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# RSQ No. 21-0914

Supervisor of Elections  
Building Design

LAKE COUNTY

THE  
**LUNZ**  
GROUP

TAB1 | VENDOR PROFILE

# 1. VENDOR PROFILE.

## STATEMENT OF INTEREST & UNDERSTANDING OF PROJECT



PHONE 407.930.9389  
EMAIL [twagoner@lunz.com](mailto:twagoner@lunz.com)

615 Celebration Ave  
Celebration, FL 34747

[www.lunz.com](http://www.lunz.com)  
License #AR94778

September 23 2021

Lake County - Office of Procurement Services  
Attn: Bill Panko - Contracting Officer  
315 West Main Street, Suite 441  
Tavares, FL 32778  
RE: 21-0914 - Supervisor of Elections Building Design

Dear Mr. Panko and Selection Committee,

We are excited at the opportunity presented by the Lake County to provide professional architectural and engineering services for their new 50,000 SF Supervisor of Elections Facility. Our team has the capacity and expertise to guide this project from concept to completion by the expected deadline of May 2023. We are focused, committed, and to provide the highest level of design and service for your new facilities.

### MUNICIPAL EXPERTISE |

- Our multidisciplinary team has a deep portfolio of municipal experience with over 200 successfully constructed designs
- Relevant projects currently in design, or recently completed civic projects include Sumter County Supervisor of Elections, Campbell City Tax Collector's Facility, Osceola County's Supervisor of Elections.
- Our current experience with the specific needs of these types of facilities makes us the ideal choice to serve the County.
- We understand the importance of completing projects quickly and efficiently to meet the County's goals. Our client-oriented approach involves all stakeholders from the onset of a project. Through our quick and nimble service, we will help cultivate your community.
- Our team has the locality, availability, and experience to deliver projects for Lake County that not only adhere to schedule, but also address your budgetary concerns.

**IN-HOUSE AREAS OF SPECIALIZATION |** The Lunz Group is a full-service architecture and interior design firm. Our team is composed of 49 experienced personnel, including licensed architects, project managers, designers and an administrative team. We also have a dedicated, in-house Animation Studio composed of designers, computer artists and visualization engineers who work to turn our clients' visions into realities through vivid renderings and models. Areas of specialization include schematic design, programming, visualization, project management, graphics, program management, construction administration and more. Our team is flexible, reliable, and has the expertise and experience you are looking for.

**SERVING OUR LOCAL COMMUNITY |** Central Florida is our home. It is where we live, work and play. We have a vested interest in building a better community starting with the built environment. Since opening our doors for business more than 30 years ago our communities have fostered our continued growth, and we hope to do the same for you. We are passionate about seeing our community flourish, and we hope to provide you with a Supervisor of Elections facility that augments your operational success.

It is our expertise and capacity to perform that position The Lunz Group as the firm best able to serve you. We welcome the opportunity to provide services for Lake County, and we are ready to begin work immediately. Thank you for considering The Lunz Group, and we are committed to perform the specified work and we look forward to the opportunity to be a part of your team.

Sincerely,

Timothy Wagoner. AIA, NCARB  
Principal in Charge

## FIRM PROFILE AND HISTORY

The Lunz Group is a full-service architectural firm with offices throughout the Central Florida region, providing professional services including architectural design, interior design, master planning, programming and visualization. Established 1987 in Lakeland, Florida, our firm has expanded to three office locations across the I-4 corridor, allowing us to provide the level of service our clients have come to expect from working with our firm. Today, our firm continues to grow and innovate by creating a distinct, client-centered experience focused on delivering the best of our institution's talents, solutions and processes. Our team members are experts in their field, and we strive to deliver designs that achieve the highest levels of quality.

Our organization utilizes a decentralized approach with collaboration among all team members. Our staff of 49 experienced professionals work cohesively with all parties involved in the design process. Whether communicating with one of our subconsultants, Lake County staff or other stakeholders, we strive to take input from multiple sources to produce the best design possible. Our firm is grounded by our values based, client-first mentality, and we will deliver quality design solutions that will exceed your expectations. The Lunz team's approach to every project begins the same: by listening. By understanding your unique problem, we can align our strategy to design a solution that best fits your intended outcome. We strive to achieve the highest level of quality and exceed your expectations of delivery and service.

\$23

MILLION OF WORK  
IN ONE MONTH

200+

CONTINUING  
CONTRACT CLIENTS

34

YEARS IN  
BUSINESS

\$160

MILLION IN  
CONSTRUCTION  
LAST YEAR

## OUR SERVICES

- Architectural Design
- Schematic Design
- Bid & Contract Documents
- Master Planning
- Space Planning
- Animation
- Site Analysis
- Inspections & Permitting
- Programming
- Program Management
- Construction Administration
- Value Engineering
- Historic Preservation
- Graphics
- Building Commissioning
- Interior Design
- Visualization

## LICENSES

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STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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

**WAGONER, TIMOTHY ALAN**  
1104 BANKS ROSE CT  
CELEBRATION FL 34724

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**BEDOYA, LUIS F.**  
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**DIERLICH, DOUGLAS PETER**  
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**DELASHAW, JOHN EDWARD**  
2030 STATE ROAD 40 EAST  
BARTOW FL 33830

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**ELLIS, LAWREN THOMAS**  
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**GRIFFIN, JOHN TIMOTHY III**  
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4750 WINCHESTER DRIVE  
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**RAYMUNDO, ROLANDO LAZARO**  
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## ATTACHMENT 2 - REFERENCE FORM

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### ATTACHMENT 3 – REFERENCES FORM

21-0914

List no more than five projects which best illustrates qualifications relevant to the Solicitation. References must be less than five years old. LIST no more than two LAKE COUNTY GOVERNMENT PROJECTS (past, current, prime, and subcontractor) FIRST.

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TYPE YOUR FIRM'S NAME HERE

PROJECT NAME: Osceola County Supervisor of Elections Warehouse

Agency: Osceola County Board of County Commissioners

Address: 1 Courthouse Square, Suite 3100

City, State, Zip code: Kissimmee, FL 34741

Contact Person: Curt Diehl

Title: Facilities Management Director

Email: Curt.Diehl@osceola.org

Telephone: 863-534-5511

Project Cost: \$ 231,421.00

Contract Start and End Dates: July 2021-anticipated July 2022

SCOPE of Project (list tasks, outlines or descriptions of items): Design of a new free-standing single story building of 10,000 – 12,000 SF total located at a greenfield site, east of 2509 E. Irlo Bronson Memorial Highway in Kissimmee, FL. The building will be designed to meet hurricane (hardened) codes for the building skin. The construction cost sare estimated to be approximately \$2,700,000. Services provided by our team include Architectural Design, Mechanical Engineering, Electrical Engineering, Plumbing and Fire Protection Engineering, Structural Engineering, Civil Engineering, and Landscape Architecture.

PROJECT NAME: Campbell City Tax Collectors Office

Agency: Osceola County Board of County Commissioners

Address: 1 Courthouse Square, Suite 3100

City, State, Zip code: Kissimmee, FL 34741

Contact Person: Curt Diehl

Title: Facilities Management Director

Email: Curt.Diehl@osceola.org

Telephone: 863-534-5511

Project Cost: \$ 5,600,000.00

Contract Start and End Dates: August 2018 – May 2020

SCOPE of Project (list tasks, outlines or descriptions of items): Osceola County brought the our team onboard in 2019 to provide architectural, site engineering and planning services for the Tax Collector's Branch Office in Campbell City. The Tax Collector building is part of a Master Plan for the site that includes a community center and fire station. The 11,000 SF building includes a welcome center with access to the main porch, a waiting area for 100 people, 16 clerks' desks, a private breakroom, print room, vault room, administrative offices and storage rooms. Our team needed to guarantee that the building would be completed prior to the rented locations' lease expiration in May of 2020. The Lunz Group's Celebration team worked diligently to meet

## ATTACHMENT 2 - REFERENCE FORM

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### ATTACHMENT 3 – REFERENCES FORM

21-0914

critical deadlines to ensure that our client could continue to provide services to the western areas of the County. The project was completed on-schedule and \$100,000 under-budget.

PROJECT NAME: Polk County Roads & Drainage Office Annex Facilit

Agency: Polk County

Address: 3000 Sheffield Road

City, State, Zip code: Winter Haven, FL 33880

Contact Person: Keith Tate

Title: Facilities Management Director

Email: KeithTate@polk-county.net

Telephone: 863.534.5511

Project Cost: \$ 3, 400,000.00

Contract Start and End Dates: Jun 2018 – December 2020

SCOPE of Project (list tasks, outlines or descriptions of items): In 2018, Polk County recognized the need for a new Roads & Drainage facility as they were running out of space for staffing requirements and their older building was in disrepair and slated for demolition. Our team was brought on-board to design the new Polk County Roads & Drainage Office Annex. The County desired a flexible facility for its Roads & Drainage Project Engineering and Administrative staff. They sought a building capable of meeting current and future staffing requirements along with a space to hold assemblies for 100 occupants for training or other events. The building was also designed to allow for the addition of more private offices in the future, to provide limited covered parking, enhance security by providing separate public and employee entrances while meeting the County's \$3.5 million budget. Our team designed a new administration office building and parking lot, connecting to an existing office-warehouse building in a campus style juxtaposition. The bold, custom-colored metal panel exterior incorporates the County's colors and ties in an industrial look & feel. The interior features LVT flooring, clerestory skylights and includes a welcoming lobby, four manager's offices, 20 additional offices, two large conference rooms, smaller conference spaces, huddle rooms and a large training space. Exterior components include open parking, covered parking, landscaping, covered walkways between buildings and private manager entrances. Despite the COVID-19 outbreak during the construction phase, our team managed to complete the project on-schedule and on-budget. We were also required to provide a new wastewater life station, which was not included in the original budget. With value engineering and cooperation with the end-users, we were able to meet the County's budget.

PROJECT NAME: Publix Building Feasibility Study

Agency: Osceola County Board of County Commissioners

Address: 1 Courthouse Square Suite 2300

City, State, Zip code: Kissimmee, FL 34741

Contact Person: Curt Diehl

Title: Facilities Management Director

Email: curt.diehl@osceola.org

Telephone: 407.742.0517

Project Cost: \$22,000

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**ATTACHMENT 2 - REFERENCE FORM**

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**ATTACHMENT 3 – REFERENCES FORM****21-0914**

Contract Start and End Dates: June 2019 – August 2019

SCOPE of Project (list tasks, outlines or descriptions of items): In 2019, The Lunz Group completed a feasibility study for the Osceola County Government Asset Management Division Publix Building on Fortune Road. The study included a building assessment of the site structure, HVAC system, plumbing, electrical, fire protection, and other technology systems. The Lunz Group evaluated the site for Supervisor of Elections and Human Services relocation. After reporting our findings, we were able to provide a recommendation to move forward.

PROJECT NAME: Plant City Community Center

Agency: City of Plant City

Address: PO Box C

City, State, Zip code: Plant City, FL 33564

Contact Person: Billy McDaniel

Title: City Manager

Email: billmcdl@plantcitygov.com

Telephone: 813.659.4257

Project Cost: \$ 4,000,000.00

Contract Start and End Dates: January 2018 - May 2020

SCOPE of Project (list tasks, outlines or descriptions of items): The Lunz Team worked with Plant City to design the new Plant City Community Center replacing the City's beloved, yet outdated, community center. After Hurricane Irma caused significant issues to the existing 50-year old facility, the City determined replacing the facility would not only offer a cost-effective solution but also a long-term investment into the community it serves. The Lunz team provided full design services encompassing civil site design, landscaping and building design. The multi-purpose community center is oriented North/South along a central corridor. Multi-use features were incorporated into the facility's design including two full-size basketball courts, four volleyball courts, eight pickleball courts, meeting rooms, craft rooms, a computer lab, storage rooms, offices and parking. The community center also includes a small kitchen for catering functions.