



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA

Company Profile

Table Of Contents

Introduction

Executive Summary	2
Quick Facts	3
Core Principles	4
Our Team	5
Services	6
Resume	8
Projects	12

Luxury Homes
Commercial
Hospitality
Healthcare



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA

Introduction

Executive Summary

KLF Designs, PLLC is a minority-owned, multidisciplinary professional services firm licensed in Mississippi, Florida, Louisiana, Alabama, Tennessee, and South Carolina. Based in Jackson, MS, our team is comprised of architects, engineers, planners, project managers, and designers. This Integrated Design Team approach enables us to handle a wide range of projects. Through our diversity we offer the client a unique approach to the project.

KLF Designs offers clients a range of services in all areas of program/project management, owners' representation, master planning, code compliance, architectural rendering, preliminary and detailed design, bidding, construction administration, and interior design.

KLF Designs acts as a single point of contact and quickly and seamlessly integrates into our clients' teams, representing the owner's interests first and foremost. KLF Designs' program and project management services are structured with a single purpose in mind: **To Provide Quality Services For Every Client At An Affordable Price, On Time and Within Budget.** We provide an assortment of services and a combined 50+ years expertise under one roof, resulting in the cost-effective and efficient execution of projects of any size.

KLF Designs partners with our clients through all facets of the program/project planning and execution to ensure full team integration at all levels. We can manage all aspects of your design project, with a focus on improving schedule performance, controlling and reducing costs, and ensuring quality construction.

Our proven systems, processes, tools, and skills enable us to provide real-time information and communicate and interface with our clients from project inception through project closeout. Committing to this level of inclusion throughout the project builds and maintains constructive relationships that are crucial to project success. It also results in the ability to better manage schedule, cost, and performance objectives.

KLF Designs is known for our use of cutting edge technology integration such as Building Information Modeling (BIM) and our Integrated Design Team Process. Our quality control management tools ensure that customized plans are developed, implemented, and enforced for each program and project.





KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Introduction

Quick Facts

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA



FOUNDED



**# OF U.S. STATES
WE SERVE**



**PROJECT SIZE
RANGE**



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Introduction

Our Core Principles

OUR MISSION

To Provide Quality Services
For Every Client
At An Affordable Price
On Time and Within Budget



OUR VISION

A Built Environment That
Inspires Equitable Design

OUR SERVICES

Architecture
Interior Design
Commercial Kitchen Design
Project Management
Master Planning





KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Introduction

Our Team



D'Angelo Oliver
Architectural Designer



Kwayera Franklin, AIA
Founding Principal/CEO



Bradnado Turnquest, PE
Engineering Consultant



Telisha Goree
Project Manager



Charrisse Gordon
Interior Design Consultant



Amber McDonald
Architectural Designer



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA

Services

Our Expertise





KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Services

Industry Experience

THE KLF DESIGNS ADVANTAGE

At KLF Designs, quality design is a top priority. Our combined experience of over 50 years equips us with the expertise to offer our clients practical, code compliant solutions while maintaining a blend of function, aesthetics, and cost efficiency.

Design	Project Planning	Project Management
Civic/Public	Project Programming	Construction Bidding and Procurement
Retail	Master Planning	Construction Administration
Office	Subdivision Layouts	Production Management
Commercial Kitchens	Existing Facility Surveys	On-site Representation
Hospitality	As-Built Drawings	Field Reports
Healthcare	Cost Estimating	Furniture, Fixture, and Equipment (FFE) Procurement
Industrial	Feasibility Studies	Facility Support
Residential	Building Information Modeling (BIM)	RFP Development
Day Care		

PO BOX 24628
 JACKSON, MS 39225
 601.351.5401
 klfdesignsarch.com

Kwayera L. Franklin, AIA



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera Lakei Franklin

Kwayera L. Franklin, AIA

Principal Architect

Education:

Mississippi State University
Starkville, MS

Professional B.A. in Architecture
Spring 2003

Experience: 21 years

Project Types in the last 5 years:
Government, Industrial, Healthcare,
Institutional, Educational, Hospitality,
Food-service

Average Project Size:
\$500k - \$4 million

Licenses/Certifications:
Registered Architect in Mississippi,
Florida, Alabama, Tennessee, South
Carolina, and Louisiana

Professional Affiliations:
NCARB, NOMA, AIA, AIBD

Bio

Mr. Franklin brings valuable experience specializing in Architecture, Graphic Design, and Food-service Design. Over the past 21 years, he has designed and/or managed projects for the U.S. Military, Industrial, Healthcare, Institutional, Educational, Hospitality Sectors, ranging in size from \$100k to \$100 million. Since founding KLF Designs in 2019, he has led the company in expanding its reach and fulfilling its vision to **Inspire Innovation Through Information.**





KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera Lakei Franklin

Kwayera L. Franklin, AIA

Principal Architect

EXPERIENCE

KLF Designs PLLC - Jackson, MS

Principal Architect /CEO (October 2019 – Present)

Main Duties:

Design, Project Management, Accounting, Marketing, and Business Development, Human Resources

Notable Projects:

LaCour Kitchen & Bar - Jackson, MS
Trotter's Market - Jackson, MS
Kudzu CC Cultivation Facility - Canton, MS
Pediatric Dental Studio - Crystal Springs, MS
Break Time Convenience Store - Starkville, MS

The Bourne Group - St. Thomas, US Virgin Islands

Architectural Consultant (August 2018 – Present)

Main Duties:

Design, Project Management

Notable Projects:

Reicchold Center for the Arts - St. Thomas, USVI
Magens Bay Bathhouse - St. Thomas, USVI
Saints Peter and Paul Catholic School - St. Thomas, USVI

Vernell Barnes, Architect - Atlanta, GA

Architectural Consultant (June 2019 – Present)

Main Duties:

Design, Project Management

Notable Projects:

Matt Thomas Apartments - Alcorn State University - Lorman, MS
Physical Plant Renovations - Alcorn State University - Lorman, MS
Sleep Inn Renovations - Atlanta,GA



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA

Kwayera Lakei Franklin

Principal Architect

EXPERIENCE HISTORY (cont'd)

Hotel and Restaurant Supply Company - Jackson, MS

Designer / Project Manager (June 2017 – Feb 2022)

Main Duties:

Design, Project Management, Cost Estimating, Equipment Sales & Installation

Notable Projects:

Young Mauldin Cafeteria - Delta State University - Cleveland, MS

Mississippi Aquarium - Gulfport, MS

Madison Parish Hospital - Tallulah, LA

The Orchard Memory Care Facility - Ridgeland, MS

Cooke Douglass Farr Lemons - Jackson, MS

Intern Architect / Project Manager (June 2006 – June 2017)

Main Duties:

Design, Project Management, Cost Estimating

Notable Projects:

Warriors In Transition Barracks - Fort Knox, KY

NCBC Training Hall / Auditorium - Gulfport, MS

Barracks Complex - Fort Jackson, SC

Two Mississippi Museums - Jackson, MS

IMS Engineers, PA - Jackson, MS

Design Specialist (October 2003 – May 2006)

Main Duties:

Design, Project Management

Notable Projects:

Martin Street Revitalization - Holly Springs, MS

IMS Corporate Offices - Jackson, MS

Moss Point Fire Station - Moss Point, MS

Vehicle Wash Facility - Jackson Municipal Airport - Jackson, MS



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA

Kwayera Lakei Franklin

Principal Architect

LEED/HIGH PERFORMANCE BUILDING DESIGN EXPERIENCE

(All projects listed were completed between 2007 and 2017)

Warrior In Training Barracks - Ft. Knox, Ky **LEED Silver Rating**
Architect of Record: Cooke Douglass Farr Lemons, Jackson, MS
Project Type: New Construction **Building Type:** Multi-unit Residential
Duties Performed: Design, Project Management, Construction Administration

Dining Facility - Ft. Knox, Ky **LEED Silver Rating**
Architect of Record: Cooke Douglass Farr Lemons, Jackson, MS
Project Type: New Construction **Building Type:** Foodservice Facility
Duties Performed: Design, Construction Administration

Company Ops Facility - Ft. Knox, Ky **LEED Silver Rating**
Architect of Record: Cooke Douglass Farr Lemons, Jackson, MS
Project Type: New Construction **Building Type:** Office/Warehouse
Duties Performed: Design, Construction Administration

Unit Ops Barracks - Ft. Stewart, GA **LEED Silver Rating**
Architect of Record: Cooke Douglass Farr Lemons, Jackson, MS
Project Type: New Construction **Building Type:** Multi-unit Residential
Duties Performed: Design

Child Development Center - Ft. Campbell, KY **LEED Silver Rating**
Architect of Record: Cooke Douglass Farr Lemons, Jackson, MS
Project Type: New Construction **Building Type:** Educational
Duties Performed: Design, Project Management, Construction Administration

Barracks Complex - Ft. Jackson, SC **LEED Silver Rating**
Architect of Record: Cooke Douglass Farr Lemons, Jackson, MS
Project Type: New Construction **Building Type:** Multi-unit Residential
Duties Performed: Design, Construction Administration



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Projects

Civic/Community

COMMUNITY SERVICES CENTER

JEFFERSON COUNTY, MS (Estimated \$15mil EPA Grant)

KLF Designs was retained to provide Master Planning and Conceptual Design Services to design a new 40,000sf facility that houses a community safe room for 250, commercial kitchen, office space, food processing center, warehouse, covered loading dock, and emergency vehicle storage space. (Status: Pre-Design Phase)



THE PRESERVE COMMUNITY CENTER

JACKSON, MS (Budget TBD)

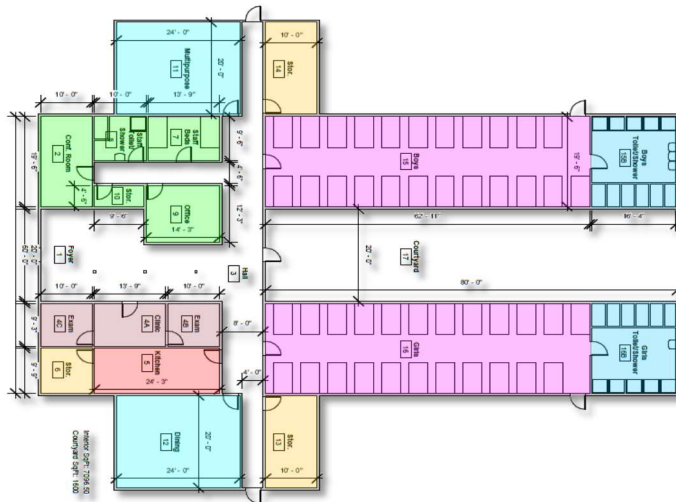
Midtown Partners envisioned a facility offering access to a Farmer's Market, available meeting space, culinary teaching kitchen, and recording studio, all under a single roof. KLF Designs provided Planning and Conceptual Design Services to create a design that gives the 1960's industrial aesthetic a contemporary modern upgrade. (Status: Pre-Design Phase)



ORPHAN CHILDREN'S CENTER

MADAGASCAR, AFRICA
(Budget TBD)

Volunteer missionaries from the US retained KLF Designs to provide Planning and Conceptual Design Services for a new volunteer-run facility, located in a small, remote village in the Southeast bushland region, where up to 100 local orphans can sleep, attend school, and receive medical care all under one roof. (Status: Pre-Design Phase)





KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Projects

Medical/Office/Industrial

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA



MALLORY COMMUNITY HEALTH CLINIC

PICKENS, MS

(\$1mil USDA RD Grant)

MCHC plans to remodel a 5,200sf former furniture store for use as a satellite clinic that includes exam rooms, nurse station, check-in/out area, medical records, break room, offices and waiting area. KLF Designs is providing Planning, Design, and Project Management Services to bring the project to fruition. (Status: Bid Phase)

THE PARK CENTRAL BUILDING

CANTON, MS *(\$5mil Est. Construction Budget)*

Storage Max retained KLF Designs to provide Design Services for its new 35,000sf facility in Canton's Industrial Park. Situated on 22Acres, the facility will offer adequate parking, truck turnaround lot, covered loading dock, and conditioned interior space that is move-in ready. (Status: Design Phase)



OFFICE COMPLEX

RIDGELAND, MS

(\$2mil Est. Construction Budget)

KLF Designs provided Planning and Conceptual Design Services for the 8-unit, 12,000sf retail facility providing both warehouse and office space. The new development will provide much needed leasable space in the expanding city of Ridgeland. (Status: Pre-Design Phase)





KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

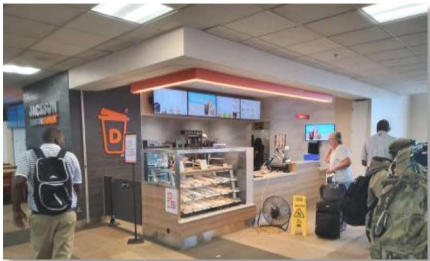
Projects

Hospitality

AIRPORT CONCESSIONS RENOVATIONS

JACKSON, MS (\$3mil Construction Budget)

Carolina Concessions retained KLF Designs to provide Planning, Design, and Project Management Services related to five tenant buildouts - Dunkin Donuts, Samuel Adams Brewhouse, Riverbank Bar and Grill, Jimmy Johns, and Dunkin Kiosk - at Jackson International Airport, totaling 4,000sf of renovated area. These spaces will provide the airport's 1.3million customers/year with a larger selection of dining options. (Status: In Construction)



SURE STAY BY BEST WESTERN

RIDGELAND, MS

(Budget TBD)

This renovated 100-room hotel will include new interior finishes, fixtures, and equipment. Upgrades to the parking lot and exterior facades will modernize the 1990's era hotel as an aesthetically pleasing addition to the area. KLF Designs provided Conceptual Design Services. (Status: Pre-Design Phase)



LACOUR KITCHEN AND BAR

JACKSON, MS

(\$1mil Construction Budget)

KLF Designs was retained by LaCour Kitchen and Bar to provide Planning, Design, and Project Management services for the 3,500 sf restaurant remodel, seating up to 100 patrons. The design maximizes the footprint for seating while maintaining proper flow in the space, and blends the restaurant interior with the aesthetic of the shopping center's courtyard space. (Status: Completed)



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Projects

Retail

KUDZU CC DISPENSARY

JACKSON, MS

(\$1mil Construction Budget)

Kudzu CC converted a former bank facility into its flagship medical cannabis dispensary. KLF Designs provided Design Services for the 3,000sf remodel which features a contemporary style reception area, sales floor and check-out area. The integration of LED lighting and soft tones creates an calm, inviting atmosphere for its patrons.

(Status: Completed)



TROTTER'S MARKET

JACKSON, MS

(\$500k Construction Budget)

KLF Designs provided Design, Commercial Kitchen Design, and Project Management Services for this 3,500sf neighborhood market buildout, complete with walk-in freezer, sales floor, storage and office areas. (Status: Completed)

BREAK TIME C-STORE

STARKVILLE, MS

(\$1mil Construction Budget)

Galaxie Linkers, LLC retained KLF Designs to provide Design Services for a new 4,000sf fueling station and convenience store. The Starkville location provides its patrons with a spacious sales floor, beverage area, and seating space, with a total of six double-sided gas pumps.

(Status: Completed)





KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

COMPANY PROFILE

Projects

Residential

PO BOX 24628
JACKSON, MS 39225
601.351.5401
klfdesignsarch.com

Kwayera L. Franklin, AIA



ROSE ESTATE LUXURY RESIDENCE

MADISON, MS

(\$4mil Construction Budget)

This luxury mansion, situated on a 9AC site and designed in the Contemporary Modern style, houses 6br, 6 full and 2 half baths, and features a 4-car garage, spacious living spaces, game room, gym/pool suite, elevator, covered lanai, outdoor terraces, pool and jacuzzi deck, as well as a 1500sf master suite, totaling 12,200sf under roof. KLF Designs is providing Planning, Design, and Project Management Services.

(Status: In Construction)

FALLS SENIOR LIVING FACILITY

GREENWOOD, MS

(\$2mil Est. Construction Budget)

The Falls CDC retained KLF Designs to provide Planning, Design and Project Management Services for a new 30-unit apartment development to provide affordable housing for Greenwood's elderly and veteran communities. The facility will provide meeting space, commercial kitchen and showering areas for its residents.

(Status: Design Phase)



TOUGALOO COLLEGE DORMITORY

TOUGALOO, MS

(Budget TBD)

As part of its long-term campus expansion plan, Tougaloo College envisioned a new 120 bed, state-of-the-art dormitory facility complete with study areas, bedroom suites, gym area, and meeting rooms. KLF Designs provided Conceptual Design Services.

(Status: Pre-Design Phase)



KLF DESIGNS PLLC

Where Collaboration Meets Innovation! .

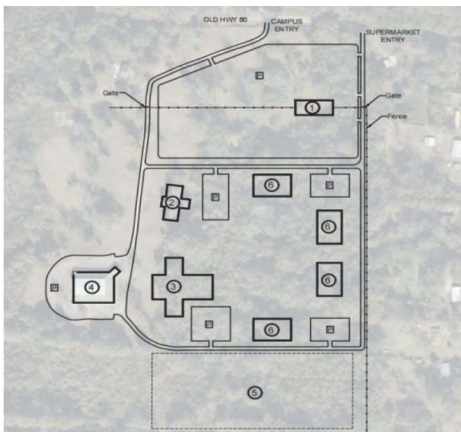
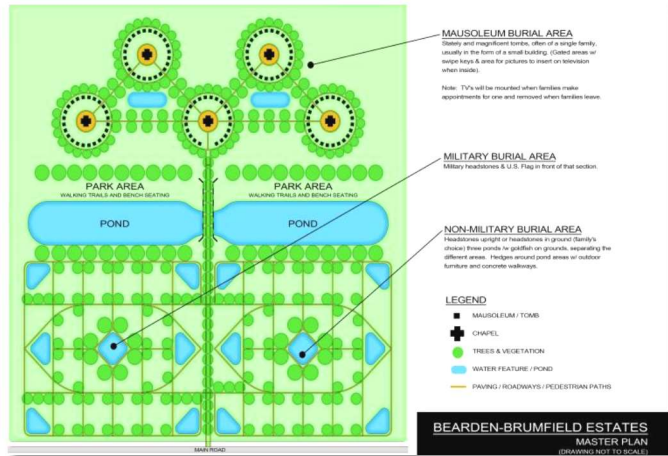
COMPANY PROFILE

Projects

Master Planning

BEARDEN-BRUMFIELD ESTATES JACKSON, MS (\$18mil Est. Construction Budget)

AVA LLC retained KLF Designs to provide Master Planning and Conceptual Design Services to design a new 100-acre memorial park to accommodate areas for above-ground, in-ground, mausoleum, columbarium, and green burial, memorial walk, and administration facilities. (Status: Design Phase)



BONNER CAMPBELL COLLEGE REDEVELOPMENT EDWARDS, MS (Budget TBD)

The redevelopment of this Post Reconstruction Era college for African Americans will offer the community access to grocery store, a bank, hotel/retreat center, dormitories, and community farm on 140Acres. KLF Designs provided Master Planning and Conceptual Design Services. (Status: Pre-Design Phase)

JACKSON RESOURCE CENTER JACKSON, MS (Budget TBD)

Comprising of 300,000sf situated on 18 acres, the JRC provides living quarters, clinic space, recreational fields, worship space, community farm, and educational facilities for Jackson's indigent citizens. KLF Designs provided Master Planning and Conceptual Design Services. (Status: Pre-Design Phase)





WHERE COLLABORATION MEETS INNOVATION!

P.O. BOX 24628/JACKSON, MS 39225

601-351-5401

ADMIN@KLFDESIGNSARCH.COM

WWW.KLFDESIGNSARCH.COM