



Jackson County, Missouri // Request for Qualifications - No. 41-21

# **JACKSON COUNTY, MISSOURI** **ON-CALL ARCHITECTURAL SERVICES**

Statement of Qualifications for A/E Services // **COPY** // July 6, 2021





# TABLE OF CONTENTS

Cover Letter	01
Completed Forms	03
Copy of RFQ	09
SFS General Background	35
Key Personnel	41
Project Experience	53
On-Call Capabilities	63
References	67
Contractor Utilization Plan	69

# 01 COVER LETTER

July 6, 2021

Office of the Jackson County Purchasing Department  
Room G-1, Ground Floor  
Jackson County Courthouse  
415 East 12th Street  
Kansas City, Missouri 64106



RE: Statement of Qualifications - RFQ No. 41-21  
On-Call Architectural Services for the Public Works Department

Dear Selection Committee Members:

Thank you for the opportunity to submit our qualifications and experience to provide On-Call Architectural Services to Jackson County, Missouri. Our proposed team includes many of the same key personnel that comprise other similar On-Call Contracts we hold with other organizations and who are currently working with the County on other projects. This team's recent and relevant Jackson County experience means we can hit the ground running — there will be no learning curve for following County guidelines and meeting expectations.

It has been a pleasure to serve you the past year on the Jackson County Courthouse projects and we are confident in our ability to bring the same expertise, services and commitment required for this new contract. As you review our submittal, please keep in mind the following key strengths of our firm:

- ++ We are familiar with Jackson County guidelines and expectations.
- ++ We manage and perform multiple, simultaneous projects of varying size and complexity successfully.
- ++ We design high-caliber public spaces.
- ++ We are leaders in creative, transformative design.
- ++ We are listeners, collaborators and consensus builders.
- ++ We practice common sense sustainability.
- ++ We take budget control seriously.
- ++ We are committed to the success of your On-Call program.

Thank you for your consideration of SFS for this contract. We welcome the opportunity to further discuss with you our On-Call experience and our approach to working with you on your important initiatives.

Sincerely,

A handwritten signature in blue ink, reading 'Marsha K. Hoffman', followed by a horizontal line.

Marsha K. Hoffman, AIA, LEED AP BD+C  
Principal  
816-541-2299  
mhoffman@sfsarch.com



## 02 COMPLETED FORMS

Jackson County Missouri Request for Qualifications No. 41-21  
Page 2 of 22

### AFFIDAVIT

STATE OF Missouri )  
 ) SS.  
COUNTY OF Jackson )

Marsha K. Hoffman of the City of Kansas City  
County of Jackson State of Missouri being duly sworn on her or his oath, deposes and says;

1. That I am the Principal (Title of Affiant) of SFS Architecture, Inc. (Name of Respondent) and have been authorized by said Respondent to make this Affidavit upon my best information and belief, after reasonable inquiry as to the representations herein.
2. No Officer, Agent or Employee of Jackson County, Missouri is financially interested directly or indirectly what Respondent is offering to sell to the County pursuant to this Invitation (though no representation is made regarding potential ownership of publicly traded stock of respondent).
3. If Respondent were awarded any contract, job, work or service for Jackson County, Missouri, no Officer, Agent or Employee of the County would be interested in or receive any benefit from the profit or emolument of such.
4. Either Respondent is duly listed and assessed on the tax rolls of Jackson County, Missouri and is not delinquent in the payment of any taxes due to the County or Respondent did not have on December 31, 2020 any property subject to taxation by the County and if respondent is duly listed and assessed on the tax rolls of Jackson County, Missouri, respondent agrees to permit an audit of its records, if requested by the Jackson County Director of Assessment, as they relate to the assessment of Business Personal Property.
5. Respondent has not participated in collusion or committed any act in restraint of trade, directly or indirectly, which bears upon anyone's response or lack of response to the Invitation.
6. Respondent certifies and warrants that Respondent or Respondent's firm/organization is not listed on the General Services Administration's Report of Debarred and/or Suspended Parties, or the State of Missouri and City of Kansas City, Missouri Debarment List.
7. Respondent certifies and affirms its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.
8. Respondent certifies and affirms that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

Marsha K. Hoffman (Name of Respondent)

By: \_\_\_\_\_ (Signature of Affiant)

Principal (Title of Affiant)

Subscribed and sworn to before me this 24<sup>th</sup> day of June, 2021

Cynthia A. Tucker

NOTARY PUBLIC in and for the County of Jackson (SEAL)

State of Missouri

My Commission Expires: August 8, 2021



# Jackson County Missouri Certificate of Compliance



In accordance with Jackson County Code Chapter(s) 6 and 10,  
this Certificate of Compliance is hereby issued to:

SFS Architecture, Inc.  
2100 Central Street #31  
Kansas City, MO 64108  
2020 Certificate: 20201215VC319

Issued:2020-12-15

Expires:2021-12-31

The above named firm/agency has met the following requirements:

Is duly listed and assessed on the tax rolls of Jackson County, Missouri and is not delinquent in the payment of any taxes due to the County, or did not have on December 31st of the previous year any property subject to taxation by the County

Attests and agrees to Chapter 6 of the Jackson County Code which prohibits discriminatory employment practices and promotes equal employment opportunity by contractors doing business with Jackson County.

Chief Compliance Review Officer  
Jackson County Missouri  
816-881-3302  
compliance@jacksonsongov.org

## 04 SFS GENERAL BACKGROUND

### SFS ARCHITECTURE

#### Driven by Connections

At SFS, we enrich communities through meaningful collaborations and purposeful design. Design is what we do; it's what we love. And what we love most is design that is dynamic and sustainable, enduring and enriching – design that builds relationships between people, their communities and the larger environment.

For nearly 50 years, our client-focused process has resulted in architecture that connects beauty with function and our clients' vision with reality. Each project begins and ends with discovery: of an organization's unique needs; of a community's character and aspirations; of the details that spark the "big idea" behind each design.

Successful projects begin with strong relationships. We engage our clients in a collaborative dialogue throughout the process. We exchange ideas, share expertise and – above all – we listen. Through open, candid communication, we gain consensus and create truly successful design.

#### Year of Inception and History

Founded in 1973, SFS is a State of Missouri registered Corporation licensed to practice architecture in the State of Missouri, among others. Since the firm's inception, we have utilized a rigorous design approach to achieve our clients' goals for quality, function, budget, schedule, and sustainability.

SFS has successfully managed projects for the public sector and routinely works with communities and organizations throughout the Midwest on community development projects. We have completed numerous projects for and throughout Jackson County, Missouri, and are familiar with the environmental, physical and geological conditions of the area, the construction market and other factors that could influence site development, building design and construction strategies.

#### Ownership Structure / Firm Leadership

SFS thrives under the leadership of principals Kerry Newman, Marsha Hoffman, Brian Garvey, Kwame Smith, and Kelly Edinger Stindt. Principal leadership and involvement throughout all projects is a hallmark of our approach to client service. The firm currently has a staff of 30 that includes registered architects, architectural graduates and interior designers, many of whom are LEED accredited professionals, as well as support staff.

SFS is an Equal Opportunity Employer.



#### Contact Information

**Marsha Hoffman, AIA, LEED AP BD+C, Principal**

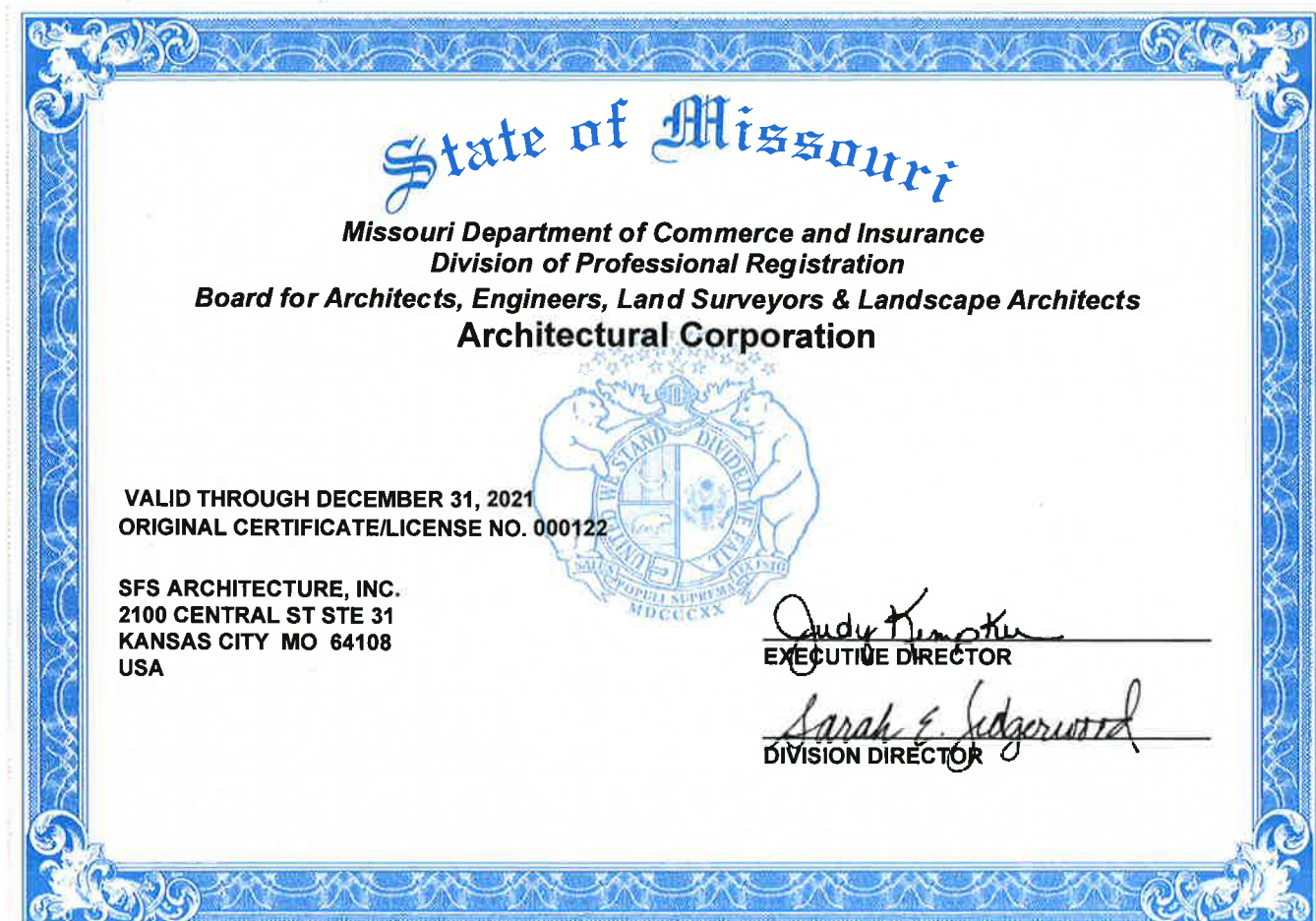
2100 Central Street Suite 31, Kansas City, MO 64108

o: 816.474.1397 d: 816.541.2299 e. mhoffman@sfsarch.com

## Full-service Architecture, Interior Design and Planning

SFS offers a full range of services, including:

- Project administration
- Project implementation assistance
- Owner's representative services
- Programming
- Needs analysis
- Facility and site condition investigations/forensics; building evaluation reports
- Facility master planning
- Feasibility studies
- Technical studies
- Bridging documents
- High performance energy studies
- Site selection, site utilization studies, zoning processes
- Community/Stakeholder engagement
- Architectural design/documentation
- Interior architecture/documentation
- Interior design/documentation
- FF&E design/procurement/administration
- Sustainable design/LEED documentation
- Bidding/Negotiations/Bid analysis
- Contract award assistance
- Contract administration, on-site construction observation, full-time on-site representation
- Project close-out, start-up assistance, warranty review, post-construction evaluation
- Post-occupancy evaluations







## Ability to Provide Services // Technical Competence

### Architecture

SFS is adept at bringing together expert teams to create and deliver compelling design. Architecture doesn't stop at design though. In our 47 years as a full-service architectural firm, SFS has successfully led and managed comprehensive, multidisciplinary teams to provide full architectural and engineering services to our clients. We utilize staff and consultants for each project with specific technical expertise tailored to maximize each project's value for its owners, inhabitants and environment.

### Interior Design / Interior Architecture

SFS develops interior design and FF&E strategies that do not rely on lavish materials, rather rely on scale, proportion, lighting, acoustics, technology, simple palettes of colors and materials and sustainable practices to support business practices, attract/retain patrons and employees, improve productivity, support collaboration and respond to changing industry patterns.

### FF&E Design and Procurement

SFS is experienced with the design, procurement and installation of furnishings, fixtures and equipment for a wide range of interior environments. In particular, the studio has a keen understanding of a wide range of today's furniture systems that support collaboration, technology and productivity, among other considerations important to community development and workspaces. In addition to specifying materials that are environmentally sensitive, our interior designers work to make sure materials are durable, low maintenance and energy efficient — resulting in long-term savings for the client during the life-cycle of the building.

### Feasibility Studies and Facility Master Planning Expertise

SFS has conducted site evaluations, feasibility studies and master planning for numerous types of spaces. These evaluations and studies have equipped Owner's early on with data critical to making informed decisions about their real estate assets. Taking stock of existing sites, adjacencies, facilities, demographics, needs assessments and other pertinent factors are all part of the basic feasibility and master planning equation. The SFS team provides the tools necessary to obtain information that is crucial for developing the right facilities for the Owner's needs and will confirm that through construction, the design, budget and schedule are all in alignment.

Many of the feasibility and programming studies completed by SFS have led to construction projects due to the knowledge and value we were able to bring to the table during the planning and design discussions. Our team is able to immediately begin work on bringing the Owners' vision to reality.

### Workplace Design

Since 1973, SFS has provided programming, planning and design services for more than 75 workplace projects. Our diverse experience with workplace environments and recent work developing workplace standards that address current trends in office design, including space reduction, technology integration, mobility, flexibility and collaboration, provide a strong foundation for developing innovative solutions. Furniture, fixtures and equipment (FF&E) along with signage and environmental graphics have also played a key role in the development of these workspaces.

### Programming

Our team has significant experience working with multiple stakeholders to develop programs, space plans and facility master plans to guide the redevelopment of existing buildings while responding to client goals for quality, function, budget and schedule, among other considerations. Our recent work addresses requirements for community space and workplace through space reduction and consolidation, shared common spaces, technology integration, mobility, flexibility and collaboration. A variety of tools are used to gather data from users, including surveys, workshops/charrettes, focus groups and key person interviews and benchmarking, among others.

### Communication, Collaboration and Project Delivery

Our team uses state-of-the-art technology to communicate, collaborate and execute. Throughout the planning and design process, we develop a variety of tools that help to visually communicate design concepts, including 3D models, site plans, floor plans, renderings, fly-through videos and virtual reality models, among others.

From the early stages of our process we are able to engage the project team and stakeholders in virtual explorations of the project. In our workshops, we have the ability to explore ideas for site and building options in real-time – viewing the project from all angles and perspectives which enables the project team to make decisions with greater understanding and confidence. The refined concept design model can then be used as a dynamic way to help educate Independence stakeholders about the project.

We use CAD and Building Information Modeling (BIM) to produce architectural and engineering construction documents, in addition to other software applications that enable us to further explore design concepts, such as SketchUp, Sefaira, Lumion, CoBie Add-in to Revit, and Virtual, Augmented and Mixed Reality hardware and software platforms, among others.





## Technical Studies

SFS has completed numerous technical studies that have responded to a broad range of issues and required creative, cost-effective and sustainable solutions. Various studies have included the following:

- Facility and site assessments;  
Building Condition Reports
- Campus master planning
- Facility master planning and feasibility studies
- Space planning and programming
- Programs of Requirements
- Design-Build Bridging Documents/RFPs
- Energy studies
- Environmental impact assessments
- Move plans
- Historic building preservation planning
- Seismic and structural evaluations
- Envelope system integrity reviews
- Forensic studies
- Roof evaluations
- Security studies
- Life safety reviews/studies
- ADA/Handicapped accessibility reviews
- Code compliance reviews
- Constructability reviews
- Peer reviews

## Building Evaluation/Forensics Expertise

SFS has significant experience assessing and documenting the existing conditions of facilities, systems and sites and then developing plans prioritizing needed improvements and outlining strategies for implementing recommended courses of action. This information has been utilized by government agencies to develop capital improvement plans and budgets, as well as strategies for renovating and/or repurposing existing facilities. Assessments have evaluated maintenance history; roof, structure, and building envelope; M/E/P and life safety systems; accessibility; code compliance; security; site; environmental concerns; as well as other exterior and interior issues. Facilities have ranged in size from 2,000 SF to 750,000 SF. Data gathered during the assessments has been compiled and analyzed, issues prioritized, and strategies for improving deficiencies outlined in a final plan report.

Additional experience includes forensic studies related to specific issues, such as roof leaks, deterioration of stonework, window repairs and restoration and exterior envelope analysis.





### Repair/Alteration and Whole Building Renovation

Nearly 60% of the work undertaken by SFS involves the renovation of existing facilities. +Projects have ranged in construction value from approximately \$10k to \$55M. These renovation projects have also required extensive coordination between various disciplines to address space planning, M/E/P, structural, acoustics and many other related issues. Through this extensive experience, SFS has become proficient in the ability to maximize the potential of existing structures to accommodate new or expanded uses. SFS has been recognized for designs that preserve the integrity of original buildings while enhancing functionality for changing needs. Projects completed by SFS include:

Projects completed by SFS include:

- Building master plans, restacking plans
- Interior remodels and tenant improvements
- Interior renovation of specific architectural elements or building areas
- Total building renovation
- Repair and alteration/deferred maintenance
- System retrofits or replacements
- Exterior restoration/preservation
- Historic preservation/restoration; coordination with state historic preservation offices

Virtually every renovation project undertaken by the SFS team has been executed in fully occupied buildings requiring continuing operations or completion in phases due to scheduling, funding or other circumstances. In each case, SFS has worked with the owner and tenants to develop a detailed construction phasing or sequencing plan to provide continuing operation, safety and minimal inconvenience to the building occupants, meet State, City and life safety requirements, and address acoustical concerns during construction.

### Historic Preservation

SFS has extensive experience renovating, expanding, restoring, preserving and repurposing historic structures and building systems serving those structures. Experience includes historically significant buildings eligible for or listed on the National Register of Historic Places, National Historic Landmarks, National Historic Sites, National Parks, National Memorials, National Battlefields, and National Monuments, among others. Projects have required close coordination with State Historic Preservation Offices to ensure proposed design solutions, fixtures and new systems maintain the historical integrity of the structures.





## 05 KEY PERSONNEL

### Staff Availability / Organizational Structure

SFS has assembled a highly qualified team to collaborate with Jackson County and execute projects in adherence to your specific needs. The following Project Team Organization Chart illustrates the roles and responsibilities of our proposed team and each key team member. Each team member demonstrates diverse areas of expertise we feel are required for the variety of projects anticipated under this contract. Resumes highlighting the qualifications and experience of key SFS Project Team members are provided on the following pages.



#### Staff + County Leaders + Project Stakeholders

##### Core Leadership

**Marsha Hoffman**  
principal-in-charge;  
lead contact

**Dana Gould**  
project manager;  
preservation architect

##### Project Management

**Kelly Edinger  
Stindt**  
principal; workplace  
specialist

**Brian Garvey**  
principal;  
parks + recreation  
specialist

**Kwame Smith**  
principal; public  
safety specialist

**Allison Vandever**  
project manager/  
architect

##### Architecture / Design

**Dirk Henke**  
project architect

**Zach Bodine**  
project architect

**Todd Cowger**  
project designer

**Laura Burkhalter**  
interior designer

**Kelsey Mahoney**  
interior designer

##### Subconsultants

SFS can draw on additional staff resources to support project delivery. In addition, SFS has established relationships with consultants specializing in a broad range of technical disciplines. As needed, SFS will work with Jackson County to identify and select the most appropriate consultants for the betterment of each project. Please refer to the Contractor's Utilization Plan for detailed information on MBE/WBE/VBE and other subcontractors.



# Marsha Hoffman

AIA, LEED AP BD+C

Principal-in-Charge

Marsha has 37 years of comprehensive planning and design experience. Her portfolio of work includes a wide variety of projects focused on enriching people, organizations and communities. Marsha has led the firm and various multidisciplinary teams in the execution of several highly visible and complex projects focused on providing high-quality public facilities. Of note, is her working creating high performance workspace for government agencies and private business. Marsha has conducted interviews and surveys for feedback on work environments, cutting-edge technologies and the opportunity for interorganizational collaboration. At the heart of Marsha's projects has been a robust, collaborative and engaging process with project stakeholders. Marsha's ability to collaborate with client groups, lead project teams, facilitate workshops, and achieve consensus among diverse user groups has resulted in successful projects.

## YEARS OF EXPERIENCE

With Firm: 27  
Total: 37

## EDUCATION

Bachelor of Architecture  
Kansas State University

## REGISTRATIONS

Licensed Architect: KS

LEED Accredited Professional  
- Building Design +  
Construction

National Council of  
Architectural Registration  
Boards Certified

## NOTABLE PROJECTS

- Jackson County Downtown Courthouse Jurors Assembly Room Renovation, Kansas City, MO
- Jackson County Downtown Courthouse Facility Condition Assessment and Master Plan, Kansas City, MO
- Johnson County On-Call Architectural Services Contract, Johnson County, KS
- Johnson County Mental Health Facilities Feasibility Study and Master Plan, Five Facilities Throughout Johnson County, KS
- Johnson County Arts and Heritage Center/King Louie Building Adaptive Reuse, Overland Park, KS
- Johnson County Building Accessibility Modifications, Various Johnson County Properties
- Johnson County Park and Recreation Administration Building Immediate Needs Planning, Shawnee, KS
- Johnson County Courthouse Planning Study, Olathe, KS
- Johnson County Elections Office Renovation Study, Overland Park, KS
- Leavenworth County Courthouse, Renovation/Adaptive Reuse, Leavenworth, KS
- Leavenworth City/County Justice Center, Leavenworth, KS
- Kansas City Municipal Courthouse Master Plan and Renovation, Kansas City, MO
- GSA Region 6 On-Call/IDIQ Contract for A-E Services, Federal Properties in MO, KS, IA, NE
- GSA Region 6 Headquarters Relocation to Two Pershing Square - FF&E Services, Kansas City, MO
- GSA Region 6 Headquarters Relocation to Two Pershing Square - CM and Move Management Services, Kansas City, MO
- GSA Region 6 Workplace Studies, Kansas City, MO
- GSA Region 6 Mobility Test Bed Measurement Study, Kansas City, MO
- GSA Workplace Requirements Development Study for New Downtown Federal Building, Kansas City, MO
- Master Plans/Workplace Studies for U.S. Courthouses/Federal Buildings in Wichita and Topeka, KS; Des Moines, IA; Lincoln and Omaha, NE
- FEMA Region VII Workplace Master Plan, Kansas City, MO
- Olathe Municipal Facilities Workplace Studies, Olathe, KS
- New City Hall, Lee's Summit, MO
- Wayside Waifs Master Plan and Renovation/Expansion, Kansas City, MO
- UMB Bank Technology Center 3rd Floor Workspace Renovation, Kansas City, MO
- First Federal Bank of Kansas City Renovation, Leawood, KS
- Water.org Workspace Tenant Improvements, Kansas City, MO
- SFS Architecture Studio, Kansas City, MO
- Sociology Hall and Walter Williams Hall Renovation/Adaptive Reuse, Reynolds Journalism Institute, University of Missouri-Columbia



# Dana Gould

AIA, LEED AP®

**Project Manager / Preservation Architect**

Dana, an Associate with SFS, is a project manager and an historic preservation architect. She has dedicated her career to the renovation of existing buildings including the rehabilitation and repurposing of historic structures. Dana has significant experience evaluating the existing conditions of buildings, including building forensics, and developing strategies for repairs, general maintenance, capital improvements and complete building modernization. In addition, Dana has worked with property owners to develop solutions for repurposing existing buildings to create functional spaces that meet new programmatic requirements. Dana also has experience developing design guidelines and standards and working with clients to secure State Historic Tax Credits for project funding.

## YEARS OF EXPERIENCE

Total: 24  
With Firm: 4

## EDUCATION

Bachelor of Architecture  
Drury University  
1994

Master of Science in Historic  
Preservation  
University of Pennsylvania  
1998

## REGISTRATIONS

Licensed Architect: MO

LEED AP®

NCARB Certified

Meets CFR 36 Part 61  
USA Historical Architect  
Professional Qualifications  
Standards

## NOTABLE PROJECTS

- Jackson County Downtown Courthouse Facility Condition Assessment, Kansas City, MO
- Jackson County Downtown Courthouse Jurors Assembly Room Renovation, Kansas City, MO
- On-Call Architectural Services Contract, Johnson County, KS
- On-Call Architectural Services Contract, Raytown, MO
- On-Call Architectural Services Contract, Roeland Park, KS
- On-Call/IDIQ Contracts for A-E Services, GSA Region 6, Federal Properties in KS, MO, IA, NE
- Historic Truman Train Depot Renovations and Pacific Avenue Trail Project, Independence, MO
- Missouri State Fair Coliseum and Womans Building Renovation/Restoration, Sedalia, MO
- Victoria Towers Historic District Architectural Survey, Sedalia, MO
- Memorial Hall Future Use Study, Joplin, MO
- Pummill Hall Facility Condition Study, Missouri State University, Springfield, MO
- Bonner Springs Government Services Center, Bonner Springs, KS
- Blue Springs City Hall Complex Renovation/Expansion, Blue Springs, MO
- Mission Hills Professional Review Panel, Mission Hills, KS
- Shawnee Mission Park Marina Improvements, Johnson County, KS
- Shawnee Mission Park Restroom Building, Johnson County, KS
- Historic Waldo Water Tower Restoration, Kansas City, MO\*
- Municipal Auditorium Exterior Restoration, Kansas City, MO\*
- Fire Egress Study, Bolling Federal Building, Kansas City, MO
- Freight Elevator Modernization, Wichita U.S. Courthouse, Wichita, KS
- Water Intrusion Study, 8930 Ward Parkway Federal Building, Kansas City, MO
- Cybersecurity and Infrastructure Security Agency Workspace Expansion, 8930 Ward Parkway Federal Building, Kansas City, MO
- 2306-2312 Bannister Federal Complex Modernization, Kansas City, MO
- Federal Public Defender Office Renovation/Expansion, Dole U.S. Courthouse, Kansas City, KS
- Building Envelope Condition Study, Hruska U.S. Courthouse, Omaha, NE
- Jesse Hall Elevator, HVAC and Fire Safety Systems Modernization, University of Missouri - Columbia\*
- St. Peter's Parish New Multipurpose Space and School Renovation, Kansas City, MO
- Cathedral of the Immaculate Conception East Campus Planning Study, Kansas City, MO

\*Denotes work with previous employer.



# Kelly Edinger Stindt

AIA, LEED AP® BD+C

Principal / Workplace Specialist

Kelly is a Principal at SFS with extensive experience in public architecture. Her work focuses on programming, planning and design of municipal, county and federal facilities that incorporate workplace strategies for productivity, collaboration, mobility and operational and energy savings. For projects involving the potential reuse of existing buildings/spaces, Kelly works with client groups and multi-disciplined architectural-engineering-construction teams to identify opportunities and challenges associated with transforming those spaces to meet new programmatic requirements. Kelly is currently working with several local communities to develop strategies for improving municipal facilities using CARES Act funding.

## YEARS OF EXPERIENCE

Total: 26

With Firm: 23

## EDUCATION

Bachelor of Architecture

Kansas State University 1994

## REGISTRATIONS

Licensed Architect: MO

LEED AP® BD+C

NCARB Certified

## NOTABLE PROJECTS

- On-Call Architectural Services Contract, Johnson County, KS
- On-Call Architectural Services Contract, Raytown, MO
- On-Call Architectural Services Contract, Roeland Park, KS
- On-Call/IDIQ Contracts for A-E Services, GSA Region 6, Federal Properties in KS, MO, IA, NE
- On-Call/IDIQ Contract for A-E Services, GSA Region 8, Federal Properties in Multiple Mountain Region States
- On-Call/IDIQ Contract for Specialized Design Services, GSA Region 6, Federal Properties in IA, KS, MO, NE
- On-Call/IDIQ Contracts for U.S. Courts, GSA Region 6, Federal Properties in IA, KS, MO, NE
- City Hall CARES Act Improvements, Blue Springs/Grandview/Raytown, MO
- Mission City Hall and Police Department Renovation/Expansion, Mission, KS
- Government Services Center Space Needs Study (City Hall/Police), Bonner Springs, KS
- Fairway City Hall (Adaptive Reuse), Fairway, KS
- Blue Springs City Hall Space Needs Study and Renovation/Expansion, Blue Springs, MO
- Municipal Facilities Master Plan, Oak Grove, MO
- Johnson County Courthouse Planning Study, Olathe, KS
- Northland Public Works Maintenance Facility, Kansas City, MO
- Big Bull Creek Park Maintenance Facility and Police Substation, Edgerton, KS
- Olathe Public Works/Cedar Creek WWTP Maintenance Facility Programming, Olathe, KS
- Olathe Traffic Operations Building Programming, Olathe, KS
- City Hall and Police/Public Safety Center Tenant Improvements, Fairway, KS
- City Hall Renovation and New Public Safety Center, Merriam, KS
- Coffeyville Municipal Buildings Renovation, Coffeyville, KS
- Northland Maintenance Facility, Kansas City, MO
- Parks and Public Works Maintenance Facility, Grandview, MO
- Public Works Maintenance Facility Planning Study, Augusta, KS
- Municipal Courthouse Assessment and Master Plan, Kansas City, MO
- Central Jackson County Fire Protection District Station No. 5, Blue Springs, MO
- Police Department Space Needs Study, Belton MO
- 2306-2312 Bannister Federal Complex Planning Studies and Modernization, Kansas City, MO
- Veterans Administration Workplace Consolidation/Renovation, 8930 Ward Parkway Federal Building, Kansas City, MO





# Brian Garvey

AIA, DBIA, LEED AP®

Principal / Parks + Recreation Specialist

Brian is a Principal at SFS with 18 years of experience spanning all aspects of planning, design and construction. Brian's portfolio of work includes a broad range of project types, with a special emphasis on programming, facility master planning, feasibility studies and design of community parks, recreation and aquatic facilities. Facilities have included park structures, amphitheaters and open space, aquatic centers, multipurpose community recreation centers, civic centers, activity centers, and fieldhouses, among other amenities. He is accustomed to working with public entities and multidisciplinary teams to execute projects with demanding goals for stakeholder engagement, consensus, program, innovation, value, quality and sustainability.

## YEARS OF EXPERIENCE

Total: 18  
With Firm: 13+

## EDUCATION

Bachelor of Architecture  
University of Kansas  
2003

## REGISTRATIONS

Licensed Architect: MO +  
Others

NCARB Certified

Certified Design-Build  
Professional

LEED AP®

## NOTABLE PROJECTS

- On-Call Architectural Services Contract, Johnson County, KS
- On-Call Architectural Services Contract, Roeland Park, KS
- Blue Springs Aquatics Master Plan, Blue Springs, MO
- Blue Springs Parks Master Plan, Blue Springs, MO
- Blue Springs Fieldhouse, Blue Springs, MO
- Blue Springs Community Center Feasibility Study, Blue Springs, MO
- Wilder Bluff Park, Shawnee, KS
- Johnson County Arts and Heritage Center, Overland Park, KS
- Strang Park Improvements, Overland Park, KS
- Nall Park Improvements, Roeland Park, KS
- Meadowbrook Park and New Activity Center, Prairie Village, KS
- Lone Elm Park Improvements, Olathe, KS
- Lake Olathe Park, Olathe, KS
- Cedar Creek Lake Park Master Plan, Olathe, KS
- Stagecoach Park Master Plan and Improvements, Olathe, KS
- Mahaffie Stagecoach Stop and Farm Historic Site Improvements, Olathe, KS
- Joplin Parks Master Plan, Joplin, MO
- Rising Star Park, Platte City, MO
- West Park Master Plan, Warrensburg, MO
- Linden Square at Gladstone Village Center, Gladstone, MO
- Community Recreation Centers, Manhattan, KS
- Heckart Community Center, Sedalia, MO
- Fulton Recreation Center, Fulton, MO
- Camdenton Community Center, Camdenton, MO
- Northland Regional Community Center Feasibility Study, Kansas City, MO
- Excelsior Springs Community Center and Phase 2 Aquatic Center, Excelsior Springs, MO
- Civic Park Improvements, Including New Civic Center and Aquatic Center Expansion, O'Fallon, MO
- Roeland Park Community Center Improvement Concept Plan, Roeland Park, KS
- Lenexa Senior/Community Center Planning, Lenexa, KS
- Olathe Community Center at Stagecoach Park, Olathe, KS
- Irene B. French Community Center Study, Merriam, KS
- Merriam Community Center/Aquatic Center Master Plan, Merriam, KS
- Columbia Sports Fieldhouse, Columbia, MO
- Young's Pool Bathhouse Renovation, Overland Park, KS
- Leawood Aquatic Center Bathhouse, Leawood, KS
- Gladstone Aquatic Center Bathhouse, Gladstone, MO
- Fairway Aquatic Center, Fairway, KS
- Mission Aquatic Center, Mission, KS
- Chautauqua Aquatic Center, Beloit, KS
- Maring Aquatic Center, Chanute, KS



# Kwame Smith

AIA, LEED AP® BD+C

Principal / Public Safety Specialist

A Principal at SFS, Kwame has worked on more than 30 municipal projects, including police and public safety facilities, city halls, justice/law enforcement centers, parks and community recreation centers, among others. These projects have encompassed the repair, renovation, expansion, and adaptive reuse of existing facilities, and new construction. Of note, are the more than 15 public safety projects Kwame has worked on demonstrating a keen understanding of the operational needs driving the design of fire and police stations today. Owners have found his ability to listen and solve problems critical in the development of the project from beginning to end.

## YEARS OF EXPERIENCE

Total: 19

With Firm: 17

## EDUCATION

Master of Architecture  
Andrews University  
2002

Bachelor of Architecture  
Andrews University  
2001

## REGISTRATIONS

Licensed Architect

LEED AP® Building Design +  
Construction

NCARB Certified

## NOTABLE PROJECTS

- On-Call Architectural Services Contract, Johnson County, KS
- GSA Region 6 On-Call/IDIQ Contract for A-E Services, Federal Properties in MO, KS, IA, NE
- SGT Charles R. Long U.S. Army Reserve Center Full Facility Restoration, Independence, MO
- National Park Service On-Call Contract, National Park Units in the Midwest
- Mission City Hall and Police Department Renovation/Expansion, Mission, KS
- Basehor Police Station, Basehor, KS
- Municipal Facilities Space Needs Study and Master Plan, Including City Hall/Courts/Police, Oak Grove, MO
- Civic Center Renovation Design, Including City Hall/Courts/Police, Oak Grove, MO
- Municipal Building Assessment and Renovation/Expansion, Including City Hall/Courts/Police, Coffeyville, KS
- Overland Park Fire Station #41, Overland Park, KS
- Overland Park Fire Station #48, Overland Park, KS
- Consolidated Fire District No. 2 Station Location Study, Johnson County, KS
- Fire Stations #1 and #3 Renovations, Grandview, MO
- Fire Station #1 Renovation, Belton, MO
- Fire Station #2/Department Headquarters, Belton, MO
- Fire Station #1 Renovation, North Kansas City, MO
- Hawk Ridge Park Improvements, Raymore, MO
- Kill Creek Park Observation Tower, Olathe, KS
- Big Bull Creek Park Maintenance Facility and Police Substation, Edgerton, KS
- Pleasant Hill Community Center Feasibility Study, Pleasant Hill, MO
- Raymore Civic Center Feasibility Study, Raymore, MO
- Recreation Park Activity Center, Raymore, MO
- Olathe Community Center, Olathe, KS
- Northeast Community Center Feasibility Study and Phase 1 Sports Complex, Kansas City, MO
- Oak Grove Aquatic Center, Oak Grove, MO
- Brookfield Family Aquatic Center, Brookfield, MO
- Stonegate Aquatic Center, Overland Park, KS
- New Visitor Center at Little Sand Bay, Apostle Islands National Lakeshore, Bayfield, WI
- Kansas City Detention Center Planning Study, Kansas City, MO
- Gage County Law Enforcement Center Planning Study, Beatrice, NE
- Cowley County Law Enforcement Center, Winfield, KS
- Bremer County/City of Waverly Law Enforcement Center, Waverly, IA
- Buchanan County Juvenile Detention Center, St. Joseph, MO
- Federal Bureau of Prisons IDIQ Contract, Midwest Region



# Allison Vandever

AIA, LEED AP® BD+C

**Project Manager / Architect**

Allison offers 15 years of comprehensive architectural experience, including project management, planning and programming, design development, construction documentation and construction administration. Her portfolio of work encompasses a variety of community development projects that have provided vibrant spaces for enrichment, recreation and social gathering. Allison is accustomed to working with public entities and has successfully managed and executed projects that have demanding goals for consensus, budget, schedule, quality and sustainability.

## YEARS OF EXPERIENCE

Total: 15  
With Firm: 8

## EDUCATION

Bachelor of Architecture  
University of Arkansas  
2006

## REGISTRATIONS

Licensed Architect  
LEED AP® BD+C  
NCARB Certified

## NOTABLE PROJECTS

- On-Call Architectural Services Contract, Johnson County, KS
- On-Call Architectural Services Contract, Roeland Park, KS
- Blue Springs Fieldhouse, Blue Springs, MO
- Government Services Center Feasibility Study, Bonner Springs, KS
- Municipal Courthouse Assessment and Renovation, Kansas City, MO
- Heckart Community Center, Sedalia, MO
- Excelsior Springs Community Center, Excelsior Springs, MO
- Roeland Park Community Center Improvements Concept Design, Roeland Park, KS
- Roeland Park Aquatic Center Privacy Improvements, Roeland Park, KS
- Downtown Salina Fieldhouse, Salina, KS
- Oak Grove Recreation/Aquatic Center, Oak Grove, MO
- Rising Star Park, Platte City, MO
- Legacy Park Amphitheatre, Lee's Summit, MO
- Lansing Activity Center Feasibility Study, Lansing, KS
- Wayside Waifs Master Plan and Expansion, Kansas City, MO
- New Visitor Center at Little Sand Bay, Apostle Islands National Lakeshore, Bayfield, WI
- Gangwish Library and Gibson Student Center, Ottawa University, Ottawa, KS
- St. Peter's Parish Multipurpose Space and School Renovation, Kansas City, MO
- U.S. Marine Corps Tenant Improvements, 2306 Bannister Federal Building, Kansas City, MO

*\*Denotes work with previous employer.*



# Dirk Henke

AIA, LEED AP® BD+C

**Project Architect**

Dirk brings 20 years of experience with a variety of projects and has been responsible for all aspects of project delivery, including: project management; client/stakeholder group engagement; design conceptualization, development and documentation; specifications; and permitting, bidding and construction administration. Dirk thrives on the principle that good design is collaborative as much as it is intuitive, and being humble, open-minded and curious leads to the most innovative discoveries and solutions.

## YEARS OF EXPERIENCE

Total: 21

With Firm: 3+

## EDUCATION

Bachelor of Architecture  
University of Kansas  
2003

## REGISTRATIONS

Licensed Architect

LEED AP® BD+C

NCARB Certified

## NOTABLE PROJECTS

- Jackson County Downtown Courthouse Jurors Assembly Room Renovation, Kansas City, MO
- Government Services Center, Including City Hall and Police Station, Bonner Springs, KS
- Fire Station #48, Overland Park, KS
- Anthony Community Recreation Center, Manhattan, KS
- Eisenhower Community Recreation Center, Manhattan, KS
- Downtown Healthy Campus/YMCA Planning Study, Kansas City, KS
- Hawk Ridge Park Improvements, Raymore, MO
- Civic Park Improvements, Krekel Civic Center and Aquatic Center Renovation/Expansion, O'Fallon, MO
- Joplin Parks Master Plan, Joplin, MO
- Wayside Waifs Master Plan and Expansion, Kansas City, MO
- UMB Technology Center 3rd Floor Renovation, Kansas City, MO
- Hi5 Furniture Office Renovation, Kansas City, MO
- 4th Floor Renovation, Hruska U.S. Courthouse, Omaha, NE
- Flight Training Complex Design Study, University of Central Missouri, Warrensburg, MO\*
- 4th Floor Cherry Hall Renovation, University of Missouri-Kansas City\*
- Swallow Hall Renovation and Expansion, University of Missouri-Columbia\*
- Wolpers and Johnston Hall Renovation, University of Missouri-Columbia\*
- Barkley House Addition to Hatch Hall Design Study, University of Missouri-Columbia\*
- Power Plant Addition, University of Missouri-Columbia\*
- MCC Longview Campus Enrollment Center Renovation, Lee's Summit, MO\*
- Waters Hall Classroom 231/Lecture Hall Modernization, Kansas State University, Manhattan, KS\*
- Waters Hall Classroom 328/Lecture Hall Modernization, Kansas State University, Manhattan, KS\*
- Waters Hall Code Compliance Evaluation/Life Safety Report, Kansas State University, Manhattan, KS\*
- Trotter Hall Lab 202 Renovation, Kansas State University, Manhattan, KS\*
- Cardwell Classroom 102 Renovation Planning, Kansas State University, Manhattan, KS\*
- Chapman Theatre Renovation, Kansas State University, Manhattan, KS\*
- Jardine Apartments Renovation, Kansas State University, Manhattan, KS\*
- New Conservatory Building Design Study, Kansas State University, Manhattan, KS\*
- Unger Hall Office Renovation, Kansas State University, Manhattan, KS\*

*\*Denotes work with previous employer.*





# Zach Bodine

AIA

**Project Architect**

Zach is involved in all stages of the design process, including planning, conceptual design, design development, construction documentation and construction administration. His portfolio of work includes a wide variety of community development projects, including aquatics, parks, community recreation, and worship facilities, among others.

## YEARS OF EXPERIENCE

Total: 11  
With Firm: 4+

## EDUCATION

Master of Architecture Kansas  
State University  
2013

## REGISTRATIONS

Licensed Architect

## NOTABLE PROJECTS

- Wilder Bluff Park, Shawnee, KS
- Lone Elm Park Improvements, Olathe, KS
- Lake Olathe Park, Olathe, KS
- Rising Star Park, Platte City, MO
- Blue Springs Aquatics Master Plan, Blue Springs, MO
- Kirksville Aquatic Center, Kirksville, MO
- Heckart Community Center, Sedalia, MO
- Civic Park Improvements, Including New Civic Center and Aquatic Center Expansion, O'Fallon, MO
- Eisenhower Community Recreation Center, Manhattan, KS
- Anthony Community Recreation Center, Manhattan, KS
- Fulton Community Recreation Center, Fulton, MO
- Columbia Sports Fieldhouse, Columbia, MO
- Recreation Park Activity Center, Raymore, MO
- Downtown Salina Fieldhouse, Salina, KS
- Oak Grove Aquatic Center, Oak Grove, MO
- Wayside Waifs Master Plan and Expansion, Kansas City, MO
- Lenexa Senior/Community Center Planning, Lenexa, KS
- Endangered Wolf Center Nutrition and Vet Building, Eureka, MO
- Missouri State Fairgrounds - Coliseum, Womans Building and West Campgrounds Interior/Exterior Renovations, Sedalia, MO
- Johnson County Facilities ADA Compliance, Johnson County, KS
- U.S. Marine Corps Tenant Improvements, 2306 Bannister Federal Building, Kansas City, MO
- Federal Reserve Bank of Kansas City Cafeteria Renderings, Kansas City, MO
- PNC Bank Reconfiguration, Overland Park, KS
- First Federal Bank of Kansas City Renovation, Leawood, KS



# Todd Cowger

## Project Designer

Todd's primary focus has been the assessment of existing buildings, design documentation for deferred maintenance, renovation, remodeling and repair work and construction administration. His building assessment experience encompasses a wide variety of building types and ages, including civic and federal facilities; structural and m/e/p systems; codes and life safety; and site conditions. Todd's technical knowledge, familiarity with a wide range of building types and design sensitivity are well suited for building assessment, repair and renovation projects. He is adept at utilizing software platforms to document existing conditions and prepare reports.

### YEARS OF EXPERIENCE

Total: 20  
With Firm: 13

### EDUCATION

Bachelor of Architecture  
University of Kansas  
2000

### NOTABLE PROJECTS

- Jackson County Downtown Courthouse Facility Condition Assessment, Kansas City, MO
- On-Call Architectural Services Contract, Federal Reserve Bank of Kansas City, Kansas City, MO
- On-Call/IDIQ Contracts for A-E Services, GSA Region 6, Federal Properties in MO, KS, IA, NE
- On-Call/IDIQ Contract for A-E Services, GSA Region 8, Federal Properties in Multiple Mountain Region States
- On-Call/IDIQ Contract for Specialized Design Services, GSA Region 6, Federal Properties in IA, MO, KS, IA, NE
- On-Call/IDIQ Contracts for U.S. Courts, GSA Region 6, Federal Properties in MO, KS, IA, NE
- On-Call/IDIQ Contract for A-E Services, Federal Bureau of Prisons North Central Region
- On-Call/IDIQ Contract for A-E Services, National Oceanic and Atmospheric Administration (NOAA), National Locations
- Kansas City Municipal Courthouse Master Plan and Renovation, Kansas City, MO
- Missouri Veterans Home Facility Improvements, Warrensburg, MO
- Fire Egress Study, Bolling Federal Building, Kansas City, MO
- 2306-2312 Bannister Federal Complex Modernization, Kansas City, MO
- SSA Teleservice Center Tenant Improvements, Richard Bolling Federal Building, Kansas City, MO
- USMC Marine Corps Cyberspace Operations Group Workspace Expansion, 2306 Bannister Federal Building, Kansas City, MO
- Department of Health and Human Services/Administration for Children and Families 3rd Floor Tenant Improvements, Bolling Federal Building, Kansas City, MO
- USMC Enterprise Service Desk Remodel, 2306 Bannister Federal Building, Kansas City, MO
- SSA-OIG Workspace Expansion, Richard Bolling Federal Building, Kansas City, MO
- Marine Corps Enterprise Information Technology Services Technology Refresh CA Services, 2306 Bannister Road, Kansas City, MO
- USDA-FSA Humidity Control Improvements, 2312 Bannister Federal Building, Kansas City, MO
- U.S. Customs Immigration Service Office Expansion, Robert Denney Federal Building, Lincoln, NE
- Veterans Health Administration Clinic, North Platte Federal Building, North Platte, NE
- USDA NASS Workspace Renovation CA Services, Robert Denney Federal Building and U.S. Courthouse, Lincoln, NE
- Building Condition Assessments/Building Engineering Reports, Federal Properties in Topeka, KS; Lincoln, NE; Kansas City, MO; Omaha, NE; Sioux City, IA; Overland, MO; St. Louis, MO, among others



# Laura Burkhalter

NCIDQ, IIDA, LEED AP®

Interior Designer

Laura is an NCIDQ-certified interior designer with more than 19 years of practical experience which encompasses all phases of design from programming to construction administration. Her specialties include space planning, portfolio planning, furniture planning, lighting design, interior furniture specifications, interior finish specifications, construction documents and casework design.

## YEARS OF EXPERIENCE

Total: 19  
With Firm: 4+

## EDUCATION

Bachelor of Science in  
Environmental Design; Minor,  
Art and Architecture History  
University of Missouri-  
Columbia  
2001

## REGISTRATIONS

NCIDQ Certification  
LEED Accredited Professional

## NOTABLE PROJECTS

- Jackson County Downtown Courthouse  
Facility Condition Assessment,  
Kansas City, MO
- Jackson County Downtown Courthouse  
Jurors Assembly Room Renovation,  
Kansas City, MO
- Kansas City Municipal Courthouse  
Renovation, Kansas City, MO
- St. Peter's Church Multipurpose Space  
and School Renovation, Kansas City, MO
- First Federal Bank of Kansas City,  
Leawood Banking Center Renovation,  
Leawood, KS
- U.S. Customs Immigration Service Office  
Expansion, Robert Denney Federal  
Building, Lincoln, NE
- Veterans Health Administration  
Outpatient Clinic, North Platte Federal  
Building, North Platte, NE
- GSA 5th Floor Lease Space at One Kansas  
City Place (Tenant Improvements),  
Kansas City, MO
- St. Mary's Catholic Church Renovation,  
Salina, KS
- First Bible Baptist Church Coffee House,  
Blue Springs, MO
- Wayside Waifs Master Plan and Shelter  
Renovation/Expansion, New Canine  
Behavior Center, Kansas City, MO
- UMB Bank Technology Center 3rd Floor  
Renovation, Kansas City, MO



# Kelsey Mahoney NCIDQ, IIDA

## Interior Designer

Kelsey is a talented interior designer who loves to collaborate with clients to create functional, healthy and sustainable environments. Her interest in the psychology of design and its impact on the human psyche and body informs her concepts. Kelsey provides programming, space planning, interior design, graphic design and FF&E services for a variety of projects, including recreation, academic, workplace, among others. She is skilled in all areas of planning, analysis, and implementation of key design solutions, ensuring selection of durable, low-maintenance and energy efficient materials to provide the highest life-cycle cost.

### YEARS OF EXPERIENCE

Total: 9  
With Firm: 9

### EDUCATION

Master of Interior  
Architecture and  
Product Design  
Kansas State University 2012

### REGISTRATIONS

Licensed Interior Designer  
National Council of Interior  
Design Qualification  
International Interior Design  
Association  
CIDA and NASAD Accredited

### NOTABLE PROJECTS

- On-Call Architectural Services Contract, Johnson County, KS
- On-Call/IDIQ Contracts for A-E Services, GSA Region 6, Federal Properties in KS, MO, IA, NE
- Johnson County Parks and Recreation Administration Building Immediate Needs Planning, Shawnee, KS
- Big Bull Creek Park Maintenance Facility and Police Substation, Edgerton, KS
- UG Healthy Campus/YMCA Planning Study, Kansas City, KS
- Mission City Hall and Police Department Space Needs Study and Renovation, Mission, KS
- Fire Station #48, Overland Park, KS
- Basehor Police Station, Basehor, KS
- Kansas City Municipal Courthouse Renovation, Kansas City, MO
- Bonner Springs Government Services Center, Bonner Springs, KS
- Fairway City Hall (Churchill Building) Renovation/Adaptive Reuse, Fairway, KS
- City Hall Space Needs Study and Renovation/Expansion, Blue Springs, MO
- Olathe Facilities Space Needs Study, Olathe, KS
- Johnson County Mental Health Facilities Master Plan and Feasibility Study, Johnson County, KS (Five Facilities)
- GSA Region 6 Workplace Studies, Kansas City, MO
- GSA Region 6 Headquarters Relocation to Two Pershing Square - FF&E Services, Kansas City, MO
- GSA Region 6 Headquarters Relocation to Two Pershing Square - CM and Move Management Services, Kansas City, MO
- Veterans Administration Workplace Consolidation, 8930 Ward Parkway Federal Building, Kansas City, MO
- USDA NITC Pod 1A Renovation, 8930 Ward Parkway Federal Building, Kansas City, MO
- FEMA Workplace Consolidation Study, Building 710, Denver Federal Center, Lakewood, CO
- National Park Service Program of Requirements for Consolidation, Denver, CO
- Veterans Administration Regional Office Renovation, Denver Federal Center, Lakewood, CO
- 2306/2312 E. Bannister Federal Building Master Plan and Tenant Improvements, Kansas City, MO
- U.S. Marine Corps Community Services Tenant Improvements, 2306 E. Bannister Federal Building, Kansas City, MO
- FEMA Region 7 Workplace Study and Space Utilization Master Plan, Kansas City, MO
- Federated Rural Electric Corporate Office Renovation Planning, Lenexa, KS
- Federal Reserve Bank of Kansas City ADS/ Executive Dining Relocation, Kansas City, MO
- Federal Reserve Bank of Kansas City Cafeteria Expansion, Kansas City, MO
- Medical Reference Laboratory Building at Medical Center for Federal Prisoners, Springfield, MO
- Wayside Waifs Master Plan and Renovation/Expansion, Kansas City, MO



## 06 PROJECT EXPERIENCE

### Focus on Public Architecture

An award-winning firm, SFS has long been a leader in the planning and design of functional and sustainable public architecture. Facilities have been planned and designed to support each community's mission, vision, values and culture, while providing enduring civic architecture. SFS has collaborated with communities and organizations throughout the Kansas City metro, including Jackson County, Missouri, on a variety of community development projects. Types of public facilities include:

- County/State/Federal administration buildings; city halls, commission/council chambers; conferencing centers.
- Workplace environments.
- Public health/wellness facilities.
- Public safety facilities: police, fire, emergency management; fire training centers, vehicle storage and maintenance facilities; law enforcement centers; detention centers.
- Courthouses, courtrooms and court support spaces.
- Public works/parks/vehicle maintenance facilities; warehouse and storage space; loading docks.
- Recreation centers: community centers, fieldhouses, athletic complexes, sports fields, parks, amphitheaters, outdoor aquatic centers and splash pads, natatoriums.
- Activity centers: senior centers, conference centers, event spaces, food service/dining, fitness centers/fit rooms, daycare/childcare centers.
- Libraries, museums/art galleries, cultural/heritage centers and interpretive/education centers
- Exterior courtyards and plazas, amphitheaters and green roofs.
- Animal shelters; animal care facilities
- Parking and parking garages.

Our experience serving more than 100 communities has fast-tracked our ability to plan and design facilities that are staff and community-friendly – open, inviting and connected.



# 100+

## Communities Served

### 300+

Public  
Administration  
Centers + Workplaces

### 20+

Public Works +  
Infrastructure +  
Transit

### 70+

Public Health +  
Wellbeing

### 100+

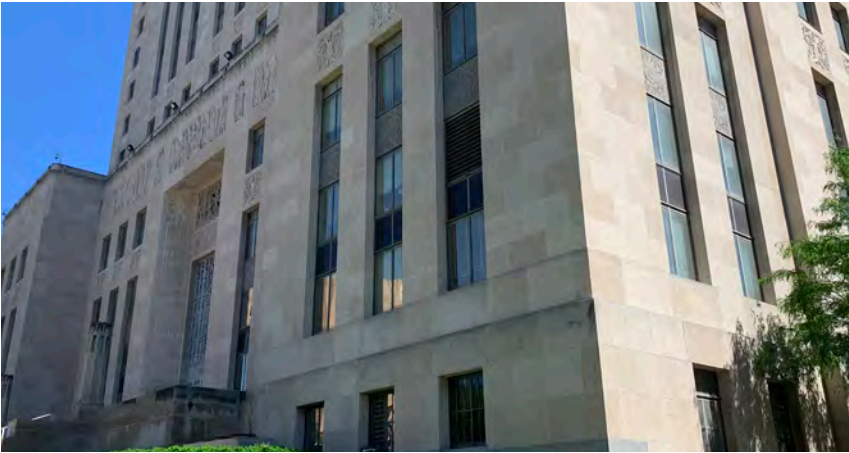
Public Safety +  
Law Enforcement + Courts

### 70+

Libraries  
Cultural Centers  
Education

### 80+

Parks + Recreation



### Jackson County Courthouse Facility Condition Assessment KANSAS CITY, MISSOURI

The County hired SFS Architecture and team members to conduct a comprehensive Facility Condition Assessment of the 23-story, 360,000 SF Courthouse to document deferred maintenance that could result in disruptions to the day-to-day operations. The information gathered will be built into a CMMS software allowing the County to manage a wealth of information and to leverage that data for capital planning budgeting and to effectively manage and maintain the Courthouse. Completion: June 2021.



### Jackson County Courthouse Juror Assembly Room Renovation KANSAS CITY, MISSOURI

SFS is working with Jackson County to renovate the first floor/south wing of the Jackson County Courthouse for jury assembly and jury support spaces. The design will create a vibrant environment with modern amenities that facilitates jury room needs while being sensitive to the historic typology of the building. When not in use for the Courts, the area would be utilized as multipurpose space for County use. Completion: November 2021 (estimated).



### Johnson County Mental Health Facilities JOHNSON COUNTY, KANSAS

SFS evaluated all current (five) Johnson County Mental Health facilities and generated concept design options for the Mental Health space needs program on the five sites. For three facilities, blocking diagrams were developed to illustrate ideas for adapting existing structures to meet the needs. SFS reviewed multiple concepts with Facilities and Mental Health to determine the viable alternatives that met the overall County. Completion: 2020.



### Johnson County Courthouse Planning OLATHE, KANSAS

SFS worked with the County to determine program needs for a new Courthouse and test-fit on two sites adjacent to the existing courthouse. Considerations investigated included the ability to integrate and include secured access for inmates, staff and the public, as well wayfinding and ADA compliancy. Concurrently, the Commission evaluated options to finance and construct the Courthouse. A referendum to fund the project was passed. Complete: 2016.





## Johnson County Arts + Heritage Center

OVERLAND PARK, KANSAS

A compelling, cost-effective and sustainable plan was developed to reposition the 1950s era King Louie bowling alley and ice chateau as a multipurpose County facility. The new Johnson County Arts and Heritage Center preserves an iconic building in the community while meeting the County's needs for a multipurpose community center with office, classroom, and events space, a flexible black box theatre for the County's popular Theatre in the Park program and a new home for the County Museum. Completion: 2017.



## Johnson County Park+Recreation District Big Bull Creek Park Police Substation + Maintenance Facility

EDGERTON, KANSAS

The new 5,500 SF facility houses a maintenance facility and police substation for Big Bull Creek Park. The police substation includes offices, locker room, interview room that dual functions as ICC 500 rated storm shelter, secured storage with gun safe, among others. The maintenance facility includes offices, tool room, parts room, two service bays, mechanical room and support spaces. An equipment storage barn was also designed. Completion: 2019.



## Johnson County Park+Recreation District Kill Creek Park Observation Tower

OLATHE, KANSAS

The new Kill Creek Park Observation Tower, built as a catalyst to draw new patrons to the park, is sited on an alley of trees from the original homestead overlooking the distant views of undisturbed prairie. A series of framed views at each landing builds wonder as the visitor ascends to each level. The galvanized bar-grate skin mimics the ever-changing perception through the filtered view of tall Kansas prairie grass. Completion: 2020.

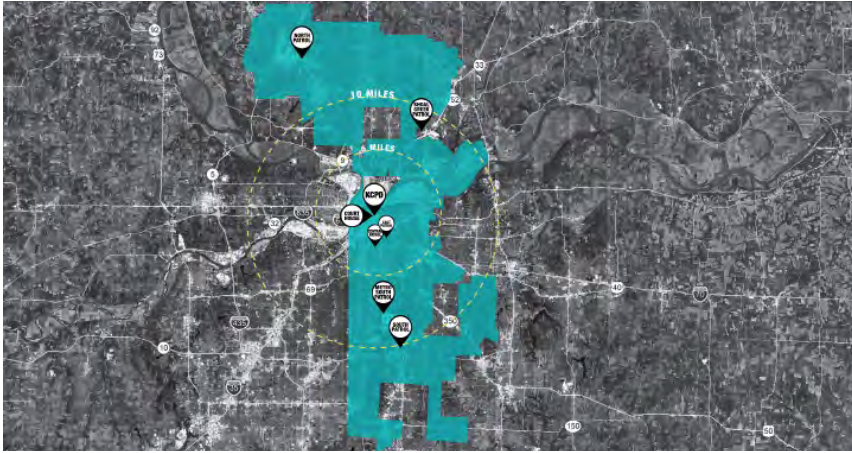


## Johnson County Park+Recreation District Meadowbrook Park + Activity Center

PRAIRIE VILLAGE, KS

SFS provided architectural services for the development of the 88-acre Meadowbrook Park. The park is part of a larger redevelopment effort aimed at transforming the former Meadowbrook Golf and Country Club into a mixed-use community. SFS designed several park structures within the park, including picnic shelters, a grand pavilion, restroom building and a new 12,000 SF activity center. Completion: 2019.

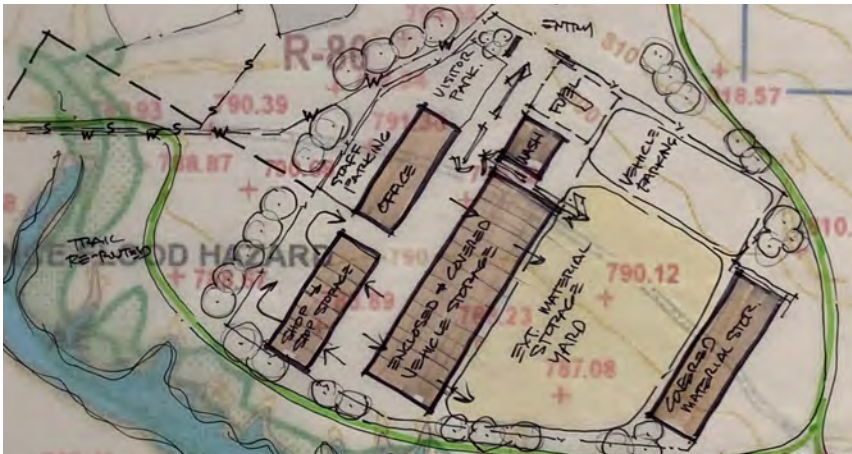




### Kansas City Detention Center Planning

KANSAS CITY, MISSOURI

The SFS team conducted a needs assessment which involved tracking the workflow throughout the current Kansas City criminal justice system; preparing population forecasts for the next 25 years for the future Kansas City jail population; and assessment of current and potential future utilization of alternative programs and criminal justice system process improvements. Recommendations were also presented in a Final Report. Complete: 2020.



### Northland Public Works Maintenance Facility

KANSAS CITY, MISSOURI

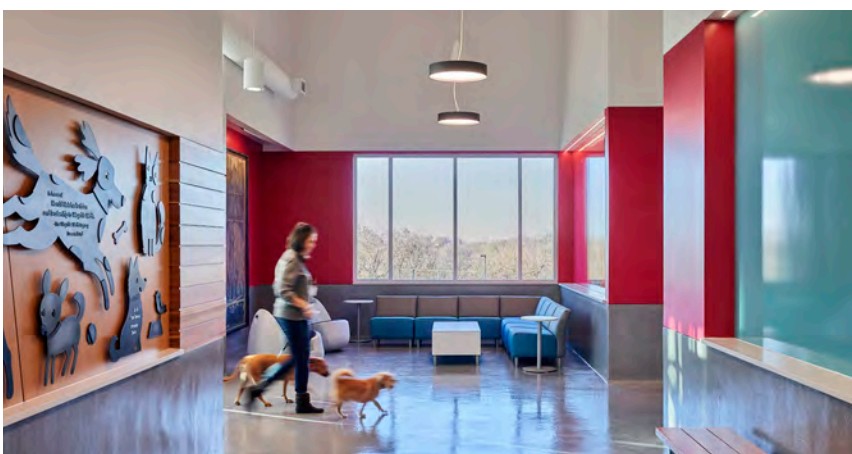
The SFS team was hired to provide programming, planning and design services for the new Kansas City Public Works (KCPW) Operations and Maintenance Facility in the Northland. The facility will house groups from KCPW District One, including operations, street, maintenance and fleet support for the purpose of providing a flexible and efficient facility for current and future needs of the fleet maintenance and streets departments. Complete: May 2021 (Phase 1 Pre-Design).



### Municipal Courthouse Master Plan and Renovation

KANSAS CITY, MISSOURI

SFS developed a Building Master Plan outlining renovation and expansion strategies for the aging, four-story, 100,000 SF Kansas City Municipal Courthouse. Renovation strategies are being implemented in phases by SFS. Construction is complete for Phase 1, which involved reconfiguration of the courthouse entrance, relocation and reconfiguration of the Cashiers' counters and relocation of the Prosecuting Attorney's Office and Probation department, among other items. Completion: 2018 (Phase 1).

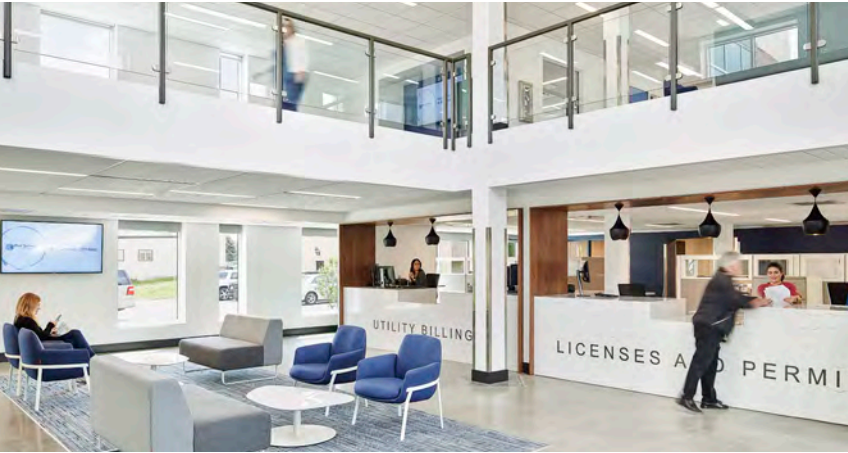


### Wayside Waifs Master Plan, Education and Training Center and Canine Behavior Center

KANSAS CITY, MISSOURI

Master planning, A-E and interior design services for new 16,700 SF facilities and site improvements to the privately-funded, non-profit animal shelter, including a new Humane Education and Training Center with a multipurpose events and training room, and a new Canine Behavior Rehabilitation Center. Completion: 2020.





## Blue Springs City Hall Complex

BLUE SPRINGS, MISSOURI

The project addresses the evolving spatial and programmatic requirements of the City, while uniting all departments in one facility. Interior spaces were renovated to provide abundant natural light for staff and to improve workflow and department adjacencies. Much needed meeting and training spaces were added for staff and community use. The new addition provides a two-story daylit entry and new elevator, welcoming the public and improving access for all citizens. Completion: 2019.



## Blue Springs Parks Master Plan

BLUE SPRINGS, MISSOURI

SFS participated in the development of master plans for two new parks to serve the Blue Springs community. The Southwest Park Concept Master Plan features a 13,000 SF event building for up to 350 people; restroom building; park shelters; open lawn; trails and play structure. The Roscoe Righter Park Concept Master Plan features a 28,000 SF activity center; park shelters; open lawn; trails; play structure and a dog park. Completion: 2020.



## Blue Springs Aquatics Master Plan

BLUE SPRINGS, MISSOURI

The team is engaging the community through surveys and open house meetings, encouraging the public to share their ideas about current and future aquatic amenities. Graphic materials are being generated, including site plans, floor plans and 3D renderings, for presentation to community leaders, other stakeholder groups and the general public in preparation for a referendum to support extending the Parks Sales Tax to fund construction of new aquatic amenities in addition to maintenance of existing aquatic facilities.



## Blue Springs Fieldhouse

BLUE SPRINGS, MISSOURI

The underused former Sports City building received a massive overhaul and became Blue Springs' first indoor community recreation center. Features include multi-activity/ basketball courts, artificial turf soccer field, two walking tracks, fitness center, conference/ meeting room, recreation department offices, indoor play area, child watch area, multi-purpose class/meeting/party rooms, spinning/ aerobics space, locker rooms, and concessions.

Completion: 2015; Construction Value: \$2.94M





### COVID-19 CARES Act Funded Projects

BLUE SPRINGS, GRANDVIEW AND RAYTOWN, MO

SFS is currently working with several municipalities to implement changes in their facilities utilizing CARES Act funding, including the cities of Blue Springs, Raytown and Grandview in Missouri. Permanent modifications are being made to public/employee interaction locations, including reception counters, air quality, and entry enclosures, among others.

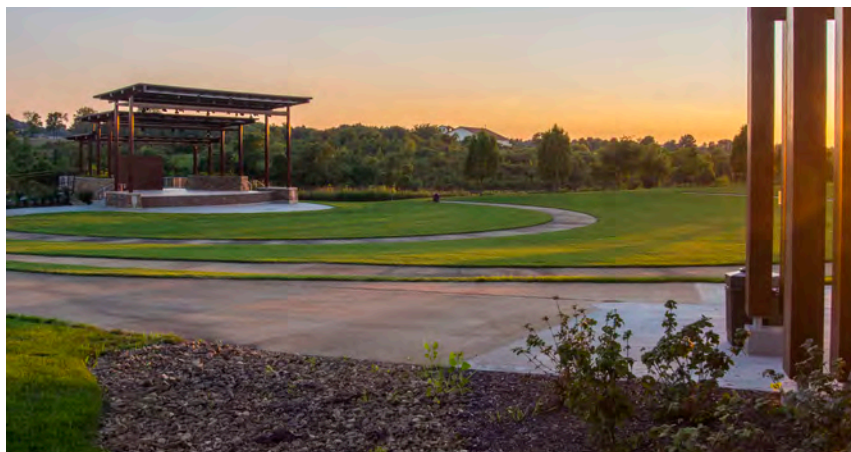
Completion: Ongoing.



### Grandview Parks / Public Works Facility

GRANDVIEW, MISSOURI

The new, 21,360 SF facility includes space and functionality for both Parks and Public Works departments and maximizes joint or shared work areas. Natural light is maximized in office and vehicle storage and repair areas through skylights and thermally rated glass. Operations at the site were maintained during construction to ensure continuous service delivery to local citizens and businesses. Completion: 2011.



### Legacy Park Amphitheatre

LEE'S SUMMIT, MISSOURI

SFS provided design services for improving the existing amphitheatre to support larger concerts, theatrical performances and other community events at Legacy Park Amphitheatre. Improvements enhance the outdoor performance space by adding a covered stage, backstage support facilities, box office structure, restrooms, concessions, additional seating and walkways as well as expanded parking facilities. Completion: 2016.



### Lee's Summit City Hall Complex

LEE'S SUMMIT, MISSOURI

SFS provided programming and planning services for a feasibility study and conceptual master plan, followed by complete architectural and interior design services for the new 76,000 SF City Hall complex. The design of the City Hall reflects the City's desire to create a citizen-centered, service-oriented atmosphere and to provide inspiring work spaces for city staff. Completion: 2006.





## Oak Grove Aquatic + Recreation Center

OAK GROVE, MISSOURI

The SFS team prepared conceptual plans for a new outdoor family aquatic center, an indoor multipurpose community/recreation space, and renovated Police Department and City Hall. Following a successful referendum, SFS provided full A/E services for a new community recreation/aquatic center complex featuring an 8,000 SF gymnasium and 5,000 SF admissions/bathhouse/concessions building. Completion: 2018.



## Hawk Ridge Park

RAYMORE, MISSOURI

SFS designed several structures in the park, including an amphitheater, restroom building and shelter house. Located across the lake from a new dock and fishing pier, the amphitheater draws people through the park to create a destination gathering place for the community. A restroom building and parking lot are adjacent to the amphitheater. SFS also designed a new shelter house with seating, a fireplace and barbecue grills. Completion: 2019.



## Recreation Park Activity Center

RAYMORE, MISSOURI

SFS designed a new 16,000 SF Activity Center to replace the Park House at Raymore's Recreation Park. The Activity Center includes a multipurpose gymnasium for sports and community gathering activities, classroom/studio space for parks and recreation programs, catering kitchen, offices and other support spaces.

Completion: 2018; Construction Value: \$2.8M



## Raytown City Hall

RAYTOWN, MISSOURI

Under the firm's On-Call contract with the City of Raytown, this project includes design through construction administration for the Phase I renovation of Raytown City Hall. Renovations will follow the final plan produced from the Space Needs Assessment developed by SFS dated July 24, 2020. This phase covers COVID-19 related design including social distancing design parameters, HVAC upgrades to include bipolar ionization systems, and no-touch operation of public restroom sinks, drinking fountains, and entry vestibule doors. Completion: June 2021





### Historic Truman Train Depot Renovation

INDEPENDENCE, MISSOURI

SFS is providing planning and design services to restore/renovate the historic train station, including new flooring, lighting, doors, painting, plumbing fixtures, an ADA-compliant water cooler, water heater, communications and electrical upgrades. Outside improvements include painting and wood rot repair, repairs to the downspouts and copper gutters, grading, drainage and landscape work, tile brick pavers and fiber optic service. A pedestrian/bicycle trail along Pacific Avenue is also planned. Completion: Construction to begin winter 2021.



### Overland Park Fire Station #48

OVERLAND PARK, KANSAS

Currently under construction, the new 11,525 SF station is designed to be expanded to a two-company station as the community grows and the service area densifies. The station is a double depth drive-through facility with primary and secondary exits and return paths. The station will be constructed adjacent to the Blue Valley Southwest grade school campus with opportunities to collaborate on a fire science program as part of the School District's Center for Advanced Professional Studies program. Completion: 2021.



### New Police Station

BASEHOR, KANSAS

SFS assisted the City with program confirmation and full A/E and construction administration services for the renovation of the building to accommodate a new Police Station. Associated site work included new drives and parking areas to accommodate 20 staff members and police department vehicles. Completion: 2019.



### Government Services Center

BONNER SPRINGS, KANSAS

SFS prepared a master plan for the new Bonner Springs Government Services Center including an existing facilities and site assessment, preparation of a space needs program through 2028, and development of concept plan options. The preferred concept includes the adaptive reuse of the 1918 City-owned school building for the City Hall and new construction for the Police Department on the existing City-owned site. Completion: Summer 2021.





### GSA Region 6 Headquarters Relocation

KANSAS CITY, MISSOURI

The General Services Administration recently relocated their regional headquarters to Two Pershing Square in downtown Kansas City, Missouri, following an extensive multi-year effort studying various scenarios for its relocation. SFS Architecture played a significant role in the relocation, including multiple workplace studies, program of prequirements packages, move coordination and FF&E services, among others. Completion: 2015.



### Veterans Affairs Workplace

KANSAS CITY, MISSOURI

SFS collaborated with GSA's Heartland Region and the Department of Veterans Affairs (VA) to provide an innovative, modern workspace for 99 employees -- outfitted with furniture at no upfront cost to VA -- all thanks to GSA's Furniture and Information Technology, or FIT, program. The new office space offers a professional work area comprising 80 workstations, nine touchdown workstations and ten private offices, ranging in size from 60 to 115 SF each. Completion: 2016.



### CISA Workspace

KANSAS CITY, MISSOURI

This project involved the renovation/expansion of approximately 2,712 SF on the third floor of the 8930 Ward Parkway Federal Building to accommodate Cybersecurity and Infrastructure Security Agency (CISA) existing personnel and anticipated growth. SFS coordinated with the GSA and CISA project team to assess existing conditions and develop a plan to renovate and expand workspace for existing and future CISA personnel. Completion: 2019.



### US Marine Corps Community Services Workspace

KANSAS CITY, MISSOURI

Located at the 2306 Bannister Federal Building, this project involved the renovation and expansion of approximately 25,000 SF of workspace to accommodate the USMC MCCS mission. Spaces include private offices, open offices, break room, storage and work room, administrative support space including four conference rooms/training room and two reception areas. In addition, a collaborative zone with multiple furniture types/configurations for flexible collaboration requirements is provided. Completion: 2018.



## SGT Charles R. Long Army Reserve Center Full Facility Restoration

INDEPENDENCE, MISSOURI

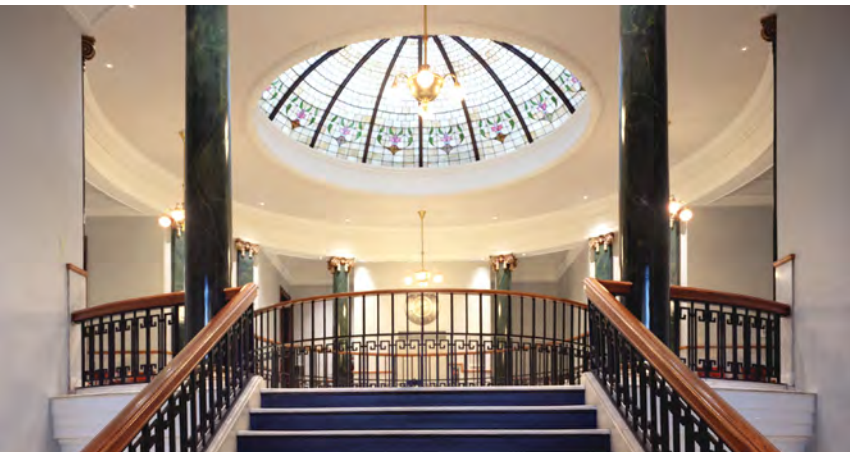
SFS is serving as Lead Designer/Architect for Phase II full facility revitalization of the U.S. Army Reserve Center in Independence. The \$11.3M project involves a new Physical Readiness Center addition, replacement of the Army Reserve Center (ARC) exterior walls, complete interior renovation of the 35,710 SF ARC training facility, security improvements, and access drives/ parking areas replacement and expansion. Completion: 2020.



## Fairway City Hall Adaptive Reuse

RAYMORE, MISSOURI

SFS worked with the City of Fairway to renovate an existing 5,700 SF retail/warehouse building into a new City Hall facility. The new space includes office and reception areas for city administration services, building and codes administration and the parks and recreation department; reception area for municipal court; storage for records retention; joint council chambers/municipal court with additional conference room space; multi-use space for park and recreation programs, civic events and private rentals. Completion: 2017.



## Leavenworth County Courthouse Renovation/Adaptive Reuse

LEAVENWORTH, KANSAS

SFS developed a master plan for the renovation and restoration of the entire three-story historic courthouse; assessed the building for compliance with building codes and ADA accessibility; and inspected the interior and exterior for deterioration, deferred maintenance and structural integrity. The renovation was completed in four phases to minimize disruption of operations and accommodate availability of funds.



## Veterans Health Administration Community Based Outpatient Clinic

NORTH PLATTE, NEBRASKA

The SFS team worked with the GSA and North Platte Veterans Administration to renovate and reconfigure the Third Floor of the North Platte Federal Building to accommodate a new Veterans Health Administration (VHA) Community Based Outpatient Clinic (CBOC). The new 18,000 SF clinic provides comprehensive primary care to Veterans within the greater North Platte, Nebraska Community. Completion: 2019.



## 07 ON-CALL CAPABILITIES

### On-Call Projects: Keys to Success

For nearly 50 years, SFS has been a trusted Architectural Partner to public and private agencies, completing hundreds of projects requiring a wide range of services and expertise under numerous On-Call/IDIQ type contracts. **On average, we have worked on approximately 30 On-Call projects per year under these contracts, many of these projects happening simultaneously and in disparate locations.** Based on this experience, we have developed the following keys to success for On-Call Contract Management and Project Delivery. These best practices will guide our work with you.

- Experienced and dedicated contract leadership and project management.
- Quick response time and rapid mobilization.
- Responsiveness, constant and meaningful communication and sense of urgency.
- Organization and preparation.
- Multi-disciplined team and established relationships with specialty consultants.
- Spirit of collaboration.
- Pre-planning to identify risks and other challenges and account for potential strategies in the work plan.
- Detailed work plan identifying tasks, staff assignments and schedule requirements.
- Engaging County leaders, Facilities team and other stakeholders as necessary.
- Early meetings to discuss approach to code compliance.
- Lessons learned from diverse portfolio of work.
- Integrated design and construction solutions.
- Development and exploration of multiple options with client group and the community to determine optimum solution and achieve consensus.
- Fluid project management and pro-active problem resolution.
- Monitoring new or additional circumstances, such as changes in project requirements, design refinements of major building systems and construction market conditions, and adjusting work plan as needed.
- Continuous monitoring of quality, schedule and budget.
- Utilization of detailed cost estimating template that accounts for factors such as inflation, insurance, general requirements, bonds, contractor fees and "invisible construction" allowances.
- Ongoing "reality checks" to monitor and control costs.
- Incorporating value-engineering principles, life-cycle costs analyses, economic evaluations and design alternatives throughout the project.
- Adherence to quality control guidelines.
- Project and design discipline reviews at key milestones in the process.
- Development of construction phase requirements to allow for continued operations and occupancy during construction.
- Construction administration services provided by key team members involved in design.
- Commitment to design excellence, innovation and understanding trends.

## On-Call Services Specialty/Long-term Partnerships

Our collaborative approach and client-focused design has resulted in long-term partnerships with many organizations. These partnerships have, in some cases, spanned decades and encompassed a wide variety of projects. Many of these projects have been completed under indefinite delivery/on-call contracts with multiple projects occurring simultaneously.

Our firm has consistently met performance schedules, design quality and project scope requirements on all task/work orders completed under term contracts. Projects have ranged from large master plans to extremely detailed interior architectural, repair, renovation and historic preservation projects to the design of a broad range of new facilities. Each project has been met with a strong commitment to excellence in design and client service.

We have earned a reputation with our clients for our ability to develop solutions that align with and support their organizational plans, culture and goals for quality, function, sustainability, aesthetics, budget and schedule. The majority of these projects have involved small renovations/repairs/alterations to existing buildings, including accessibility updates; interior space alterations; roof repairs or replacement; window repairs and replacement; masonry re-pointing, caulking and cleaning; repair or replacement of HVAC, energy management, electrical, water supply and drainage, electronic security, fire alarm and fire sprinkler systems; and repair or replacement of elevators; among others.

### Notable Term Contracts

- State of Missouri (recently awarded)  
On-Call/PACE Master Contract for Design Services
- GSA Region 6 (recently awarded)  
A/E IDIQ Contract for Design Services, Including Federal Properties in Kansas, Missouri, Iowa and Nebraska (sub to Strata)
- NOAA Eastern Region (recently awarded)  
IDIQ Contract for A/E Services (sub to KPE)
- Johnson County, Kansas (current)  
On-Call/Term Contract for Architectural Services (two consecutive five-year contracts)
- City of Roeland Park, Kansas (current)  
On-Call/Term Contract for Architectural Services
- City of Raytown, Missouri (current)  
On-Call/Term Contract for Architectural Services
- State of Kansas (current) - Department of Wildlife, Parks and Tourism Term Contract for Architectural Services (three consecutive three-year contracts)
- GSA Region 6 - Supplemental A/E IDIQ Contract for the State of Nebraska and Cities of Council Bluffs and Sioux City, Iowa
- GSA Region 6 - Supplemental A/E IDIQ Contract for the State of Kansas, Including Cities of Kansas City and Columbia, Missouri, and the Area of Missouri West of Columbia
- GSA Region 6 - A/E IDIQ Contracts for Specialized Design Services, Including Federal Properties in Kansas, Missouri, Iowa and Nebraska
- GSA Region 6 - Supplemental A/E IDIQ Contract for U.S. Courts (two consecutive five-year contracts 2003-2013)
- GSA Region 8 IDIQ Contract for A/E Services (subconsultant)
- National Park Service Midwest Region IDIQ Contract for Multi-Disciplinary A/E Services
- Federal Reserve Bank of Kansas City (current)  
On-call Contract for A/E Services
- Federal Bureau of Prisons Midwest Region IDIQ Contract for A/E Services
- NOAA Central Region Acquisition Division National IDIQ Contract for A/E Services

### Notable Client Partnerships with Multiple Projects

- Archdiocese of Kansas City in Kansas - client since 1982
- City of Kansas City, MO - client since 1985
- Diocese of Kansas City-St. Joseph - client since 1985
- State of Missouri - client since 1986
- City of Blue Springs, MO - client since 1987
- General Services Administration - client since 1992
- Johnson County, KS - client since 1993
- UMB - client since 1993
- Christ Lutheran Church - client since 1997
- City of Mission, KS - client since 1998
- City of Overland Park, KS - client since 1999
- City of Fairway, KS - client since 2007
- Trinity Lutheran Church - client since 2007
- City of Olathe, KS - client since 2011
- City of Raymore, MO - client since 2011
- City of Grandview, MO - client since 2012
- Ottawa University - client since 2012
- Kansas Department of Wildlife Parks & Tourism - client since 2014
- Wayside Waifs - client since 2015



### On-Call Architectural Services Contract

CITY OF RAYTOWN, MISSOURI

Under this three-year term contract, SFS is providing planning/visioning for interior and exterior designs and construction; review/development of architectural building standards; ADA compliance and building condition assessments and planning major replacements/maintenance/improvements at municipal buildings, including space needs assessment and renovation of the City Hall building. Completion: Ongoing.



### On-Call Architectural Services Contract

CITY OF ROELAND PARK, KANSAS

Select projects under this contract to date include: Historic Roe House Replica Play Structure at Nall Park; Nall Park Improvements; Roeland Park Aquatic Center Accessibility Improvements; Roeland Park Community Center Aesthetic Upgrades Conceptual Design; CARES Act Improvements; among others. Completion: Ongoing.



### On-Call Architectural Services Contract

JOHNSON COUNTY, KANSAS

SFS is providing On-Call Architectural Services to Johnson County for small to medium sized projects with construction budgets ranging between \$25,000 to \$3 million. To date, the majority of projects have involved working with the Johnson County Park and Recreation District (JCPRD). Projects include park improvements, activity centers, aquatics, administrative building improvements, accessibility modifications, among others. Completion: Ongoing.



### On-Call Architectural Services Contract

NATIONAL PARK SERVICE, MIDWEST PARK UNITS

Services provided under this five-year contract included: research, inventory, stabilization, preservation, rehabilitation, site planning and design, design for interpreted structures, museums, visitor/interpretive centers, administrative facilities, maintenance facilities, single multi-family housing, campgrounds, roads and parking. SFS recently completed the new Apostle Islands National Lakeshore Visitor Center. Completion: 2020.



## ON-CALL CAPABILITIES



### On-Call/IDIQ Contract for AE Services

GENERAL SERVICES ADMINISTRATION REGIONS 6  
KANSAS AND WESTERN MISSOURI

Under this five year contract, 90 work orders are ongoing or have been completed for projects in 17 federal properties in Kansas and western Missouri. The majority of work includes design and the preparation of construction documents for repair, alteration, tenant improvement, remodeling of building interior space, and building systems and features. Completion: Ongoing.



### On-Call/IDIQ Contract for AE Services

GENERAL SERVICES ADMINISTRATION REGIONS 6  
NEBRASKA AND IOWA

Under this five year contract, 33 work orders are ongoing or have been completed for projects in 5 federal properties in Nebraska and western Iowa. The majority of work includes design and the preparation of construction documents for repair, alteration, tenant improvement, remodeling of building interior space, and building systems and features. Completion: Ongoing.



### On-Call Architectural Services Contract

FEDERAL RESERVE BANK OF KANSAS CITY, MISSOURI

Under this three-year term contract, SFS staff presented alternative approaches to design and construction of the various projects which considered "best value" in developing a design that is consistent with the client's program, schedule and budget. Scope of services have included planning and design of a courtyard enclosure, renovation to accommodate dining relocation, cafeteria expansion, and various workplace studies. Completion: Ongoing.



### On-Call Architectural Services Contract

STATE OF KANSAS DEPARTMENT OF WILDLIFE,  
PARKS AND TOURISM

SFS was awarded three consecutive three-year contracts to provide multi-disciplinary A/E design services for projects in Kansas State Parks. Projects to date include: Cheyenne Bottoms Office and Storage Buildings; Meade Walleye Fish Hatchery; Kansas Aquatic Biodiversity Center at Farlington Fish Hatchery; Hillsdale State Park Cabins Permitting; El Dorado State Park Amphitheater Assessment; Cheney State Park Cabin Design.

Completion: Ongoing.

## 08 REFERENCES

SFS has been recognized by its peers and industry colleagues for excellence in design, craftsmanship and artistry for numerous projects. This consistent level of excellence is backed by our disciplined cost, schedule and quality control process in place from the programming and design phases, to the production of construction documents, and through the construction administration phase.

The clients highlighted on the following page can attest to our team's qualifications and track record/performance with similar work as well as the strengths the SFS Team will bring to your project, including our:

1

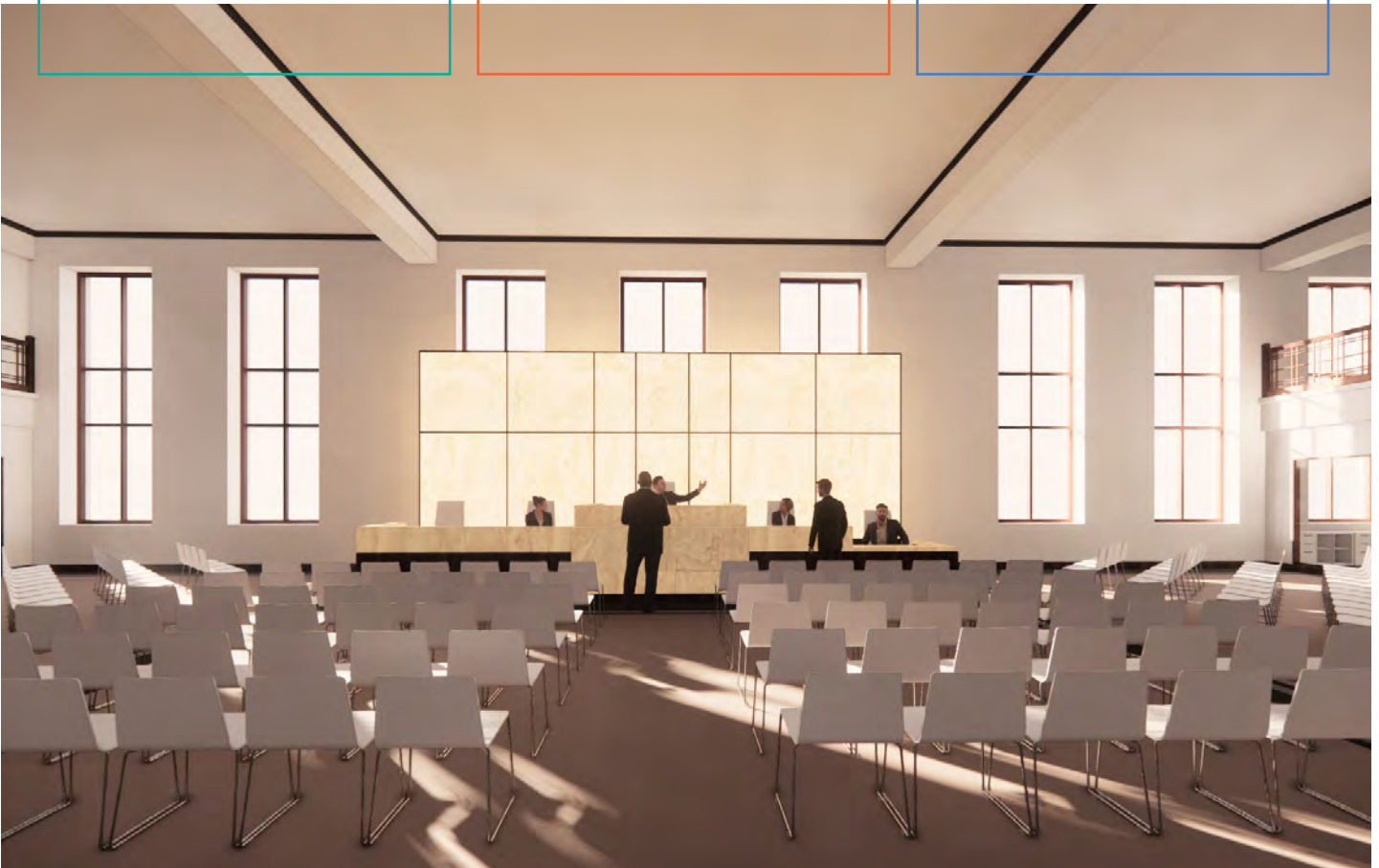
Ability to develop architectural solutions that respond to a client's vision and programmatic requirements with similar project types

2

Collaboration with civic leaders and other project stakeholders to envision and plan for their specific facilities

3

Commitment to excellence in design, craftsmanship and artistry



## Client Contacts

### Jackson County, Missouri

Brian Gaddie, Director – Public Works  
816-881-4530  
bgaddie@jacksongov.org

### Johnson County, Kansas

Danni Livingston  
Director – Planning, Design + Construction  
913/715-1106  
danni.livingston@jocogov.org

Tim DeWeese  
Director – Johnson County Mental Health  
913/826-4200  
tim.deweese@jocogov.org

### City of Blue Springs, Missouri

Dennis Dovel, Parks and Recreation Director  
816/228-0265 (direct)  
816/228-0137 (main office)  
ddovel@bluespringsgov.com

### GSA Region 6

Denise Ryerkerk, Project Manager  
816/823-2269  
denise.ryerkerk@gsa.gov

# 09 CONTRACTOR UTILIZATION PLAN

Jackson County Missouri Request for Qualifications No. 41-21  
Page 18 of 22



**OFFICE OF THE COUNTY AUDITOR  
COMPLIANCE REVIEW OFFICE**  
415 E 12TH STREET, 2ND FLOOR  
KANSAS CITY, MISSOURI 64106

(816) 881-3302  
FAX (816) 881-3340  
CRO@JACKSONGOV.ORG  
WWW.JACKSONGOV.ORG/AUDITOR

## JACKSON COUNTY, MISSOURI CONTRACTOR UTILIZATION PLAN

**Bid/RFP/RFQ Number:** 41-21  
**Bid/RFP/RFQ Title:** On-Call Architectural Services  
**Contracting Department:** Public Works Department  
**Respondent:** SFS Architecture, Inc.

I, Marsha K. Hoffman, of lawful age and upon my oath state as follows:

1. This Affidavit is made for the purpose of complying with the provisions of the MBE/WBE/VBE submittal requirements on the above Bid/RFP/RFQ and the MBE/WBE/VBE Program and is given on behalf of the Respondent listed above. It sets out the Respondent's plan to utilize MBE and/or WBE and/or VBE prime and subcontractors on the awarded contract.

**The goals set by Jackson County, Missouri are:**

9.5 % MBE 11.7 % WBE 9.5 % VBE

2. Bidder stipulates that it will utilize a minimum of the following percentages of MBE/WBE/VBE participation in the above bid:

       % MBE        % WBE        % VBE

3. The following are the MBE/WBE/VBE Contractors to be utilized on the above-named solicitation. **Respondent maintains that it either has a formal contract or a conditional contract contingent upon award.**

**Please note:**

- a. If Bidder is a certified MBE, WBE, or VBE firm, it may list itself in the appropriate area below.
- b. No contractor may be listed under multiple categories below regardless of certifications.

\*\*\*INTERNAL USE ONLY\*\*\*

CUP RECEIVED: \_\_\_\_\_ CUP APPROVED: \_\_\_\_\_

GFE RECEIVED: \_\_\_\_\_ GFE APPROVED: \_\_\_\_\_

CUP REVISED: \_\_\_\_\_ REVISION APPROVED: \_\_\_\_\_

APPROVED GOALS: \_\_\_\_\_ MBE \_\_\_\_\_ WBE \_\_\_\_\_ VBE

RES/ORD: \_\_\_\_\_ AMT AWARDED: \_\_\_\_\_

NOTES:



# CONTRACTOR UTILIZATION PLAN

Jackson County Missouri Request for Qualifications No. 41-21  
Page 19 of 22

## MBE SUBCONTRACTORS

	Description	Bidder Response	
A.	MBE Firm:	SK Design Group, Inc.	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Sub A Contract Value:</b> \$
	Address line 1:	4600 N. College Avenue #100	
	Address line 2-include County:	Kansas City (Jackson Co.), MO 64117	
	Telephone Number:	913/451-1818	
	President/Owner:	Sassan Mahobian	
	Email Address:	sassan@skdg.com	
	Certifying Agency	City of Kansas City, Missouri	
	Expiration Date of Certification:	December 31, 2021	
	Scopes of Work Utilized:	Civil Engineering	
	Percentage of Contract Awarded:	To be determined.	
B.	MBE Firm:	FSC, Inc.	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Sub B Contract Value:</b> \$
	Address line 1:	9225 Indian Creek Parkway, # 300	
	Address line 2-include County:	Overland Park, KS 66210 (Johnson Co.)	
	Telephone Number:	913/722-3473	
	President/Owner:	Sonia Garapaty	
	Email Address:	sgarapaty@fsc-inc.com	
	Certifying Agency	City of Kansas City, Missouri	
	Expiration Date of Certification:	December 31, 2021	
	Scopes of Work Utilized:	M/E/P/FP Engineering; Code and Life Safety	
	Percentage of Contract Awarded:	To be determined.	
C.	MBE Firm:	Land3 Studio, LLC	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Sub C Contract Value:</b> \$
	Address line 1:	317 SE Main St.	
	Address line 2-include County:	Lee's Summit, (Jackson Co.) MO 64063	
	Telephone Number:	816/207-6019	
	President/Owner:	Bob Bushyhead	
	Email Address:	bbushyhead@land3studio.com	
	Certifying Agency	City of Kansas City, Missouri	
	Expiration Date of Certification:	December 31, 2021	
	Scopes of Work Utilized:	Landscape Architecture	
	Percentage of Contract Awarded:	To be determined.	
		<b>TOTAL MBE VALUE</b>	\$

\*\*\*Add Additional Pages as Necessary\*\*\*



## Additional MBE Subcontractors

D.	MBE Firm:	GeoSource, LLC
	Address Line 1:	14705 W. 114th Terrace
	Address Line 2-include County	Lenexa (Johnson County), KS 66215
	Telephone Number:	913/283-9990
	President/Owner:	Axel Novion
	Email Address:	anovion@geosourceeng.com
	Certifying Agency:	City of Kansas City, Missouri
	Expiration Date of Certification:	December 31, 2021
	Scopes of Work Utilized:	Geotechnical Engineering; Surveying and Materials Testing
	Percentage of Contract Awarded	To be determined.

# CONTRACTOR UTILIZATION PLAN

Jackson County Missouri Request for Qualifications No. 41-21  
Page 20 of 22

## WBE SUBCONTRACTORS

	Description	Bidder Response	
A.	WBE Firm:	Patti Banks Associates, LLC, DBA Vireo	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> <u>KCMO</u> <u>State of MO</u>  <b>Approved: Y N</b>  <b>Sub A Contract Value:</b> \$
	Address line 1:	929 Walnut, Suite 700	
	Address line 2-include County:	Kansas City (Jackson Co.), MO 64106	
	Telephone Number:	816/756-5690	
	President/Owner:	Linda deFlon	
	Email Address:	linda@bevireo.com	
	Certifying Agency	City of Kansas City, Missouri	
	Expiration Date of Certification:	December 31, 2021	
	Scopes of Work Utilized:	Landscape Architecture, Master Planning	
	Percentage of Contract Awarded:	To be determined.	
B.	WBE Firm:	KH Engineering Group, P.A.	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> <u>KCMO</u> <u>State of MO</u>  <b>Approved: Y N</b>  <b>Sub B Contract Value:</b> \$
	Address line 1:	15377 W. 95TH Street	
	Address line 2-include County:	Lenexa (Johnson County), KS 66219	
	Telephone Number:	913/825-9381	
	President/Owner:	Kathleen Hagan	
	Email Address:	khagen@khegroup.com	
	Certifying Agency	City of Kansas City, Missouri	
	Expiration Date of Certification:	December 31, 2021	
	Scopes of Work Utilized:	Structural Engineering	
	Percentage of Contract Awarded:	To be determined.	
C.	WBE Firm:	Antella Consulting Engineers, Inc.	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> <u>KCMO</u> <u>State of MO</u>  <b>Approved: Y N</b>  <b>Sub C Contract Value:</b> \$
	Address line 1:	1600 Genessee, Suite 260	
	Address line 2-include County:	Kansas City, MO 64102	
	Telephone Number:	816/421-0950 Ext. 101	
	President/Owner:	Monica Santos	
	Email Address:	mssantos@antella-inc.com	
	Certifying Agency	City of Kansas City, Missouri	
	Expiration Date of Certification:	December 31, 2021	
	Scopes of Work Utilized:	Electrical Engineering/ Lighting Design	
	Percentage of Contract Awarded:	To be determined.	
	<b>TOTAL WBE VALUE</b>		\$

\*\*\*Add Additional Pages as Necessary\*\*\*



**Additional WBE Subcontractors**

<b>D.</b>	<b>MBE Firm:</b>	AIC Structural Consultants, Inc.
	<b>Address Line 1:</b>	9230 E. 47th Street
	<b>Address Line 2-include County</b>	Kansas City (Jackson Co.), MO 64133
	<b>Telephone Number:</b>	816/313-8700
	<b>President/Owner:</b>	Cara Hoadley
	<b>Email Address:</b>	choadley@aicstructural.com
	<b>Certifying Agency:</b>	City of Kansas City, Missouri
	<b>Expiration Date of Certification:</b>	December 31, 2021
	<b>Scopes of Work Utilized:</b>	Structural Engineering
	<b>Percentage of Contract Awarded</b>	To be determined.

# CONTRACTOR UTILIZATION PLAN

Jackson County Missouri Request for Qualifications No. 41-21  
Page 21 of 22

## VBE SUBCONTRACTORS

	Description	Bidder Response		
A.	VBE Firm:	Computer Aided Scheduling & Estimating	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Sub A Contract Value:</b> \$	
	Address line 1:	11813 Hemlock Street		
	Address line 2-include County:	Overland Park (Johnson Co.), KS 66210		
	Telephone Number:	913/339-6242		
	President/Owner:	Harlan G. "Buddy" Suttle		
	Email Address:	casekc49@gmail.com		
	Certifying Agency			
	Expiration Date of Certification:			
	Scopes of Work Utilized:	Cost Estimating		
	Percentage of Contract Awarded:	To be determined.		
B.	VBE Firm:	Parson & Associates	<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Sub B Contract Value:</b> \$	
	Address line 1:	1601 E. 18th Street, Suite 211		
	Address line 2-include County:	Kansas City (Jackson County), MO 64108		
	Telephone Number:	816/216-6571		
	President/Owner:	Jason Parson		
	Email Address:	Jason@parsonkc.com		
	Certifying Agency			
	Expiration Date of Certification:			
	Scopes of Work Utilized:	Community Engagement		
	Percentage of Contract Awarded:	To be determined.		
C.	VBE Firm:		<b>INTERNAL USE ONLY</b>  <b>Certifying Agency:</b> _____ KCMO _____ State of MO  <b>Approved: Y N</b>  <b>Sub B Contract Value:</b> \$	
	Address line 1:			
	Address line 2-include County:			
	Telephone Number:			
	President/Owner:			
	Email Address:			
	Certifying Agency			
	Expiration Date of Certification:			
	Scopes of Work Utilized:			
	Percentage of Contract Awarded:			
		<b>TOTAL VBE VALUE</b>		\$

\*\*\*Add Additional Pages as Necessary\*\*\*



Jackson County Missouri Request for Qualifications No. 41-21  
Page 22 of 22

### ACKNOWLEDGMENT

Respondent acknowledges that it is responsible for considering the effect that any change order and/or amendments changing the total contract amount may have on its ability to meet or exceed the subcontractor participation goals.

#### Good Faith Effort:

Respondent further acknowledges that it is responsible for submitting a **Good Faith Effort Form** if it will be unable to meet the participation goals. A **Good Faith Effort Form** documents the efforts a respondent puts forth to achieve the MBE and/or WBE and/or VBE goals on a project. **Simply stating that goals cannot be met is not considered sufficient.**

#### Contractor Modification Form:

If, at any point during the life of the awarded contract, the contractor needs to substitute an approved subcontractor a **Contractor Modification Form** must be submitted to the Compliance Review Office.


**Any Good Faith Effort or Contractor Modification Form must be approved by the Compliance Review Office.**

**\*\*\*Contact the Compliance Review Office for assistance or to request forms.\*\*\***

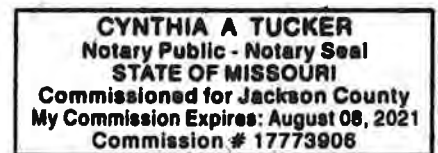
*I hereby certify that I am authorized to make this Affidavit on behalf of the Respondent named below and who shall abide by the terms set forth herein. I acknowledge that the assigned values determined by this CUP shall be enforceable under the contract terms and conditions.*

**Respondent Primary Contact:** Marsha K. Hoffman  
**Title:** Principal **Email:** mhoffman@sfsarch.com  
**Date:** July 6, 2021 **Phone:** 816/541-2299

Subscribed and sworn to before me this 6<sup>th</sup> day of July, 2021.

My Commission Expires: August 8, 2021  


Notary Public  
(Attach corporate seal if applicable)



For questions on this form please contact:

**Compliance Review Office**  
**816-881-3302**  
**CRO@jacksongov.org**



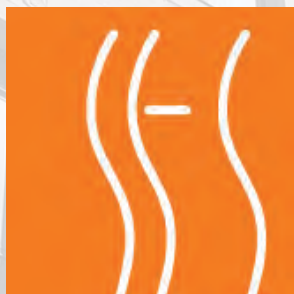
# Additional Consultants as needed

In addition to the MBE/WBE/VBE subcontractors previously listed, SFS may need to utilize other consultants with the following specialties in order to provide specific scopes of services required by a project. Our team will work with the Jackson County Public Works Department to define the scopes of work related to these services and select the most appropriate consultants for those services.

Please note we have established relationships with all consultants listed.

Consultant Name and Address	Specialty
Olsson 1814 Main Street Kansas City, MO 64108 816/842-8844 www.olsson.com	Civil Engineering; Environmental Engineering; Landscape Architecture; Mechanical/Electrical/Plumbing Engineering; Structural Engineering; Surveying
McClure Engineering 1700 Swift Street, Ste 100 North Kansas City, MO 64116 816/756-0444 www.mecresults.com	Civil Engineering
Bob D. Campbell & Company 4338 Belleview Avenue Kansas City, MO 64111 816/531-4144 www.bdc-engrs.com	Structural Engineering
Stand Structural Engineering 8234 Robinson Street Overland Park, KS 66204 913/214-2169 www.stand-sei.com/	Structural Engineering
PKMR Engineers 13300 W 98th Street Lenexa, KS 66215 913/492-2400 www.pkmreng.com	Mechanical, Electrical and Plumbing Engineering
Henderson Engineers 1801 Main Street Kansas City, MO 64108 816/663-8700 www.hendersonengineers.com	Mechanical, Electrical and Plumbing Engineering; Fire Protection Engineering; Code and Life Safety; Commissioning; Security; Telecommunications; Acoustical Design; Audio-Visual Consulting
Avant Acoustics 14827 W 95th Street Lenexa, KS 66215 913/888-9111 www.avantacoustics.com	Acoustical Design; Audio-Visual Consulting
Construction Management Resources LLC 5201 Johnson Drive, #330 Mission, KS 66205 913/262-6715 www.cmrcosts.com	Construction Cost Estimating





2100 central street, suite 31  
kansas city, missouri 64108