

# STATEMENT OF QUALIFICATIONS

8(a) Certified  
CBE / SBE Certified  
DDOT / MDOT Certified  
MWAA / WMATA Certified





Construction AND  
ARCHITECTURE  
IS about solving problems  
MOST  
creatively

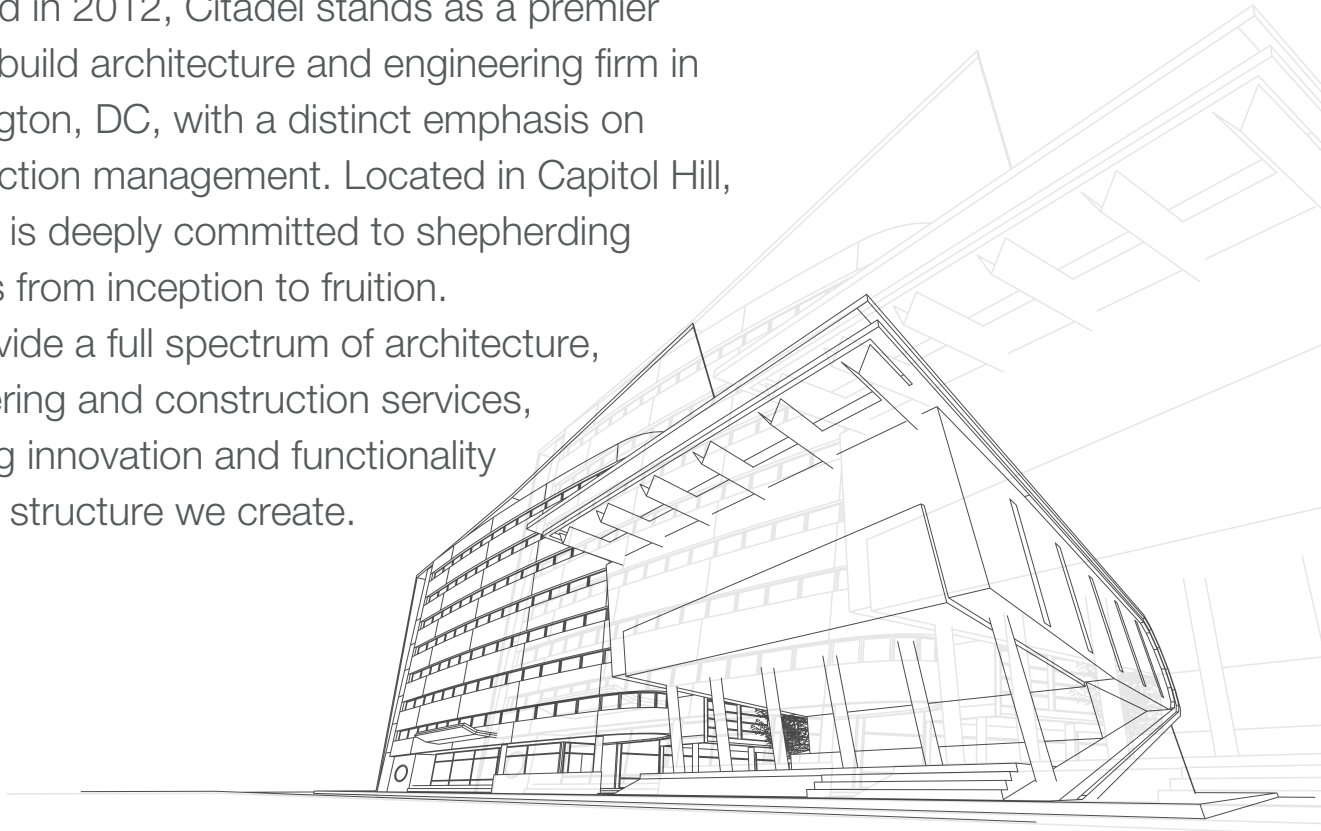
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# Firm Overview

Founded in 2012, Citadel stands as a premier design-build architecture and engineering firm in Washington, DC, with a distinct emphasis on construction management. Located in Capitol Hill, our firm is deeply committed to shepherding projects from inception to fruition.

We provide a full spectrum of architecture, engineering and construction services, fostering innovation and functionality in every structure we create.



# Mission & Values

- ◆ Architecture transcends mere functionality.
- ◆ Dedicated to collaborating with clients to craft spaces that enhance lives.
- ◆ Commitment extends beyond construction; it's about creating lasting experiences.
- ◆ Focus on improving quality of life for those who inhabit spaces, whether for living, working, or recreation.

# Key Personnel



**Moe Fridy, AIA**

Project Executive  
Primary Point of Contact

Mr. Fridy, a Principal with 20 years of construction experience, holds a Masters of Business and a Bachelor in Architectural Engineering. He is a Registered Architect and LEED Accredited Professional. Notable projects include the transformation of the Old Post Office into the Trump International Hotel and the management of the GSA Cohen Building Fitness Center. His work blends modern amenities with historical architecture, showcasing expertise in enhancing federal facilities.



**Andy Huyang**

Director of Construction

Mr. Huang, a Director of Construction with 45 years of construction experience, specializes in government projects, particularly with the Department of General Services. Holding a Bachelor's in Civil Engineering from Rutgers University.

Notable projects include managing the completion of the Ronald Reagan Building International Trade Center, the Al Jazeera Washington, DC Bureau interior build-out, HVAC system upgrades at Dorothy Height Elementary School, renovation of Dulles Airport Concourse C/D, and the IRS National Headquarters design-build project.



**Hyun Kim**

Senior Architect  
Design-Build Project Manager

Ms. Kim, a Senior Architect & Design-Build Manager, has 23+ years of experience in residential and commercial architecture. She holds a Masters Degree and Bachelor degree from the University of Maryland, and is an Associate Member of the American Institute of Architects. Notable projects include Woodridge International Elementary and Middle School's design-build and Stone Ridge School of the Sacred Heart's renovation, both emphasizing community engagement and vehicular impact studies.



**Zeinab Fraidy**

Project Manager

Ms. Fraidy, a seasoned Project Manager with 13+ years of experience, holds a B.S. and MEng. in Civil Engineering from Lebanese University. In her current role for six years, she manages projects efficiently, ensuring on-time and within-budget delivery.

Notable projects include fire alarm upgrades for three schools in Washington DC, renovation of twenty units, and leading a \$20 million project at the US Embassy in Beirut.

# Approach

As a full-service design-build firm, our experienced architects and construction managers seamlessly transition from planning and design phases to construction management oversight. This results in projects delivered!



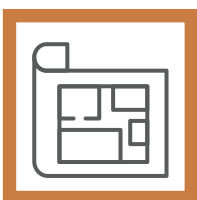
**33.5%  
FASTER**



**6.1 %  
LOWER COST**

# Delivery Framework

Citadel has a unique project management approach that focuses on integrating both the design and construction processes ferer the client a unique opportunity for a single point of contact and responsibility that emphasizes design quality while especting schedule and budget.



## **Design Focus on Quality and Management Continuity**

Delivering integrity and project success to ensure a project without compromise to the design intent.



## **Detailed Quality Control and Documentation**

Detailed document plan to ensure preservation of information for future use, improving the quality of delivered projects.



## **Exceptional Management Personnel & Organization**

Key personnel averaging 32 years of experience minimizes the learning curve and increases continuity of personnel with relevant experience project experience.



## **Responsive and Open Communication**

Comprehensive communication plans to ensure continuous and effective communications to keep projects progressing.



## **Focus on Safety in Design and Construction**

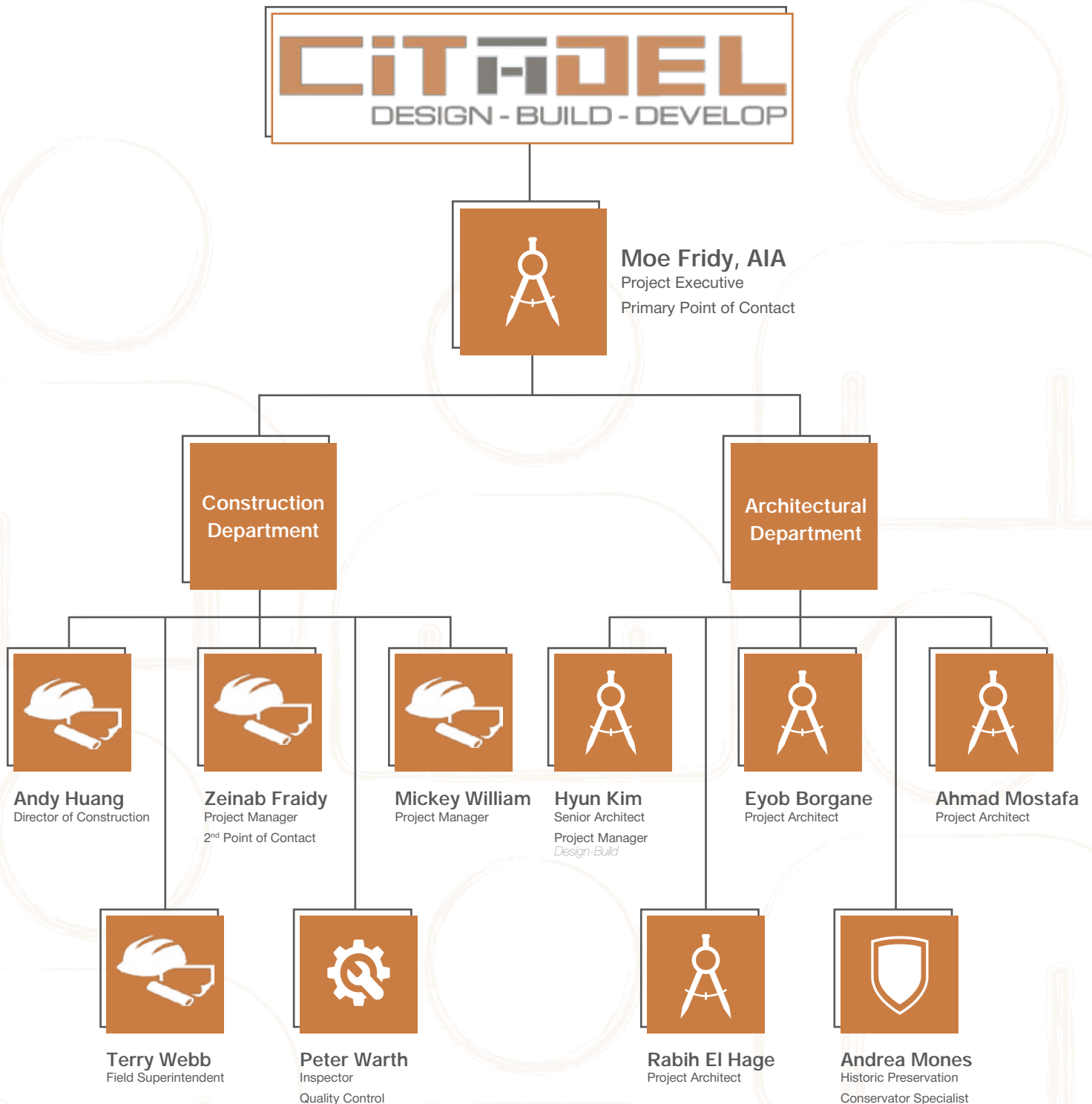
Improved morale and lower risk of injury by setting safety as a measure of design success. Careful consideration of safety issues are always evaluated.



## **Project Objective Management**

Constant and thorough reviews of schedule and budget progress ensure execution of project goals.

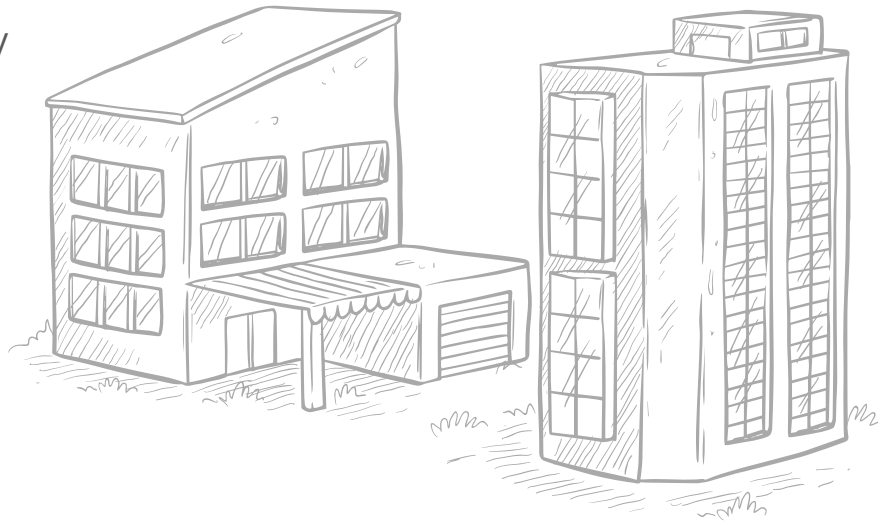
# Team & Structure





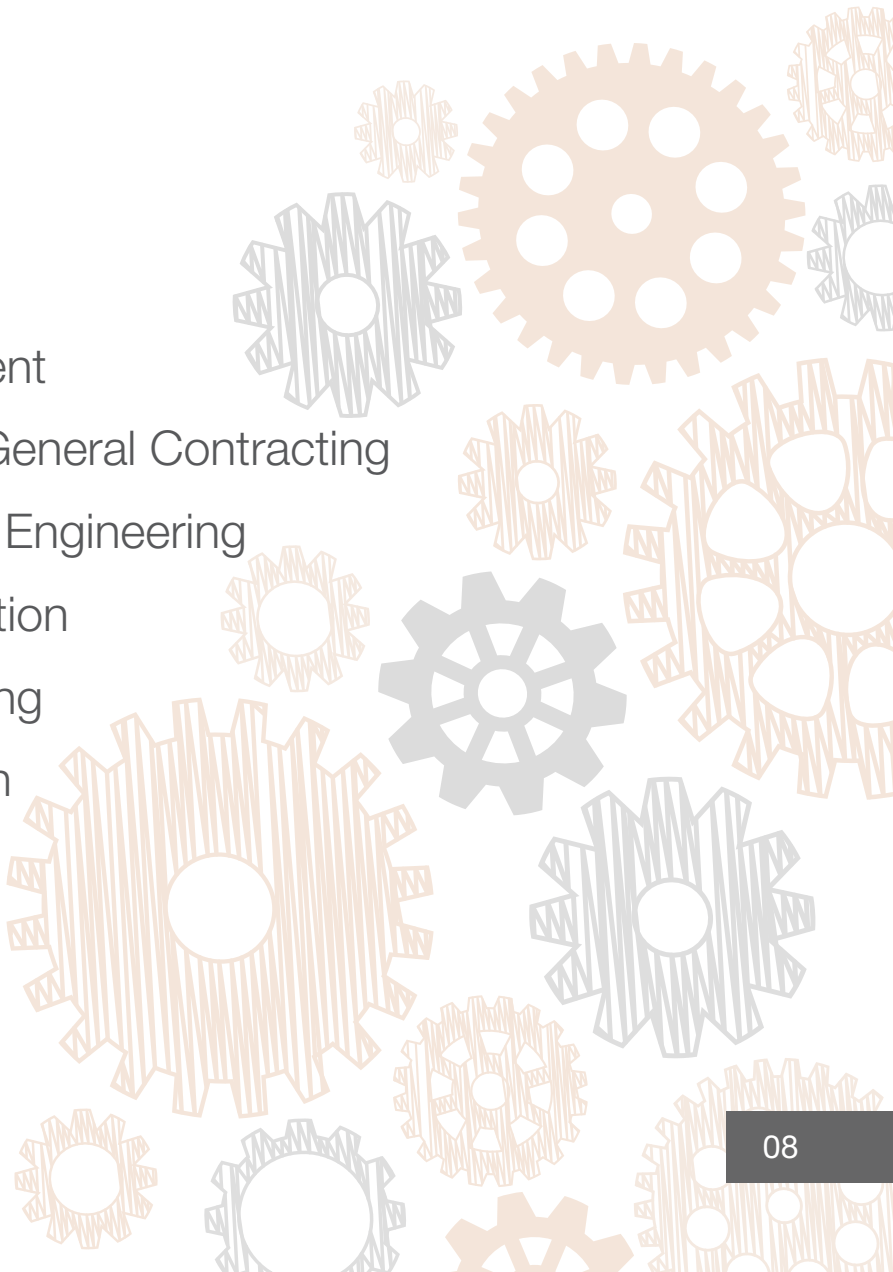
# Building Types

- ◆ Residential & Multi-Family
- ◆ K-12 Schools
- ◆ Penitentiaries & Jails
- ◆ Office Interiors
- ◆ Fire & Police Stations



# Services

- ◆ Design-Build
- ◆ Construction Management
- ◆ At Risk Construction & General Contracting
- ◆ Cost Estimating & Value Engineering
- ◆ Construction Administration
- ◆ Architecture & Engineering
- ◆ Interior & Graphic Design
- ◆ Pre-Project Investigation
- ◆ Reports & Studies
- ◆ Master Planning





# Projects

Citadel's proactive problem-solving during a \$200 million renovation project for the Old Post Office Building, led by Elijah Ramsey, showcased their expertise in managing adaptive reuse while preserving architectural integrity.

**Old Post Office Building**



**MPD FLEET MANAGEMENT UPGRADES**

Citadel upgraded the Fleet Management Services Division garage in Washington, DC, with exterior lighting and epoxy flooring. Led by Jawid Noorzai, the project ran from June to December 2022, with 20% self-performed.



**GSA Cohen Building  
Fitness Center**

Citadel renovated GSA Cohen Building Fitness Center in Washington, D.C., blending history with modernity for \$1.8M in 2019.



# Projects



## State Board of Ed. Office Renovation

Our project mirrors Hitchcock Hall's essential capabilities, with meticulous work in a controlled environment, ADA compliance, and voice/data system updates. We provided architectural redesigns and integrated modern systems for the State Board of Education's needs.



Citadel's expertise in managing complex historical preservation standards and architectural guidelines, demonstrated in projects like the Marion Barry Building, positions them uniquely for the Hitchcock Hall project. Our seamless coordination with multiple agency stakeholders and adherence to stringent historical compliance requirements ensure successful outcomes while respecting the building's integrity.

## The Office of Zoning Renovation



## DCHA-GARFIELD MAKE READY UNITS

Citadel successfully renovated 20 apartments in Garfield Terrace, DC, from June to October 2022. Led by Mohamad Askar, their team, including key personnel Zeinab Fraidy, Moe Fridy, and Andy Huang, prioritized safety and quality, with 70% of the work self-performed.



# Awards

In 2016, Moe Fridy was honored with both the GSA Excellence Award for his outstanding work on the Clara Barton Missing Soldiers Office, and the prestigious DC Historic Preservation Award.

**GSA  
AWARDS**



## Why Citadel? ????

Citadel offers a unique advantage with both architectural and construction services, ensuring careful consideration of design, constructability, cost, and code compliance. Engaging in design-build projects, we adhere to DBIA standards, resulting in faster timelines, significant cost savings, and superior quality. With a track record of successful projects, including historic renovations, urban infills, and high-end residential work, we deliver excellence for both private and government clients.

# CITADEL

DESIGN - BUILD - DEVELOP



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