 million / prototype fire station / admin. spaces / 3 drive-thru apparatus bays / training areas / crew quarters / CM / day room / health & safety strategies / decontamination area / fire experience / commercial kitchen / fitness.

Fire Station #22 & 1, Clay County Fire - Clay County, FL

Principal In Charge, Completion Date: Est. 2025 / 16,000 SF / \$12 million / prototype fire station / admin. spaces / 5 drive-thru apparatus bays / training areas / crew quarters / fire experience / day room / health & safety strategies / CM / decon. area / commercial kitchen / fitness.

DeLand Fire Station # 83, DeLand Fire Department - DeLand, FL

Architect of Record-12,000 SF / \$1.2 million / includes 3 apparatus bays, gear storage / decontamination room / EMS and first-aid / workshop / storage / crew quarters / fitness room / media and dayroom / kitchen / administration spaces / renovation of existing station.

Fire Station #15 - Volusia County - Volusia County, FL

Project Manager-16,000 SF / \$14.1 million / prototype fire station / 4 drive-through apparatus bays / physical training room / ems storage / living and dining areas for crew / decontamination room

Ocoee Fire Station # 3, City of Ocoee - Ocoee, FL

Architect of Record-13,500 SF / \$8 million / includes 4 apparatus bays / gear storage / decontamination room / EMS and first-aid / workshop / storage / crew quarters / fitness room / media and dayroom / kitchen / administration spaces / community room / training room / fueling station.

PROJECT EXPERIENCE



20
Years of
Experience

EDUCATION

Bachelor of Design, 2002
University of Florida

Master of Architecture, 2004,
University of Florida

TRAINING/ REGISTRATIONS

- FL, Registered Architect #AR94194
- LEED® Accredited Professional

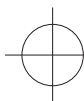
AFFILIATIONS

American Institute of Architects

American College of Healthcare Architects

Evidence Based Design Accreditation





PROJECT ARCHITECT

PRODUCTION SUPPORT, JL2

Renwick Daelo

Ren has 23 years of experience in the State of Florida and is specifically qualified to detail your project. He is a licensed architect and LEED accredited professional. He will be responsible for coordination of all construction documents. Ren has managed several essential facilities such as high secured and classified facilities for the Federal Government. Such facilities were designed to meet anti-terrorism and force protection criteria, as well as spaces requiring high security requirements to allow for containment and protection of classified communication. He will utilize this experience to guarantee that your vision and goals are met.

Fire Admin., Daytona Beach Fire - City of Daytona Beach, FL
Project Manager, Completion Date: Est. 2025 / 28,000SF / \$22 million / 2-story / comm. room / 5 drive thru bays / EOC / tilt wall / CM / history museum / admin. / training rooms / classrooms / crew quarters / day room / commercial kitchen / fire experience / work shop / decon. room.

Fire Station #3, Groveland Fire - Groveland, FL
Principal In Charge, Completion Date: Est. 2025 / 11,000 SF / \$8 million / prototype fire station / admin. spaces / 3 drive-thru apparatus bays / training areas / crew quarters / CM / day room / health & safety strategies / decontamination area / fire experience / commercial kitchen / fitness.

Fire Station #22 & 1, Clay County Fire - Clay County, FL
Principal In Charge, Completion Date: Est. 2025 / 16,000 SF / \$12 million / prototype fire station / admin. spaces / 5 drive-thru apparatus bays / training areas / crew quarters / fire experience / day room / health & safety strategies / CM / decon. area / commercial kitchen / fitness.

DeLand Fire Station # 83, DeLand Fire Department - DeLand, FL
Architect of Record-12,000 SF / \$1.2 million / includes 3 apparatus bays, gear storage / decontamination room / EMS and first-aid / workshop / storage / crew quarters / fitness room / media and dayroom / kitchen / administration spaces / renovation of existing station.

Fire Station #15 - Volusia County - Volusia County
Project Manager-16,000 SF / \$14.1 million / prototype fire station / 4 drive-through apparatus bays / physical training room / ems storage / living and dining areas for crew / decontamination room

Ocoee Fire Station # 3, City of Ocoee - Ocoee, FL
Architect of Record-13,500 SF / \$8 million / includes 4 apparatus bays / gear storage / decontamination room / EMS and first-aid / workshop / storage / crew quarters / fitness room / media and dayroom / kitchen / administration spaces / community room / training room / fueling station.

PROJECT EXPERIENCE



23
Years of
Experience

EDUCATION

Bachelor of Design, 2021
University of Florida

Master of Architecture, 2003,
University of Florida

TRAINING/ REGISTRATIONS

- FL, Registered Architect #AR94753
- LEED® Accredited Professional

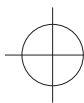
AFFILIATIONS

Green Globes Professional

American Institute of Architects

Project Management Institute





VICE PRESIDENT, CORE

Jason Mitchell

Jason serves as Vice President and will be accountable for the overall success of the City of Key West Fire Station. He has an extensive amount of experience in the P3 delivery method and will be available to assist in project organization and control, the scheduling process, and the procedures by which all team members operate. He strives to achieve continuous improvement and will guarantee that this project is finished on time, on budget and with the highest possible level of quality.

RIVIERA BEACH

Riviera Beach Police Complex

Role: Vice President

Cost: \$40M

Projected Completion: 01/2027

PALM BEACH COUNTY

Fire Station #49

Role: Vice President

Cost: \$15M

Projected Completion: 05/2025

POLK COUNTY

Polk County Fire Stations

Role: Vice President

Cost: \$13M

Completed: 2021-2022

BROWARD COUNTY

Supervisor of Elections Facility

Role: Vice President

Cost: \$67M

Completed: 06/2024

ORANGE COUNTY PUBLIC SCHOOLS

Site 50 High School Relief

Role: Vice President

Cost: \$158M

Projected Completion: 07/2024

PROJECT EXPERIENCE



23

Years of
Experience

EDUCATION

B.S., Construction
Management
Purdue University

CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour

USACE/NAVFAC

Certified General Contractor
Florida

CleanPSB Certified

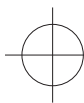


JOB SKILLS

- CMAR Expert
- Design Collaboration
- Project Oversight
- Local Expertise

CORE





PROJECT EXECUTIVE, CORE

Ted Cava, LEED AP

As Project Executive, Ted will take a hands-on approach with the entire team through every step of the pre-construction process from plans and risk analysis to a seamless transition into construction. Ted brings expert knowledge of the nuances of constructing a public safety facility and emergency operations centers. He will work closely alongside the Design Team, and all Trade Partners (defined as subcontractors, suppliers, and vendors) to ensure that the finished plans match expectations. James embodies our CORE Culture of Team and Trust, and he will clearly communicate the project goals and objectives to all parties and is committed to delivering Best Value to the City on the Key West Fire Station #3.

PALM BEACH COUNTY

Fire Station 49

Role: Project Executive

Cost: \$13.9M

Projected Completion: 07/2025

BROWARD COUNTY

Supervisors of Elections Facility

Role: Project Executive

Cost: \$72.5M

Completed: 06/2024

CITY OF RIVIERA BEACH

Riviera Beach Police Complex

Role: Project Executive

Cost: \$40M

Projected Completion: 01/2027

CITY OF GAINESVILLE

Gainesville Police Department*

Role: Project Executive

Cost: \$11.6M

Completed: 04/2013

CITY OF FORT MYERS

Fire Station No. 1

Role: Project Executive

Cost: \$12.4M

Completed: 12/2016

*COMPLETED WITH A PREVIOUS FIRM



25

Years of
Experience

EDUCATION

BS, M.E. Rinker School Of
Building And Construction

University Of Florida

CERTIFICATIONS/
REGISTRATIONS

LEED AP

CGC 1504637

OSHA 30-Hour

ICS-100: Incident Command
System CertifiedIS-700: National Incident
Management System
Certified

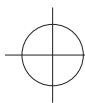
CleanPSB Certified



JOB SKILLS

- CMAR Expert
- Project Ownership
- Constructability Review
- Systems & Technical Expert





SENIOR PROJECT MANAGER, CORE

Cody Kiess

Cody will be the City's single point-of-contact throughout the life of the project, from pre-construction to warranty. He will maintain open, clear communication, and deliver project updates to the City in order to ensure that the project is meeting budget and scheduling constraints. Clear, concise communication is a key strength of Cody's, and one he will bring to all Owner/Architect/Contractor (OAC) meetings and use when managing action items throughout the project, especially in the transition for pre-construction to construction.

PALM BEACH COUNTY

Fire Station 49

Role: Senior Project Manager

Cost: \$13.9M

Projected Completion: 07/2025

PALM BEACH COUNTY

Fire Station 92

Role: Senior Project Manager

Cost: \$13.9M

Projected Completion: 07/2025

BROWARD COUNTY PUBLIC SCHOOLS

Cypress Bay High School*

Role: Senior Project Manager

Cost: \$32M

Completed: 2021

BROWARD COUNTY PUBLIC SCHOOLS

Nova High School*

Role: Senior Project Manager

Cost: \$31M

Completed: 2021

BROWARD COUNTY PUBLIC SCHOOLS

Falcon Cove Middle School*

Role: Senior Project Manager

Cost: \$23M

Completed: 2021

*COMPLETED WITH A PREVIOUS FIRM



12

Years of
Experience

EDUCATION

Course work for Emergency Management & Homeland Security,

Florida State University

CERTIFICATIONS/ REGISTRATIONS

Emergency Administration and Management Certificate

Homeland Security Certificate

CMAA Member

OSHA 30 Certification

CleanPSB Certified

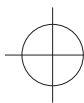


JOB SKILLS

- Integration in PreConstruction
- Site Logistics and Project Phasing
- Building Envelope and Systems
- On-Time Project Delivery

CORE





DIRECTOR OF PRECONSTRUCTION, CORE

Grant Curtan, LEED AP

Grant will oversee and facilitate our estimating process and provide the necessary experience and skill sets to help control, monitor, and manage this project from a cost, schedule, and quality point of view. Grant, along with the rest of CORE's top notch PreConstruction Team, will provide the highest level of pre-construction services by working closely with the City and the Design Team to ensure that the finished plans match expectations. Grant will provide real-time cost, schedule, and risk analysis information to allow for quick decision making, and he will remain engaged throughout the project, ensuring a seamless transition from the Pre-construction Phase into construction.

PALM BEACH COUNTY

Fire Station 49

Role: PreConstruction Director

Cost: \$13.9M

Projected Completion: 07/2025

BROWARD COUNTY

Supervisors of Elections Facility

Role: PreConstruction Director

Cost: \$72.5M

Completed: 06/2024

POLK COUNTY

Loughman Fire Station

Role: PreConstruction Director

Cost: \$3.4M

Completed: 06/2022

POLK COUNTY

Galloway Fire Rescue Station

Role: PreConstruction Director

Cost: \$3.6M

Completed: 11/2021

POLK COUNTY

Frostproof New Prototype Fire Rescue Station

Role: PreConstruction Director

Cost: \$3.2M

Completed: 10/2021

POLK COUNTY

Kathleen Fire Rescue Station

Role: PreConstruction Director

Cost: \$3.1M

Completed: 09/2021

PROJECT EXPERIENCE



19

Years of
Experience

EDUCATION

B.S., Building Construction

University of North Florida

CERTIFICATIONS/ REGISTRATIONS

LEED AP

Florida Certified General
Contractor

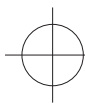
CleanPSB Certified



JOB SKILLS

- Collaboration and Communication
- Detailed Take-Offs and Estimating
- Design to Budget Alignment
- Scope Creation and Bid Process





PRECONSTRUCTION MANAGER, CORE

Thomas Keay

As PreConstruction Manager, Thomas will lead the entire team collaboratively through every step of the pre-construction process from plans and risk analysis to a seamless transition into the field. He brings an extensive amount of experience in the CMAR delivery method and public safety facilities. He facilitates the estimation processes and lends the necessary experience and knowledge to manage the cost, schedule, and quality processes. Ileana will work closely with the City and Design Team to ensure that the finished plans match expectations. Thomas embodies our CORE Culture of Team and Trust.



4

Years of
Experience

EDUCATION

B.A., Business
Administration
University of Florida



JOB SKILLS

- Model Based Estimating
- Detailed Scope Creation
- Trade Partner Engagement
- Bid Review and Qualification

PROJECT EXPERIENCE

SARASOTA COUNTY SCHOOLS

Booker High School Visual and Performing Arts Theatre Renovations

Role: PreConstruction

Cost: \$16M

Completed: 01/2024

HILLSBOROUGH COUNTY PUBLIC SCHOOLS

Dorothy C. York Innovation Academy

Role: PreConstruction

Cost: \$43.5M

Completed: 07/2022

CITY OF MESA

Eastside Elementary School Cafeteria Addition

Role: PreConstruction

Cost: \$6.3M

Completed: 11/2021

PALM BEACH COUNTY

Fire Station 49

Role: PreConstruction Director

Cost: \$13.9M

Projected Completion: 07/2025

PALM BEACH COUNTY

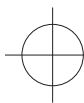
Fire Station 92

Role: Senior Project Manager

Cost: \$13.9M

Projected Completion: 07/2025





SENIOR SUPERINTENDENT, CORE

Steve Hines

Steve will be responsible for the supervision, coordination, and scheduling of Trade Partners for the Key West Fire Station #3. He will be in charge of schedule control, quality control, and safety, ensuring that the project is built to the highest quality and standards. This project's well planned, broad scope of work will require continuous connection and daily attention to Owner details. Steve will be available to you prior to the initial kick-off of the project, and will continue to serve well after the project is finished.



31

Years of
Experience

CITY OF FORT LAUDERDALE

Fire Station No. 47*

Role: Superintendent

Cost: \$4M

Completed: 10/2010

CITY OF FORT LAUDERDALE

Fire Station No. 46*

Role: Superintendent

Cost: \$4.5M

Completed: 03/2013

CITY OF MIRAMAR

Fire Station No. 84*

Role: Superintendent

Cost: \$3.5M

Completed: 02/2011

PALM BEACH COUNTY

Sheriff Office-District 14 Renovations*

Role: Superintendent

Cost: \$3M

Completed: 02/2012

BROWARD COUNTY

Supervisors of Elections Facility

Role: Project Executive

Cost: \$72.5M

Completed: 06/2024

*COMPLETED WITH A PREVIOUS FIRM

EDUCATION

Engineering Coursework,
Nova University

Business Administration
Coursework
Broward Community College

CERTIFICATIONS/ REGISTRATIONS

Certified General Contractor
CGC062882

Certified Home Inspector #
HI5901

Certified Tilt Up Supervisor
IS 100 Certified

IS 700 Certified

CleanPSB Certified



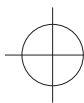
JOB SKILLS

- Schedule Development
- Trade Partner Buy-In
- Quality Control and Assurance
- On-Time Project Delivery

CORE

PROJECT EXPERIENCE





SENIOR SUPERINTENDENT, CORE

Brian Olthoff, cM-Lean

As Senior Superintendent, Brian is responsible for all on-site activities. He will ensure that any issues that may arise in the field are communicated to all parties and resolved swiftly and efficiently. During pre-construction, Brian will assist in scope review, constructibility reviews, the preparation of the Site Logistics Plan, and the creation of project schedules. This level of involvement in the pre-construction process will allow the team to hit the ground running once construction begins. During construction, Brian will be responsible for managing all on-site Trade Partners and will ensure that your project is built on or ahead of schedule and to CORE's highest standards of Operational Excellence.



29
Years of
Experience

CERTIFICATIONS/ REGISTRATIONS

CM-Lean

CleanPSB Certified



JOB SKILLS

- Schedule Development
- Trade Partner Buy-In
- Quality Control and Assurance
- On-Time Project Delivery

PROJECT EXPERIENCE

PALM BEACH COUNTY

Fire Station #49

Role: Senior Superintendent

Cost: \$15M

Projected Completion: 05/2025

CITY OF GOODYEAR

Goodyear Fire Station #188

Role: Superintendent

Cost: \$14.4M

Completed: 02/2024

CITY OF GOODYEAR

Goodyear Fire Station #186

Role: Superintendent

Cost: \$6.9M

Completed: 12/2020

CITY OF ELOY

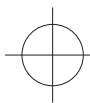
City of Eloy City Hall

Role: Assistant Superintendent

Cost: \$7.7M

Completed: 01/2019



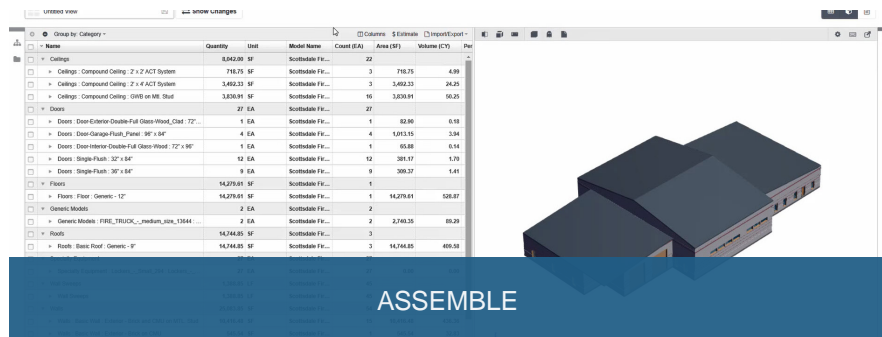
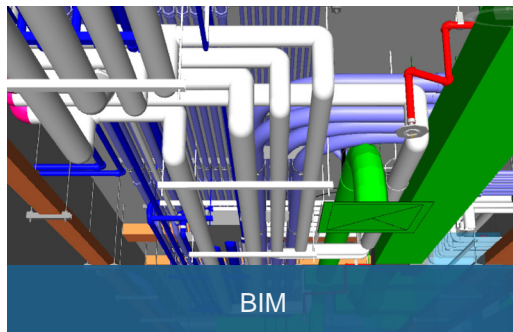
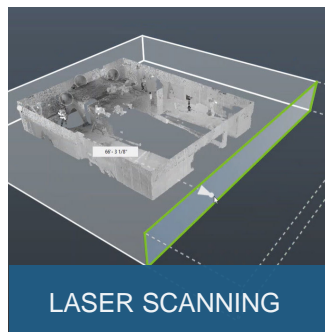


VIRTUAL CONSTRUCTION, CORE

Danielle Williams, LEED GA

Danielle will lead CORE's in-house Virtual Construction (VC) Team. This team utilizes a variety of programs such as Revit, Navisworks, Sketchup, Assemble, Lumion Pro, Synchro Pro, Infraworks 360, and Drone Deploy to create 3D Building Information Models (BIM) and other valuable tools for construction and logistics planning. These tools can be used to study the project for potential risks during pre-construction and construction. VC is a critical resource to employ on public safety projects, as the massive list of complex primary and redundant systems must all be routed through the building precisely. Danielle's skillset will be applied to the accurate placement of specialty systems and critical features in police specific spaces, thereby identifying potential clashes and resolving them before we begin construction, ultimately saving time and money.

JOB SKILLS



19

Years of
Experience

EDUCATION

B.S., Construction
Management
Arizona State University

CERTIFICATIONS/ REGISTRATIONS

TEXO Association, (AGC
Chapter)

LEED GA Certified

CleanPSB Certified



EXPERIENCE

Gilbert Public Safety
Training Facility

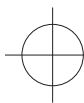
Collin Public Safety Training
Center

Garland Police Property and
Evidence

Nevada National Guard
Readiness Center

Friendswood Public Safety
Facility





NATIONAL EOC ADVISOR, CORE

Troy Lutrick

Troy is a tenured public safety professional with 33 years of experience as Firefighter, Paramedic, and Emergency Management expert along with significant homeland security experience. Since 2015, Troy served as the Emergency Manager for both the City of Scottsdale and previously for the City of Avondale in Arizona. Troy now works as an emergency management/EOC consultant and FEMA-qualified NIMS/ICS instructor trainer and is rostered on two federal Incident Management Teams as a qualified Type-1 Planning Section Chief and Type-3 All-Hazards Incident Commander.

Troy will work alongside CORE as a consultant. With decades of experience and more than 1,500 days of disaster response experience in Emergency Management, plus direct work in the design and construction of numerous EOCs, Troy can interpret the unique needs of the City of Key West's Emergency Management station. Troy's extensive expertise in efficiently designing and implementing state-of-the-art facilities and protocols will enhance preparedness and response capabilities in the new facility. Troy's unmatched experience in the realm of Incident Response and Emergency Management will inform decisions every step of the way, providing real cost and time savings to the City of Key West.

PROJECT EXPERIENCE

City of Scottsdale, AZ

Director of Emergency Management, Emergency Manager, 2019 - Present
Emergency Operations Center Director, EOP/COOP Program Manager, All-Hazards Incident Commander for COVID-19 response IMT Homeland Security Unit/Threat Liaison Officer Program, EM-Liaison and Advisor

U.S. Dept. of Homeland Security, Countering Weapons of Mass Destruction

Securing the Cities Rad/Nuclear Detection Grant Program, 2021 - Present
Executive Co-Chair for the Maricopa County Program

U.S. Dept. of Health & Human Services- ASPR (Intermittent)

Emergency Management Specialist- Planning Officer, GS-11, 2012 - Present

Southwest Area Incident Management Team #1, Type-1 IMT

Type-1 Planning Section Chief, 2007 - Present

City of Avondale Fire and Medical Department

Division Chief - Emergency Management, Homeland Security and Special Events, 2015 - 2019
Emergency Operations Center Designer and Project Manager/Director All-Hazards Incident Management Team, Incident Commander for NASCAR

EXPERIENCE DEVELOPING, BUILDING, INSTRUCTING AND WORKING IN THE FOLLOWING EOC'S

- City of Glendale: 2002-2015 (Two Separate Locations)
- City of Avondale: 2015-2019 (Lead Designer and Project Manager)
- City of Scottsdale: 2019 - Present (Lead Designer and Project Manager)

EXPERIENCE INSTRUCTING AND WORKING IN THE FOLLOWING EOC'S (APPROXIMATELY 250 DAYS TOTAL)

- | | |
|--------------------------------------|---|
| • Maricopa County EOC | • State of Arizona EOC |
| • Yavapai County EOC | • NFL-Events remote-temporary EOC's (Super Bowl, Pro Bowl, NFL Draft, NFL Kick-off) |
| • Coconino County EOC | • U.S. Dept of Health and Human Services/ASPR SOC/EOC |
| • State of Washington EOC | • FEMA National Operations Center EOC |
| • Los Angeles County EOC | • Pima County EOC |
| • State of Oregon EOC | • Pinal County EOC |
| • State of Nevada EOC | |
| • Numerous Private Corporation EOC's | |



33
Years of
Experience

2 Years Working with CORE

Percent of Subconsultants
Business to be Performed for
Prime: As Needed

EDUCATION

B.A., Public Administration,
Ottawa University

Naval Post-Graduate School,
Executive Leadership Program
Graduate

Certified Public Manager (CPM)
Graduate, *Arizona State University*

Federal Emergency Management
Agency /NETC-EMI: NEMAA Program
Graduate

M.S., Fire Executive Leadership
and Disaster Preparedness, *Grand*
Canyon University

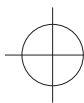
Certified Emergency Manager
(CEM), *International Assoc. of*
Emergency Managers

Associates, Fire Science
Glendale Community College

Certified Emergency Paramedic:
Glendale Community College/St.
Joseph's Hospital

TRAINING/ REGISTRATIONS

- AZ Dept. of Emergency & Military Affairs
- All Hazards Incident Management Team Assoc. (AHIMTA)
- International Association of Emergency Managers (IAEM)
- International Association of Fire Chiefs
- FEMA/National Emergency Training Center/Emergency Management
- United States Fire Administration
- Federal Bureau of Investigations
- U.S. Dept of Homeland Security, HHS/ASPR Institute



PRESIDENT, CLARY CONSULTING COMPANY

Lowell R. Clary

Lowell R. Clary is the President of Clary Consulting. Clary Consulting provides advisory services to governmental and private sector clients on infrastructure finance, developing infrastructure projects, public-private partnerships (P3s), procurement, and assisting in negotiations of complex projects and agreements. A sample of clients includes Miami-Dade Transportation Planning Organization, City of Homestead, City of Miami Beach, Broward Metropolitan Planning Organization, City of Avon Park as sample governments in Florida and private developers on mixed use projects and public infrastructure.



35

Years of
Experience

VARIOUS MIXED-USE DEVELOPERS

Lowell Clary serves as strategic and financial advisor for mixed use developers in the pursuit of federal loan programs to support development projects that are within 1/2 mile of a transit station. United States Department of Transportation has two flexible federal loan programs (commonly called TIFIA and RRIF) that are available for lending funds to support transit-oriented development (TOD) projects. Most of the projects are public-private partnerships between local governments and the developer to encourage the development of residential housing and limited commercial activities near transit stations.

PROJECT EXPERIENCE

CITY OF AVON PARK

Lowell Clary serves as strategic and financial advisor for the City of Avon Park, Florida for a public-private partnership under Section 255.065, Florida Statutes for the Avon Park Executive Airport (AVO). The City and private developer are pursuing a Federal Aviation Administration Airport Investment Partnership Program, which allows for public owned airports to be leased to a private developer under a long-term lease up to 50 years.

FLORIDA DEPARTMENT OF TRANSPORTATION ASSISTANT SECRETARY, FINANCE AND ADMINISTRATION

Chief financial and administrative officer and a member of the Board of FDOT. Recognized as a national expert on transportation finance and public-private partnerships. Led development of public-private partnership program, laws, rules and guidelines for Florida and spearheaded major projects like the Miami Port Tunnel, Miami Intermodal Center, I-595 Express and 95 express.

EDUCATION

Bachelor in Accounting
Florida State University

CERTIFICATIONS/ REGISTRATIONS

Registered Municipal
Advisor Principal

American and Florida
Institute of CPAs

Transportation Research
Board
Former Chair, Section,
Committee/Subcommittee





Relevant Project Experience



FIRE STATION NO. 82

Fort Myers Shores, FL

The Ft. Myers Shores Fire District Station 82 is a new state of the art Fire Station capable of withstanding a category 5 Hurricane. Fortress Secured and Summit worked with Fire Department leadership and the community to ensure the new station facade seamlessly fits into the community landscape. The design included standing seam roof, CMU block with stucco, and distressed red brick. It also features 3 drive-thru apparatus bays, 6 bunk rooms, Officer's bunk, office space, indoor and outdoor kitchen, day room, treatment room, fitness room, conference and training room, and the required Hot Zone area. With the 2-acre parcel, we were able to incorporate a 3-story training tower designed for rappelling and laddering, search and rescue, hose advancement, and confined space activities.

HIGHLIGHTS

- 48-WK COMPLETION TIME
- 3 DRIVE-THRU BAYS
- 6 BUNK ROOMS
- REQUIRED HOT ZONE AREA
- 3-STORY TRAINING TOWER



COMPLETION TIME

Sept. 2022 - July 2023



SIZE

11,812 SQF



CONTRACT VALUE

\$8.2M





DAYTONA BEACH FIRE ADMINISTRATION HQ

Daytona Beach, FL

The City of Daytona Beach contracted with j12 Architecture in July of 2023 for the design of their new Fire Administration & Station No. 1. The design team has utilized a fast-tracked project schedule and management techniques and has already completed 100% Design Development Drawings with 100% Construction documents scheduled to be completed and permitted in May of 2024. The entire first floor of the facility is dedicated to station operations with a 4-bay, 90 foot deep, drive thru apparatus bay. The dayroom, kitchen and dining are in the heart of the first floor with direct access to the apparatus bay. Fourteen bunk rooms are divided into two separate wings helping for flexibility in alerting of different parts of the station. A dedicated 3-story training tower with drone platform as been designed for integrated training and serves as a beacon as you drive past the facility. The public enter a two-story civic lobby space with grand stairs wrapping the elevator to a second floor look out. Visibility of the Northeast corner from the street is imperative as the station includes a museum space called the "Rosie Bay" showcasing a 1940's fire truck that used to serve the Daytona Beach community. The entire second floor is dedicated to the administrative functions of the facility including offices, conference rooms, break room and open collaborative workstation which serve as built-in space for future station growth. Incorporating health and safety practices such as decontamination areas, air locks, separate HVAC zones, smart alerting and a full roof solar array, was a non-negotiable goal of the City and Design team.

HIGHLIGHTS

- EOC
- COMMUNITY ROOM
- HISTORY MUSEUM
- 4-DRIVE THRU BAY
- ADMINISTRATION OFFICES
- TRAINING ROOMS
- CLASSROOMS
- CREW QUARTERS
- DAY ROOM
- COMMERCIAL KITCHEN
- WORKSHOP
- DECONTAMINATION ROOMS
- 3-STORY TRAINING TOWER



SIZE
28,500 SQF



CONTRACT VALUE
\$25M





CLAY COUNTY FIRE STATIONS NO. 1 & 22

Clay County, FL

Clay County contracted with Fortress Secured to design and build two sister fire stations. Each fire station is a one-story station with a total of 16,000sf. Each station is designed as a fully hardened essential level, storm survivable facility. The projects incorporate health and safety practices such as decontamination areas, air locks, separate HVAC zones, smart alerting and proper maintenance friendly durable finishes. Elements of split and ground face block, standing seam metal roofs and large overhangs ensure the design aesthetic fits well with in the surrounding community.



HIGHLIGHTS

- SCBA
- DAYROOM
- WATCHROOM
- EMS STORAGE
- FITNESS ROOM
- COMMERCIAL KITCHEN
- 20 CREW BUNK ROOMS
- BUNKER GEAR STORAGE
- TRAINING / COMMUNITY ROOM
- STATE OF THE ART DECONTAMINATION AREA
- 5 DOUBLE STACKED, DRIVE THRU APPARATUS BAYS



SIZE

16,000 SQF



CONTRACT VALUE

\$23M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST



CITY OF EVERGLADES PUBLIC SAFETY FACILITY

City of Everglades, FL

The City of Everglades recently contracted with Fortress Secured to design and build a replacement Public Safety Facility in Everglades City, Florida. The project sits within a flood zone and near the coast and offers design solutions to address flooding such as flood proof apparatus bays, flood proof lobby and all living quarters situated at an elevation of nearly 13'-0" above ground level. The station is currently under design development and is a two-story 13,000sf facility.

A unique component to this Public Safety Facility is it's multiple story training tower for the City's use in evolutions, hose training, repelling and other roof top training needs.

A dedicated EOC is located on the second floor with IT and break out spaces to support the City during an activation. The rest of the second floor is dedicated to the administration and bunking functions.

HIGHLIGHTS

- SCBA
- DAYROOM
- WATCHROOM
- EMS STORAGE
- GEAR STORAGE
- FITNESS ROOM
- COMMERCIAL KITCHEN
- 2 CAPTAINS SUITES
- 6 CREW BUNK ROOMS WITH SUPPORTING RESTROOMS
- OFFICE / BUNK SPACE FOR LOCAL SHERIFF'S OFFICE
- STATE OF THE ART DECONTAMINATION AREA
- 3 DOUBLE STACKED APPARATUS BAYS



SIZE

13,000 SQF



CONTRACT VALUE

\$13M





PINELLAS SUN COAST FIRE STATION NO. 28

Seminole, FL

The Pinellas Sun Coast Fire District recently contracted with Fortress Secured to design and build multiple replacement fire stations. The project is situated near the coast and offers design solutions to address flooding and proper site elevations. The first station, currently under design development, is Fire station No. 28 and is a two-story 10,000sf facility. The second floor is dedicated to additional administrative needs including a full functioning Community Room that doubles as an Emergency Operations Center during an activation. Additional IT, crew bunks and office spaces are also provided. The offices will double as bunking or breakout rooms to support the EOC. The station is designed as a fully hardened essential level, storm survivable facility. The projects incorporate health and safety practices such as decon areas, air locks, separate HVAC zones, smart alerting and proper maintenance friendly durable finishes.

HIGHLIGHTS

- SCBA
- DAYROOM
- WATCHROOM
- EMS STORAGE
- FITNESS ROOM
- COMMERCIAL KITCHEN
- 4 CREW BUNK ROOMS
- GEAR STORAGE
- STATE OF THE ART DECONTAMINATION AREA
- 2 DOUBLE STACKED, DRIVE THRU APPARATUS BAYS
- FULL E-1 MAINTANANCE BAY WITH OFFICE



SIZE

10,000 SQF



CONTRACT VALUE

\$8M





FIRE STATION NO. 17

Daytona Beach, FL

The new 14,440, \$6.1 million, hardened essential facility functions as a fire station for the County of Volusia and a full Aircraft Rescue and Fire Fighting Facility (ARFF) for the Daytona Beach International Airport. The two entities share responsibilities to better serve the Daytona Beach Community. An initial building assessment was performed on the 30-year-old ARFF facility to determine functionality of the existing building and its systems. Several months were spent master planning and studying the existing airfield to determine the appropriate location for the new station. Ultimately, it was determined that the most appropriate location was the current site. A temporary station was designed and utilized by the fire crew while the old station was demolished and the new facility was constructed. The facility contains health and safety features such as pressurized air locks, concrete floors, decontamination rooms, chemical storage and other measures for controlling carcinogens. The project contains a large training/classroom outfitted with state of the art technology and A/v and flexible furniture allowing it to be converted to an emergency operations center during an activation event. In 2019, the project was awarded the 2019 Commercial Service Airport "Project of the Year".

HIGHLIGHTS

- HEALTH AND SAFETY
- FIRE ADMINISTRATION OFFICES
- CREW QUARTERS
- COMMERCIAL KITCHEN
- MEDICAL DECONTAMINATION
- GEAR WASH
- 4 DRIVE THRU APPARATUS BAYS
- FITNESS FACILITY
- CONTROL ROOM WITH 360 DEGREE VIEWS
- DEPARTMENT OPERATIONS CENTER



COMPLETION TIME
2015-2016



SIZE
14,440 SQF



CONTRACT VALUE
\$6.1M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST

** this project represents the personal experience of Johnnie Lohrum*



FIRE STATION NO. 81 & PD EVIDENCE FACILITY

City of DeLand, FL

Fire Station 81 is located right in the middle of the City's historic downtown adjacent to both the City Hall and Police Station. The new 22,000sf, \$6.1 million, 2-story fire station is one of the busiest fire stations in all of Volusia County and will also provide Emergency Medical Services. Tilt wall construction with brick inlays, appropriate proportions, arches and large 4-fold bay doors were a few of the design aesthetics utilized to establish an "old school" Chicago fire station look. Training is incredibly important for today's modern firefighter. Several built-in training elements were included within the design to provide the City with cost effective ways of naturally introducing training using the building itself such as: 3-story training tower with functional fire risers, locations for training on the roof, repelling, fire pole, mezzanine, ladder training, confined space training within the structure, and a second floor man hole for tri-pod/repelling. The facility contains health and safety features such as pressurized air locks, concrete floors, decontamination rooms, chemical storage, visible fitness and control rooms, exhaust capture/filtration in apparatus bays, zoned lighting and alerting and other measures for controlling carcinogens.

HIGHLIGHTS

- HEALTH AND SAFETY
- FIRE ADMINISTRATION OFFICES
- CREW QUARTERS
- COMMERCIAL KITCHEN
- MEDICAL DECONTAMINATION
- GEAR WASH
- 4 DRIVE THRU APPARATUS BAYS
- FITNESS FACILITY
- 4 BAY LOGISTICS BUILDING
- COMMUNITY ROOM
- BUILT-IN TRAINING COMPONENTS



COMPLETION TIME

2019-2021



SIZE

22,000 SQF



CONTRACT VALUE

\$6.1M





FIRE STATION NO. 2

City of Parrish, FL

The 11,200sf, \$6.7 million hardened essential fire station was developed as a prototype for the Parrish Fire District to re-use in other upcoming locations. The 7 acre site was donated by a local developer and the Fire District in turn will provide emergency services to the new surrounding community. Elements such as wood, standing seam metal roofs, clerestories and front porch were utilized to ensure the design aesthetic fits well with-in the community. The facility contains health & safety features such as pressurized air locks, concrete floors, decontamination rooms, chemical storage, visible fitness & control rooms, exhaust capture/filtration in apparatus bays, zoned lighting & alerting and other measures for controlling carcinogens. A large training/classroom/community room sits adjacent to the public entry and also serves as an emergency operations center during activations. The center spine of the station is washed with natural light from the clerestory above, illuminating a series of images & graphics (history wall) educating viewers on the history of the area. A 4-story separate training tower was designed and constructed on the same site. The tower includes, HVAC props, sloped roof props, training rooms, storage, sprinkler training, Denver drill training, evolutions training and open balcony rails for repelling.

HIGHLIGHTS

- HEALTH & SAFETY
- FIRE ADMINISTRATION OFFICES
- CREW QUARTERS
- COMMERCIAL KITCHEN
- MEDICAL DECONTAMINATION
- GEAR WASH
- 3 DRIVE THRU APPARATUS BAYS
- FITNESS FACILITY
- COMMUNITY ROOM / EOC
- 4 STORY TRAINING TOWER



COMPLETION TIME

2021-2023



SIZE

11,200 SQF



CONTRACT VALUE

\$6.7M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST

** this project represents the personal experience of Johnnie Lohrum*



FIRE STATION NO. 9

Sarasota, FL

The 10,000 sf, \$4.3 million hardened essential fire station is located within an established Sarasota Community and is a replacement for an outdated 40 year old station operating out of a pre-engineered metal building. The project is a re-use of a County's existing prototype design. Through efficient design and organization, nearly 2,000sf was deleted from the old fire station design without losing any required program but also improving operational efficiency and out the door times. The facility contains health & safety features such as pressurized air locks, concrete floors, decontamination rooms, visible fitness & control rooms, exhaust capture/filtration in apparatus bays, zoned lighting & alerting and other measures for controlling carcinogens. The scope also includes a fueling station on site with 8 stations accommodating multiple County agencies. Early on, a site logistics plan was developed with all parties to determine the most efficient layout allowing for proper County vehicular drive flow and separation between daily operations and the fire apparatus. Several community meetings, mailers, pamphlets and design renderings were communicated to the surrounding community to assist in educating them about the development. This design has since been re-used for Fire Station No. 23 located at another site in Sarasota County.

HIGHLIGHTS

- HEALTH & SAFETY
- FIRE ADMINISTRATION OFFICES
- CREW QUARTERS
- COMMERCIAL KITCHEN
- MEDICAL DECONTAMINATION
- DEDICATED EMS BAY W/ TRIAGE
- 3 DRIVE THRU APPARATUS BAYS
- FITNESS FACILITY
- EXTERIOR PORCH
- LEED



COMPLETION TIME

2020-2022



SIZE

10,000 SQF



CONTRACT VALUE

\$4.3M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST

** this project represents the personal experience of Johnnie Lohrum*



FIRE ADMINISTRATION HEADQUARTERS

Sarasota, FL

The 23,000 sf, \$12 million, two-story hardened essential facility will serve as the administration headquarters for Sarasota County's Fire, EMS, Inspections and Fire Marshall. The county's existing Emergency Operations Center has an adjacent site previously set aside for this new essential fire services facility. The new fire administration facility will operate as a mini-EOC allowing for seamless and separate operations by both County organizations. The facility is fully survivable and self-sustaining utilizing fully redundant systems and utilities for 7 days. Parking for public day-to-day operations as well as parking for crew, families and upper management is provided behind a secured perimeter fence. Several building options were developed in collaboration with the County ultimately landing on an L-shape facility that wraps around 3, 200 plus year old historic oak trees which will provide shade for a newly design courtyard. The shared break room is located within the center of the building and has roll up doors helping to bring this outdoor courtyard space into the facility providing needed decompression space. This courtyard space along with several other sustainable strategies were utilized in support of the LEED Silver design requirements.

HIGHLIGHTS

- MULTIPLE DEPARTMENTS/ AGENCIES
- FIRE ADMINISTRATION OFFICES
- FIRE MARSHALL OFFICES
- CONNECTION TO EXISTING EOC
- INSPECTION OFFICES
- DEPARTMENT OPERATIONS CENTER (DOC)
- GEAR WASH
- LEED



COMPLETION TIME

2022-2023



SIZE

23,000 SQF



CONTRACT VALUE

\$12M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST

** this project represents the personal experience of Johnnie Lohrum*



FIRE STATION NO. 39

Sanford, FL

The 13,356 sf, \$8 million hardened essential is a new fire station needed to help improve the Fire Districts response times in the growing Sanford community. Seminole County has utilized the same prototype fire station design for multiple facilities over the past several years, but wanted it updated to meet the most current standards for a modern state of the art, healthy fire station. Some modifications were the addition of a fourth apparatus bay, additional bunk space for crew, additional day spaces, a more efficient HVAC system, 4-fold efficient bay doors, decontamination spaces, better alerting systems, exhaust control in the apparatus bays and other carcinogen control strategies. The design aesthetic utilizes a new civic front door, standing seam roofs, metal panels, wood look metal siding and properly proportioned windows to integrate the new building into an existing residential community. The station is also situated adjacent to the Wekiva community trail allowing ATV emergency services vehicles to provide emergency protection to additional parts of the community.

HIGHLIGHTS

- HEALTH AND SAFETY
- FIRE ADMINISTRATION OFFICES
- CREW QUARTERS
- COMMERCIAL KITCHEN
- MEDICAL DECONTAMINATION
- GEAR WASH
- 4 DRIVE THRU APPARATUS BAYS
- FITNESS FACILITY
- HVAC/TRAINING MEZZANINE



COMPLETION TIME

2021-2022



SIZE

13,356 SQF



CONTRACT VALUE

\$8M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST

** this project represents the personal experience of Johnnie Lohrum*



BREVARD COUNTY EOC

Rockledge, FL

The new Brevard County Emergency Operations Center brings together emergency services for multiple departments and agencies such as Brevard Sheriff, Brevard Fire, Emergency Management and Traffic Control. The state-of-the-art coastal essential facility design will withstand greater than 200 MPH hurricane force winds and meets all ICC 500 Storm Shelter Design requirements. Mr. Lohrum worked with Brevard County and assisted with all the requirements for both State and Federal funds. The main 45,000sf building was designed in 2018 using those grant funds and was put on the shelf until 2021 when the County received funding for the construction portion of the project. Mr. Lohrum managed the design team, updated the construction documents per a new Florida Building Code update and designed a new 5,000sf addition to the facility. This addition was to accommodate more space for 911 Dispatch and other Sheriff operational spaces. The facility is designed for full operation and 100% N+1 redundancy for 96 hours and also includes: command center, administration offices for the Sheriff & Fire services, transportation management, CIC, training classrooms, media room, two commercial kitchens and bunk area.

HIGHLIGHTS

- THE FACILITY IS DESIGNED FOR 24 HOUR OPERATION WITH FULL REDUNDANCY FOR ALL UTILITIES AND IS 100% FULLY FUNCTIONAL AND SELF-SUSTAINING FOR 96 HOURS. THE PROJECT IS CURRENTLY DESIGNED TO ACHIEVE A 3 GREEN GLOBES RATING.



COMPLETION TIME

March 2024



SIZE

55,000 SQF



CONTRACT VALUE

\$28M





VOLUSIA COUNTY EOC & 911 DISPATCH

Daytona Beach, FL

The new Sheriff's Communication and Operation Center was designed to consolidate multiple municipalities throughout Volusia County. In addition, because of its location on the east coast of Florida, the facility is designed to withstand 180-200 MPH hurricane force winds. The building features an emergency operations command center, dispatch call center, seminar room, cafeteria, male and female sleeping quarters, classrooms and training rooms, media room, offices and related support functions. The facility integrates mechanical, electrical, plumbing, fire protection, fire alarm, computer, security and communications systems for 24 hour operation during a major incident and / or emergency. The project also received 3 Green Globes certification and LEED silver certification. Mr. Lohrum was the Project Manager for the original 42,600sf facility and j12 Architecture is now designing the 5,600sf addition required due to provide support, training and bunk room spaces for additional personnel and County departments that now utilize the facility day-to-day and during an activation event.

HIGHLIGHTS

- COMMAND CENTER
- 911 DISPATCH
- GREEN GLOBES
- LEED SILVER
- 2 COMMERCIAL KITCHENS
- BUNK ROOMS
- CLASSROOMS
- TRAINING ROOMS
- MEDIA ROOM
- ADMINISTRATION OFFICES
- RUMOR CONTROL



SIZE
42,600 SQF



CONTRACT VALUE
\$11.3M





CORE

PALM BEACH COUNTY FIRE CAPITAL IMPROVEMENT PROGRAM

Palm Beach, FL

Palm Beach County CID retained the CSAA team to provide design, permitting and construction administration services for the Palm Beach County Fire Rescue Development and Implementation of a Comprehensive Fire Station Capital Improvements Program. The County owns and manages more than 49 stations constructed between 1960 and 2020. As part of this contract, the County proposes eight new stations and the replacement of six existing stations. The construction cost for this program is estimated at \$125,000,000. The magnitude of this program required a team with an extensive knowledge of fire rescue station programming and design. A well-conceived plan established working relationships and the resources to deliver this complex program and meet the County's aggressive schedule and established budget were essential to our selection as the Prime Architect and Design Team Leader.

HIGHLIGHTS

- EOC
- EMERGENCY GENERATOR
- SOUTH FLORIDA-BASED
- DESIGNED TO CAT V
- STANDARDS



COMPLETION TIME

March 2024



SIZE

46,197 SQF



CONTRACT VALUE

\$20.7M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST



BROWARD COUNTY SUPERVISOR OF ELECTIONS NEW FACILITY

Fort Lauderdale, FL

The Broward County Supervisor of Elections New Facility project, performed in Fort Lauderdale, FL, involved extensive demolition, renovations, and additions totalling 160,000 square feet. The data building and north office building were demolished, and the existing four-story south office building was renovated to accommodate standard operating environment (SOE) administrative offices and training facilities. It also received infrastructure improvements including elevators and exit stairs, new lobbies, and a remodelled atrium. A new warehouse and operations building was constructed to include ancillary office areas, locker rooms, breakrooms, a mailroom, and covered loading docks. The site was developed to easily accommodate traffic flow and to provide the maximum number of parking spaces, including dedicated spaces for oversized trucks. The site also includes a staging area to serve during election periods with space intended for box trucks and media broadcast vehicles, complete with electrical connections to allow internal feeds without interrupting SOE operations and security. The Broward County Supervisor of Elections New Facility received LEED Silver Accreditation from the U.S Green Building Council upon its completion.

HIGHLIGHTS

- PUBLIC WORKS & FLEET EXPERIENCE
- MUNICIPAL EXPERIENCE
- ESSENTIAL FACILITY
- ADMINISTRATION OFFICE



COMPLETION TIME

July 2024



SIZE

160,000 SQF



CONTRACT VALUE

\$72M





TRAVIS COUNTY ESD - STATION 7 & TRAINING FIELD

Manor, TX

The new building represents a significant resource and investment in the quality of life for the university community, to help assure a safe and enjoyable experience for all students, faculty, and visitors. The facility integrates best practices and technology to enhance staff effectiveness and visitor service. It allows PD, DEM, and GSOC staff to work as they desire, rather than the building defining how they work. The integration of DEM and GSOC, maximizes emergency coordination and response. The new facility will be a public safety building with equal focus on security, utility, and functionality. The interior space will feature technologically advanced spaces necessary to facilitate individual and team-oriented tasks, discussion, and informal interaction. Ground level building space will provide space for community focused activities and events, providing opportunities for partnering with the university community to support the University of Florida mission to “preserve a safe secure campus environment where diverse social, cultural, and academic values are allowed to develop and prosper through a combination of reactive, proactive, and educational law enforcement services”. The renovated Centrex Building maintains critical campus support infrastructure while providing needed police operational support and training spaces.

HIGHLIGHTS

- PEOC
- ADMIN SPACES
- POLICE AND FIRE TRAINING
- FITNESS CENTER
- COMMERCIAL KITCHEN



COMPLETION TIME

May 2025



SIZE

60,000 SQF



CONTRACT VALUE

\$27.4M





NORTHEAST PUBLIC SAFETY FACILITY

Mesa, AZ

The Mesa Northeast Public Safety Facility project involves the construction of a 50,000-square-foot, state-of-the-art police and fire mixed-use emergency response campus. Located on over eight acres, this facility defines a new level of collaboration between Mesa Police and Mesa Fire employees. It features a shared public entry complete with a lobby, community room, and conference room. This space is designed to support community events and meetings, as well as to serve as training space and a backup Emergency Operations Center. The fire services portion features four pull-through apparatus bays, a kitchen and dining area, a dayroom, conference room, offices, and dormitories. Focused on the health and well-being of the first responders, the fire station will feature a turnout room and a decontamination corridor. The fully incorporated police station will include a secure sally port leading to secure adult individual and group holding, and juvenile holding cells in the booking area. The station will also feature interview rooms, report writing space, bullpens, meeting rooms, briefing rooms, offices, and lockers.

HIGHLIGHTS

- EOC
- ADMIN SPACES
- POLICE AND FIRE TRAINING
- FITNESS CENTER
- COMMERCIAL KITCHEN



COMPLETION TIME
July 2025



SIZE
50,451 SQF



CONTRACT VALUE
\$33.8M



PROPOSAL TO BUILD PUBLIC FIRE STATION #3 FOR THE CITY OF KEY WEST



GILBERT PUBLIC SAFETY TRAINING FACILITY

Gilbert, AZ

The Public Safety Training Facility project, built for the Town of Gilbert, includes a total of 150,000 square feet of new construction, including an 18-acre village style tactical training campus for police and fire and a 36-acre tactical drive training area located in Gilbert, AZ. The facility provides long-term support for Gilbert's public safety training needs and regional training efforts. The tactical training campus features an amphitheatre, locker rooms, administrative offices, classrooms, a three-bay mock fire station and several burn buildings, and indoor shooting ranges with traditional lanes and a custom streetscape. The adjacent tactical drive training area consists of a driving course, evasive maneuver course, and driving skills pad within a retention area that is part of an easement granted to the Town of Gilbert by the Maricopa County Flood Control District (MCFCD). The Public Safety Training Facility project meets the existing and future specialized training needs of first responders and public safety personnel.

HIGHLIGHTS

- EOC
- ADMIN SPACES
- POLICE AND FIRE TRAINING
- FITNESS CENTER
- COMMERCIAL KITCHEN



COMPLETION TIME

January 2021



SIZE

150,000 SQF



CONTRACT VALUE

\$65M





KETCHUM FIRE STATION NO. 1

Ketchum, ID

The City of Ketchum Fire Station No. 1 project included the new construction of a two-story, 16,000-square-foot fire station in Ketchum, ID. The station features a decontamination room, shop and work spaces, additional locker space, a fire riser room and storage, administrative offices, public meeting and community rooms, a radio room, and an elevator. It also houses a vehicle storage bay for fire trucks, ambulances, and brush trucks. The site consists mainly of concrete paving and features hydronic snow melt. The fire station was constructed on a spread footing foundation with a concrete masonry unit and conventional steel structural frame, a brick veneer, metal panel and concrete masonry unit exterior, and a TPO roof. The City of Ketchum Fire Station No. 1 project, which received LEED Silver Certification from the U.S. Green Building Council upon completion, now provides an updated facility that fulfills the needs of the city and surrounding community.

HIGHLIGHTS

- NEW CONSTRUCTION
- THREE-BAY
- SITE DEVELOPMENT



COMPLETION TIME

September 2021



SIZE

16,000 SQF



CONTRACT VALUE

\$9M





FIRE STATION NO. 9 AND PUBLIC SAFETY TRAINING CENTER

Frisco, TX

The City of Frisco Fire Station No. 9 and Public Safety Training Center project involved the new construction of a two full- and one half-bay fire station, a single-story classroom building, and a four-story fire training structure. The fire station features drive through bay access, a mechanical mezzanine, a day room, a workout room, offices, an IBC 2015 safe room, showers, and 12 dorm rooms including officer's quarters. It implements the latest technologies for cancer prevention, including a hot zone/ cold zone design concept and a vehicle exhaust point of capture system. The Public Safety Training Center building features 2,700 square feet of indoor and outdoor classrooms, a break room, and an equipment room.

HIGHLIGHTS

- NEW CONSTRUCTION
- TRAINING STRUCTURE
- SITE DEVELOPMENT



COMPLETION TIME

May 2019



SIZE

2,700 SQF



CONTRACT VALUE

\$13.7M





GOODYEAR FIRE STATION NO. 186

Goodyear, AZ

The Goodyear Fire Station No. 186 project, built for Goodyear Fire Department, included the new construction of a 13,895-square-foot fire station in Goodyear, AZ. The fire station consists of two bays and a training tower erected on a slab-on-grade foundation. The structural frame of the building primarily consists of integrally colored concrete masonry unit, steel, and metal stud framing. The exterior skin is constructed of an exterior insulation finishing system and masonry veneer, and the roofing system is comprised of TPO single-ply membrane roofing and standing seam metal roofing. The Goodyear Fire Station No. 186 project now provides a clean, safe home for the first responders of the community of Estrella Mountain Ranch.

HIGHLIGHTS

- NEW CONSTRUCTION
- TRAINING FACILITY
- SITE DEVELOPMENT



COMPLETION TIME

December 2020



SIZE

13,895 SQF



CONTRACT VALUE

\$6.8M





Financing

Financing Options Overview

Today, many Florida Cities are experiencing tremendous population growth and are forced to find solutions to balance budgets as capital spending needs are outpacing increases in revenues. Additional public facilities and infrastructure is needed to support the growing population and most Cities must borrow to pay for the necessary infrastructure.

While general obligation debt structures and revenue bonds are the most common form of financing municipal projects, alternative lease financing structures are becoming increasingly utilized to finance real property over long periods of time. Fortress Secured's team has municipal finance expertise, with a team dedicated to providing the City with the most appropriate and competitive financing option for its new Fire Station. Assisting with over \$400 million in development financing, Fortress Secured has developed relationships with many financial institutions, both on a regional and national level, forming an assortment of funding partners who have experience in financing real property transactions. Fortress Secured will work closely with the City to review financing options and facilitate financing. Fortress Secured can solicit financing proposals on the City's behalf to assist the City in receiving competitive rates and terms for the project.

Fortress Secured does not act as a fiduciary to the City. The City should consider engaging its own independent fiduciary advisor for evaluating its financing options.

The Forecasted Cost Overview table details estimated costs for the City's construction and financing.

STATE APPROPRIATIONS ASSISTANCE

Fortress secured has engaged Greenberg Traurig LLP as a value-added service to assist our clients interested in seeking state appropriations funding for their P3 facilities. This includes lobbying the Florida Executive and Legislative branches, and various state agencies. Fortress Secured LLC and Greenberg Traurig LLP cannot give any assurance or guarantee concerning the success or outcome of this additional service.

FINANCING OPTIONS

Option 1: Public-Private Partnership - Conduit Tax-Exempt Lease or Contract Agreement

The likely Public-Private Partnership approach would be Design-Build-Finance. The City's obligation would be paid from current budget expenses and the future payments are subject to the annual budget process. There are different legal structures this can take under Florida law that include:

- Lease Purchase Agreement - The fire station is leased by the Loan/bond Trustee to the City for the term of the lease. The design-build team is paid by the lender based on the lease agreement. After the financing on the lease is paid by the City in accordance with the Lease Purchase Agreement, the fire station is transferred to the City.
- Contract Finance Agreement - The design-build team "earns" a receivable (to be paid in the future) from the City as work is complete. The City owns the work and completed fire station as the work is completed. The design-build team "assigns" the receivable from the City to the trustee/lender and is paid by the lender for their work as completed. The lender invoices the City for the assigned design-build team receivable based on the payment schedule in the Contract Finance Agreement to be paid by the City.

Rights are provided in the financing agreement for the City manager to request the budget for the payments, but ultimately this is subject to the annual budget cycle and decision-making of the elected officials.



Advantages of Lease Purchase or Contract Finance Agreements:

- Low tax-exempt rate for the life of the financing
- Flexible payment structures and terms (annual, semi-annual, quarterly or monthly payments are available)
- Up to 20-year financing available
- Lease Purchase or Contract Finance Agreement may be prepaid (with no or limited interest penalty)
- Low issuance costs
- Payments can be deferred until project construction is complete
- Spreads out the cost of an asset over the useful life of that asset or project
- Faster and more efficient financing than traditional municipal bond issuance
- Avoids constitutional or statutory limitations on issuing public debt; voter approval is not necessary

A Lease Purchase or Contract Finance Agreement with a Covenant to Budget and Appropriate (CBA) are generally considered secure by investors. Ratings have shown that the financing cost of interest is very close to, or the same, as if the City did a municipal debt issuance. The key is the credit rating of the City and the City's past history with bonds and loans. As with any loan, good credit provides more comfort to the lenders. The City has a very low debt load and solid revenues which provides solid credit.

Option 2: Tax Exempt Bank Bond Loan

This structure is a Tax Exempt loan directly between the City and the Lending Institution. Advantages of this structure are that interest rates are lower than taxable loans with otherwise similar terms and since the underwriting and compliance terms are established directly with the Lending Institution, the initial costs and the on-going compliance costs are much less than bonds issued on the open market.

Advantages to using a tax-exempt bank bond loan include:

- Flexible payment structures and terms (structure to what works for the City such as deferred payment periods, uneven payments over finance term, structure of payments during each year as examples)
- Up to 20-year financing available
- may be prepaid
- Payments can be deferred until project construction is complete
- Spreads out the cost of an asset over the useful life of that asset or project
- Low tax-exempt rate for the life of the financing

Option 3: Tax Exempt Bonds Issued on the Open Market

This structure is the issuance of bonds for purchase by institutional and other investors and involves significant underwriting fees and on-going compliance costs. However, it can be a desirable option for larger projects with sufficient time to underwrite and issue the bonds. An advantage of an open market bond is that the term can be up to 30 years, which is longer than is typical for a lease or bank bond loan, and therefore can result in lower annual payments.



FINANCING TERMS

The City has the flexibility to consider any of the above referenced financing options but is not obligated to choose any of them. The City is free to pursue alternative financing options of its choice or choose not to finance the project at all if funds are available without financing.

Financing Terms:

- Estimated Tax Exempt interest rate of 3.85% for 20 year Conduit Tax-Exempt Lease or Contract Agreement or Tax Exempt Bank Bond, and 4.00% for 30 year Tax-Exempt Bond issued on the open market. This is an estimate for illustration purposes and the actual rate will vary depending on credit worthiness and market rates at the time of closing. Lenders may require an interest rate reset provision after year 10 or 15 for Conduit Tax-Exempt Leases or Contract Agreements or Tax Exempt Bank Bonds.
- The following illustration shows the estimated total project costs with estimated finance costs comparing the above options.
- Longer term interest rate locks are available between 60-120 days prior to financial closing (dependent on selected investor).

Term:

Up to 20 year financing can be available with Lease Purchase or Contract Finance Agreements or bank bonds. 30 year financing is available with open market bonds.

Payment Structure:

A variety of payment structures are available including monthly, quarterly, semi-annual and annual payments, skipped payments, and escalating payments.

Finance Fees:

Typically, municipal Conduit Tax-Exempt Leases or Contract Agreements or Tax Exempt Bank Bonds incur lower fees and lower on-going compliance costs than will an open market Bond. Any finance fees will be taken into account when considering the overall cost of financing to the City.

Payment Estimation:

Annual payments for the new Fire Station, including Equipment Allowances, could be as low as \$1,391,104 for a 30 year term or \$1,729,105 for a 20 year term. (Please see forecast on following page for more detail).

Estimates are based on:

- Tax Exempt Interest rate of 4.00% for 30 year Tax Exempt Bond and 3.85% for 20 year Conduit Tax Exempt Lease or Contract Agreement or Tax Exempt Bank Bond Loan
- Lease or Principal and Interest Payments due semi-annually
- Building base cost including site and construction allowances, but excluding equipment allowances: \$32,917,047
- Allowances do not exceed amounts shown on the forecasted cost overview
- See the Concept Budget General Design Assumptions / Scope Description for items not included in the Cost Estimate



Forecasted Cost Overview

City of Key West Fire Station Number 3 Forecasted Cost Overview

	Option 1 Conduit Tax- Exempt Lease or Contract Agreement	Option 2 Tax Exempt Bank Bond Loan	Option 3 Tax Exempt Bond issued on Open Market	
New Fire Station - total square feet	22,557	22,557	22,557	
Site Demolition Cost, including asbestos survey (includes allowances, see note)	\$ 155,700	\$ 155,700	\$ 155,700	(a)
Sitework & Improvements (includes allowances, see note)	\$ 2,503,200	\$ 2,503,200	\$ 2,503,200	(b)
Surveys, Environmental, Testing & Traffic (includes allowances, see note)	\$ 107,000	\$ 107,000	\$ 107,000	(c)
New Building, inclusive of Design Fees (includes allowances, see note)	\$ 30,151,147	\$ 30,151,147	\$ 30,151,147	(d)
New Fire Station Cost before Admin / Finance fees	\$ 32,917,047	\$ 32,917,047	\$ 32,917,047	(e)
Administration Fee	\$ 1,350,682	\$ 1,350,682	\$ 1,350,682	
New Fire Station Cost including Admin fee, before use of FEMA BRIC Award	\$ 34,267,729	\$ 34,267,729	\$ 34,267,729	
FEMA BRIC Award to be applied toward Cost	\$ (11,250,000)	\$ (11,250,000)	\$ (11,250,000)	
Cost of Building Net of FEMA BRIC Award	\$ 23,017,729	\$ 23,017,729	\$ 23,017,729	
Finance Issuance Costs (allowance)	\$ 94,053	\$ 94,053	\$ 299,230	(f)
Total Financed Cost for New Fire Station before Optional Allowances	\$ 23,111,782	\$ 23,111,782	\$ 23,316,959	
Term (Years)	20	20	30	(g)
Tax Exempt Rate - Estimated	3.85%	3.85%	4.00%	(h)
Estimated Annual Payments for New Fire Station, without Optional Allowances	\$ 1,667,590	\$ 1,667,590	\$ 1,341,563	(i)
Construction Cost / Sq foot Building	\$ 1,459	\$ 1,459	\$ 1,459	
Net Cost / Sq foot including Admin Fees & Finance Issuance costs, net of BRIC award	\$ 1,025	\$ 1,025	\$ 1,034	
With Optional Allowances:				
FFE Allowance	\$ 350,000	\$ 350,000	\$ 350,000	
Specialized Equipment Allowance	\$ 500,000	\$ 500,000	\$ 500,000	
Additional finance issuance costs on optional allowances (allowance)	\$ 2,550	\$ 2,550	\$ 11,050	
Total Financed Cost with Optional Allowances	\$ 23,964,332	\$ 23,964,332	\$ 24,178,009	(j)
Estimated Annual Lease / Loan Payments with Optional Allowances	\$ 1,729,105	\$ 1,729,105	\$ 1,391,104	(i)
Total Cost / Sq foot including Admin Fees, Finance Issuance costs and Optional Allowances, net of BRIC award	\$ 1,062	\$ 1,062	\$ 1,072	

The above examples are for illustrative purposes only and are not an offer to provide financing. Actual financing options, including interest rates and payment terms, will depend on credit worthiness and market conditions at the time financing is received.

- (a) Line item includes allowances of \$4,500. See detail of allowances on the Concept Budget
- (b) Line item includes allowances of \$22,400. See detail of allowances on the Concept Budget
- (c) Line item includes allowances of \$107,000. See detail of allowances on the Concept Budget
- (d) Line item includes allowances of \$2,050,000. See detail of allowances on the Concept Budget
- (e) Cost estimate based on current market conditions, subject to adjustment based on final design, allowances and future market conditions.
- (f) Issuance costs are typically included in the amount financed
- (g) 20 year term on Tax-Exempt lease or Bank issued bond may require an interest rate reset after 10 or 15 years.
- (h) Rates will be dependent upon credit rating, and the lowest rates may require penalties in certain situations if paid off early
- (i) Assumes amortization begins upon closing of lease / loan with semi-annual compounding and payments - specific amortization terms may vary
- (j) See the Concept Budget for items excluded from the above Scope.





Key West FS #3

Concept Budget [Estimate Summary]

November 25, 2024

22,557

Description	Source	Estimate Total	Cost Per GSF
1 - COST OF WORK		24,240,477	1,074.63
1A-EXISTING CONDITIONS		151,200	6.70
02-1000 DEMOLITION	CORE BUDGET	151,200	6.70
1B-SITE DEVELOPMENT		2,128,000	94.34
31-2000 SITE DEVELOPMENT PACKAGE	CORE BUDGET	1,736,000	76.96
31-3500 SOIL BEARING IMPROVEMENT	CORE BUDGET	392,000	17.38
1C-LANDSCAPING & SITE AMENITIES		352,800	15.64
32-7100 FENCES & GATES	CORE BUDGET	67,200	2.98
32-8000 LANDSCAPING / IRRIGATION	CORE BUDGET	285,600	12.66
1D-BUILDING STRUCTURE		8,613,466	381.85
03-3000 CONCRETE	CORE BUDGET	8,463,386	375.20
05-1200 STRUCTURAL STEEL	CORE BUDGET	150,080	6.65
1F-BUILDING ENVELOPE		1,727,201	76.57
07-1000 WATERPROOFING	CORE BUDGET	47,613	2.11
07-2000 INSULATION	CORE BUDGET	67,584	3.00
07-3000 ROOFING & SHEET METAL	CORE BUDGET	727,770	32.26
09-1900 STUCCO / SIDING	CORE BUDGET	884,234	39.20
1G-DOORS & WINDOWS		1,484,521	65.81
08-2000 DOORS, FRAMES & HW	CORE BUDGET	426,566	18.91
08-3050 OVERHEAD DOORS	CORE BUDGET	812,000	36.00
08-8400 ALUM STOREFRONTS & CURTAIN WALL	CORE BUDGET	245,954	10.90
1H-FINISHES		1,480,853	65.65
09-2000 METAL FRAMING & DRYWALL	CORE BUDGET	808,443	35.84
09-5100 ACOUSTICAL CEILINGS	CORE BUDGET	44,094	1.95
09-6000 FLOORING	CORE BUDGET	252,638	11.20
09-8000 SPECIAL COATINGS	CORE BUDGET	98,293	4.36
09-9000 PAINTING	CORE BUDGET	258,196	11.45
09-9990 FINAL CLEANING	CORE BUDGET	19,188	0.85
1I-SPECIALTIES		226,694	10.05
10-0010 GENERAL SPECIALTIES	CORE BUDGET	101,639	4.51
10-3070 SIGNAGE	CORE BUDGET	125,054	5.54
1J-EQUIPMENT & FURNISHINGS		90,641	4.02
11-0210 RESIDENTIAL APPLIANCES	CORE BUDGET	52,657	2.33
11-8215 COMMERCIAL LAUNDRY EQUIPMENT	CORE BUDGET	29,826	1.32
12-5020 WINDOW TREATMENTS	CORE BUDGET	8,157	0.36
1K-VERTICAL CONVEYANCE		201,600	8.94
14-2000 ELEVATORS	CORE BUDGET	201,600	8.94





Key West FS #3

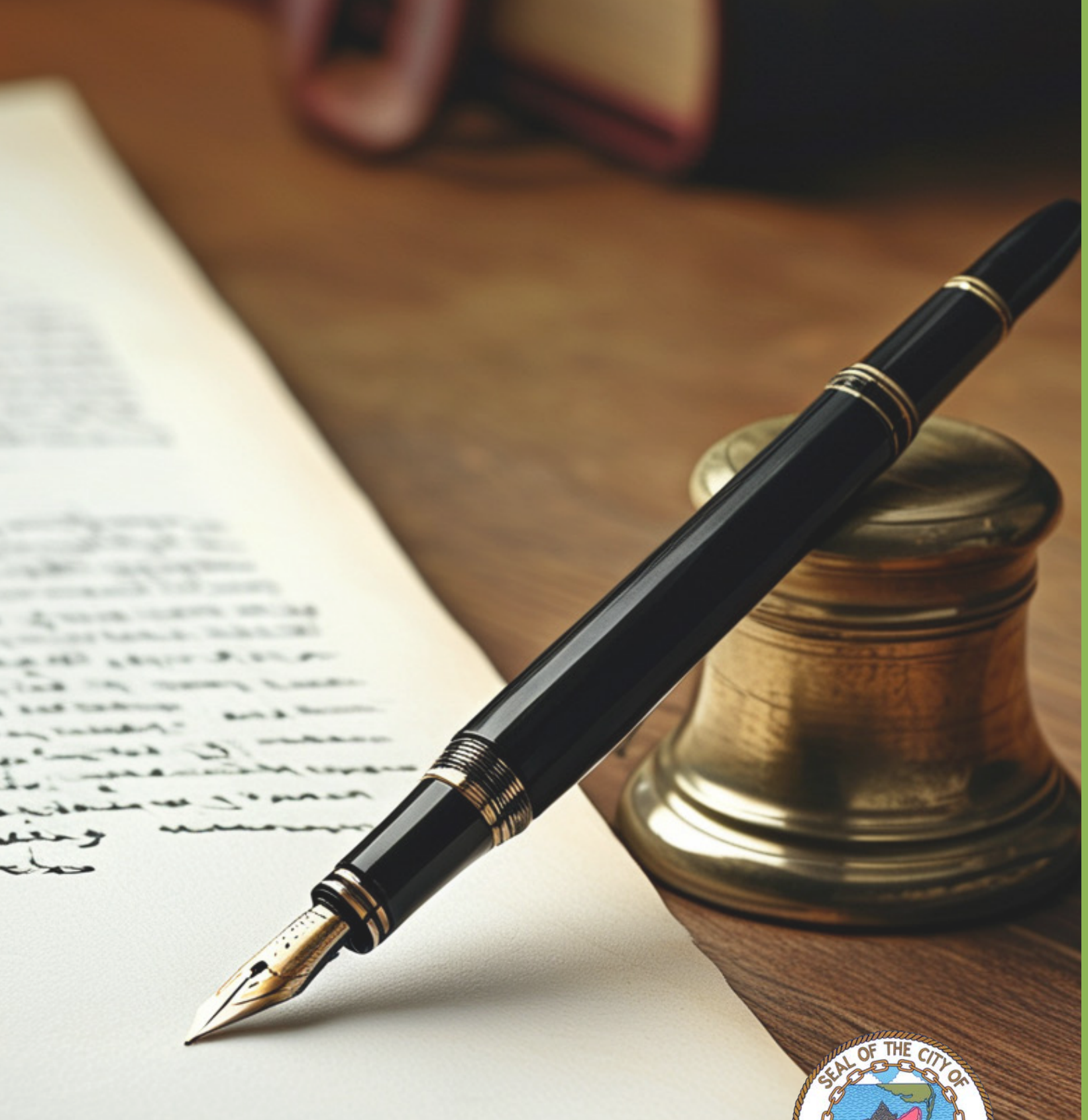
Concept Budget [Estimate Summary]

November 25, 2024

22,557

Description	Source	Estimate Total	Cost Per GSF
1L-MEP SYSTEMS		4,749,602	210.56
21-1000 FIRE SPRINKLER SYSTEM	CORE BUDGET	328,430	14.56
22-1000 PLUMBING	CORE BUDGET	1,061,081	47.04
23-8000 HVAC	CORE BUDGET	1,389,511	61.60
26-1000 ELECTRICAL	CORE BUDGET	1,818,996	80.64
27-1040 LOW VOLTAGE SYSTEMS	CORE BUDGET	151,583	6.72
1M - ALLOWANCES		3,033,900	134.50
ASBESTOS SURVEY	ALLOWANCE	4,500	0.20
CLEANING	ALLOWANCE	22,400	0.99
CONSTRUCTION SURVEY	ALLOWANCE	50,000	2.22
DESIGN FEES	ALLOWANCE	2,050,000	90.88
FF&E	ALLOWANCE	350,000	15.52
GEOTECH	ALLOWANCE	12,000	0.53
LAND SURVEY	ALLOWANCE	5,000	0.22
PHASE 1 ESA	ALLOWANCE	5,000	0.22
SPECIALIZED EQUIPMENT	ALLOWANCE	500,000	22.17
TESTING	ALLOWANCE	20,000	0.89
TRAFFIC	ALLOWANCE	12,000	0.53
WETLANDS	ALLOWANCE	3,000	0.13
2 - GC'S, CONTINGENCY, INSURANCE & FEE		9,526,569	422.33
2A - GENERAL CONDITIONS		4,785,000	212.13
01-1001 GENERAL REQUIREMENTS		1,305,000	57.85
2B - BONDS & INSURANCE		1,871,377	82.96
85-2200 GL/UMBRELLA		489,621	21.71
85-2310 BUILDERS RISK INSURANCE		484,810	21.49
85-2360 SUB DEFAULT INSURANCE		424,208	18.81
2D - CM FEE		2,870,192	127.24
PRECON FEE		506,504	22.45
Grand Total		33,767,046	1,496.97





References

*Ft. Myers Shores Fire Protection and Rescue Service District
12345 Palm Beach Blvd S.E. Ft. Myers FL 33905
Phone (239) 694-2833 www.fmsfd.org*



May 3, 2024

To whom it may concern,

The Fort Myers Shores Fire Protection & Rescue Service District is a Special Taxing District within Lee County, Florida that provides fire protection, emergency medical, and fire prevention services to the residents and visitors of Fort Myers Shores and Alva areas. In 2005 the district responded to around 700 incidents, and this is the year that growth started in our district. We now respond to over 2,400 incidents per year and that number is still increasing. With the growth and additional incident responses, we knew a second fire station was needed. Our new station includes a 12,000 SF fire station with 3 drive through bays, and a 3-story training tower for our firefighter to keep up their skills.

Fortress Secured and their staff stepped up to the plate and worked with our administrative staff to make sure the end product was not only a beautiful building, but also a simple, and operationally ready fire station. Fortress Secured allowed us to have a lot of input on all aspects of the pre-construction, and as well as during construction. We received updates regularly on the status of construction, and the timeline for completion. For us, it was important to be updated on the timeline for completion, so we knew when we needed to hire new firefighters to get them trained and ready to be placed on a shift at the same time the station opened.

Construction started late 2022 right after Hurricane Ian hit Lee County head on. We were a little concerned about the ability to get construction materials, and crews to work on the project due to the amount of destruction, and cleanup that was happening throughout the whole area. Fortress Secured was not only able to still get all the materials needed for the job, but they also still stayed on schedule and guaranteed our agreed price of construction. Firehouse 82 was opened and placed in service in August of 2023.

I would recommend Fortress Secured for any project you may be working on. They are easy to work with, and even after construction, they have been responsive with minor issues we have had to get taken care of. I hope that we can work together with them on any future projects we have.

Sincerely,

Robert Rewis,
Fire Chief

“Service Beyond Expectation”





January 18, 2023

JL2 Architecture
1678 Kingston Road
Longwood, FL 32750

To Whom It May Concern,

As the Facilities Construction Manager for Brevard County, my relationship with Johnnie Lohrum Jr. began in 2017 at the start of the design process for our new Emergency Operations Center. From the beginning Johnnie was completely dedicated to listening to our needs and goals for the project and worked to exceed them. His leadership and communication throughout each phase of the process was excellent.

I have come to know Johnnie as a well-rounded Architect, designer and project manager who effectively leads a project team. His thoroughness ensured that our project stayed on track and maintained its budget and schedule. I appreciate the passion he has for his community and the hands-on approach he has taken with the County on every project he has been a part of. When you call him or need something, he is right there. Johnnie has been a great partner to work with and I would highly recommend him and his firm, JL2 Architecture, for future endeavors by us or other entities.

Sincerely,

A handwritten signature in black ink that reads 'Tim Lawry'.

Tim Lawry
Facilities Construction Manager
Brevard County





CITY OF DELAND FIRE DEPARTMENT
 201 West Howry Avenue - DeLand, FL 32720
 (386) 626-7331/7332, (386) 740-6865 fax
 Todd Allen, Fire Chief

January 20, 2023

j12 Architecture
 1678 Kingston Road
 Longwood, FL 32750

To Whom It May Concern,

As the Fire Chief for the City of DeLand, my relationship with Johnnie Lohrum Jr. began in 2019, when I became the new Fire Chief in DeLand. The DeLand Fire Department began working with Johnnie in 2018, at the start of the design process for our new Fire Station 81 and Police Evidence Facility. The mission of the Fire Department is to *provide our citizens and visitors with the highest level of life safety and property protection available*. Station 81 will replace an existing outdated facility allowing us to further our mission and continue to keep our community safe now and well into the future.

From the beginning, Johnnie Lohrum and his team of qualified architects collaborated with us to design a state-of-the-art station with a timeless architectural aesthetic to fit within the historic part of downtown DeLand. Adjacent to other public facilities, including City Hall, the Police Station and Post Office, it was important to create cohesion between these public services, as well as provide easy access for the community. The design team included the stakeholders in the design process and took the time to understand how we work on a daily basis in order to design a station that will allow us to operate efficiently and effectively. Johnnie's leadership and communication throughout each phase of the process has been excellent.

It has been a pleasure to work with the Johnnie. He listens, understands and is passionate about public safety design. He has been a great partner to work with, and I would highly recommend him for future work.

Sincerely,

Todd B. Allen, MA, EFO, CFO
 Fire Chief



City of DeLand

1102 South Garfield Avenue
DeLand, FL 32724
Telephone: (386) 626-7196
Fax: (386) 736-5366

Dear Prospective Client of JL2 / Johnnie Lohrum:

It is my pleasure to write this letter to document the excellent and award-winning service that Mr. Lohrum has offered to the City of DeLand and recommend that you consider adding him (JL2) to your project team. I have worked in the municipal government field for over 30 years and have managed the design and construction of many facilities including fleet services facilities, waste water treatment buildings, public works facilities and, two different baseball stadiums. I have worked with many a consultant that *purport* being a team member but not an active and engaged partner to making a project the best that it can be like Mr. Lohrum has proven to be.

Johnnie has demonstrated, by way of his purposeful yet collaborative management of the design and construction of the award-winning City of DeLand Fire Station 81, and, his creative, probative, collegial and cost sensitive approach to the design of the 24,000 SFT utility administration/emergency operations building, that he can deliver a coordinated, cost-effective and timeless final product that will meet the needs of your company and/or community.

During our design meetings Johnnie would offer the fruits of his 20 years of designing public and private facilities for the consumption and discussion of the project team members. These collaborative design meetings permitted the end users, management, support staff, and facility maintenance managers to fully understand the proposed improvements and how to encourage the proper protection, maintenance and ergonomic and economic design of the facility.

There are so many pressures that project managers/government officials face in today's challenging world of the design and delivery of projects. One way to head off some of these pressures is for project managers to surround themselves with great team members. I hope that you consider adding Mr. Lohrum / JL2 to your team so that he may demonstrate firsthand the reasons why we enjoyed working with him.

I would be happy to answer any questions related to the aforementioned projects and other detailed questions related to Johnnie's service and partnership with the City of DeLand by email at gamblec@deland.org or via phone at (386)626-7197.

Most Sincerely,

Chad A. Gamble, P.E. (FL, MI)
Director of Public Services



District 7 Medical Examiner
Volusia County
(386) 258-4060



1360 Indian Lake Rd.
Daytona Beach, FL 32124
(386) 258-4013 FAX

To whom it may concern,

This letter serves as a personal letter of reference for architect Johnnie Lohrum, Jr. I worked with Johnnie on the District 7 Medical Examiner's Office's new building in Volusia County. This 20 million dollar, 20,000 square-foot project spanned years of development and careful discussion of an extremely complicated building. I personally attended hundreds of hours of meetings and I know that many more were ahead without me. The complexity of building a medical examiner's autopsy suite is challenging and unique. The materials, lighting, cold storage, ventilation, and layout are unique to the special task of autopsy an examination.

I highlight this complex building design as Mr. Lohrum approached the project with a humility and a deep respect for my professional expertise and that of other consultants. I'm confident that his abilities and approach on this complicated project will carry-over into any other commercial or residential project that he would bid. I love that Johnnie deferred to my knowledge of autopsy protocol, allowing us both to have input in the most meaningful way. The teamwork was exceptional and as efficient as I can imagine.

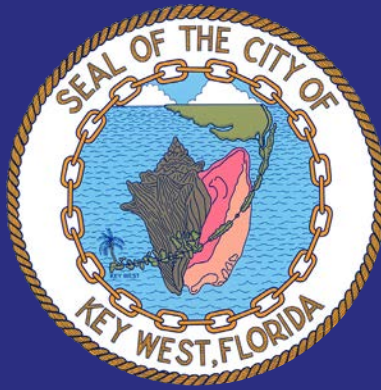
Mr. Lohrum present a final design was that was attractive, functional, and expandable. His use of natural light in the building is remarkable, given the security constraints of the facility. I have no doubt any building he designs will be attractive and functional.

I was so impressed with Mr. Lohrum, I invited him to present a podium presentation at the Florida Association of Medical Examiner's (FAME) scientific conference in the summer 2022. During this podium presentation Johnnie and I presented the design phase of my building, including many design details and challenges, to a diverse group of Medical Examiner's, investigators, and law enforcement. The speech was a success, arguably the most popular lecture of the entire conference. This result was largely due to Johnnie's polished delivery and the ability to communicate with professionals outside of his circle.

I would not hesitate to recommend Mr. Lohrum for any architecture project. He has my highest recommendation. I really cannot imagine having done the project without him.


James Fulcher, M.D.

Chief Medical Examiner, District 7



THANK YOU FOR REVIEWING OUR PROPOSAL.

We look forward to working with you!



FORTRESS
SECURED



For questions or comments, please contact John O'Grady:
John@FortressSecured.com
407-227-4392