RNL

March 9, 2017

Jessica S. Chambers
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305

Re: Expression of Interest for Sullivan Tract Master Plan and Entrance, Infrastructure & Building Design
Solicitation No. CEOI 0603 ADJ1700000005

Dear Ms. Chambers and Members of the Selection Committee:

Thank you for the opportunity to present our Expression of Interest for the referenced project for master planning and building design services. We are excited to have the opportunity to present our team in consideration of working with you on this important economic driver for the region.

Master Planning: The RFQ outlines the need for a comprehensive vision and set of metrics by which the short and long-term planning and design process will be guided. Planning for your specific needs, as well as their impact on the community near Beaver, WV carries an enormous responsibility that we take seriously at every step of the process. At RNL, we are invested in researching coming trends and technological changes that will indicate a direction forward, both near and far term, to give you market and operational flexibility for growth. We are deeply invested in sustainable solutions at all scales and levels of projects – in a broad-based systems approach to ecologically based design solutions, infrastructure networks, and health and wellness, even in industrial and office parks like yours. Much of this thinking is evident with your goals of employing over 3,000 persons in the coming years and aligning this project with other important factors around the region including realignment of the interstate off ramps immediately adjacent to the site. In order to collectively embrace the best thinking around all these ideas, we draw on a deep RNL portfolio of work carried out both nationally as well as globally. Our extensive resume of planning national and international work of various scales we believe positions our team uniquely to deliver your goals by finding the best, most flexible project solutions available.

Design: We also bring a long resume of design that fits the profile of your first project, the West Virginia National Guard Facility for Humvee repairs and 5-ton vehicle maintenance. RNL ranks amongst the top design firms in the United States for transportation maintenance facilities, completing nearly 150 highly sustainable public works and operations facilities across the country over the past 35 years. We feel that our depth of military and transit design experience will bring an added value to you and this project. We also have a strong portfolio of commercial work, including office, industrial, and corporate interiors, that allows us to bring specific in-house market expertise to future design projects, and informs our master planning at the outset. Drawing on this vertical building knowledge, helps us make the right initial usage, access, and development decisions so that your team can develop future parcels smoothly, as the market dictates.

DENVER
1050 17TH STREET
SUITE A-200
DENVER CO 80265
T 303 295 1717
F 303 292 0845
LOS ANGELES
PHOENIX
ABU DHABI
WASHINGTON, DC

Partnering: Additionally, our team includes creative partners such as ZMM Architects and Engineers located in Charleston, who you have worked with, and who can bring the specialized local expertise necessary to bring your project goals to realization. Our other key partner, Valley Engineering, carries a great depth of West Virginia civil engineering expertise required for this effort, and is a past partner with RNL on successful, award-winning work in West Virginia, and the region. With this group of experienced, talented and forward thinking professionals, we feel this team will serve you best for this project.

We understand this is much more than a civil engineering exercise, it is a planning effort that will outline and guide your success, and the community health for years to come. Our team is ready to engage your team and we look forward to hearing back from you soon.

Sincerely,

Steve Pearson, AIA
Principal/National Director of Infrastructure and Federal

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Required Forms

1. APPROACH AND METHODOLOGY FOR MEETING GOALS AND OBJECTIVES

MASTER PLANNING

Experience

RNL is an integrated design firm. Our Urban Design studio is an energetic and passionate group of planners, urban designers, architects and landscape architects from 6 countries with over 200 years of collected experience. We work with many public and municipal entities all over the country including the federal government. We recently completed a 15-year comprehensive master plan for the U.S. Air Force Academy with 38 projects slated for construction and valued at over $580M. Future land use, complicated phasing and funding requirements were integral in the year-long processes. We understand the value of the planning process and the often intricate aspects of planning large parcels of land.

Transformative Design and Creative Problem Solving

RNL fundamentally believes in the concept of transformative design and we concentrate our efforts on those projects offering that opportunity. The best design is both highly creative and highly functional and solved through creative approaches. In the end, our environment is elevated through our collective work. We are avid proponents of generating design-focused outcomes and continually strive to expand our horizons and educate ourselves on the best practices in the field.

Design of the Public Realm

Creating a successful, functional, and engaging space is the result of planning and design decisions at every stage and scale of the project. The character and image of a place is expressed through its program and built spaces. We will work with you to engage every potential aspect of your property and get the most out of the land utilizing best practices along the way.

Sustainability

Sustainability is at the core of RNL's practice. Our work for the National Renewable Energy Laboratory achieved Sustainable SITES three-star certification in 2013, and, as a firm, we continue to dedicate significant resources to being proactive leaders and pushing boundaries in achieving ever higher levels of sustainability. We are currently engaged in master planning and design of the new Denver Water campus, with goals of achieving net-zero energy as well as net-zero water on a portion of the site. We value research and technology and continue to explore new technologies and approaches in every project in which we are engaged and have been on the forefront of Denver's emerging urban drainage and urban forestry approaches.

Collaboration with Public Agencies

RNL has established a high degree of trust with many cities, transit agencies, federal agencies, and other public agencies and consequently has been able to pursue new technologies and in some cases depart from typical County or City standards. We do this knowing that most projects require experience in navigating often-conflicting agency requirements and creating buy-in from all parties. Knowing the people in these agencies and building flexibility into the public realm design is also important in being able to respond to unforeseen public demands or requirements. Our full team of professionals knows the details of master planning all while knowing the regional aspects of approvals too.

THE COLLABORATIVE PROCESS

Our proposed process has two primary components: The subject matter workshops/charrettes and the group discussions. This approach will combine the deep dive capabilities of small group thinking with the cumulative effect of large group brainstorming. The project will start with a gathering of information and we will use that as a base for three cycles of visioning, aggregating, and refining which will lead to the production of a final master plan deliverable that will be ready for implementation. The proposed phases of the project include the following:

Goals and Benchmarking

The first phase of the project will aim to establish the goals and metrics that will be used to define a successful product at the project's completion. The team will incorporate stated goals while reaching beyond them to help define what a truly progressive development can look like. This process will happen in two pieces: A kickoff meeting and a benchmarking research phase.

The kickoff meeting will be an opportunity to introduce the extended team to each other and to get to know the strengths and goals of the participants assembled in the room. The primary mission of this meeting will be to help identify and refine goals and to eventually create a new set of goals that go beyond what any one member of the team could come up with.

The next step of this task will be to benchmark what success looks like from other projects. We believe there is no single project or development has every aspect of development or design perfectly covered, so we like to set forth proven examples of success that we use for learning. As a result, RNL, with the help of other team members, will do a deep exploration into existing and proposed projects from around the country in order to establish a set of planning and design benchmarks. These benchmarks will be a point of reference as goals to aspire to as well as to surpass! The deliverable from this will be a set of hard metrics and data that will help provide a framework for approaching the project.

Phase 1 – Visionary Charrettes

Using the benchmarks and goals created in the last task, the team will enter the first cycle of subject matter exploration using our group. The charrettes will be small group meetings based around the individual elements that will inform the project (land use, utilities, site access, energy, water, etc). The small charrettes will be comprised of the subject experts assembled as part of the team alongside RNL, ZMM, and Valley Engineering.

Each subject matter will be explored separately in order to uncover the ultimate outcome for the development and its performance. From this, a preliminary vision will be created that will include the subject matters' individual aspirations folded into a plan of action for the creation of a master plan for the site. Establishing an early vision will help guide the remainder of the project.

This cycle will end with a vision presentation meeting that will share the products of the charrettes with the larger group.

Phase 2 – Combined Workshops

The second cycle will bring all the key stakeholders together in small group workshops. The goal of these workshops is to start sculpting the preliminary vision into what will be the structure of the master plan. Through this cycle, the team will learn the potential stumbling blocks and the ways to work with and around them.

RNL will be leading these workshops and will take the outcomes of each and will assemble them into the first draft of the master plan. RNL will tie the subject matter results to the site and will generate the building blocks of a successful master plan at multiple scales – site-wide to that of the surrounding community unit.

A draft master plan will be presented to the larger group which will assemble for its third and final summit. This meeting will be a deep dive into all of the pieces that make up the master plan and will look to the larger group to use their collective knowledge to break down the draft master plan and chart a course for its completion.

Phase 3 – Refinement Workshops

Using the input from the last meeting, the individual subject matter groups will reassemble for the final time to refine their elements of the master plan. At this stage of the process, the groups will have a deep understanding of the ultimate goals and outcomes expected of the project. They will comb through their products and rebuild them so that they are air-tight and ready for implementation.

Following the last cycle of workshops, RNL will work to collect all final thoughts on the master plan and work tirelessly to create the final deliverable: the Sullivan Tract Comprehensive Master Plan. With the strength of the cycles of deep collaboration backing it, the final master plan product will be ready.

THE PLANNING STRATEGY

The workshops, meetings and cycles described above detail our approach to a collaborative process. But this does not describe the master plan itself. What are the best tools to manage the economical phasing and sequencing of the Sullivan Tract over several years, while still achieving the project goals?

A conventional master plan drawing, the glossy renderings of the vision, is important. It is necessary to communicate your ambitions, and rally the market and stakeholders into action. As such, we will produce a complete plan and vision at each cycle listed above. However, this is an incomplete tool to manage the development. We need a tool that:

- Is time-based, and creates "wow" moments in each phase.
- Clearly identifies critical, site wide systems or priorities
- Enables the most efficient and cost effective phasing of infrastructure, while meeting the project goals at each phase.
- Provides a basis for evaluating future opportunities, and the flexibility to change course while maintaining fidelity to the project goals.
- Communicates a compelling vision to the community, market, and key agencies
- Allows phasing of development
- Is executable

Utilizing this proven planning strategy, RNL brings to you a team that will fully vet your processes and thoughts, and give you the master plan you need for success, now and in the future.

2. RNL GENERAL INFORMATION

History

RNL is an international architecture, interiors, landscape, and planning firm with over 140 professionals in offices located in Denver, Los Angeles, Phoenix, Washington, DC, and Abu Dhabi, UAE. The recipient of hundreds of awards since it was founded in 1956, RNL has been ranked among the Top 50 architecture firms in the U.S. by *Architect* magazine and has been repeatedly recognized by *Interior Design* magazine as part of their industry coverage of top firms on the GIANTS List. Our focus is on providing transformational design solutions that exceed our clients' aspirations through collaboration and understanding. We're passionate about creating sustainable, innovative projects that create tremendous value for our clients. Our awards are a testament to our commitment to our clients, our staff and the environment we live in and our passion is the driver behind these results. In addition, RNL is one of the few architecture and design firms to have achieved Certified B Corporation status, as a validation of our commitment to improving the quality of life for both our employees and the communities we serve.

Capabilities

RNL works in a variety of scales from interiors and streetscapes to buildings, parks, campuses, neighborhoods and even cities. We understand this range of work through placing people first and creating design that aspires to be transformational. We strive to make a difference with our work in the lives of clients, users and the community, and we creatively seek those opportunities to do so within each project.

Our efforts are carried out with the utmost respect for the environment. In 2014 RNL was named one of the top 25 sustainable design firms in the US by *Architect* magazine. With more than 60% of our design staff LEED accredited, and over 50 projects registered or pursuing LEED certification, the firm has made a commitment to incorporate as many green design and building techniques as possible into each project. This commitment, along with expertise from our diverse staff of architecture, interior architecture, landscape architecture, urban design and community planning professionals is what differentiates us from traditional architecture firms.

MARKET SECTORS TO SERVE YOU!

MASTER PLANNING / NEW COMMUNITIES

RNL is among the United States' largest architecture and planning firms specializing in urban design, community planning and landscape architecture. The firm has experience with programming, feasibility studies, planning, and design standards for nearly every type of building and land use, including parks, open space, campuses, civic centers, main streets, shopping malls, entertainment districts, neighborhoods and entire communities. RNL's extensive background of working with cities, developers, transit agencies and engineers results in town and city centers with attractive and lively urban density. These developments have vertical and horizontal land use mix, including market-driven retail that stands on its own, as well as shared and wrapped parking structures. Through its on-site design process, RNL orchestrates the interaction between stakeholders, helping them meet their own objectives, while providing a vision that unifies and inspires everyone involved.

TRANSIT / UTILITIES / INFRASTRUCTURE

One of RNL's core client sources over the last 35 years has been the public sector with a selective focus on utilities maintenance and operations facilities, municipal service centers, corporate yards, and transportation facilities. Over this period of time our experience on these types of projects includes over 125 projects ranging from Programs, Master Plans, and Site Assessments, to Full Design, Construction Administration and Post Construction services.

Operations and Vehicle Maintenance Facilities

RNL is the nation's leading architectural firm specializing in the planning and design of operations and maintenance facilities. With over 35 years of experience, RNL has built a major practice with over 70 public works operations and maintenance facilities or corporate yards completed for cities, counties and special districts across the U.S., and over 50 bus or rail maintenance facilities as well as multiple Tactical Maintenance Facilities for the military. RNL's core team of dedicated market specific professionals approach every project as a unique design opportunity that must respond to each individual client's overall needs, opportunities, constraints, but mostly their overall vision for the project. Our design process is centered around collaboration and specifically tailored to engage the stakeholders from the very start. This process utilizes the design charrette as the collaboration incubator which enables long term strategic thinking, and creates strong communication and dialog from the very start. It also breaks down barriers thus empowering all individuals on the project to participate in the design and creation process.

FEDERAL / MILITARY

RNL is a major provider of planning and design services for the United States government. For more than 40 years, RNL has designed successful projects for the Department of Defense, Department of Energy, Postal Service, General Services Administration, Department of State, Corps of Engineers and other federal and military agencies. RNL has been extremely successful at creating high performing workplaces, ranging from administrative offices to research facilities. Our unique "on-site" design process, first introduced to the Corps of Engineers in 1984, is now the national standard for project delivery by that agency, the Air Force, and others.

COMMERCIAL

RNL's commercial portfolio includes office, multi-family mixed use, hospitality and a combination of these uses. Mixed-use development provides an incredible opportunity to improve our cities through architecture that engages people with their surroundings and enhances the fabric of the community. RNL finds excitement in bringing together a combination of uses to result in a place that is vibrant at all hours of the day, from early morning coffee, to efficient and inspiring places to work, to relaxation and enjoyment of amenities after the work is done. Our projects range from the small stand-alone facility to redevelopment of several city blocks. We focus on sustainable urban infill, transit-oriented development, and adaptive re-use of properties.

CIVIC

RNL has a long history working with Civic clients on a broad range of project types. These clients include municipalities, counties, as well as regional and state departments and agencies. Our projects include libraries, administration and office facilities, courts and related justice space, warehouse, laboratory, public works and other support buildings.

CORPORATE INTERIORS

RNL provides architecture and interior design for tenant finishes, SSR's and build-to suit projects for corporate clients. Today's clients are focused on building cost-effective facilities that can support a healthy and productive work environment in the 21st century. We demonstrate the creativity and professional expertise to develop unique and visionary design solutions in concert with the client's needs and the proven ability to deliver the best possible product within ever-narrowing time parameters.

EDUCATION

For 50 years, RNL has built a reputation of delivering high-performing, well-designed innovative educational facilities that are delivered on time and within budget. We design for people, for our clients' needs, not our egos. We design for human vitality - to make students, staff, faculty and communities feel good about their built environment. We provide value through innovative solutions that provide the highest value for each dollar spent, not only at the time of the initial investment but also through the life of maintaining a facility. We always seek to be innovative because we are designing buildings for the future, not the present. It is through innovation that buildings are created flexible to accommodate change over time.

Lakehouse Mixed-Use Residential, designed to WELL Building Standard®

Google, Boulder–LEED-CI 2009 Gold

DESIGN 2 THRIVE

We are all living in a moment of unprecedented technological and societal change. From the knowledge economy to the clean tech revolution the buildings and communities we create today must respond to this new reality. They must be flexible enough to remain relevant in a technology-driven future, and most importantly must reflect the growing body of research into the close relationship between the built environment and personal and public health. In 2016 the definition of sustainability must look beyond just energy efficiency and healthy material selections.

Designers have a responsibility to help move the needle on the state of health in our society, which is why RNL is one of 19 U.S. architectural firms to be a certified B Corporation. We believe in a holistic approach to the impact of both our projects and our internal operations, one that equally values the personal and societal aspect as much as the environmental and business-model aspects.

RNL has been committed to sustainability for more than 35 years, leading energy efficient and renewable energy innovations since the 1970s. Whether our projects are located around the world or around the corner, innovative sustainability that furthers design excellence and client missions is an essential part of how we work. Health and wellbeing in the workplace is finally gaining recognition as a quality of life issue, and one that designers have an impact on. Our Design 2 Thrive principles have been addressing topics such as health, happiness, beauty and prosperity for years. These are core values that we bring to every project and we are honored to work with clients who share these values.

HEALTH AND WELL-BEING

As shown by our current projects we are at the forefront of the new wellness-focused movement that holistically addresses the health of occupants, with proven benefits in productivity, satisfaction and overall happiness.

In projects ranging from office campuses to mid-rise multi-family housing, we are applying the ground-breaking principles of the WELL Building Standard® developed by the International WELL Building Institute™. WELL is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and wellbeing: air, water, nourishment, light, fitness, comfort, and mind.

From good indoor air quality to access to drinking fountains; ample daylight to circadian rhythm-based electric lighting; visual connections to nature to indirect reminders of biomorphic patterns; design has the potential to transform a person's state of mind and state of health. At RNL we believe well-being is the presence of happiness, motivation and health, not just the absence of illness and stress. A 10% increase in well-being is linked to 5% increase in productivity. In this knowledge- based economy productivity drives profit, and the benefit of investing in health and well-being is clear.

RESULTS

RNL designs built environments to meet our clients' needs, further their missions, add value, enhance their productivity and well-being and reduce their impact on the environment. We have numerous client success stories and a growing list of repeat clients. What keeps us pushing beyond industry expectations is the simple philosophy of creating transformational work that transcends physical form to make a difference in client aspirations, occupant health, community vitality, and environmental stewardship. We believe in the power of our work making the world better for our clients and their communities and our work is a reflection of this daily pursuit.

LA Metro Division 13 Maintenance & Operations Facility – LEED-NC Gold

1099 Osage–LEED-NC Platinum

Colorado Springs Utilities Lab–LEED-NC Silver

LEED CERTIFIED PROJECTS:

LEED for Neighborhood Developments

1. South Sloan's Lake (St Anthony's Redevelopment), Denver, CO, LEED-ND Gold, Stage 2
2. Symphony Park, Las Vegas, NV, LEED-ND Gold, Stage 2
3. Horizon Uptown, Aurora, CO, LEED-ND Certified, Stage 1

LEED for New Construction

4. 1099 Osage, Denver, CO, LEED-NC Platinum
5. NREL Cafe, Golden, CO, LEED-NC Platinum
6. NREL RSF, Golden, CO, LEED-NC Platinum
7. NREL RSF Expansion, Golden, CO, LEED-NC Platinum
8. SMUD East Campus-Operations Center, Sacramento, CA, LEED-NC Platinum
9. TRANSPO, Emil "Lucky" Reznik Administration, Maintenance & Operations Facility, South Bend, IN, LEED-NC Platinum
10. Central Platte Campus, Fleet Maintenance, Denver, CO, LEED-NC Gold
11. Central Platte Campus, Office & Warehouse, Denver, CO, LEED-NC Gold
12. Denver Eastside Health & Human Services Building, Denver, CO, LEED-NC Gold
13. East Valley Maintenance Facility, Tempe, AZ, LEED-NC Gold
14. East Valley Administration Facility, Tempe, AZ, LEED-NC Gold
15. Fort Carson Brigade & Battalion Headquarters, Fort Carson, CO, LEED-NC Gold
16. Fort Carson, EN-COF North, Fort Carson, CO, LEED-NC Gold
17. Fort Carson, EN-COF South, Fort Carson, CO, LEED-NC Gold
18. Kansas City Streetcar Vehicle Maintenance Facility, Kansas City, MO, LEED-NC Gold
19. LAMTA Division 13, Los Angeles, CA, LEED-NC Gold
20. LAMTA El Monte Station, Los Angeles, CA, LEED-NC Gold
21. Lewis Library, Fontana, CA, LEED-NC Gold
22. Metropolitan State University of Denver, Hotel and Hospitality Learning Center, Denver, CO, LEED-NC v2009 Gold
23. Metropolitan State University of Denver, Student Success Building, Denver, CO, LEED-NC Gold
24. VVTA Administration, Maintenance & Operations Facility, Hesperia, CA, LEED-NC Gold
25. Colorado Springs Utilities Lab, Colorado Springs, CO, LEED-NC Silver
26. Commerce City Civic and Justice Center, Commerce City, CO, LEED-NC Silver
27. Fort Bliss, Small TEMF, Fort Bliss, TX, LEED-NC Silver
28. Fort Bliss, Medium TEMF, Fort Bliss, TX, LEED-NC Silver
29. Fort Carson, 759 MP-COF, Fort Carson, CO, LEED-NC Silver
30. LAPD Valley Bureau Operations, Los Angeles, CA, LEED-NC Certified
31. Spire, Denver, CO, LEED-NC Certified

LEED for Core/Shell

32. 1800 Larimer, Denver, CO, LEED-CS Platinum
33. University of Colorado at Denver Business School, Denver, CO, LEED-CS Gold
34. Rangeview III, Loveland, CO, LEED-CS Silver
35. Rangeview IV, Loveland, CO, LEED-CS Silver
36. 1755 Blake, Denver, CO, LEED-CS Silver

LEED for Commercial Interiors

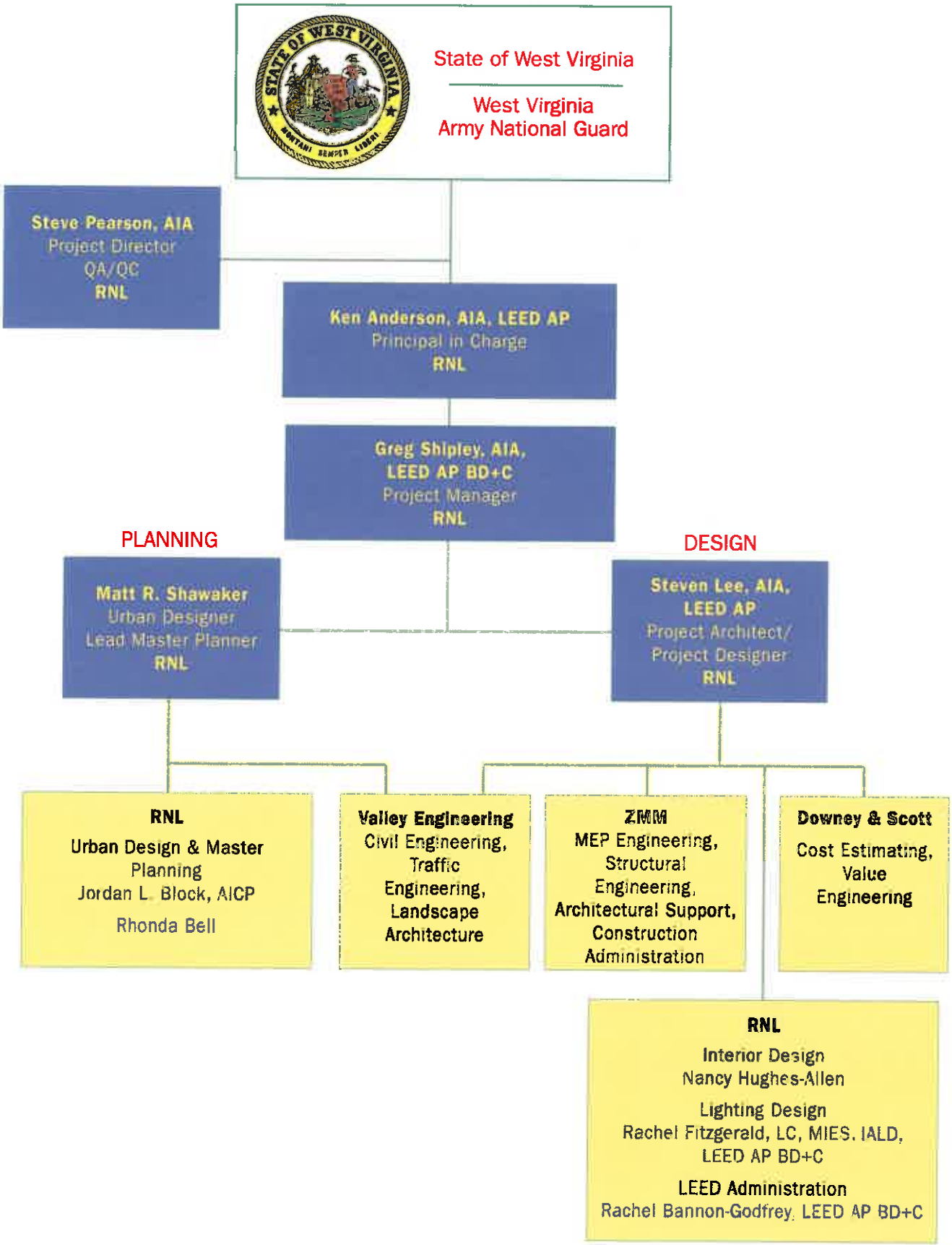
37. Xcel Energy Regional Headquarters, Denver, CO, LEED-CI Platinum
38. Google, Boulder, CO, LEED-CI 2009 Gold
39. Kaiser IT, Denver, CO, LEED-CI Gold
40. Lend Lease Offices, Denver, CO, LEED-CI Gold
41. Merrick, Denver, CO, LEED-CI Gold
42. RNL Denver Office, Denver, CO, LEED-CI Gold
43. Denver Metro Chamber of Commerce, Denver, CO, LEED-CI Silver
44. Isaacson Rosenbaum P.C., Denver, CO, LEED-CI Silver
45. Molson Coors Brewing Company, Golden, CO, LEED-CI Silver
46. RNL Phoenix Office, Phoenix, AZ, LEED-CI Silver

LEED for Existing Buildings

47. Wellington Webb Municipal Building, Denver, CO, LEED-EB Gold*
48. Colorado History Museum/Judicial Complex, Denver, CO, LEED-EB Certified*

3. STAFF QUALIFICATIONS AND EXPERIENCE

ORGANIZATIONAL CHART



RNL

EDUCATION

Bachelor of Architecture
Virginia Polytechnic Institute
and State University 1983

REGISTRATIONS

NCARB
Registered Architect: Virginia, North Carolina, Colorado

AFFILIATIONS

American Institute of Architects

Society of American Military Engineers, Multiple Posts Nationally

Project Management Institute

AWARDS

Meritorious Civilian Service Award, Department of the Navy, 1995

Architect of the Year, Society of American Military Engineers, Hampton Roads Virginia Post, 2010

SPEAKING ENGAGEMENTS

SAME National, USAFA Summer Camp, A/E Design Charettes, 2011

SMPS Denver, "How to Get Ahead of the Game in the Federal Market", 2013

SAME National, USAFA Summer Camp, A/E Design Charettes, 2013

2013 SAME Rocky Mountain Joint Training Conference, Moderator for Sustainability Sessions

**Completed while at Hankins & Anderson*

RNL STAFF RESUMES

Steven M. Pearson, AIA

PRINCIPAL/NATIONAL DIRECTOR OF INFRASTRUCTURE AND FEDERAL
PROJECT ROLE: PROJECT DIRECTOR

Steve began his professional career with the Department of the Navy at various DoD installations, including Deputy Facilities Management Officer for the Air Station in 1990, where he was accountable for over 400 facilities and 20 commands. Steve completed his government service, earning the Meritorious Civilian Service Award in 1995, citing his accomplishments for critical facility improvements, innovation, and forward thinking leadership during tough budget years.

In July 1997, Steve joined RRMM as Vice-President/Principal for Military/ Federal Programs, where he worked primarily for the U.S. Army Corps of Engineers and Naval Facilities Engineering Command. In 2006, Steve joined Hankins and Anderson (H&A) as Senior Vice President and Global Director for Military Programs. Steve has been named Architect of the Year by the Society of American Military Engineers, Hampton Roads Virginia Post, for his long-term work with the military across the country.

Since joining RNL in 2014, Steve has led numerous complex projects on government campuses, including the recent $750M Cadet Area Master Plan for the US Air Force Academy. Steve has taken on the role of National Director of Infrastructure, applying his skill at leading large, complicated, multi-user, multi-phase projects to a new market.

PUBLIC ARCHITECTURE

U.S. Air Force Academy Cadet Area Master Plan–Colorado Springs, Colorado–Principal in Charge, *Steve has been working with the US Air Force Academy since coming to RNL in 2014. He recently completed a 20-year master plan for the USAFA Cadet Area totaling $750 million in renovation and new construction projects over that period.*

U.S. Air Force Academy IDIQ–Colorado Springs, Colorado–Principal in Charge

U.S. Air Force Academy Cadet Gymnasium Modernization, Phases 6-7, $75M–Colorado Springs, Colorado–Principal in Charge

U.S. Air Force Academy Cadet Area Facility Requirements Analysis & Development Plan–Colorado Springs, Colorado–Principal in Charge

Durham Water Mist Lake Facilities Expansion–Durham, North Carolina–QA/QC

Logistics University Headquarters Facility, $114M–Fort Lee, VA–Principal in Charge*

TA-5 Operations and Headquarters Campus, $195M–Fort Lee, VA–Principal in Charge*

NAVFAC MidLant, Northeast IPT IDIQ–Northeast US–Principal in Charge*

NAVFAC MidLant, North Carolina IPT IDIQ–North Carolina–Principal in Charge*

Infrastructure for North Mainside Expansion, $112M–Twentynine Palms, CA–Principal in Charge*

NAVFAC Mid-Atlantic Special Boat Team 20 Operations Facility, $60M Naval Amphibious Base, Little Creek, VA–Principal in Charge·

NAVFAC Mid-Atlantic, SACT/NATO Headquarters Expansion and Renovations, $60M–Norfolk, VA–Principal in Charge*

USACE Middle East MATOC, Bryan/77 JV Construction, $250M–Afghanistan–Principal in Charge*

RNL

Ken J. Anderson, AIA, LEED AP

PRINCIPAL/NATIONAL TRANSIT DIRECTOR

PROJECT ROLE: PRINCIPAL IN CHARGE

Ken Anderson, who leads RNL's Washington, DC office, has 20 years of architecture experience. He has been with the firm for 16 years, is the leader of RNL's national transportation practice and sits on RNL's Board of Directors. As a project manager and architect he has led some of RNL's largest and most innovative transit projects, including the first LEED Gold transit facility in the US, and the newest, largest facility for LA Metro. Ken also has a wide variety of experience in project types including mixed-use commercial, urban design, civic and religious architecture. As an active member of both national and local organizations, he works to promote redevelopment within cities and communities, and his experience with both private and public sector projects gives him a unique perspective on the needs of both. He is committed to a multi-disciplinary approach to architecture and planning that creates flexible, functional, spiritual design for the user. His representative experience includes the following projects.

EDUCATION

Master of Architecture
Virginia Polytechnic Institute and State University 1996

Bachelor of Architecture in Architectural History
The University of Virginia 1989

REGISTRATIONS

Registered Professional Architect in Arizona, Florida, Georgia, Maryland, Michigan, North Carolina, Virginia, Washington DC, Wisconsin, West Virginia ([redacted]

LEED Accredited Professional

AFFILIATIONS

American Institute of Architects
([redacted]

American Professional Transit Association (APTA) Member, 2006 - Present

Virginia Transit Association, member, 2011-Present

Community Streetcar Coalition, member, 2015-Present

Mission Springs Board of Directors, 2014-Present

Springfield Golf & Country Club Tennis Committee, 2014-Present

NOMA, Washington DC Region, member, 2012

Phoenix Community Alliance, 2002-Present

Friends of Transit, Board Member, 2007-Present

Valley Partnership Member 2001-2010

Roosevelt Central Committee Urban Design and Planning Development Board, 2002-2003

SELECT PROJECT EXPERIENCE

SPBC City of Possibilities Master Plan–Richmond, Virginia–Principal in Charge

Durham Water Mist Lake Facilities Expansion–Durham, North Carolina–Principal in Charge

Washington Gas Company On-Going Services Contract (19 projects)–Washington, DC area–Project Principal

Harrisonburg Administration & Maintenance Facility –Harrisonburg, Virginia–Project Manager

Petersburg Public Works Combined Operations Facility–Petersburg, Virginia–Project Manager/Designer

Los Angeles Metro Transit Authority Division 13 Bus Maintenance & Operations Facility–Los Angeles, California–Project Manager

M-1 Rail Vehicle Storage and Maintenance Facility (VSMF)–Detroit, Michigan–Project Manager

MTA Purple Line Rail S&I and MOW Facilities Concept Design–Silver Spring, Maryland–Project Manager

MTA Purple Line Station Concept Design–Silver Spring, Maryland–Project Designer

MWAA Dulles Rail Maintenance & Operations Facility, Turner Design/Build Proposal Team–Loudoun County, VA–Project Manager/Project Designer

LA Metro El Monte Bus/Rail Transit Center–El Monte, CA–Design Review

Virginia Beach General Transit/Rail Program Management Services–Virginia Beach, Virginia–Project Manager

Nakoosa Trail Public Works Combined Operations Facility–Madison, Wisconsin–Project Manager/Designer

Raleigh Downtown Operations Facility–Raleigh, North Carolina–Project Manager

MATA Facility Evaluation, Site Selection and Master Planning–Memphis, TN–Project Planner/Project Manager

East Valley Bus Operations and Maintenance Facility–Tempe, Arizona–Project Architect/Project Manager

Denton County Transportation Authority Bus Maintenance Facility–Denton,

RNL

William Gregory (Greg) Shipley, Jr, AIA, LEED AP BD+C

ASSOCIATE/SENIOR PROJECT MANAGER

PROJECT ROLE: PROJECT MANAGER

Greg Shipley is a Senior Project Manager with more than 20 years of experience. His work in transit, office, military, and housing projects across the U.S. has prepared him with a broad understanding of multiple building types and their differing needs.

As a Senior Project Manager, Greg oversees projects from concept to completion. He is passionate about creating spaces that are resilient, have character and improve occupants' day-to-day lives. While Greg brings broad expertise to his role, his primary focus throughout his career has been transportation maintenance/ intermodal projects.

EDUCATION

Bachelor of Science in Architecture
University of Maryland, College Park, 1995

REGISTRATIONS

Registered Professional Architect in Maryland

LEED Accredited Professional, Building Design + Construction

AFFILIATIONS

American Institute of Architects (AIA)
[redacted]

American Professional Transit Association (APTA)

Virginia Transit Association

AIA NoVA Committee on the Environment (COTE), 2015-2017

AIA NoVA COTE Co-Chair, 2017

SELECT PROJECT EXPERIENCE

Design of Warriors-in- Transition Unit Administration Services and Soldier and Family Assistance Center–Fort Knox, Kentucky–Project Manager*

Orangeburg Army Reserve Center–Orangeburg, South Carolina–Project Manager*

MFH Maintenance Building & Roads–McConnell AFB, Kansas–Intern Architect*

Commissary Addition/ Alteration–Wiesbaden, Germany–Intern Architect*

New Commissary– Grafenwoehr, Germany–Intern Architect*

New Post Exchange, Retail Mall, Food Court, and Uniform Store–Grafenwoehr, Germany–Intern Architect*

Unaccompanied Enlisted Personnel Housing (UEPH)–Fort Carson, Colorado–Project Architect*

Temporary Lodging Facility (TLF)–Dover AFB, Delaware–Intern Architect*

Renovation of Two General Officers Quarters–Bolling Air Force Base, Washington DC–Intern Architect*

Andrews AFB, Improve Family Housing, Phase E4–Camp Springs, Maryland–Intern Architect*

Air National Guard ATFP Masterplans (63 installations)–Nationwide–Intern Architect*

Housing Community Plan (HCP)–Randolph AFB, Texas–Intern Architect*

Housing Community Plan (HCP)– Ellsworth AFB, South Dakota–Intern Architect*

Housing Community Plan (HCP)– Moron Air Base, Spain–Intern Architect*

Renovation of General Officer Quarters and Senior Officer Quarters (60 installations)–Worldwide–Intern Architect*

Study for Staff Assistance Visit Housing–Incirlik Air Base, Adana, Turkey–Intern Architect*

Durham Water Mist Lake Facilities Expansion–Durham, North Carolina–Project Manager

Washington Gas Company NW Fleet Facility–Rockville, Maryland–Project Manager

Washington Gas Company SE Material Storage Building and Canopy–District Heights, Maryland–Project Manager

Fairfax County Department of Vehicle Services (DVS), 3 Facilities–Fairfax, VA–Project Manager

*Completed prior to joining RNL

RNL

Matt R. Shawaker

ASSOCIATE PRINCIPAL/URBAN DESIGNER

LEAD MASTER PLANNER

Matt Shawaker joined RNL in 2012. He is an urban designer in the firm's Urban Design/Landscape Architecture Studio who has more than 18 years of experience in the planning and urban design of sustainable mixed-use, community infill and development projects. He has led projects beginning with master planning and entitlements, through the detailed design of streetscapes and public spaces as both a consultant, and as Manager of Planning for Lend Lease Communities. Recently, Matt led the master planning, entitlements and detailed landscape design for the St. Anthony's redevelopment in Denver. He is also currently leading the landscape design for the redevelopment of the Brighton Blvd streetscape. His experience as both a design consultant and developer gives Matt a unique understanding of the role of landscape architecture and urban design in the development process.

EDUCATION

Master of Arts, Housing and Urbanism (with Distinction), Architectural Association School of Architecture, London, England

Bachelor of Landscape Architecture, University of Arizona, Tucson, Arizona

AWARDS

Architectural Association, Distinction, Diagrammatic Landscape, The Role of Landscape in Contemporary Urbanism, 2003

ASLA National Student Design Competition, Honor Award, Cuisinart Resort Master Plan, 1996

TEACHING AND SPEAKING

Instructor, University of Colorado Denver, College of Architecture, Master of Urban Design Program, 2012 - 2014

Speaker, Colorado Municipal League Annual Conference, 2012

Visiting Critic, University of Arizona, 2007

Speaker, Mayor's Smarter Growth Conference, Denver, CO 2005

Instructor, Design Workshop Summer Internship Charette, Calgary, Alberta, 2004

Guest Instructor, Universidad de Panama, Panama City, Panama, 1998

PROJECT EXPERIENCE

St. Anthony's Central Redevelopment–Denver, Colorado

Brighton Boulevard Streetscape Revitalization Study–Denver, Colorado

High Point Aviation Station Transit-Oriented Development–Denver, Colorado

Mile High Greyhound Park Redevelopment Feasibility Study–Commerce City, Colorado

Erbil Downtown Master Development Plan-Erbil, Kurdish Autonomous Region, Iraq

Barwa New Cairo Public Realm Conceptual Landscape Architecture–Cairo, Egypt

Confidential Residential Project–Doha, Qatar

City Park South Redevelopment Feasibility Study–Denver, Colorado*

Lowry Buckley Annex Redevelopment Plan-Denver, Colorado*

The Domain Phase 1 Streetscapes–Austin, Texas*

Horizon Uptown Master Plan–Aurora, Colorado*

Horizon Uptown Northwest Neighborhood –Aurora, Colorado*

Horizon Uptown Shared Parking & Commercial Densification Study–Aurora, Colorado*

Horizon Uptown Design Standards and Guidelines–Aurora, Colorado*

Scottsdale Crossing Redevelopment Master Plan–Scottsdale, Arizona*

Bellingham Bay Redevelopment Vision Plan–Bellingham, Washington*

Lowry Range Development Plan–Arapahoe County, Colorado*

Landwell Redevelopment Master Plan-Henderson, Nevada*

Eastern Hills Community Master Plan–Aurora, Colorado*

The Canyons Community Master Plan- Denver, Colorado*

Cove Springs Community Master Plan–Hailey, Idaho*

Highland District Housing, University of Arizona–Tucson, Arizona*

Grandview Campus Expansion Master Plan, University of Colorado–Boulder, Colorado*

Grand Canyon Transit Center Master Plan, Grand Canyon National Park–Arizona*

Foshan Dongping New Metro Center-Foshan, China*

*Completed prior to joining RNL

RNL

Jordan L. Block, AICP

ASSOCIATE/URBAN DESIGNER/PLANNER

Jordan Block is an Urban Designer and Planner with experience working in a wide variety of scales, from regional planning efforts to detailed site design. His focus is in bridging large-scale community and regional planning with an eye on the human experience within the public realm. He specializes in projects that contain large infrastructural development or change as a catalyst for site-specific, detailed urban design. He believes that projects at any scale, location, or structure should be environmentally responsible and sustainable and rooted in the unique culture and climate of their place. His efforts emphasize the use of GIS analysis and data collection to inform the design or planning of a project through a deeper understanding of the site's unique conditions. His work relies on developing a deep understanding of a place prior to design intervention. Jordan is a graduate of the Master of Urban Design program at the University of Colorado Denver. Prior to this he received his Master of City Planning with an emphasis on Urban Design and Economic Development from the University of Pennsylvania.

The following projects are representative of his experience.

EDUCATION

Master of Urban Design, University of Colorado Denver, 2013

Master of City Planning, Urban Design, University of Pennsylvania, 2012

Bachelor of Arts in Linguistics, New York University, 2005

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners

Mayors Bicycle Advisory Committee, Infrastructure Chair

ULI Colorado, TOD Committee

ULI Colorado, Partnership Forum

American Planning Association, Member

Urban Land Institute Panel Advisory Services

American Society of Landscape Architects

AWARDS AND HONORS

CNU Colorado - Best Student Project (Re-Imagine I-70)

David Crane Award for Urban Design Excellence, Ana Louise Strong Leadership Award

American Planning Association Colorado Chapter Student Merit Award

MASTER PLANNING/URBAN DESIGN

Colorado Capitol Complex Master Plan–Denver, Colorado

Cañon City Park Master Plan–Cañon City, Colorado

Mile High Greyhound Park Development Plan–Commerce City, Colorado

North Park Vision Plan–Broomfield, Colorado

Centerra Urban Village Master Plan–Loveland, Colorado

Metropolitan State University of Denver Master Plan–Auraria Campus, Denver, Colorado

Community College of Denver Master Plan–Auraria Campus, Denver, Colorado

United States Air Force Academy Cadet Master Plan–Colorado Springs, Colorado

Arvada Transit Oriented Development–Arvada, Colorado

Fort Collins Civic Center–Fort Collins, Colorado

City of Aspen Master Plan–Aspen, Colorado

Al Fahid Master Plan–Abu Dhabi, United Arab Emirates

Pilgrim City Master Plan–Al Madinah, Saudi Arabia

North Coast 2030–Abu Dhabi, United Arab Emirates

Centerra Industrial Park Master Plan–Loveland, Colorado

Downtown Clearwater Panel Advisory Service – Clearwater, Florida*

Mantua, McCreesh, Granahan, and Grey's Ferry Skateparks – Philadelphia, Pennsylvania**

Paine's Park–Philadelphia, Pennsylvania**

*Completed prior to joining RNL

RNL

Rhonda Bell

PLANNER/URBAN DESIGNER

Rhonda Bell is a planner and urban designer with a special interest in transit and transit-oriented development. Her experience includes a range of projects both 'inside' and 'outside' of the transit envelope, working on both transit infrastructure as well as adjacent development. This mix of projects has brought her an understanding of the complex and interconnected nature of transportation and development, and of the need for an integrated planning and design process. Ms. Bell has had extensive experience in all phases of the development process– from initial entitlements and political process to design and construction.

EDUCATION

2001, MLA, Landscape Architecture, University of Minnesota

1994, BA, Bates College, *Magna Cum Laude*

AFFILIATIONS

Urban Land Institute, Member

Reconnecting America, Member

WTS, Member

Association of Pedestrian and Bicycle Professionals, Member

Bicycle Colorado, Member

IMBA, Member

AWARDS AND HONORS

ASLA Award of Merit, 2001

Sigma Lambda Alpha, National Honor Society of Landscape Architecture, 2000

Phelps Graduate Fellowship, 1999

Phi Beta Kappa, 1993

REPRESENTATIVE EXPERIENCE

East Side Transit Center Feasibility Study–Long Beach, CA

Willowbrook/Rosa Parks Station Redesign–Los Angeles, CA

Downtown Transit Station Relocation Study–Colorado Springs, CO

Frisco Transit Center Concept Plan–Frisco, CO

Northgate Transfer Center – El Paso, TX

Red Line/Healthline Extension–Cleveland, OH*

Honolulu Transit Oriented Development Station Area Plans–Honolulu, HI*

35th/36th Pedestrian and Bike Bridge–Denver, CO*

Westminster Station TOD Site Planning–Westminster, CO*

Southwest Transitway Station Area Strategic Planning–Minneapolis, MN*

Quebec Street Alternatives Analysis–Denver, CO*

38th + Blake Station Area Infrastructure–Denver, CO*

I-225 Light Rail Corridor–Aurora, CO*

Northeast Downtown Neighborhoods Small Area and TOD Planning–Denver, CO*

North Metro Commuter Rail–Denver, CO*

Southeast to West LRT–Edmonton, Alberta Canada*

East Side Mobility Plan–City of Denver, CO*

North LRT Expansion–Edmonton, Alberta Canada*

Metropolitan Council, Central Corridor LRT–Minneapolis/St. Paul, MN*

ICP Transit Framework–Orlando, FL*

Boulder Transit Village: Concept & Site Planning–Boulder, CO*

Draper Transit Oriented Development–Draper, UT*

Transit Ordinance–Draper, UT*

Clearfield Transit Oriented Development–Clearfield, UT*

13th and Wadsworth TOD–Lakewood, CO*

Birmingham BRT Downtown Master Plan–Birmingham, AL*

Bingham Junction Superfund Master Plan–Midvale, UT*

Belleview Station General Development Plan and Zoning Entitlements–Denver, CO*

Mainstreet Master Plan–Parker, CO*

**Completed prior to joining RNL*

RNL

Steven Lee, RA, AIA, LEED AP

PROJECT ARCHITECT/PROJECT DESIGNER

Steven Lee believes that the development of architecture requires a high degree of understanding of the spatial conception and social landscape as well as a sophisticated and intricate understanding of relationship between architecture and elements including nature, history, culture, program, etc. With 15 years of experience, he has worked as a project architect and designer on a wide variety of project types in which he constantly struggled between space, program and human activities. His work on Amazon.com office building, Microsoft commons in Washington state, Vancouver Convention Center Expansion in Vancouver, Canada, various retail tenant improvement projects, Department of Education school projects, various projects located on military base and other State and Federal projects provide him with a valuable skill set to solve problems and successfully incorporate design solutions into the master plan that will accommodate the program's needs and the owner's requirements.

EDUCATION

Master of Architecture, University of Michigan, Ann Arbor, MI, 2002

Bachelor of Architectural Engineering, Yonsei University, Seoul, South Korea, 1999

International Exchange Program, University of California, Santa Barbara, 1997

REGISTRATIONS

Registered Professional Architect

LEED Accredited Professional

AWARDS

2002 The University of Michigan, Ann Arbor

Highest grades for all semesters in Design Studios

2000 Space Yeon Architects, Seoul, Korea

Second Place in Competition of "Baek-Bum Memorial Hall". One member of the team that were the Second place

1998 Yonsei University, Seoul, Korea

First Place in the Exhibition of Graduation Project in Architecture. First place out of 35 participants. My project was an elementary school.

SELECT PROJECT EXPERIENCE

Explosive Ordinates Division, US Navy – Virginia Beach, VA

Quad B residential, U.S. Army Corps of Engineers - Schofield Barracks, HI*

Physical Fitness Center Expansion – Ft. Shafter, HI*

Heywood Bus Operations Facility – Minneapolis, MN

Tactical Equipment Maintenance Facility, Schofield Barracks – HI*

Amazon.com office Phase IV & V, LEED Gold BD+C – Seattle, WA*

Navy Federal Credit Union HQ office+garage – Vienna, VA *

Microsoft West Campus Commons B98 – Redmond, WA *

Spokane Convention Center Expansion – Spokane, WA*

Salem Oregon Conference Center and Hotel – Salem, OR*

Vancouver Convention Centre Expansion – Vancouver, Canada*

West Elm (Williams-Sonoma's Retail shop) – Multiple Locations, U.S.*

Sandy Beach Comfort Station #2 Improvements - Sandy Beach, HI*

Kirkland Mixed Use – Kirkland, WA*

Single family housing – Multiple locations, US*

Kalakaua Middle School - Honolulu, HI*

Keeau Middle School - Honolulu, HI*

Puohala Elementary School - Honolulu, HI*

UH Wong Room Renovation - University of Hawaii, HI*

*Completed prior to joining RNL

RNL

Nancy Hughes-Allen

SENIOR ASSOCIATE

PROJECT ROLE: INTERIOR DESIGNER

Nancy Hughes-Allen, who joined RNL in December 1992 as an Interior Designer, has more than 16 years of experience in design. A Senior Associate, her project experience includes project coordination, interior design, design development, programming, space planning, furniture specification, facilities management/move/furniture on-site coordination for a variety of project types, including corporate offices, government, health care and hospitality facilities. The following projects are representative of her experience with RNL.

EDUCATION

Associate of Applied Science, Interior Design–Arapahoe Community College, 1990

Associate of Arts in Human Services, Psychology/Mental Health Emphasis–Edinboro University, Pennsylvania, 1981

Parks & Recreation Studies–Pennsylvania State University at New Kensington, 1978-79

AFFILIATIONS

International Facilities Management Association (IFMA), Professional Member

International Interior Design Association (IIDA), Rocky Mountain Chapter, Associate

SELECT PROJECT EXPERIENCE

Harrisonburg Administration & Maintenance Facility–Harrisonburg, Virginia–Interior Designer

Eastside Human Services Facility–Denver, Colorado–Interiors Project Coordinator/FF&E Specification & Coordination

South Bend Public Transportation (Transpo) Administration, Maintenance and Operations Facility–South Bend, Indiana–Interiors Project Coordinator/Interior Designer

Adams 12 Support Services Center–Thornton, Colorado–Interiors Project Coordinator/Interior Designer

RTC Sunset Maintenance Facility #3–Las Vegas, Nevada–Interiors Project Coordinator/Interior Designer

Wellington E. Webb Municipal Office Building–Denver, Colorado–Interiors Project Coordination/FF&E Specifications & Coordination

Colorado Springs Utilities Department Plaza of the Rockies–Colorado Springs, Colorado–Interiors Project Management Coordinator/FF&E Specifications & Coordination

East Service Center-City of Colorado Springs Utilities–Colorado Springs, Colorado–Interiors Project Coordinator

Colorado Springs Utilities Service Centers–Colorado Springs, Colorado–Interiors Project Coordinator/Interior Designer

Metropolitan State University of Denver Student Success Building–Denver, Colorado–Interiors Project Coordinator/FF&E Specification & Coordination

University of Colorado Denver Business School–Denver, Colorado– Interiors Project Coordinator/FF&E Specification & Coordination

National Forest Service Tenant Improvements–Salida, Colorado–Interiors Project Coordinator/Interior Designer

Government Services Administration Social Security Administration Tenant Improvements–Denver, Colorado–Interiors Project Coordinator/Interior Designer

Department of Human Services Institute for Forensic Psychiatry–Pueblo, Colorado–Interiors Project Coordinator/FF&E Specification & Coordination

U.S. Air Force Academy-Association of Graduates Building–Colorado Springs, Colorado–Finishes Selection

Blackstock Building–Gunnison County, Colorado–Project Coordinator/Project Programmer, Interior Designer/Space Planner/Furniture Specification

RNL

Rachel Fitzgerald, LC, MIES, IALD, LEED AP BD+C

SENIOR ASSOCIATE/SENIOR LIGHTING DESIGNER

Rachel Fitzgerald is a Lighting Designer/Senior Associate and has been with RNL since 2003. Rachel has over 15 years of experience providing exterior and interior lighting designs for hospitality, mixed-use, retail, corporate interiors, civic/government, religious facilities, and recreation projects. Her experience includes site photometric plans, and detailed lighting calculations, renderings and analysis to ensure lighting designs provide appropriate levels of illumination and are compliant with local lighting and energy codes. She takes special care in ensuring lighting designs integrate seamlessly with the architecture and interior design of the space and enhance the overall design and ambience of the project. The following projects are representative of her experience since joining the firm.

EDUCATION

Bachelor of Science in Architectural Engineering,
University of Colorado-Boulder

REGISTRATIONS

LEED Accredited Professional, Building Design + Construction

Professional Member of the International Association of Lighting Designers (IALD)

Member of the Illuminating Engineering Society of North America (MIES)

Lighting Certified (LC) by the National Council on Qualifications for the Lighting Professions

AWARDS

2016 IIDA BEST Awards, Award of Merit–FourPoint Energy

2016 IIDA BEST Awards, Award of Merit–Molson Coors HQ

2016 IESNA Illumination Award of Merit – Molson Coors

2015 IESNA Illumination Award of Merit – Western Union

2015 IESNA Illumination Award of Merit – 1st Bank Branch at Union Station

2015 IESNA Illumination Award of Merit – Baker Hostetler

2014 IESNA Illumination Award of Merit – UCD College of Architecture

2013 Brilliance Awards, Award of Honor for Large Scale Commercial – Wheeler Trigg O'Donnell, LLP

2013 IESNA Illumination Award of Merit – Wheeler Trigg O'Donnell, LLP

EXTERIOR LANDSCAPE & DEVELOPMENT

Parker Pilgrim Place Streetscape–Parker, CO–Lighting Design

St. Anthony's Redevelopment–Denver, Colorado–Lighting Design

Longview Mountain–Dalian, China–Lighting Design

Barwa New Cairo Master Plan–Cairo, Egypt–Lighting Design

Barwa Villas Master Plan–Cairo, Egypt–Lighting Design

One Steamboat Place–Steamboat Springs, Colorado–Exterior Lighting Design

Wells Fargo ATM Lighting Upgrades–Branch Banks in Colorado and Wyoming–Comprehensive Exterior Lighting Analysis

CIVIC/GOVERNMENT

Durham Water Mist Lake Facilities Expansion–Durham, North Carolina–Lighting Designer

Denver Water Campus Redevelopment–Denver, Colorado–Lighting Designer

CDOT Headquarters Region 1–Denver, CO–Lighting Design

Willowbrook Rosa Parks Station Improvements–Los Angeles, CA–Lighting Design

Exposition Metro Line Light Rail Operations & Maintenance Facility–Santa Monica, California–Lighting Design & Daylight Studies

Glendale Beeline Maintenance Facility–Glendale, CA–Lighting Design

Commerce City Civic and Justice Center–Commerce City, Colorado–Lighting Design/Daylighting Coordination

Colorado State Capitol Lighting Upgrade–Denver, Colorado–Lighting Design

US Department of Energy, National Renewable Energy Laboratory, Research Support Facility–Golden, Colorado–Lighting Design

US Department of Energy, National Renewable Energy Laboratory Cafeteria–Golden, Colorado–Lighting Design

US Department of Energy, National Renewable Energy Laboratory, Parking Structure/Ingress & Egress–Golden, Colorado–Lighting Consultant

US Department of Energy, National Renewable Energy Laboratory, Infrastructure–Golden, Colorado–Lighting Design

RNL

PROFESSIONAL SERVICES
Master Planning
Public Facilitation

CLIENT
EFG/Brownfield Partners

PROJECT SIZE
18 acres
1.2 Million sf

LEED CERTIFICATION
LEED-ND Gold,Stage 2

ST. ANTHONY'S CENTRAL CAMPUS REDEVELOPMENT

DENVER, COLORADO

St. Anthony's Central is an 18-acre hospital campus that has been an icon in the West Colfax neighborhood for over a century. After the hospital moved to a new campus, the hospital on W. Colfax Avenue closed in 2012. RNL prepared a redevelopment master plan that reconnects the neighborhood and Sloan's Lake Park, creating a new mixed-use district and a community destination for the West Colfax neighborhood.

The master plan includes a range of building types and densities, from smaller scale townhomes at the edges to 5-story and taller, mixed-use buildings along a new Raleigh Street, which will become the core of the district.

In addition to creating the master plan, RNL led several aspects of the planning and design process. RNL managed the GDP approval process, prepared a comprehensive set of Design Standards and Guidelines, and coordinated the LEED-Neighborhood Design application, leading to Gold certification. As the project moved into implementation, RNL also designed all of the public streetscapes and plazas. The streetscape includes several innovative strategies to manage and clean stormwater, promote tree growth and conserve water. These innovations will support a unique streetscape and a vibrant neighborhood destination.

RNL

PROFESSIONAL SERVICES
Master Planning
Landscape Architecture
Lighting Design

CLIENT
McWhinney
Loveland, Colorado

PROJECT SIZE
30 acres

THE EDGE @ CENTERRA

LOVELAND, COLORADO

The Edge District at Centerra, in Loveland, Colorado, seeks to create a vibrant mixed-use district that will not only provide new living, workplace and shopping opportunities, but create vibrant destination for the entire Centerra community. Located on the edge of the two lakes that are the heart of Centerra, the master plan creates a series of walkable streets and blocks, culminating at mixed-use core, and a new public park at the water's edge. RNL led the master plan, including landscape concepts, shared parking analysis, and coordination with the first vertical development, a 120,000 s.f office building linking the new district to the existing, adjacent office park.

RNL

PROFESSIONAL SERVICES
Master Planning
Architecture
Landscape Architecture

CLIENT
Building Solutions (developer) for the City of El Paso

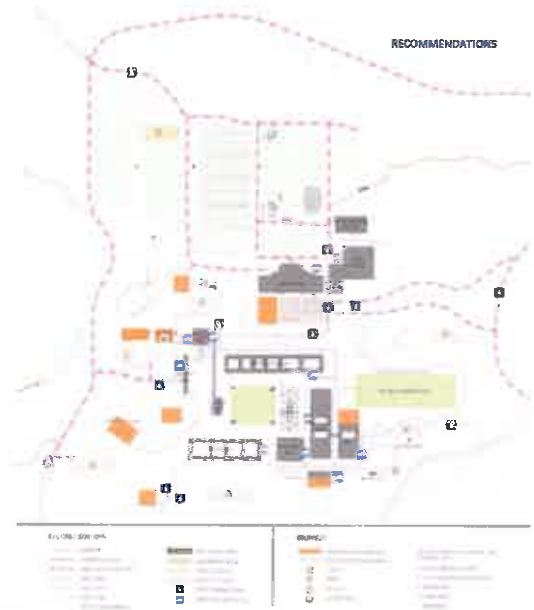
PROJECT SIZE
1,000,000 sf on 15 acre site

NORTHGATE TRANSIT ORIENTED DEVELOPMENT

EL PASO, TEXAS

The Northgate TOD is envisioned to be a 15 acre, mixed use project consisting of a mix of affordable and market rate housing, retail, senior housing, office and community facilities. Located in El Paso Texas, Northgate is the first of five TOD projects envisioned within the community to be built to support the new Bus Rapid Transit system currently under construction. The site is an abandoned shopping mall that the city has acquired and has remediated for development. The project is envisioned as a walkable, medium density mixed use complex, with street oriented retail, and shared parking within all of the various residential projects. The project design features a walkable Rhambla, that is the center of community life. This wide shopping street is designed to accommodate outdoor activities including farmers markets and art fairs. The other primary open space is the Transit Esplanade that focuses the community on the transit station, much like the traditional train station did in the urban villages around the United States. The entire project is designed using El Paso's Smart Code, a rigorous form based zoning that defines the relationship of building and street. Developed originally by the Congress for New Urbanism, Smart Code has been implemented by El Paso for all of their new development to counteract traditional urban sprawl. Northgate will be the first of these new developments, and a demonstration as to how market driven uses can fit within these rigorous building standards. RNL was invited to participate in the design competition for Northgate because of our deep commitment to TOD, and our reputation for designing quality placemaking.

RNL



PROFESSIONAL SERVICES
Facilities Master Planning

CLIENT
US Air Force Academy
Colorado Springs, Colorado

PROJECT SIZE
615 acres

US AIR FORCE ACADEMY (USAFA) CADET AREA MASTER PLAN - REQUIREMENTS ANALYSIS

COLORADO SPRINGS, COLORADO

Established in 1954 and designated a National Historic Landmark in 2004, USAFA is currently formulating a strategy to advance the institution's core academic and character-building goals while also protecting and enhancing the integrity of its phsycial facilities. The Cadet Area Master Plan specifically deals with the approximately 615 acres of the core Cadet Area, including academic, athletic, dormitory and visitor functions.

The Requirements Analysis is the companion to the already complete FACTS 2030 study; where the prior study quantified spatial needs for the campus's central academic buildings and programs, the second study performs the same comprehensive analysis for the institutions non-academic facilities. Hand in hand, the two studies create the framework for the next step in planning, the Area Development Plan which will determine the physical execution of these two plans' programming recommendations.

The Requirements Analysis employed cadet, faculty and administrator interviews to assess the institution's strengths, weaknesses and future needs. The study also examined benchmarks and trends at peer institutions as well as case studies and national precedents to identify current higher education practices and innovations that matched and promoted USAFA's goals.

The final study recommended specific line item spatial allocations, and examined alternative ways in which the recommendations could fit together with a combination of remodelled and new facilities, culminating in three draft alternatives. These alternatives will be carried forward into the next phase of planning.

RNL

PROFESSIONAL SERVICES
Conceptual Master Planning

CLIENT
Airports Management Company

PROJECT SIZE
North Development-100 Hectares
East Development-280 Hectares

CONSTRUCTION COST
$450,000,000 (estimated)

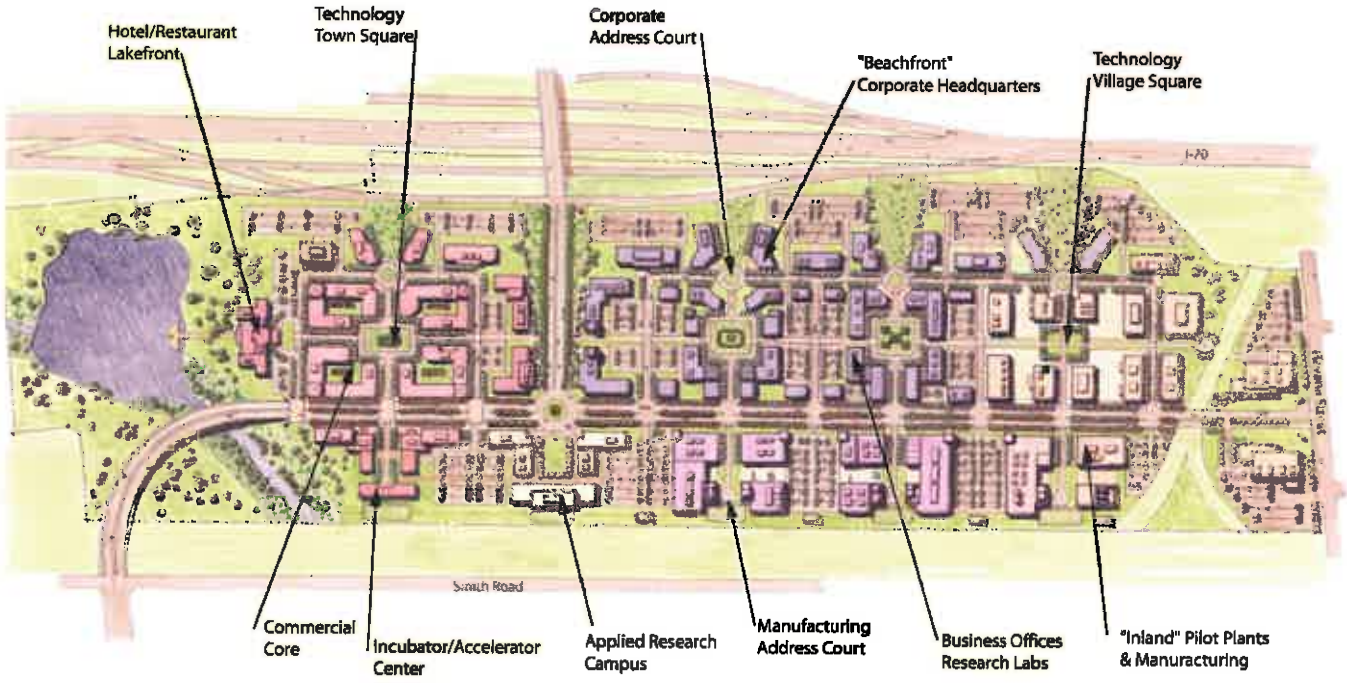
AIRPORT CITY MASTER PLAN

INTERNATIONAL PROJECT

Airport City is redeveloping and expanding the international airport at Muscat. The proposed new terminal is planned to handle 12 million passengers annually. Airport City is recognized as an opportunity to incorporate the planning principles of an "airport city" to make the connection between the traditional airport users and other commercial, light industrial and community segments.

Two key areas of vacant land were examined and planned for their highest real estate development potential within the constraints: the 100 acre northern Development area ("NDA") and the larger 280-acres Eastern Development area ("EDA"). Over 7,500,000 square feet of new development has been proposed within the airport city master plan. As part of the solution, Business Units are aggregated on the inward part of the site with presence on the airport entry road. A southern arcing internal road is the main access for these functions. Airport support functions are arrayed along the main entry road into the site. The open space is an amenity for the offices as well as a pedestrian system connecting to the hotel and retail functions toward the coastline. Prestige office sites are located at the north western corner of the site with views to the coastline. A variety of retail functions from large users to boutique food and beverage venues are located on the eastern edge of the property with good frontage on the adjacent highway. The plan incorporates several sustainability initiatives that encourage pedestrian movement, reduce water usage, and take advantage of ocean breezes for passive cooling.

RNL



PROFESSIONAL SERVICES
Master Planning

CLIENT
Forest City Stapleton
Denver, Colorado

PROJECT SIZE
230-acre
4.5 Million sf

DENVER SCIENCE CENTER MASTER PLAN

DENVER, COLORADO

RNL is master planning the nation's next science-based community as part of the 5,000-acre Stapleton redevelopment. The 230-acre project expands on the tenets of the overall vision of the site, to create a 'Technology Town', a place purposely created to foster the development of new ventures and provide fertile ground for the growth of existing enterprises. The town is comprised of four 'villages', each organized around and energized by a village square. Each village can accommodate a variety of parcel and building sizes and uses, from corporate headquarters, to research and development labs, all the way to sustained manufacturing and pilot plant operations. This new Technology Town is anchored by a new urbanist town center of mixed-use/multi-tenant buildings organized around the vital and active town square. Academic and industry based research will take place at the planned Applied Research Campus, and young companies can take their first steps toward commercial success at the Incubator and Accelerator Center. Environmental sensitivity and innovation is at the heart of the land use concept. Broad areas of the site have been created for use as 'bio filters' to clarify and cleanse storm water run-off. A mile long utility easement in the manufacturing area will allow companies to self generate power from waste heat or natural gas, limiting impacts to the city grid.

RNL

PROFESSIONAL SERVICES (PROPOSAL)
Master Planning
Land Use Planning

CLIENT
The Saint Paul's Baptist Church

PROJECT SIZE
340 acres

CONSTRUCTION COST
Phased

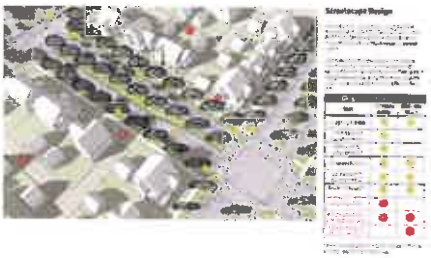
SPBC CITY OF POSSIBILITIES

RICHMOND, VIRGINIA

RNL was asked to design, in a competitive venue, a mixed-use master plan for this 340 acre relatively untouched parcel to the east of downtown Richmond, Virginia. The development is owned and operated by the Saint Paul's Baptist Church, which currently has a presence on the site, and will be a phased implementation of uses over multiple years based on market-driven demand. RNL developed a preliminary master plan concept for the client which included, and was driven by, the team's analysis of current and projected market conditions, the immediate and long-term needs of the church, budget projections and allowable land uses of the multiple parcels that made up the total site. The result is a dynamic, flexible master planned community that included multiple scales of use and interaction.

The planned development included a combination of industrial, commercial and retail spaces, residential neighborhoods, assisted living continuing care facilities, open community park, an elementary school, community life facility (fitness center), counseling center, and performing arts center. It is intended to be a phased development plan over a 10 year period, and sustainably designed to the most relevant LEED certification system for each project. The intent of the project from the client's standpoint is to stimulate economic development by addressing housing, community development, transit, employment and business growth.

RNL



PROFESSIONAL SERVICES
Master Planning
Landscape Architecture

CLIENT
Lend Lease Communities

PROJECT SIZE
518 Acres

LEED CERTIFICATION
USGBC Certified LEED-ND Certified
Stage 1

HORIZON UPTOWN MASTER PLAN

AURORA, COLORADO

RNL was selected to complete this pioneering LEED-ND Certified master plan for 500 acres in Aurora, Colorado. The most important aspect of this project is that it will be economically, socially, and environmentally sustainable. In addition, all buildings built on the site will be at least LEED Certifiable. Other goals set for the master planned site include zero net energy for the entire project and a carbon neutral development.

The scope of the master plan includes 3,650 residential units including single family, multi-family and mixed use units. The new community is organized around a mixed use town center, and includes over 3 million square feet of office, retail, and specialty office space and another 1.2 million square feet for regional, lifestyle and main street retail. In addition, the project will feature over 100 acres of open space, school, post office, community centers, multi modal transit center, regional retail development, and a lifestyle center.

RNL

EOD CONSOLIDATED OPS AND LOGISTICS FACILITIES

JEB, LITTLE CREEK – FT STORY, VIRGINIA BEACH, VA

PROFESSIONAL SERVICES
Architecture
FF&E
Construction Administration

CLIENT
Naval Facilities Engineering Command (NAVFAC)
Ft Story, Virginia Beach, VA

PROJECT SIZE
76,327 gsf EOD Operations Facility
29,041 gsf Logistics Facility
7,804 gsf Addition

CONSTRUCTION COST
$35,730,775

LEED CERTIFICATION
Pursuing LEED-NC Silver

This is a design-build, LEED Silver project on a major Naval Installation, within a secure area, meets stringent AT/FP requirements, provides administrative and industrial work areas, new roads and parking, extensive site work in a congested work area, new utilities, storm water management in a confined and complex area of the base, provides classified areas of the facilities, robust interior design, FF&E packages, procurement and support, AV and PSE design and procurement, coordination with various base technical personnel, and strict conformance to the base exterior architecture plan. The project designs and constructs a multi-facility complex in a site constrained area amongst on-going mission critical operations. It includes a 76,327 gsf EOD Operations Facility, a 29,041 gsf Logistics Facility and a 7,804 gsf Addition.

RNL Design was the Lead Architect for the entire design-build portion of the project. RNL worked closely with the design-build contractor, the Navy IPT Project Manager along with the Navy Construction Manager, and the end-user to validate program requirements, adjust plans, and ensure strict adherence to the RFP and UFC criteria throughout the entire design process. Integrated into this overall process, RNL oversaw and coordinated a robust FF&E procurement requirement, completing critical packages on time to meet funding deadlines and ensure equipment procurement meets user requirements. RNL is providing construction administration duties for the project to include shop drawing reviews and on-site visits for the duration of the project.

RNL

HARRISONBURG ADMINISTRATION & MAINTENANCE FACILITY

HARRISONBURG, VIRGINIA

The team of Shockey Construction, RNL and Maintenance Design Group won this design-build competition for a $16 million fleet and public works operations and maintenance facility for the Harrisonburg Department of Public Transportation. The project, situated on a 16-acre site, includes a 17,160-square-foot pre-cast concrete and metal panel operations building and a 31,350-square-foot pre-cast concrete maintenance facility, which is designed to maintain the school buses and more than 350 public works vehicles, including fire, police and rescue, and associated non-revenue vehicles. The site includes parking for 117 buses and 120 employees, plus non-revenue vehicles, and a new fuel/wash facility, all of which required a complete site plan revision to an existing topographically challenged site. A sophisticated phasing plan was developed by the team to maintain operations in the existing fleet and water department facilities during construction.

The project has a requirement of minimum LEED Silver certification. RNL's experience with sustainable design solutions for public facilities allowed the team to conduct an initial value engineering and scoping process after winning the project, without jeopardizing the sustainable goals. Initial design workshops with the client and other user groups verified design assumptions, provided the client with opportunities to upgrade current operational practices, and identified value items in the equipment and program requirements. Additionally, the design-build team worked together with outside city, county and permitting agencies to pre-approve design approaches that had immediate associated pricing information, so that the overall building and delivery schedule could be streamlined and minimized, where possible.

Valley Engineering worked with RNL on this project.

PROFESSIONAL SERVICES

Master Planning
Programming
Architecture
Interior Design
Construction Administration

CLIENT

City of Harrisonburg
Harrisonburg, Virginia

PROJECT SIZE

Operations Building	17,160 sf
Maintenance Facility	31,350 sf

CONSTRUCTION COST

$16 million

AWARDS

ENR Mid-Atlantic 2015 Best Project, Airport/Transit category

2016 Northern Virginia AIA Awards, Special Citation Award

RNL

PROFESSIONAL SERVICES
Programming
Sustainability
Master Planning
Architecture
Interior Design
Construction Administration

CLIENT
Washington Gas Company
Washington DC

PROJECT SIZE
9,910 sf Addition
1,400 sf Mezzanine
10,735 sf Renovation to Existing Building

WASHINGTON GAS FLEET MAINTENANCE FACILITY

ROCKVILLE, MARYLAND

The Washington Gas Fleet Facility project is an addition to their existing Northwest facility in Rockville, MD. The facility has administrative offices adjacent to what was a vehicle fleet maintenance shop which burned down. We designed a new facility in its place which will join the administrative office spaces. The program includes new locker room/ restroom spaces for men and women, a Fitness Center, a new vehicle repair garage with larger work bays, and a wash bay for the vehicles. The sloped roof form allows for mitigation and exhaust of CNG at the highpoint, reducing the amount of required ductwork, while providing the ideal angle for PV panels that attach to the standing seam metal roof. The project also involved renovating the existing building to provide insulation along the roof line, upgrade finishes including painting, new flooring, and acoustical ceiling tiles, renovating the break room, and adding a Drug Test Restroom. The facility remained in operation during construction.

RNL

PROFESSIONAL SERVICES
Architecture
Interior Design
Landscape Architecture

CLIENT
US Army Corps of Engineers,
Savannah District
Savannah, Georgia

PROJECT SIZE
320,000 sf

CONSTRUCTION COST
$123,000,000

LEED CERTIFICATION
USGBC Certified LEED-NC Silver

AWARDS
2011 Building of the Year, Metal Building Contractors and Erectors Association

FORT BLISS TACTICAL EQUIPMENT MAINTENANCE FACILITIES (TEMFS)

FORT BLISS, TEXAS

The design/build team of Sundt and RNL was selected through a two-phase design competition for several new Tactical Equipment Maintenance Facilities (TEMFs) at multiple locations throughout the Northwest Region of the US Army Corps of Engineers under a MATOC contract. TEMFs, as the name implies, are used for maintenance, repair and storage of military tactical vehicles and equipment, and are part of an overall complex centered on vehicle maintenance facilities. The first facilities designed by the team include a total of twelve TEMFs, including Small 10 Ton, Medium 10 Ton, and Medium 35 Ton facilities at Fort Bliss in Texas. These facilities include approximately 160,000 sf of space for vehicle maintenance shops, over 4 million sf of hardstand areas, and 48 stand-alone support buildings to accommodate storage space for oil, vehicles, HAZMAT, and other organizational needs.

The architectural theme and materials goals developed by the team are based upon the specific functional requirements of the maintenance operations component of the project, to blend with the architectural campus character of the Fort Bliss Master Plan, and to reflect the contemporary, progressive and flexible nature of today's Army.

RNL

AWARDS

Award of Excellence for Green Construction, American Concrete Institute, Rocky Mountain Chapter

2009 Environmental Design+Construction, Excellence in Design Award Finalist, Government Category

2009 White House Closing the Circle Awards Honorable Mention, Sustainable Design/Green Buildings - Military

McGraw-Hill Colorado Construction Magazine, Gold Hard Hat Award, Outstanding Design-Build Project, Silver Level

Associated Builders and Contractors (ABC) Colorado Chapter, Excellence in Construction Award, Design Build

Associated General Contractors (AGC) Colorado Chapter, Design Build All Projects

DBIA Rocky Mountain Region's 2009 Design-Build Excellence Award, Public Project over $15 million

National DBIA, 2009 Design-Build Excellence Award, Public Sector Project over $25 million

2010 US Army Corps of Engineers, Chief of Engineers Design and Environmental Awards Program, Honor Award

PROFESSIONAL SERVICES

Architecture
Landscape Architecture
Interior Design

CLIENT

US Army Corps of Engineers, Omaha District, Omaha, Nebraska

PROJECT SIZE

141,000 sf; 16.4 acre site

CONSTRUCTION COST

$32,000,000

LEED CERTIFICATION

USGBC Certified LEED-NC Gold

FORT CARSON BRIGADE AND BATTALION HEADQUARTERS

FORT CARSON, COLORADO

RNL in a design/build team with Hensel Phelps was awarded this project following a design competition. Our winning proposal features two buildings with a connecting lobby and courtyard which house battalions and classrooms, as well as SCIF/BOC and NOC functions. The design of the Brigade and Battalion Headquarters (BBHQ) responds to the architectural context of Fort Carson with its traditional red brick character, and at the same time reflects the contemporary nature of today's Army in terms of a simple yet elegant corporate headquarters image.

The synergy of LEED requirements related to daylighting issues, ATFP exposures, and our programmatic analysis showing the solution could be more than a single large three story mass on the site, created the idea of a dynamic split massing focusing the procession of entry on a major lobby entry point that was transparent to a courtyard around which the building is organized. While the color selections blend with the context, the design called for a contemporary take on color selection for the metal systems that would distinguish the headquarters building as an important and special center of activity. This facility received LEED Gold Certification from the USGBC. It is the first US Army Corps of Engineers project to receive this distinction.

RNL

AWARDS
2010 US Army Corps of Engineers, Omaha District Outstanding Performance

2010 Associated General Contractors (AGC) of Colorado, Design-Build Subcontractor, Silver

PROFESSIONAL SERVICES
Architecture
Landscape Architecture
Interior Design

CLIENT
US Army Corps of Engineers
Omaha District
Omaha, Nebraska

PROJECT SIZE
414,012 sf

CONSTRUCTION COST
$57,300,000
(CCL was exceed by all submittals and required intensive VE)

LEED CERTIFICATION
EN COF North & Heavy EN are LEED Gold certified; 759 MP COF is in final stage for LEED Silver certifcation.

FORT CARSON COMPANY OPERATIONS FACILITIES

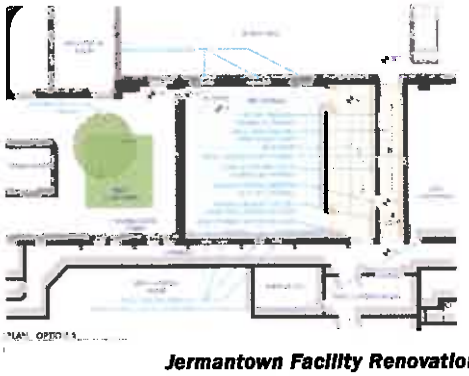
FORT CARSON, COLORADO

RNL, as part of a Design/Build team with Hensel Phelps, was selected to design three fully functional Company Operations Facilities (COF) as part of the expansion of the Fort Carson military base in Colorado Springs. These three buildings are the 4th EN COF, the Heavy EN COF and the 759 MP COF.

The main architectural theme of the COFs is to reflect the very specific functional requirements of the office and warehouse components of the project and to reflect the contemporary nature of today's Army. The team's design solution is modular in nature and based on a response to the specific needs of individual companies with the flexibility to permit future realignment and layout of the Administration and Readiness Modules. All this is done within a highly energy efficient envelope. The EN COF North and Heavy EN COF have earned LEED Gold; 759 MP COF is in the final stage of certification for LEED Silver.

The Administration Module includes the main entry, locker rooms, command unit office and conference spaces. The Readiness Modules vary based on personnel counts, but all provide storage and prep space for the soldiers and their gear with specialized rooms including communications and non-sensitive storage, a vault and platoon offices. Finishes and materials were chosen for their durability and ease of maintenance. These include brick, concrete block and metal panels.

RNL



Jermantown Facility Renovation

West Ox Facility Renovation

PROFESSIONAL SERVICES
Facility Assessment
Architecture
Interior Design

CLIENT
Fairfax County Department of Vehicle Services, Fairfax, Virginia

PROJECT SIZE
Alban: 27,000 SF on 4.71 acres
Jermantown: 28,500 SF on 14.72 acres
West Ox: 39,500 SF on 4.13 acres
Total: 70,700 SF and 23.56 acres

COST
Estimated project cost:
$6,000,000 total
$1,272,000 Alban;
$2,226,000 Jermantown;
$3,074,000 West Ox.

FAIRFAX COUNTY DEPARTMENT OF VEHICLE SERVICES (DVS) – RENOVATION OF THREE FACILITIES

FAIRFAX, VIRGINIA

The existing approximate 27,000 square-foot, Alban Maintenance Facility located on an approximate 4.71 acre site requires updating to meet maintenance and operational requirements. The scope of upgrades includes, but are not limited to, replacement of fifteen overhead doors, construction of new covered structures over the dumpsters and tire scrap storage, provision of a roof over the secure storage area, replacement of cracked concrete slabs at vehicle bay access ramps, replacement of HVAC in the staff locker rooms and Parts Department area, replacement of infrared bay heaters, and various ADA upgrades.

The existing approximate 28,500 square-foot, Jermantown Maintenance Facility located on an approximate 14.72 acre site in the City of Fairfax requires upgrades to the building systems and equipment. The scope of work includes, but is not limited to, the replacement of ten vehicle service lifts, construction of new covered structures over the dumpsters and tire scrap storage, relocation of the Customer Service area, upgrades to the electrical distribution systems and electrical components, provision of a sprinkler system through-out the building, and various ADA upgrades.

The existing approximate 39,500 square-foot, West Ox Maintenance Facility located on an approximate 4.13 acre site requires updating to increase the efficiency of the both the exterior and the interior space. Upgrades include, but are not limited to, replacement of the exterior skin of the building including windows and overhead doors, provision of new in-ground vehicle lifts, construction of new covered structures over the dumpsters, conversion of the existing tire storage into a new vehicle repair bay, restroom upgrades/replacement, upgrades to the fire alarm/sprinkler systems and other systems to meet current requirements.

All three facilities are to remain operational throughout construction requiring phasing of the work.

RNL

PROFESSIONAL SERVICES
Site Master Planning
Architecture
Interior Design

CLIENT
Alliance Construction
McWhinney Enterprises

PROJECT SIZE

First Phase	55,000 sf
Second Phase	42,930 sf
Third Phase	61,582 sf
Fourth Phase	53,972 sf
Fifth Phase	120,000 sf

CONSTRUCTION COST

First Phase	$4,700,000
Second Phase	$3,000,000
Third Phase	$5,200,000

AWARDS
National Association of Industrial and Office Properties (NAIOP), Best Office Project under 100,000 sf

LEED CERTIFICATION - PH 3
USGBC Certified LEED-CS Silver

LEED CERTIFICATION - PH 4
USGBC Certified LEED-CS Gold

RANGEVIEW OFFICE BUILDINGS

LOVELAND, COLORADO

RNL was selected by McWhinney Enterprises to design a campus comprised of a series of three and four-story, multi-tenant office buildings in the new Centerra Development. The 11.75-acre site, adjacent to two lakes and a dedicated green belt park, was originally master planned for four phases with a final build-out of 213,484 sf of office space, with the recently added Phase V bringing an additional 120,000 sf of office space. Phase I was designed as the signature office building for both the McWhinney Enterprises and Alliance Construction headquarters.

The buildings are brick veneer with EIFS detailing and include standing seam metal mansard roofs, with a steel brise soleil overhang. Phase III and IV of the development incorporate a colonnade to connect the buildings with site amenities. Phases III and IV have been designed to improve occupant well-being, environmental performance and economic returns using established and innovative practices, standards and technologies through the LEED Green Building Rating System. Phase III received a Silver LEED Rating and Phase IV received a Gold LEED Rating.

Phase V is currently under construction.

RNL

PROFESSIONAL SERVICES
Programming
Space Planning
Interior Design
Construction Administration
Lighting Design

CLIENT
Arrow Electronics
Centennial, Colorado

PROJECT SIZE
132,000 SF

COMPLETION DATE
2015

ARROW ELECTRONICS CORPORATE HEADQUARTERS

CENTENNIAL, COLORADO

Arrow Electronics had a unique opportunity to relocate and design a new headquarters facility for their company in Centennial, CO. RNL worked closely with the client to develop an optimal space plan for the employees, design a modern, regional working environment, and integrate additional amenities throughout the space to be shared by all Arrow employees. As a single-tenant building, Arrow's new four-story home boasts of an innovation center that showcases internal products, houses a full-service cafeteria, is equipped with a new fitness center, and will eventually include a furnished outdoor patio. Arrow also gave their behind-the-scenes workspaces an updated layout to help encourage interaction, collaboration, and exposure among their employees.

RNL helped Arrow redesign how they work and interact in the workplace. Offices were pulled away from the window-line to allow the executives to be more accessible within their groups, which also allowed the natural light to be shared by all. Each working floor has a central Neighborhood Cafe that allows for food prep and storage, but also includes break-out lounge spaces that can be used throughout the day for informal meetings or additional work spaces. A variety of conference rooms are scattered throughout every floor to accommodate a range of meeting types, from large groups to individuals needing to make a private phone call. Arrow wanted their new space to cater to their employees; this facility now allows them a more open, inviting place to work, it accommodates the many different types of work styles, and it also places emphasis on a healthier work place.

5. SUBCONTRACTORS

Firm Overview

Company Legal Name:
Valley Engineering, PLC

Valley Engineering, PLC is a Privately Held Professional Limited Liability Company founded and based in Harrisonburg, VA

Principal Officers:
Daniel K. Michael – Partner
Principal-in-Charge

Connie G. Hess – Partner
General Manager

Phillip L. Gentry- Partner
Principal-in-Charge

Sole Location:
3231 Peoples Drive
Harrisonburg, VA
540.434.6365
540.432.0685 fax

Services Offered:
Civil, Security, Transportation, Structural, Mechanical, Electrical, and Plumbing Engineering, Surveying, Security and Planning

Founded in 1997, Valley Engineering, PLC has grown from a one man operation to a full service firm offering mechanical, electrical, plumbing, structural, civil, and transportation engineering as well as land surveying and land planning. Valley Engineering now has 49 employees providing service in Virginia, West Virginia, and other surrounding states. For a brief time, Valley Engineering, PLC did business as Valley Engineering Surveying Planning.

We work as a team with our clients to identify their needs and goals. Through schematic design, design development, and construction documents, each step of our design process is carefully communicated to the client. Our common goal is for the Client to understand exactly what they should expect when their respective project is complete.

Valley Engineering believes successful projects begin with excellent planning and require interaction with the whole project team. Before beginning any design, we carefully help our client understand levels of expectation based on systems chosen and the amount of investment they are willing to make. Throughout the entire design process, we work with our clients to help them better comprehend project concepts that are both visible and hidden. We believe a better knowledge of these concepts creates increased owner awareness and satisfaction once the project is complete.

Valley Engineering's strength in our areas of expertise relies on over 200 years of combined design, construction, and installation experience. Prior to entering into the consulting business several members of the Valley Engineering design team worked for contracting firms building what we now design. This experience helps Valley Engineering develop reasonable budgets, accurate, energy efficient designs, and provides valuable insight for cost control during the design process.

We acknowledge the difficulty in selecting engineering firms. You expect creativity and technical expertise. Most firms have these attributes although many would disagree strenuously over what constitutes them. It has been our experience that clients want design firms committed to service, who genuinely listen, and who treat your work as if it were their own. We offer this service. Our philosophy is reflected in the creative and practical approach to unique problems, technical expertise, experience, history of excellent service, and principles.

Daniel K. Michael, PE
Partner, Principal-In-Charge

Education
- Bachelor of Science, Civil Engineering
- West Virginia Institute of Technology - 1989

Licensure
- Engineering - Virginia - 1996
- Engineering - Pennsylvania - 1998
- Engineering - West Virginia - 2000
- Engineering - Maryland - 2009
- Engineering - Colorado - 2010

Years Experience
- VE: Started Valley Engineering in 1997 - Present
- Neff Enterprises: 1995 - 1997
- City of Harrisonburg: 1992 - 1995
- Copper & Associates: 1990 - 1992
- WV Dept. of Highways: 1986 - 1988

Professional and Community Affiliations
- American Society For Healthcare Engineering
- Town of Bridgewater - Chairman - Planning Committee

Daniel has extensive experience in the field of civil engineering with a majority of that time dedicated to the design of public and private infrastructure improvements and site specific improvement plans. He has designed or overseen the design and reviewed projects ranging from small building additions to multi-year, multi-million dollar healthcare additions, expansions, and replacement facilities.

Daniel ensures that the service and advice that the project team provides results in the achievement of the plans and goals of his client. He leads his team of engineers, planners, and surveyors in the mission to provide, through value engineering, constructible plans that produce long-term, quality solutions while at the same time saving the client time and money.

Daniel's professional experience includes:

- Client and Project Management
  - Meeting with the client to discuss and understand their objectives and expectations
  - Leading the team to ensure the client's goals align with those of the design professionals
- Economic Development
  - Assist both public and private entities to develop financing, refinancing, or equity partnerships
  - Assist marketing of projects through existing relationships with local, state, and national organizations and retailers
  - PPEA development and submittal
- Site Design and Related
  - Utility/Distribution Layout, Design and Analysis
  - Erosion Control and Stormwater Management Plans
  - Roadway Layout and Pavement Design
  - Site Assessments/Evaluations
  - Master Plan Preparation
  - Professional Witness
  - Grading Plans
- Floodplain Management
  - CLOMA/R and LOMA/R Preparation and Submittal
  - Floodplain Determination
  - Floodway Delineation
  - ProHEC-2 Proficient

VALLEY | ENGINEERING
IDEAS MADE REAL

Carl L Snyder, Jr., PE
Director of Civil Engineering

Education
- Bachelor of Science, Civil Engineering
- Virginia Tech - 2002

Licensure
- Engineering - Virginia - 2007
- Engineering - West Virginia - 2008
- Engineering - Maryland - 2009

Years Experience
- VE: 2004 - Present
- Virginia Dept. of Transportation: 2001 - 2004

Professional and Community Affiliations
- American Society of Civil Engineers
- National Society of Professional Engineers

Carl has experience in both the private and public sectors of civil engineering. He has valuable design experience on projects ranging from single commercial lot development to large industrial facilities and large residential subdivisions. He works closely with the client, appropriate regulatory agencies, and all members of the design team to ensure a safe, quality product which meets or exceeds the client's expectations is delivered.

Carl's professional experience includes:

- Project Management
  - Works closely with the client and provides project status updates
  - Project coordination with architects and other design professionals
  - Coordination with regulatory agencies to ensure a constructible product is prepared which is in compliance with all applicable standards
  - Construction Management: shop drawing review, construction observation, client and contractor project coordination meetings

- Land Development/Site Design
  - Utility/Distribution Layout and Design
  - Grading Plans (Balance Cut and Fill)
  - Water System Analysis and Design
  - Pump Station Design and Analysis
  - Erosion and Sediment Control Plans
  - Stormwater Management
  - Value Engineering
  - ADA Compliance
  - LEED Compliance
  - Sanitary Sewer
  - Water Quality
  - Fire Coverage
  - Storm Sewer

- Roadway Design/Traffic Analysis
  - Roadway Capacity/Turn-Lane Analysis
  - Vertical and Horizontal Alignment

VALLEY | ENGINEERING
IDEAS MADE REAL

Seth Roderick, PE, CPD

Director of Planning and Transportation

Education
- Bachelor of Science, Civil Engineering
- Virginia Tech - 2002

Licensure
- Engineering - Virginia - 2005
- Engineering - West Virginia - 2009

Years Experience
- VE: 2003- Present
- Anderson & Associates: 2002 - 2003
- Federal Highway Administration: 1999 - 2001

Professional and Community Affiliations
- American Society of Civil Engineers
- National Society of Professional Engineers

Seth has experience in both the private and public sectors of planning and civil engineering. He has led the design of projects ranging from single commercial lots to large residential subdivisions and from new roadway layout and design to expansive roadway upgrading and rehabilitation. His obligation is to the client, the project, the reviewing agencies, and the public at large to produce a competent, quality product that will prove to be a benefit to all.

Seth's professional experience includes:

- Project Management
  - Work hand-in-hand with reviewing agencies to ensure a competent product is presented in compliance with all applicable standards
  - Set and meet realistic budget/time constraints
  - Work closely with the client to properly serve their needs and keep them informed
  - Assist client in negotiations with approving authorities with regard to requested off-site improvements, etc.

- Transportation Engineering
  - Traffic Impact Analyses (TIAs)
  - Roadway Design/Construction Plans
  - Pavement Design
  - Traffic Signal Warrant Analyses
  - Signal Installation Plans
  - Roadway Signage and Striping Plans

- Land Planning/Site Desing
  - Rezoning
  - Special Use Permits
  - Comprehensive Plan Amendments
  - Site Layouts
  - Preliminary Grading Plans
  - Value Engineering

VALLEY | ENGINEERING
IDEAS MADE REAL

Craig A. George, RLA

Landscape Architect

Education
- Bachelor of Landscape Architecture (BLA), Minor in Horticulture
- Virginia Tech - 2001

Licensure
- Landscape Architect - Va
- Landscape Architect - NC
- Landscape Architect - SC

Years Experience
- VE: 2016 - Present
- DPR Associates, Inc. (Charlotte, NC) 2002-2106

Professional and Community Affiliations
- American Society of Landscape Architects
- Charlotte Home Builders Association, Land Development Council (Past President)

Craig has over 15 years of experience in the field of Landscape Architecture, Land Planning, and Land Development. His work history includes the management of a wide range of projects including rezonings, public parks, churches, schools, single family, multifamily, commercial, and mixed use developments in rural and urban communities. He has a comprehensive knowledge of all facets of the design and approval process from zoning to construction administration. Craig excels in the ability to communicate with clients, community groups, regulatory agencies, elected officials, and sub-consultants, providing assurance that no project detail is lost in the development process.

Craig's professional experience includes:

- Site Design and Project Management
  - Rezoning
  - Site Layouts/Land Planning
  - Utility Layout and Design
  - Site Grading
  - Erosion and Sediment Control Plans
  - Stormwater Management
  - Construction Administration
  - Graphic Presentations/Renderings
  - Public/Stakeholder Information Meetings
  - Works closely with the client to determine project goals and facilitate the project through the design, permitting, and construction processes
  - Coordination with architects and other design professionals
  - Coordination with regulatory agencies

- Areas of Focus
  - Parks and Recreation: small scale projects including pocket parks and neighborhood parks, as well as large scale regional parks, nature preserves, and State parks
  - Commercial and Mixed Use Development: diverse range of projects ranging from historic downtown commercial, to national retailers in suburban areas, to high-rise hotels in urban centers
  - Residential: numerous projects including residential infill, single family, and high density multifamily townhomes and apartments
  - Institutional: church master planning and constuction documents

Moorefield Training Center
Old Fields, West Virginia

RNL worked with Valley Engineering on this project.

Services Performed:
Campus Planning
Civil Engineering
Surveying

Project Owner:
The Moorefield Training Center Inc.
MTC now defunct, project sold but remains open under new ownership)

Project Manager:
Carter L. Lewis
Senior Vice President
The Moorefield Training Center Inc.

Contract Information:
Design
100% Complete
Construction
100% Complete

Project was a joint venture by Valley Engineering and L&W Enterprises. Firms provided site and facility engineering, surveying, and logistics support for a full service Sustainment Training Facility supporting training for Departments of State and Defense Security Personnel and Contractors, US Military, and Law Enforcement personnel. Project included small arms ranges, 360 range, up to 1,000 meter rifle ranges, shoot town, live shoot house, driving skid pad, on and off-road driving courses, classrooms, obstacle courses, and all utilities. Assisted in land acquisition, prepared concept design and support documentation, and represented the owners before public and zoning officials for approval. Prepared and obtained Zoning Conditional Use, US Army Corps of Engineers Nationwide 39 Wetland, WV Department of Environmental Protection Storm Water (NPDES), WV Division of Natural Resources Right of Entry, Building, Septic, Public Water System and Well permits, and provided press releases and other interfaces with the public, Hardy County, and State Officials. All permits required to break ground were successfully obtained in less than 45 days due to exceptional quality and close coordination with permitting officials. All other permits were obtained within 90 days. Assisted in negotiation of Land Lease agreement with Landowner and provided surveying for boundary and construction layout for ranges, driving courses, and multiple buildings on three separate sites.

Services Performed:
Civil
Electrical
Mechanical
Plumbing
Structural
Surveying

Hampshire Memorial Hospital
Romney, West Virginia

Valley Engineering (VE) completed mechanical, electrical, plumbing, structural and civil design documents, as well as topographical survey and limited traffic analysis, for a new critical access hospital and an attached 23,400 sq. ft. medical office building on a shared campus. The project attained LEED Silver certification.

The total approximate land disturbance associated with this project was ±14.1 acres. Planning for adequate parking was considerate of the Americans with Disabilities Act while providing parking specifically for low-emissions and fuel-efficient vehicles in accordance with LEED specifications. Engineers worked closely with county departments on water and sanitary sewer plans for on-site connections, and with WVDOH for determination of turn lane provisions. VE provided stormwater management on site as directed by all local, state, and federal regulations. Design documents illustrated treatment of runoff from the site for pollutant and sediment removal while reducing runoff at a rate less than prior to construction.

Project Owner:
Valley Health
540.536.8000
P.O. Box 3340
Winchester, VA 22604

Project Manager:
Mike Albright
Valley Health
540.536.4537
1836 Amherst Street
Winchester, VA 22601

HVAC systems design included five (5) packaged rooftop units designed for healthcare use with VAV systems and a complete building automation system (2 units with heat recovery). Heating hot water for the facility is provided by two redundant hot water boilers with pumps and distribution piping. Significant electrical system features include a 3,000 amp main service with backup generator and automatic transfer switches. Plumbing design features include a complete commercial kitchen and oxygen/medical air/vacuum systems to serve the hospital.

Contract Information:
Design
100% Complete
Construction
100% Complete

Success of this project hinged on a successful relationship development between The Office of Health Facility Licensure and Certification in Charleston, WV and the State Fire Marshall also located in Charleston, WV. Their expeditious review and helpful comments allowed the design team to prepare construction documents in a timely fashion while also bringing the project in under budget. Change order value during construction proved to be far under industry norm, due to quality of documents provided during the design phase.

War Memorial Hospital
Berkley Springs, West Virginia

Serviced Performed:
Civil
Mechanical
Electrical
Plumbing
Structural
Surveying
Land Planning
Transportation

Project Owner:
Valley Health
540.536.8000
P.O. Box 3340
Winchester, VA 22604

Project Manager:
Mike Albright
540.536.4537
1836 Amherst Street
Winchester, VA 22601

Contract Information:
Design
100% Complete
Construction
100% Complete

Valley Engineering (VE) completed Mechanical, Electrical, Plumbing, Structural, and Civil engineering design documents, as well as construction stakeout for a new 63,000 sq. ft. critical access hospital and attached 25,400 sq. ft. medical office building.

HVAC systems design included two (2) fresh air energy recovery units, nine (9) packaged rooftop units designed for healthcare use with VAV systems and a complete building automation system. Heating hot water for the facility is provided by three (3) hot water boilers with pumps and distribution piping. Significant electrical system features include a 4,000 amp main service with one megawatt backup generator and automatic transfer switches. Plumbing design features include a complete commercial kitchen and oxygen/medical air/vacuum systems to serve the hospital.

VE prepared site analysis, feasibility study, and construction documents. A total of four individual sites were considered for land development. Site analysis and construction plans included construction of a new critical access hospital facility and all associated infrastructure improvements. The selected site consists of roughly 200 acres. Construction Documents include water, sanitary sewer, roadway access, site layout including multiple future buildings, zoning analysis, and power distribution. Coordination included involvement of Local Government such as zoning, water and sewer providers, State Health Department, WV Division of Highways, State Public Service Corporation, WV Department of Environmental Protection, and FEMA.

Services Performed:
Traffic Study
Parking Analysis
Civil Site Plan
Access Management

Campus Transportation Master Planning: Interchange Modification and Parking Analysis

Winchester, Virginia

Project Owner:
Valley Health
540.536.8000
P.O. Box 3340
Winchester, VA 22604

Contract Information:
Design
100% Complete
Construction
100% Complete

In order to facilitate the ongoing expansion of Winchester Medical Center, Valley Engineering (VE) led efforts to analyze, design, permit and oversee the construction of an interchange modification for access to a proposed western campus. Simultaneously, Valley analyzed existing parking demands on the eastern campus to determine the need for an additional parking deck, and subsequently led efforts for the programming, design and construction scheduling of this deck.

Redesign of the interchange including a global traffic impact analysis to determine the effect on upstream and downstream interchanges and intersections, designing the interchange ramps to include a roundabout for intersection control, signal modifications at off-site intersections, etc. Modifications required a limited access break permit, including an historic impact analysis, environmental impact study, financial impact appraisal, public awareness and support efforts, etc. Design work was performed while in constant communication with VDOT, ensuring that the entirety of the design met all VDOT and applicable FHWA standards and regulations. Being a state-dedicated project, VDOT approval of construction documents was necessary and garnered prior to project completion.

VE performed the parking analysis for the hospital campus by first conducting automated parking demand counts, then tabulating and correlating these counts with industry norms. VE inventoried existing parking areas that were underutilized during peak hours and prescribed cost-free mitigation efforts to ensure better use of all facilities. Finally, VE analyzed future growth plans on the campus and recommended appropriately sized parking alternatives, ranging from parking decks to remote surface parking with shuttle service, with construction cost estimates for WMC Board comparison and evaluation.

Services Performed:
Planning
Civil
Surveying

Project Developer:
Mr. Bill Neff
Neff Enterprises
3570 North Valley Pike
Harrisonburg, VA 22802
P: (540) 434-9593
F: (540) 434-4165

Contract Information:
Design
100% Complete
Construction
100% Complete

Blacks Run Industrial Park, Phase I and II
Harrisonburg, Virginia

This project included the surveying, planning and construction documents for 121 acres utilizing the construction of roughly 3,500 lf of roadway, water distribution, sanitary sewer mains and stormwater management facilities as well as the widening of existing roadways. We worked with the local jurisdiction and state in an effort to obtain various funding options to help alleviate the financial burden on the developer while ensuring the success of the project for which the local jurisdiction supported.

Pleasant Valley Commercial Park
Harrisonburg, Virginia

Roughly 120 acres was developed on the southern end of Harrisonburg to allow for the development of large scale commercial support facilities and not high traffic volume retail centers. This development has been filled with mostly warehouse type facilities having a much higher truck volume than what would be expected for a commercial park development. Construction documents were prepared for approximately 4,200 lf of roadway, stormwater management facilities and roughly 9,000 lf of water distribution and sanitary sewer mains.

Services Performed:
Planning
Civil
Surveying

Project Developer:
Mr. Bill Neff
Neff Enterprises
3570 North Valley Pike
Harrisonburg, VA 22802
P: (540) 434-9593
F: (540) 434-4165

Contract Information:
Design
100% Complete
Construction
100% Complete

Interstate Business Park
Harrisonburg, Virginia

When Neff Enterprises wished to develop a tract of land measuring more than 120-acres for a commercial/business park, they called on Valley Engineering (VE). In all, the planned and engineered site consisted of nearly 8,000 linear feet of new two lane roadway with storm sewer, more than 20,000 linear feet of water and sewer main extensions, and more than one million cubic yards of grading. Associated with this development, Neff Enterprises also contracted VE to complete a traffic impact analysis to determine the site's impact on the surrounding roadway network. Following this report and negotiations with VDOT and County, VE completed the design of extensive mitigation efforts, including the widening of Route 608 (Tinkling Springs Road) from a two lane highway to a four lane divided highway with multiple turn lanes and signalized intersections. VE also negotiated an agreement with the County for a tax incentive based method of financial reimbursement for the project, easing the burden of development for the owner. The property is now under new ownership with VE continuing to serve as a consultant.

Firm Profile

ZMM
ARCHITECTS & ENGINEERS

LOCATION:
222 Lee Street, West
Charleston, WV

CONTACT:
Phone 304.342.0159
Fax 304.345.8144
www.zmm.com

History of ZMM

ZMM was founded in 1959 in Charleston, West Virginia by Ray Zando, Ken Martin, and Monty Milstead. Since the inception of the firm, ZMM has been dedicated to providing an integrated approach to building design for our clients. ZMM delivers this integrated approach by providing all building related design services, including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration from our office in Charleston. Our integrated design approach makes ZMM unique among architectural firms in West Virginia, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.

Over the last decade, ZMM has become a leader in sustainable or 'green' design in West Virginia. In addition to participating in sustainable design and construction seminars throughout the State (Beckley, Fayette County, Morgantown, Charleston, and Parkersburg), ZMM designed one of the first sustainable educational facilities in West Virginia (Lincoln County High School). ZMM's unique design approach has proven invaluable on projects that employ sustainable design principles, which often require a more integrated approach to building design.

As ZMM enters our second half-century providing professional design services in West Virginia, we remain committed to the ideal of providing high quality, client focused, design solutions that meet budget and schedule requirements. This commitment to quality has been recognized through both State and National design awards, as well as through the long-term client relationships that we have developed.

ZMM
ARCHITECTS & ENGINEERS

ZMM has been dedicated to the integrated approach to building design which is unique to architectural firms of our size. Our past successful experience demonstrates that providing multi-disciplined services within one organization results in a fully coordinated project. ZMM has the qualified professionals available to provide services throughout the duration of a project from the initial planning phases through post-occupancy evaluations and beyond.

Advantages of an integrated Design Approach:

- The Owner has a Single Point of Design Responsibility
- Improved Design Schedule
- Improved Coordination of Documents
- Improved Construction Phase Services
- Well Coordinated Documents Lead to Better Bids for the Owner

Additionally, ZMM is constantly working to improve the services we offer by addressing emerging and evolving trends that impact the design and construction market. ZMM has seven LEED accredited Professionals on staff to address the needs of our clients who are interested in designing buildings that meet the US Green Building Council's standards. This continues ZMM's active implementation of sustainable design principles on our projects.

Services

Pre-Design
Educational Facility Planning
Programming
Space Planning
Feasibility Studies
Existing Building Evaluation
Site Evaluation and Analysis
Master Planning
Construction Cost Estimating

Design
Architectural Design
Sustainable Design
Interior Design
Landscape Architecture
Structural Engineering
Mechanical Engineering
Electrical Engineering
Civil Engineering
Lighting Design
Energy Consumption Analysis

Post Design
Construction Administration
Value Engineering
Life Cycle Cost Analysis
Post-Occupancy Evaluation

Adam R. Krason, AIA, LEED AP, ALEP

ZMM ARCHITECTS & ENGINEERS

Role
Principal

Professional Registrations
Registered Architect (WV, OH, KY, VA)
LEED Accredited Professional
Accredited Learning Environment Professional
NCARB (55,984)
Construction Specifications Institute (CSI)
Construction Documents Technician (CDT)

Mr. Krason has served in the capacity of Architect and Project Manager for a variety of projects at ZMM. This experience includes Military, Educational (K-12 and Higher Education), Office, Justice (Courthouses, Correctional, Justice Centers), and Multi-Unit Residential projects. Mr. Krason's responsibilities include programming, design, documentation, coordination of the architectural and engineering team, as well as construction administration. Mr. Krason began his career in 1998, working on a variety of educational, commercial office, and correctional projects throughout Ohio, West Virginia, and North Carolina.

Mr. Krason has been an advocate of sustainable design in West Virginia, participating in a variety of sustainable design seminars throughout the State, and serving on the West Virginia School Building Authority Green Schools Sub-Committee. Recently, Mr. Krason helped coordinate the "Making the Business Case for Sustainability" conference at the University of Charleston that included speakers from Armstrong Industries, American Electric Power, CB Richard Ellis, and Interface Raise. Mr. Krason also assisted Habitat for Humanity Kanawha and Putnam County develop a commercial recycling program to fill a void in the sustainable design infrastructure in West Virginia. Mr. Krason has noted that, "I became a LEED Accredited Professional because I believe that good design has value, and the ability to impact our daily lives. Sustainable design showcases the value of design through demonstrated improvements in the performance of the students and employees who occupy our buildings." In addition to his design and project management responsibilities, Mr. Krason serves on the Board of Directors and is responsible for business development at ZMM.

Project Experience
Charleston Civic Center, Charleston, WV
Mr. Krason is serving as Principal-in-Charge of the expansion and renovation to the Charleston Civic Center. The $75M, 283,000 SF design-build project is being completed as a

Education
Bachelor of Architecture, The Catholic University of America, 1998

Bachelor of Civil Engineering, The Catholic University of America, 1997

Employment History
2007 - Present, Principal, ZMM
2007 - Present, Board of Directors, ZMM
2003 - Present, Architect, Project Manager, ZMM
1998 - 2003, Architect, Project Manager, Charleston Area Architectural Firm

Civic Affiliations
- American Institute of Architects, Member
- Habitat for Humanity Kanawha & Putnam County, Board of Directors 2011 - 2014
- WV Qualification Based Selections Council, President, 2012/2013
- Leadership WV 2010 - 2012
- Charleston Rotary
- West Side Main Street, Board of Directors 2008 - 2014
- City of Charleston Land Trust 2008 - 2014

collaboration with tvsdesign and BBL Carlton. Mr. Krason is responsible for the overall management of the design team, coordination with the client, and also has input critical project management decisions. The design commenced in the spring of 2015, and construction is scheduled for completion in 2018.

State Office Building #5, 10th Floor Renovation (Office of Technology), Charleston, WV
Mr. Krason led an architectural and engineering team that completed a detailed assessment of State Office Buildings 5, 6, & 7. Once the assessment was complete, ZMM had the opportunity to implement the proposed improvements on the 10th Floor of State Office Building #5 for the Office of Technology. The renovations, aiming for LEED-CI Certification, re-oriented the layout by drawing all private offices into the building core, providing access to daylight and views for all employees. The design also utilized acoustical ceiling clouds and bulkheads to maximize the acoustical performance, while also increasing the volume of the space.

Joint Interagency Training & Education Center (WVARNG), Kingwood, WV Mr. Krason was responsible for the preliminary programming, and participated in the schematic design of the 180,000 SF addition to the Regional Training Institute at Camp Dawson. Mr. Krason was also responsible for managing the production effort for the billeting (hotel) expansion, which increased the total billeting capacity at the JITEC to 600 rooms. This project received LEED Gold Certification.

Morgantown Readiness Center (WVARNG), Morgantown, WV
Mr. Krason was the project architect on the new Morgantown Readiness Center. This facility is a unique due to its location on an abandoned airport runway at the Morgantown Municipal Airport. The 54,000 SF Readiness Center occupies a 35-acre tract at the airport. This center supports traditional military functions including the 1-201st Field Artillery. A significant portion of the Morgantown Readiness Center supports the 249th Army Band. The Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas.

Construction and Facilities Management Office Expansion (WVARNG), Charleston, WV
Mr. Krason was responsible for the programming, architectural design, and project management of the office expansion. The project included the renovation and addition to an existing pre-engineered metal building. The design, which was honored with a 2009 AIA Merit Award, focused the client's resources on a new entry and corridor that separated the existing office space from the addition.

Wood County Justice Center, Parkersburg, WV
Mr. Krason was the Project Manager for this adaptive reuse project. The existing 32,000 SF building creates a new Magistrate Court and Sheriff's Department. The justice center is LEED Silver Certified.

Tucker County Courthouse Annex, Parsons, WV
Mr. Krason was the Project Architect for the courthouse annex addition in Parsons, WV. The Annex is a 4-story, 21,000 Square Foot building that is adjacent to the Tucker County Courthouse. The annex will house spaces for the Circuit Court, Circuit Clerk, Family Court, Magistrate Court, Prosecuting Attorney, County Commission, County Clerk, Community Corrections, and Probation Office.

Participated on the team that won the following awards and acknowledgements:
2016 WV AIA Merit Award *Christ Church United Methodist, Charleston, WV*
2015 WV AIA Merit Award *Edgewood Elementary School, Charleston, WV*
2014 WV AIA Merit Award *Girl Scouts of Black Diamond Council, Charleston, WV*
2011 WV AIA Honor Award *Joint Interagency Training and Education Center (JITEC),* Kingwood, WV
2011 AIA Honor Award *State Office Building #5, 10th Floor Renovation,* Charleston, WV
2009 AIA Merit Award *WVARNG Construction and Facilities Management Office*, Charleston, WV

Robert Doeffinger, PE

ZMM ARCHITECTS & ENGINEERS

Role
Engineering Principal

Professional Registrations
Professional Engineer (WV, VA, PA, OH, TN, KY, NY, NH, ME, NC, SC, FL, NJ, GA)

As ZMM's Principal Engineer, Mr. Doeffinger is in charge of the engineering disciplines, it is his responsibility to ensure that the mechanical and electrical engineering components of ZMM's design are coordinated and integrated into the final product.

After graduate school in Architectural Engineering, Mr. Doeffinger joined ZMM. He has over 35 years design experience in mechanical and electrical systems for buildings. He has a broad range of engineering experience in education, industrial and manufacturing facilities, large retail, correctional and jails, office buildings, and military facilities.

Mr. Doeffinger is responsible for new design and retrofit of chilled water systems for all building types including large regional shopping malls. He is involved daily with the firm's selection of appropriate systems for all building types and performs life-cycle cost analysis and energy studies.

Mr. Doeffinger is a member of the American Society of Heating, Ventilation and Air-Conditioning Engineers. He is the current national Chairman of the Technical Committee on Heating and Air-Conditioning Load Calculation. He is involved in writing the National Standard on the Method of Calculation, which will shape the nature of the future building energy use for the nation.

Project Experience
State Office Buildings #5, 10th Floor Charleston, WV
Mr. Doeffinger was the Project Engineer for this renovation project The renovation of the tenth floor of State Office Building #5 on the State of West Virginia Capitol Campus was recently completed for the Office of Technology. The renovation was designed to meet the United States Green Building Council's LEED for Commercial Interiors standard. The renovations also include a low profile cable management system which maximizes the flexibility of the space. To commence the project, ZMM conducted a detailed investigation of State Office Buildings 5, 6, & 7, which included recommendations for improvement of the facilities. The renovation of the 10th floor of Building #5 was the first major interior renovation project that responded to the recommendations.

Education
Master of Science Architectural Engineering, Pennsylvania State University, 1976

Bachelor of Science Mechanical Engineering, West Virginia University, 1973

Employment History
2005 - Present, President, ZMM
1976 - 2005, Vice President and Engineering Principal, ZMM

Civic Affiliations
- ASHRAE – Member of the Technical Committee Load Calculations Data and Procedures for 15 years, serving as chairman. Presently Chairman of the Research Subcommittee
- Advisory Board for the Department of Electrical Engineering Technology, Bridgemont Community and Technical College
- City of Pt. Pleasant, WV – 2nd Ward Councilman for 20 years

West Virginia Capitol Complex - Buildings #5, 6, & 7, Charleston, WV Mr. Doeffinger was the Project Engineer for the in-depth analysis of Buildings #5,6,& 7 at the State Capitol Campus. The study included the preparation of as-built plans, as well as an analysis of all building systems, including: Life Safety; Vertical Transportation; Mechanical; Electrical; Data; Façade; Structure; and Roofing. The analysis also included a study related to potential hazardous materials in the facility.

Bridgemont (BridgeValley) Community and Technical College Davis Hall Renovation, Montgomery, WV Mr. Doeffinger led an architectural and engineering investigation into the condition of Davis Hall to help Bridgemont Community and Technical College to develop a scope for the current renovation project, as well as a plan to undertake deferred maintenance at the facility. The project scope included remedying several life safety deficiencies, as well as improvements to the building envelope.

West Virginia Army National Guard, Joint Interagency Training & Education Center, Camp Dawson, WV Mr. Doeffinger was responsible for the mechanical engineering design of the 600 room billeting expansion to the Regional Training Institute at Camp Dawson. The project is aiming for LEED Silver Certification. The project is served by a 4 - pipe hot and chilled water system with an energy recovery ventilation system.

West Virginia Research, Education, and Technology – Building 704, South Charleston WV Mr. Doeffinger is the engineering principal-in-charge of preparing a life safety analysis of the building as well as design services to improve the exterior façade of Building 704 at the WV Research, Education, and Technology Park. Building 704 had previously been utilized as a campus maintenance facility by Union Carbide and DOW Chemical. Bridgemont began utilizing the facilities for instruction in the Spring of 2011.

West Virginia Regional Technology Park (WVRTP) - Building 740, South Charleston WV Mr. Doeffinger is the engineering principal-in-charge of the new Steam Plant for Building 740. This project involves designing and constructing the Interim Steam Heating System throughout Building 740.

NGK Oxygen Sensor and Spark Plug Plant, Sissonville, WV Mr. Doeffinger was in charge of engineering design of the 250,000 SF NGK facility. The most recent 130,000 SF expansion moved NGK's spark plug production for the west coast to West Virginia. For both the oxygen sensor plant and spark plug plant Mr. Doeffinger designed a cycle water system for the manufacturing equipment.

West Virginia Regional Jails, Mr. Doeffinger was the Project Engineer on ten West Virginia Regional Jails. In 2009 he was responsible for the HVAC renovation on four regional jails, including the replacement of rooftop HVAC units and Building Automation Systems.

The Plaza at King of Prussia, Pittsburgh, PA One of the largest retail centers in the east. Mr. Doeffinger has performed engineering services for the past 20 years. The project consists of a 5,000 -ton chilled water plant and 1,500,000 cfm variable volume system for tenants and constant volume air system for common areas and an engineered smoke control system. The most recent project is a 2011, 100,000 square foot expansion of tenant spaces, a renovation of the food court, and a 1,250-ton chiller addition to the central chilled water plant.

The Boulevard at 2412, Charleston, WV Mr. Doeffinger was on the design team for the proposed Kanawha Boulevard Condominium project. The sixty unit project, located in the East End Historic District, included a design that increased in height as it stepped back from the Kanawha River, providing the opportunity for a series of outdoor living areas, while also respecting the massing of the adjacent residences in the Historic District.

David E. Ferguson, AIA, REFP

ZMM ARCHITECTS & ENGINEERS

Role
Principal

Professional Registrations
Registered Architect (WV, OH)
Recognized Educational Facility Planner (REFP)

Mr. Ferguson has served in the capacity of Architect, Project Manager, and Principal in Charge for a variety of projects at ZMM. This experience includes Educational (PK-12, Vocational and Higher Education), Retail, Corporate Office, Industrial, Military, Medical Office Facilities, General Healthcare Hospital and Psychiatric Hospital Projects. Mr. Ferguson's responsibilities include programming, design, documentation, architectural/engineering coordination and construction administration.

Mr. Ferguson began his career at ZMM in 1984 working on a variety of retail, educational and military projects throughout West Virginia, Pennsylvania, Ohio, Virginia, Maryland, New York, North Carolina, South Carolina, Florida, and Washington DC. In 1996 Mr. Ferguson expanded his expertise into the Healthcare and Industrial and Corporate Office facilities and since then has led the effort at ZMM in Educational Design. Mr. Ferguson is a Recognized Educational Facility Professional (REFP) and has been involved in planning, designing and the construction of over 90 educational facilities in West Virginia. As the architect for the first "green" school building in West Virginia Mr. Ferguson has been an advocate for sustainable design and was involved starting the first US Green Building Chapter in West Virginia.

Mr. Ferguson has also participated in developing West Virginia Department of Education's Policy 6200 *Handbook on Planning School Facilities* and the West Virginia School Building Authority's *Handbook of Quality and Performance Standards*. In addition to Mr. Ferguson's project management responsibilities, as a principal of the firm he has corporate administrative duties and serves on the Board of Directors.

Project Experience

Southside Elementary and Huntington Middle School, Huntington, WV Mr. Ferguson led the programming and design effort on this 156,000 SF facility. This project encompasses all phases of construction; demolition, major renovation and new construction. The original historic 26,000 SF three story school building was preserved and the remaining less than adequate facility was strategically removed

Education
Bachelor of Science; Industrial Technology/Architectural Design; West Virginia State University; 1979

Employment History
2007 - Present, Vice President, Secretary/Treasurer, ZMM
2002 - 2007, Vice President, ZMM
2001 - Present, Board of Directors, ZMM
1996 - Present, Architect, Project Manager, ZMM
1984 -1996, Designer, ZMM

Civic Affiliations
- West Virginia Chapter, American Institute of Architects, President
- West Virginia Chapter, American Institute of Architects, Board Director
- American Institute of Architects, Member
- Member, Council of Educational Facility Planners International (CEFPI)
- Recognized Educational Facility Planner (REFP) by the CEFPI
- Professional Member, US Green Building Council
- High School Mentoring/Job Shadowing Program for 6 County School Systems
- WV AIA IDP Program Mentor/Advisor

Morgantown Readiness Center

WVARNG

ZMM
ARCHITECTS & ENGINEERS

LOCATION:
Morgantown, WV

SIZE:
54,000 SF

COMPLETION:
2013

COST:
$18.5M

CONTACT:
MAJ Dan Clevenger
WVARNG
1707 Coonskin Drive
Charleston, WV 25311
304.561.6446

The Morgantown Readiness Center is a unique military facility for several reasons. While the Readiness Center supports traditional military functions including the 1-201st Field Artillery, a significant portion of the Morgantown Readiness Center supports the 249th Army Band. To support the band, the Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas.

To efficiently create the stage and performance area the design team utilized a variety of dual function spaces. The stage is actually a large rehearsal space with an adjacent elevated recording area. Two large operable partitions are used – one to separate the rehearsal area from the remainder of the stage and the auditorium – while the other separates the auditorium from the Drill Hall. This configuration allowed the design team to maximize the West Virginia Army National Guard's investment by utilizing federally authorized space to also function as a large performance area. Acoustically, this challenge was met by creating a Drill Hall with an irregular shape that was contained within a rectilinear sloped barrel arch form. The geometry was complimented by acoustically engineered interior surfaces and finishes to create a vibrant and rich auditorium.

The facility is also unique due to its location on an abandoned airport runway at the Morgantown Municipal Airport. The 54,000 SF Readiness Center occupies a 35 acre tract at the airport. Additionally, the Readiness Center is located approximately twenty (20) miles from Camp Dawson, a large State and Federal training campus. As troops will often be travelling to Camp Dawson through the Morgantown Readiness Center, the facility needed to function as a 'gateway.'

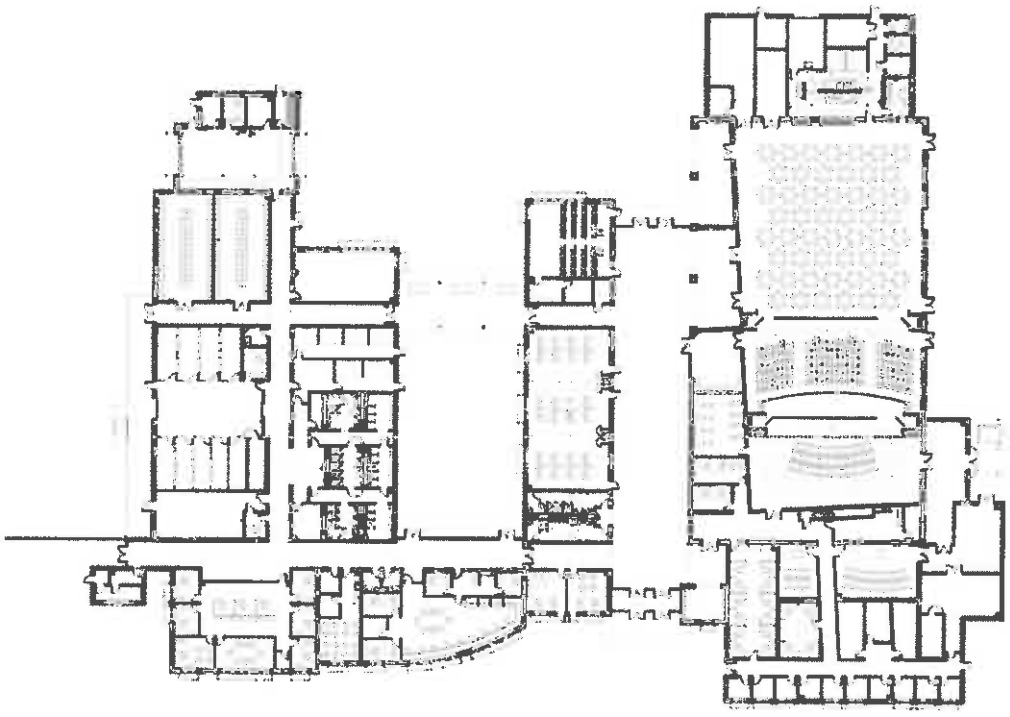
Morgantown Readiness Center

WVARNG

The creation of a 'gateway' facility was accomplished through exterior material choices (compatible with Camp Dawson), as well as the decision to utilize a tower-like feature to mark entry – a very prominent feature of the Regional Training Institute (RTI) at Camp Dawson. Where the RTI utilized a large cylindrical mass, the tower at the Morgantown Readiness Center respects the context of the former runway by reflecting the aesthetic of an airport control tower.

The Morgantown Readiness Center is also a sustainable building, and is in the process of pursuing LEED Certification from the USGBC. The 'U' shaped layout of the facility improves access to daylighting and views, while also limiting public access to the Guard's administrative and storage areas. Additional sustainable features include a reflective roof, the use of regional materials, and efficient lighting and HVAC systems.

While many features are addressed in the design of the Morgantown Readiness Center, the final result is a harmonious composition that reflects both its function and the environment, while deferring to its location on an abandoned runway.



REQUIRED FORMS

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

Steve Pearson, PRINCIPAL
(Name, Title)
Steve Pearson, Principal
(Printed Name and Title)
1600 Wilson Blvd, Suite 360, Arlington, VA 22209
(Address)
719-964-4410/303-292-0845
(Phone Number) / (Fax Number)
steve.pearson@rnldesign.com
(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

RNL Design, Inc.
(Company)
Steve Pearson, PRINCIPAL
(Authorized Signature) (Representative Name, Title)

Steve Pearson, Principal
(Printed Name and Title of Authorized Representative)

2/13/17
(Date)

719-964-4410/303-292-0845
(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.:

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:
(Check the box next to each addendum received)

☒ Addendum No. 1	☐ Addendum No. 6
☒ Addendum No. 2	☐ Addendum No. 7
☐ Addendum No. 3	☐ Addendum No. 8
☐ Addendum No. 4	☐ Addendum No. 9
☐ Addendum No. 5	☐ Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

RNL Design, Inc.
Company

Authorized Signature

2/21/17
Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

MANDATE: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceed five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (*W. Va. Code* §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: RNL Design, Inc.

Authorized Signature: _____ Date: 2/13/17

State of Colorado

County of Denver, to-wit:

Taken, subscribed, and sworn to before me this 13th day of February, 2017.

My Commission expires January 13, 2019.

AFFIX SEAL HERE

DEBRA I. RINDE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034001336
MY COMMISSION EXPIRES 01/13/2019

NOTARY PUBLIC _____

RNL

LETTER OF TRANSMITTAL

To:	Jessica S Chambers	Date:	03/06/17
Company:	Department of Administration Purchasing Division	Project No.	80431900
Address:	2019 Washington St E Charleston, WV 25305-0130	Project Name: Phone No.:	Sullivan Tract 304-558-0246
From:	Steve Pearson		

SENT VIA:
☐ PICKUP ☐ MAIL ☐ MESSENGER ☐ RUSH ☒ OVERNIGHT EXPRESS ☐ INTEROFFICE MAIL

ENCLOSED ARE THE FOLLOWING:
☐ DRAWINGS ☐ SHOP DRAWING PRINTS ☐ SPECS / PROJECT MANUAL ☐ CHANGE ORDER
☐ SAMPLES ☐ SHOW DRAWING REPROS ☐ PRODUCT LITERATURE ☒ OTHER

Copies	Title	Sheet No.	Date
5	RNL Expression of Interest for the Sullivan Tract Master Plan Design Services Project		03/09/17

• If enclosures are not as listed, please notify our office •

THESE ARE TRANSMITTED:
☐ FOR APPROVAL ☐ LOAN TO US ☐ FOR REVIEW / COMMENT ☐ FOR YOUR RECORD
☒ FOR YOUR USE ☐ AS REQUESTED ☐ REVIEWED ☐ _____

SUBMITTAL ACTION TAKEN:
☐ REVIEWED ☐ REJECTED ☐ FURNISH WITH CHANGES NOTED ☐ REVISE & RESUBMIT
☐ RESUBMIT SPECIFIC ITEM(S) NOTED ☐ TRANSMITTED WITH NO REVIEW MADE

Remarks:

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