



EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services:

Elevator Modernizations -
Multiple Facilities Project

GSD2400000006
May 30, 2024

ZMM.COM

RECEIVED

2024 MAY 30 PM 1:04

WW PURCHASING
DIVISION



Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1408333			Reason for Modification:
Doc Description: EOI: Elevator Modernizations - Multiple Facilities Project			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-04-18	2024-05-30 13:30	CEOI 0211 GSD2400000006	1

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers

Address : 222 Lee Street West

Street :

City : Charleston

State : WV

Country : USA

Zip : 25302

Principal Contact : Adam Krason

Vendor Contact Phone: 304.342.0159

Extension: 234

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor
Signature X

FEIN#

550676608

DATE

05/30/24

All offers subject to all terms and conditions contained in this solicitation

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.

(Printed Name and Title) Adam Krason, Principal

(Address) 222 Lee Street West, Charleston, WV 25302

(Phone Number) / (Fax Number) 304.342.0159 / 304.345.8144

(email address) ark@zmm.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

ZMM Architects and Engineers

(Comp: Ad KR)

(Signature of Authorized Representative)

Adam Krason, Principal 05/30/24

(Printed Name and Title of Authorized Representative) (Date)

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)



Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1408333			Reason for Modification: Addendum No. 1
Doc Description: EOI: Elevator Modernizations - Multiple Facilities Project			
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Date Issued	Solicitation Closes	Solicitation No	Version
2024-05-16	2024-05-30 13:30	CEOI 0211 GSD2400000006	2

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

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(304) 558-0094
melissa.k.pettrey@wv.gov

Vendor Signature X  **FEIN#** 550676608 **DATE** 05/30/24

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ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD2400000006

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)

<input checked="" type="checkbox"/> Addendum No. 1	<input type="checkbox"/> Addendum No. 6
<input type="checkbox"/> Addendum No. 2	<input type="checkbox"/> Addendum No. 7
<input type="checkbox"/> Addendum No. 3	<input type="checkbox"/> Addendum No. 8
<input type="checkbox"/> Addendum No. 4	<input type="checkbox"/> Addendum No. 9
<input type="checkbox"/> Addendum No. 5	<input type="checkbox"/> 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 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.

ZMM Architects and Engineers

Company



Authorized Signature

May 30, 2024

Date

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

May 30, 2024

Ms. Melissa Pettrey, Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305

Subject: Expression of Interest to Provide Architectural/Engineering Design
Services for Elevator Modernizations at Multiple Facilities Project –
CEOI 0211 GSD2400000006



Ms. Pettrey:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide architectural and engineering design services for the survey and assessment of several specific elevators in state owned facilities. ZMM understands this project will provide recommendations for the scope and timing of modernizations to the specific elevators on the list provided within the solicitation. Along with the recommendation and project schedule, ZMM will work with the State of West Virginia to develop a budget for each specific project. ZMM has been involved in elevator upgrade/renovation projects throughout the State. Our experience includes the Kanawha Valley Bank Building in Charleston. This project included upgrades to all the building's elevators. In addition to this specific project, ZMM has the following elevator experience:

- Cabell County Elevators
- Christie Federal Building Elevator Replacement
- City Center East Elevators
- Goodwill Elevator Shaft
- Kanawha Valley Elevator Upgrade
- Marshall Medical School Elevator
- Real Estate Resources – United Bank Elevator
- Real Estate Resources – Village E Elevator
- WVSDB – Keller Hall Elevator
- WVU – Health Sciences Center – Elevator
- WVU – WVUIT Engineering Classroom Building Elevators

This experience, along with elevator project experience to all new two story+ buildings designed by ZMM, reinforces the understanding that elevators are not stand-alone systems. Their installation and improvement must be coordinated with the building electrical, mechanical, and fire alarm systems as renovations to these systems may be necessary to support the elevator improvements. ZMM strives to provide the best team for each project, for this reason we have partnered with Lerch Bates. Lerch Bates has a vast project list, specializing in vertical transportation.

Established in 1959, ZMM is a fully integrated A/E firm, and is noted for design excellence and client focus. Our integrated design approach makes ZMM unique among organizations of our size, and our ability to provide comprehensive design services has made us a trusted resource for higher education institutions throughout West Virginia. With sixty-five employees, ZMM provides an integrated design approach by delivering all building related design services including architecture, engineering (structural, mechanical, electrical, plumbing, and civil), interior design, and construction administration in-house.

Our architects, engineers, and designers are highly qualified, and have worked together to deliver higher education projects with similar scope and complexity. Additionally, our team has a demonstrated history of delivering projects on schedule and within the owner's budget.

BLACKSBURG
VIRGINIA

CHARLESTON
WEST VIRGINIA

MARIETTA
OHIO

MARTINSBURG
WEST VIRGINIA

ZMM.COM

We accomplish this by helping to clearly define the scope, and then working as a team to develop affordable design solutions. ZMM also utilizes independent cost estimates to validate the anticipated construction cost.

Thank you for taking the time to review the attached request for proposal which includes information regarding the history, services, personnel, experience, and qualifications of ZMM Architects and Engineers. Additionally, please visit our website at zmm.com and lerchbates.com to see the full range of projects that we have designed. We appreciate your consideration of our team for the Multiple Facilities projects and look forward to continuing our work to assist the State of West Virginia.

Respectfully submitted,
ZMM Architects and Engineers



Adam R. Krason, AIA, NCARB, LEED-AP
Principal

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Key Resumes
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FIRM PROFILES

ABOUT ZMM ARCHITECTS & ENGINEERS

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 with our in-house team. Our integrated design approach makes ZMM unique among architecture/engineering firms, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.



ZMM has maintained a diverse portfolio since the founding of the firm. Early commissions included higher education projects for West Virginia University and Concord College, State Office Buildings 5, 6, & 7 on the State of West Virginia Capitol Campus, and armories for the West Virginia Army National Guard.

Maintaining a diverse practice for over 60 years has provided ZMM with extensive experience in a variety of building types, including educational facilities, governmental facilities (military, justice, correctional), healthcare facilities, recreation facilities, commercial office space, light industrial facilities, and multi-unit residential buildings.

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to its present size of 35 people. Over the past 20 years David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm. In 2020, Randy Jones also joined in ownership of the firm when ZMM acquired Blacksburg-based OWPR Architects & Engineers to create a regional design firm that employs more than 60 highly-skilled professionals.

ZMM has become a leader in sustainable / energy-efficient design, and a trusted resource on complex renovation projects. ZMM's unique renovation project approach and ability to



About ZMM Architects & Engineers (cont.)

provide comprehensive design services has also led the firm to be selected to improve landmark buildings, including the Charleston Coliseum & Convention Center, the Clay Center for the Arts and Sciences, the State of West Virginia Culture Center, and the West Virginia State Capitol Building. Additional significant projects designed by the firm include the Explorer Academy (Cabell County Schools), the Logan-Mingo Readiness Center, the Manassas Park Community Center and Natatorium, the design of the Fourth High School (Frederick County Public Schools), the new Harrington Waddell Elementary School (Lexington City Schools), CAMC Teays Valley ICU, and Ridgeview Elementary School (Raleigh County Schools). ZMM has also provided design services on more than 300 school projects throughout the region.

ZMM's building-related design services include:

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming
Feasibility Studies
Site Evaluation and Analysis
Construction Cost Estimating

Design

Architectural Design
Interior Design
Lighting Design

Sustainable Design
Landscape Architecture

Engineering

Civil Engineering
Mechanical Engineering
Energy Consumption Analysis

Structural Engineering
Electrical Engineering
Net Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering
Post-Occupancy Evaluation

As ZMM looks to the future, we remain committed to the ideal of providing high-quality, client-focused design solutions that meet budget and schedule requirements. We listen, we respond promptly with innovative and efficient solutions, and we deliver quality projects and develop lasting relationships. You see us in **YOUR** community every day.



AWARD WINNING DESIGN

2020

AIA West Virginia Chapter: Merit Award

Achievement in Architecture for New Construction

Mountain Valley Elementary School

Bluefield, West Virginia

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Ridgeview Elementary School

Crab Orchard, West Virginia

2019

AIA West Virginia Chapter: Honor Award

AIA West Virginia Chapter: Citation Award

AIA West Virginia Chapter: People's Choice Award

Charleston Coliseum & Convention Center

Charleston, West Virginia

2018

AIA West Virginia Chapter: Citation Award

Unbuilt Project

Charleston EDGE

Charleston, West Virginia

2017

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Explorer Academy

Huntington, West Virginia

AIA West Virginia Chapter: Merit Award

Achievement in Sustainability

Logan - Mingo Readiness Center

Holden, West Virginia

2016

AIA West Virginia Chapter: Merit Award

Achievement in Architecture in Interior Design

Christ Church United Methodist

Charleston, West Virginia



AWARD WINNING DESIGN

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Gauley River Elementary School
Craigsville, West Virginia

2015

AIA West Virginia Chapter: Honor Award

Achievement in Architecture in Sustainable Design

Edgewood Elementary School
Charleston, West Virginia

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Kenna Pk-5 School
Kenna, West Virginia

2014

AIA West Virginia Chapter: Merit Award

Achievement in Architecture in Sustainable Design

Huntington East Middle School
Huntington, West Virginia

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Southern West Virginia Community & Technical College
Williamson, West Virginia

AIA West Virginia Chapter: Merit Award

Achievement in Architecture in Interiors/Graphics

Girl Scouts of Black Diamond Council
Charleston, West Virginia

2012

AIA West Virginia Chapter: Honor Award

Excellence in Architecture

West Virginia Housing Development Fund Building
Charleston, West Virginia

2011

AIA West Virginia Chapter: Honor Award

Excellence in Architecture in Historical Preservation

Southside Elementary/Huntington Middle School
Huntington, West Virginia





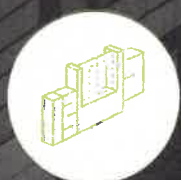
Your trusted technical experts for the built environment.

As a 100% employee-owned company, we bring a distinct “we own what we do” brand of technical consulting to every project and partnership. When you work with us, you gain a team member with an ownership mindset. We invest the time to understand your goals, priorities and vision. Expect responsibility, service and performance in everything we do.

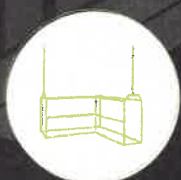
Streamline delivery of consulting services with integrated technical experts in vertical transportation, building logistics, enclosures & structures, forensics and facade access. Optimize performance throughout the lifecycle of building assets - from design and construction to management and modernization - with Lerch Bates' multidisciplinary building consulting services.

With our comprehensive consulting capabilities, you can trust one source for the best technical expertise, anywhere in the world.

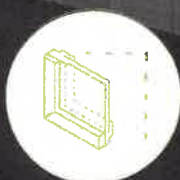
Lerch Bates Specialties



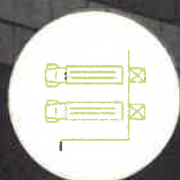
Enclosures
& Structures



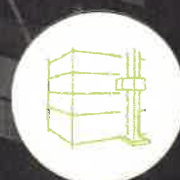
Facade
Access



Forensics



Building
Logistics



Vertical
Transportation

Lerch Bates Lifecycle Services

Design

Creative and pragmatic solutions to help you realize your vision



Construct

Cost competitive solutions to help you reduce risk

Manage

Strategic solutions that extend the service life of your assets



Investigate

Industry leaders in expert witness, property loss and diagnostic testing

Repair

Cost-effective solutions that preserve your building and budget



Modernize

Technical solutions that extend the lifespan of your asset

Technical Expertise Rooted in Excellence

Founded in 1947 as the nation's first elevator consulting firm, Lerch Bates' technical knowledge and resume of project experience is unmatched. Our 75-year legacy as a trusted resource to our clients continues today as we provide innovative, sustainable solutions to the ever-evolving demands of today's built environment. With Lerch Bates Building Insight, you gain more than a technical consultant - you gain a global network of multidisciplinary experts to your project team.

Consultants Who Approach Projects as Partnerships

Lerch Bates reduces time, money and risk at any point in a building's lifecycle as a trusted technical advisor. As a firm of 400+ employee-owners, your Lerch Bates team is made up of consultants personally invested in being responsive partners. We think proactively about what you need and provide innovative solutions to achieve your goals.

Ownership. Community. Integrity. Respect. Optimism.

We pair deep technical knowledge with the core values that drive us. We operate in a culture of partnership, a commitment to responsive communication, and a belief that we are all stronger when technical solutions are sustainable. With our senior consultants averaging 25+ years of experience and projects spanning 50 countries, your project is in trusted hands.

We guide You to the Right Decisions

You have a lot of decisions to make. We have all the experts you need on one team so you can make informed selections for your complex building systems and revel in the satisfaction of true building performance. Trust Lerch Bates's team of integrated experts and comprehensive suite of services to guide you - at any stage of a building's life, anywhere in the world.



www.lerchbates.com



(877) 427-6470



marketing@lerchbates.com



2

PROJECT APPROACH

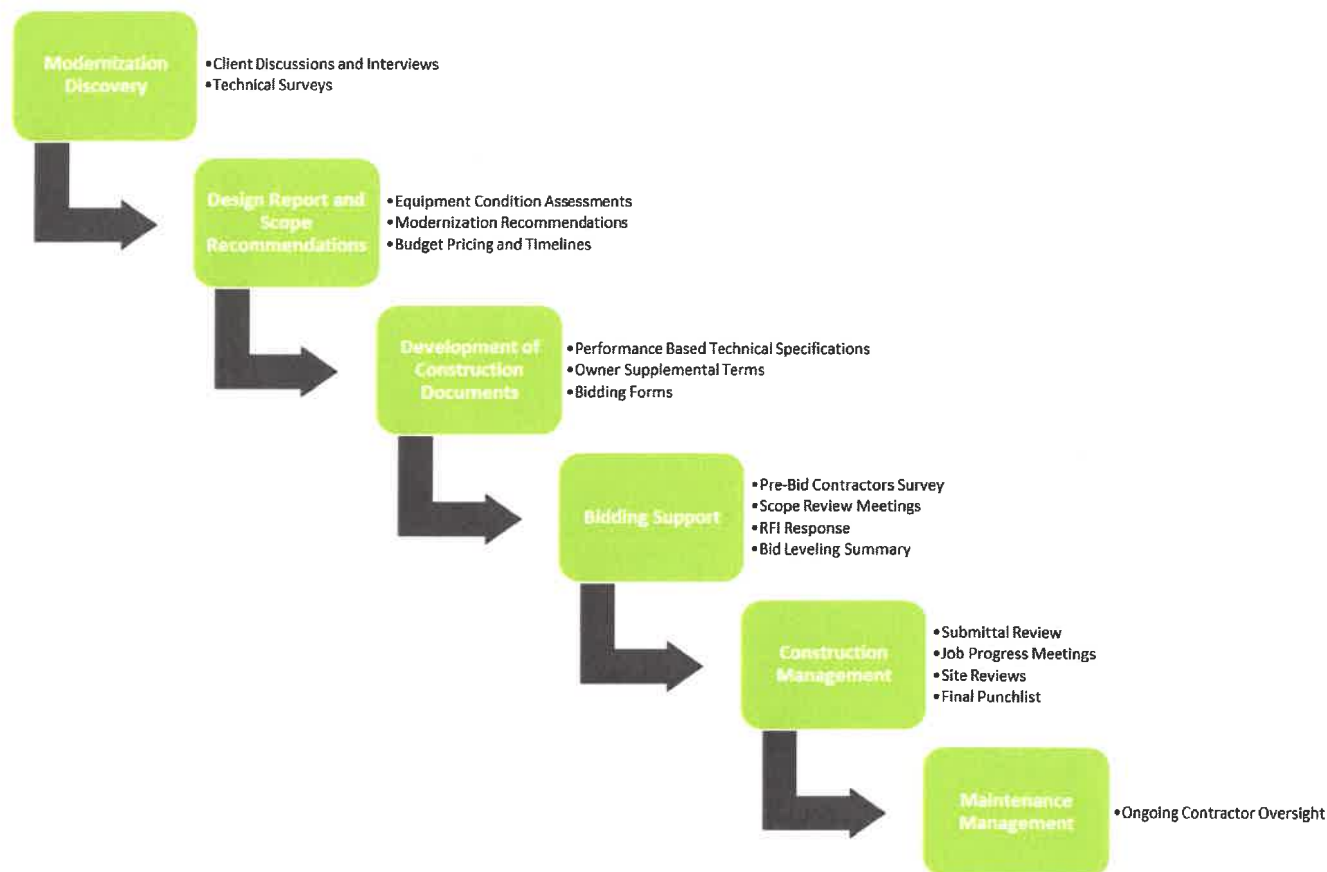
PROJECT APPROACH

Elevator Assessment & Modernization
Consulting Services – Scopes of Work

Lerch Bates Modernization

Lerch Bates Modernization programs are designed to help an owner restart the lifecycle of their vertical transportation equipment. This begins with a discovery conversation to understand the existing vertical transportation equipment and the needs of the building occupants. Lerch Bates' team of consultants provide unparalleled industry equipment product knowledge and depth of experience that ensures an owner or manager has impartial data to choose the most practical solution for the building needs and budget. After specification and award, Lerch Bates will also continue to provide contractor oversight and construction administration to ensure that the agreed solutions are properly installed and the impact to building operations is minimized through the project.

Workflow



PROJECT APPROACH (Cont.)

Elevator Assessment & Modernization
Consulting Services – Scopes of Work

Equipment Condition Assessments and Modernization Scopes of Work

Lerch Bates has included the proposed Project Approach / Scope of Services below to address the vertical transportation related needs as outlined in the RFQ. This language reflects the typical approach taken for the variety of services to be provided, and it is acknowledged that some engagement will require customization to ensure the Owner's goals are achieved.

A. Equipment Condition Assessments

1. Review existing Maintenance Agreement to determine the extent of coverage and pricing.
2. Condition Assessment of the existing elevators will consist of the following:
 - I. Review the elevator machine room equipment to determine the level of preventive maintenance and operational quality. Observe operation of hoist machine, power unit, controller, power conversion unit, and governor. Overall machine room condition will be evaluated including quality of housekeeping, level of lubrication, and state of repair.
 - II. Review elevator equipment in each hoistway to determine the level of preventive maintenance and operation. Observe operation of equipment including hoistway doors, interlocks, hangers, and door gibs. Evaluate quality of housekeeping, level of lubrication, and state of repair.
 - III. Review pit equipment for condition, level of preventive maintenance, and cleanliness.
 - IV. Test elevator emergency communication and signaling devices for accessibility and proper operation.
 - V. Request Maintenance Contractor provide Client with documented results of monthly firefighters' operation and standby power tests as required by ASME A17.1d 2004 and local codes.
3. Provide immediate verbal and written notification to on-site Client personnel and Maintenance Contractor when the review reveals major deferred maintenance, critical repairs, or safety conditions requiring immediate corrective action.
4. Reports
 - I. Submit written Executive Summary to Client. This summary will include the following:
 - a. Analysis of contract coverage and associated pricing.
 - b. Overview of the current level of maintenance and repair, including opinion of probable cost to correct all noted deficiencies covered under the terms of the Maintenance Agreement.
 - c. Summary of work requiring the immediate attention of the Maintenance Contractor under the terms of the Maintenance Agreement.
 - d. Maintenance rating for housekeeping, lubrication, repairs, adjustments, and performance.
 - e. List of conditions requiring immediate corrective action by Client.
 - f. Findings related to compliance with monthly firefighters' operation and standby power tests.
 - II. Submit a detailed Maintenance Contractor's Deficiency List to Client with the Executive Summary Report. The report will include the following:
 - a. List of deficiencies to be addressed and resolved under the terms of the Maintenance Agreement.
 - b. A format requesting Maintenance Contractor's estimated completion date; actual completion date; initials of individual completing the work; and verification of completion of each maintenance and performance deficiency. If requested by Client, submit the Maintenance Contractor's Deficiency List to the Contractor.
 - c. Photographs of equipment to correspond with report findings.
5. Follow-Up Review
 - I. After notification from Client, and not to exceed after the initial review, a follow-up review of the Maintenance Contractor's Deficiency List will be scheduled by Lerch Bates within 10 working days. The Contractor will provide Client and Lerch Bates with a current updated copy of the initial Deficiency List.
 - II. Lerch Bates will verify that each deficiency item which has been dated and initialed as completed by Contractor has been resolved satisfactorily.
6. Consultation
 - I. Lerch Bates will provide in person consultation on matters relating to elevator equipment covered by the scope of services.

PROJECT APPROACH (CONT.)

Elevator Assessment & Modernization Consulting Services – Scopes of Work

B. Maintenance Specification Development & Bid Solicitation

1. Prepare a detailed Maintenance Specification including the following sections:
 - I. Duties of elevator Maintenance Contractor.
 - II. Agreement Term cancellation provisions.
 - III. Price adjustment provisions.
 - IV. Elevator Maintenance Contractor insurance requirements.
 - V. Hours and manners of work:
 - (1) Specific preventive maintenance hours.
 - (2) Response times.
 - VI. Purchaser's rights.
 - VII. Contractor Code (Law) compliance responsibilities.
 - VIII. Contractor employee requirements.
 - IX. Extent of maintenance work exclusions.
 - X. Performance requirements.
 - XI. Special conditions.
 - XII. Miscellaneous provisions.
2. Assist in negotiating of scope and fee in the final agreement with the appropriate elevator company and Owner.

C. Modernization Services

1. Survey and Report
 - I. Conduct a detailed survey of all of the existing accessible equipment to determine its condition, remaining service life, and potential for reuse. The survey will include, but not be limited to, the following:
 - a. Machine Room: Hoist machine, power unit, controller, power conversion unit, governor and step drive.
 - b. Hoistway: Guide rails/brackets, car sling and platform, counterweight, guide shoes, safety, buffers, car door operating equipment, sheaves, hoistway door operating equipment, cables, wiring, switches, sills and supports, truss, step tracks, step chain, lower reversing station tension carriage and step assemblies.
 - c. Corridor: Pushbuttons, signal fixtures, hoistway entrances, balustrades, skirt panels, deck boards, handrails, handrail drive, and newel assembly.
 - d. Car Enclosure: Pushbuttons, signal fixtures, emergency lighting, ventilation, normal lighting, car door protection, interior finishes.
 - e. Other: Fire/life safety provisions, architectural finishes, security features, monitoring panels.
 - II. Provide the Client with a written report documenting the survey and analysis results. Report will include:
 - a. Existing equipment disposition.
 - (1) Recommendations on the type of equipment needed for modernization.
 - (2) A summary of the present equipment which has potential for reuse.
 - b. Modernization options.
 - c. Current prevailing Elevator Code requirements, non-complying building conditions, and handicapped accessibility requirements relative to the equipment surveyed.
 - d. Related work required by other trades.
 - e. Opinion of probable equipment costs for Division 14 of the elevator modernization recommended.
 - f. A schedule for the modernization activities.
 - III. Meet with the Client to discuss the report recommendations.

PROJECT APPROACH (CONT.)

Elevator Assessment & Modernization Consulting Services – Scopes of Work

2. Construction Documents
 - I. Prepare “before” and “after” Division 14 elevator equipment modernization bid drawings, if hoistways or machine rooms are modified.
 - II. Prepare Division documents including:
 - a. Request for Quotation
 - b. Instruction to Providers
 - c. Provider Pre-qualification Form
 - d. Quotation Form
 - e. Supplemental Conditions
 - f. List of Drawings (if required)
 - g. Summary of Work
 - h. Alternates
 - i. Project Procedures
 - j. Submittals
 - k. Material and Handling
 - l. Final Contract Compliance Review
 - m. Maintenance
 - n. Related Work by Elevator Contractor
 - III. Prepare a detailed, performance-based equipment specification for the appropriate Division 14 sections in the Lerch Bates standard PDF electronic files. Specification will include:
 - a. Specific performance criteria relating to quality of equipment, performance times, ride quality, noise and vibration.
 - b. Established level of quality.
 - c. Compliance with accessibility standards.
 - d. Compliance with prevailing Codes directly related to the equipment application selected.
 - IV. Configure Construction Documents to encourage competitive bidding.
 - V. Provide a Bid Form in the standard format, if requested.
 - VI. Where necessary, Construction Documents will be signed & sealed by a Lerch Bates Professional Engineer.
3. Bidding Assistance
 - I. Conduct a pre-bid jobsite walk-through and review conference with Elevator Contractors.
 - II. Evaluate bids received from pre-qualified Elevator Contractors.
 - III. Review any exceptions and/or clarifications with the Elevator Contractors.
 - IV. Attend or conduct three (3) bid review meetings.
4. Construction Administration
 - I. Review the Elevator Contractor’s submittal for compliance with Construction Documents and Design Information provided by Lerch Bates. Review comments will be incorporated on electronically transmitted PDF documents.
 - II. Conduct general progress reviews during modernization to determine that work is proceeding in accordance with the Construction Documents and Design Information provided by Lerch Bates. Submit written report. Report will include:
 - a. Field observations.
 - b. Items not in conformance.
 - c. Percentage of equipment delivered, stored, or installed.
 - d. Percentage of overall completion.
 - e. Equipment not on the jobsite which could affect the completion schedule.
 - III. Respond to Requests for Information (RFIs).
 - IV. Assist with resolution of modernization problems.
 - V. Review and comment on Elevator Contractor’s Application(s) for Payment.
 - VI. Review Temporary Acceptance forms.
 - VII.

PROJECT APPROACH (CONT.)

Elevator Assessment & Modernization

Consulting Services – Scopes of Work

- VIII. Conduct final installation review(s) for equipment and performance compliance in accordance with the Construction Documents and Design Information provided by Lerch Bates and the approved submittals. Submit written report.
Report will include:
 - a. Measured performance data.
 - b. Itemized deficiencies.
- IX. Conduct follow-up review(s) to verify compliance with the final installation review deficiency report. The modernization should then be complete and the equipment operating in accordance with specified performance criteria.
- X. Establish substantial completion dates.
- XI. Review contract close-out documents and warranties.



3

RELEVANT EXPERIENCE

Elevator Assessment & Modernization
Consulting Services – Representative Project Experience
UK Medical Center LBMM

PROJECT LOCATION: Lexington, KY

YEARS OF SERVICE: 2019- Present

PROJECT COST: \$350k+ (Lerch Bates scope)

OWNER: University of Kentucky

CLIENT & REFERENCE: **University of Kentucky**
Derek Crouse, Executive Director
Facilities Management-Medical Center
derek.crouse@uky.edu
859.323.3787



PROJECT DESCRIPTION

The project includes several healthcare facilities that are a part of the University of Kentucky Medical Center. Lerch Bates was contracted to perform maintenance audits of over 144 elevator units. The audits included an assessment of provided maintenance and general equipment conditions. As well as ongoing maintenance consulting, invoice review, and continued support as a part of Lerch Bates Maintenance Management program. A Capital Planning tool was provided to facilitate a 1-10 year modernization schedule.

PROJECT TEAM:

- Spencer Williams – Regional Managing Director
- Bill Moore – Senior Consultant
- David Borchers- Area Practice Lead, Project Mgmt.

SCOPE OF SERVICES:

- Audit of 144 Units
- Capital Planning
- Maintenance Assessment Review
- Contractor Invoice Review
- Quality Control Checklists
- Quality Assurance Site Observations
- Detailed Reports of Findings

RESULTS ACHIVED

Implemented “LB Solutions” across the entire University of Kentucky HealthCare campus. Audited the 144 elevators and managed the completion of deficiencies and deferred preventative maintenance. Worked with key stakeholders to develop contemporary performance-based elevator RFP. Provided bid support including leading scope review meetings, level setting bid responses, and providing recommendation for award. Lead facilities team through transition in conjunction with RFP award. Participates in bi-weekly elevator portfolio review as an extension of the UK HealthCare facilities team, reviewing Key Performance Indicators (KPI) driving contractor and equipment performance. KPI data supports Lerch Bates Solutions is being executed resulting in drastic reduction in elevator callbacks, improvements in elevator availability “uptime”, increased mean-time between callbacks. Lerch Bates also provides contract oversight for all expenditures outside of preventative maintenance including repair and upgrade proposal review and support and invoice review ensuring compliance with contract requirements.

Elevator Assessment & Modernization
Consulting Services – Representative Project Experience
Cleveland Clinic Foundation Assessments

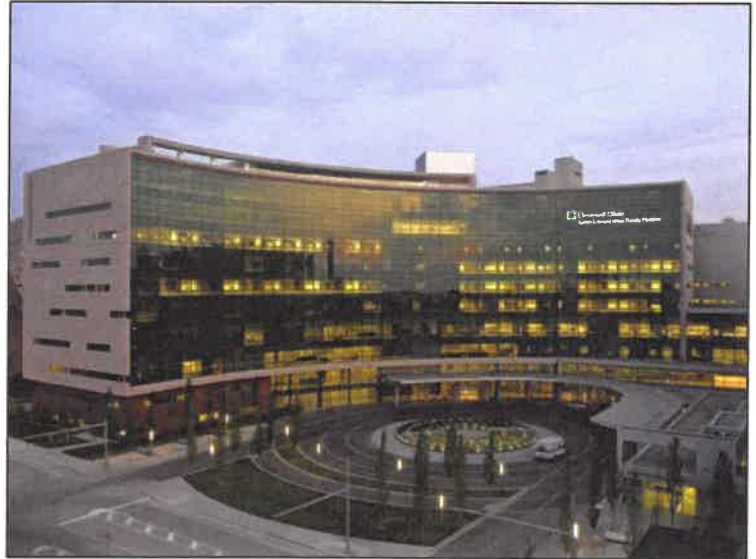
PROJECT LOCATION: Cleveland, OH

YEARS OF SERVICE: 2022

PROJECT COST: \$250k+ (Lerch Bates scope)

OWNER: Cleveland Clinic Foundation

CLIENT & REFERENCE: **Cleveland Clinic Foundation**
Brad Smith, Facilities
Contract Manager
Smithb7@ccf.org
216.312.5451



PROJECT DESCRIPTION

The project includes several healthcare facilities across Ohio, including buildings managed by CBRE. Lerch Bates was contracted to perform audits of over 580 elevator units. The audits included an assessment of provided maintenance and general equipment conditions. A Capital Planning tool was provided to facilitate a 1-10 year modernization schedule.

PROJECT TEAM:

- **Spencer Williams – Regional Managing Director**
- **Bill Moore – Senior Consultant**
- **Mike Hanson- Area Practice Leader**
- David Borchers- Area Practice Leader, Project Mgmt.

SCOPE OF SERVICES:

- Audit of 580+ Units
- Capital Planning
- Maintenance Assessment Review
- Detailed Reports of Findings

RESULTS ACHIVED

Lerch Bates was awarded the Vertical Transportation Assessment RFP for over +580 elevators. Our team utilized our local, regional, and global support to execute this scope of work meeting fiscal capital planning deadlines. Our dynamic capital planning tool was utilized to provide third-party data to support Capital Project and Financing planning initiatives. Observations during the assessments were documented and communicated with the various elevator service providers. Areas of deferred maintenance were highlighted in order to drive contractor and equipment performance.

Elevator Assessment & Modernization
Consulting Services – Representative Project Experience
Huntington 525 Vine St. Modernization

PROJECT LOCATION: Cincinnati, OH

YEARS OF SERVICE: 2019-2022

PROJECT COST: \$2.3M

OWNER: Cleveland Clinic Foundation

CLIENT & REFERENCE: **CBRE**

**Kristi Farris, Sr. Real Estate
Manager**

Kristif.farris@cbre.com

513.241.2424



PROJECT DESCRIPTION

The project includes the Huntington Bank Building, located in Cincinnati, OH and managed by CBRE. Lerch Bates was contracted to oversee the modernization of ten (10) elevator units.

PROJECT TEAM:

- Spencer Williams – Regional Managing Director
- Bill Moore – Senior Consultant
- Mike Hanson- Area Practice Leader
- David Borchers- Area Practice Leader, Project Mgmt.

SCOPE OF SERVICES:

- Initial Site Survey
- Detailed Report of Findings
- Bidding Assistance
- Design Phase Reviews
- Regular Meetings with Design Team
- Submittal and Shop Drawing Reviews
- Construction Administration
- Progress Reviews
- Final Installation Review

RESULTS ACHIVED

Lerch Bates has supported CBRE for the Huntington 525 Vine St. Elevator Modernization project from 2019-2022. Recent engagements included oversight for the elevator modernization including ten (10) elevators. Technical consulting for CBRE has included development of owner centric technical specification for elevator modernization and performance based elevator and escalator preventative maintenance specification. Lerch Bates led the CBRE team through the competitive RFP process including evaluation of value engineering in order to maximize the capital project value and achieving project budget goals. Lerch Bates continued involvement during regularly scheduled construction with key stakeholders and the elevator contractor provider ensuring Team initiatives are coordinated and executed including Safety, Facility Management for Related Work, and compliance with Elevator Modernization and Preventative Maintenance work.

Elevator Assessment & Modernization
Consulting Services – Representative Project Experience
Chase Tower

PROJECT LOCATION: Chicago, IL

YEARS OF SERVICE: 2019-2023

PROJECT COST: \$37 million

OWNER: JPMorgan Chase & Co.

CLIENT & REFERENCE: JPMorgan Chase & Co.
Chris Day, VP Global Real Estate
Christopher.Day@jpmchase.com
216.312.5451

PROJECT DESCRIPTION

The project consists of the modernization of 60 elevators located in Chase Tower, Chicago, IL.

PROJECT TEAM:

- Jim Turner – Executive Vice President, Sales and Business Development
- Dan Gosswiller – Area Practice Leader
- Heath Hayes – Vice President, Central Area
- Jennifer Swies – Senior Project Manager

SCOPE OF SERVICES:

- Capital Planning
- Modernization



Elevator Assessment & Modernization
Consulting Services – Representative Project Experience
Willis Tower

PROJECT LOCATION: Chicago, IL

YEARS OF SERVICE: 2017-2023

PROJECT COST: \$72 million

OWNER: BRE Limited

CLIENT & REFERENCE: EQ Office
Dan Murphy
Executive VP
233 S Wacker Dr, Suite 3755
312.656.6720
dmurphy@eqoffice.com

PROJECT DESCRIPTION

The project consists of the modernization of 84 elevators and the new installation of 7 elevators and 6 escalators.

PROJECT TEAM:

- Jim Turner – Executive Vice President, Sales and Business Development
- Mike Hanson – Area Practice Leader
- Dan Gosswiller – Area Practice Leader

SCOPE OF SERVICES:

- Modernization
- New Design
- Maintenance Management for 109 units



Elevator Assessment & Modernization
Consulting Services – Representative Project Experience
Nationwide Mutual Insurance Company

PROJECT LOCATION: Columbus, OH

YEARS OF SERVICE: 2015- Present

PROJECT COST: \$1.5M + (Lerch Bates Scope)

OWNER: Nationwide Mutual Insurance Company

CLIENT & REFERENCE: **Nationwide Mutual Ins. Co.**
Stephen Chadwick, Director of Engineering
chadws1@nationwide.com
614.249.6422

PROJECT DESCRIPTION

The project includes several facilities that are a part of the Nationwide Mutual Insurance portfolio. Lerch Bates was contracted to perform maintenance audits of over 157 elevator units. The audits included an assessment of provided maintenance and general equipment conditions. As well as ongoing maintenance consulting, invoice review, and continued support as a part of Lerch Bates Maintenance Management program. A Capital Planning tool was provided to facilitate a 1-10 year modernization schedule.

PROJECT TEAM:

- Jack Tornquist – Executive Vice President
- Heath Hayes – Vice President, Central Area
- Spencer Williams – Regional Managing Director
- Bill Moore – Senior Consultant
- David Borchers- Area Practice Lead, Project Mgmt.

SCOPE OF SERVICES:

- Audit of 150+ Units
- Capital Planning
- Maintenance Assessment Review
- Contractor Invoice Review
- Quality Control Checklists
- Quality Assurance Site Observations
- Detailed Reports of Findings

RESULTS ACHIVED

Lerch Bates has supported Nationwide Insurance for over ten years. Recent engagements include oversight for the elevator modernizations for Nationwide Corporate Offices including Plaza I and Plaza III. Technical consulting for nationwide has included complex Elevator and Escalator Modernization including Modernization of double-deck high rise traction elevators, Destination Dispatch and group reconfiguration to improve vertical transportation service and minimize average wait time, incorporation of Information Technology to promote Corporate Branding and Message in all cabs, modernizing of existing escalators while maintaining continuity of service. Most recently Lerch Bates Solutions was introduced over the +100 elevators across the portfolio. Lerch Bates leads monthly meetings with key stakeholders and the elevator service provider ensuring Team initiatives are coordinated including Safety, Facility Management for Related Work, and compliance with Elevator Preventative Maintenance scope is thoroughly executed. Lerch Bates provides KPI data and Invoice Review to drive contractor performance and support Nationwide.





WV STATE OFFICE BUILDINGS 5, 6, & 7

LOCATION: CHARLESTON, WV | AWARDS: 2011 AIA WV MERIT AWARD

Nearly 50 years ago, ZMM (as Zando, Martin & Milstead) designed the original West Virginia State Office Buildings 5, 6, and 7.

Over the past decade, ZMM has assisted the State of West Virginia General Services Division with various improvements to the buildings, which commenced with an assessment that examined the condition of the buildings, as well as cost and phasing options for various upgrades. Improvements undertaken have ranged from substantial renovations to maintenance and repair projects. ZMM provided design services for the renovation of the 10th Floor of Building 5 for the Office of Technology, which focused on demonstrating the potential for renovating the floors in a more contemporary manner that moves the open office spaces to the perimeter, and pulls the offices adjacent to the building core. The project was delivered considerably under the anticipated budget.

The next phase of renovation involved abatement, demolition, new construction, and updated life safety systems. ZMM assisted with roof replacement for all three buildings, utilizing white EPDM roofing material, with consideration being given to sustainability. ZMM also assisted with expanding the electrical courtyard, improving the electrical service entry, replacing windows and entry doors, providing design services to replace the caulk between the exterior limestone and precast panels, and a valve replacement project to isolate mechanical risers.





WEST VIRGINIA STATE CAPITOL

LOCATION | COMPLETION
CHARLESTON, WV | 2007-2021

ZMM Architects & Engineers has completed a variety of improvement project to the State of West Virginia Capitol Building.

The improvements included a renovation to the lower-level food court, a roofing replacement, toilet renovations, and various HVAC improvements – including a project to increase safety during the Covid-19 pandemic. The food court renovations included a full-service kitchen, self-serve area, and seating for 300 people. ZMM worked with a kitchen consultant and provided demolition drawings, base architectural, mechanical, and electrical drawings. The project also included the design of the first phase of a wet pipe sprinkler system. In addition, ZMM also provided the documents to replace the Capitol medium-voltage transformers. ZMM met a stringent timeline for a critical construction completion date.

ZMM replaced the roof of the Capitol Building, which included the main buildings, connectors, and base of the dome. All roof system components were reviewed for integrity and ability to control moisture collection and removal. The components included in the project were parapet walls, railings, wall conditions, colonnades, roof penetrations, roof drains, roof equipment, and walking surfaces. Additional projects included improvements to the Senate toilets, a report that mapped all of the mechanical equipment in Capitol Building, and various mechanical improvements to make portions of the Capitol more safe for occupants during the pandemic.





WEST VIRGINIA LOTTERY HEADQUARTERS

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	42,082 SF	2016	\$7.5M

This project is an extensive renovation of an existing 13-story office building and 7-story parking garage in downtown Charleston, WV.

Renovations within the office building consist of three existing tenant floors, relocation of the fitness center, and replacement of the roof. The WV Division of Insurance is being relocated to floors 7, 8, and 9. Off the renovated elevator lobbies on each floor is a reception area which leads to an interior space of enclosed offices. A tenant space on the sixth floor is being renovated into the new fitness center. Construction on the roof includes the replacement of insulation and membrane and the installation of new roof davits and stainless-steel guardrail.

The parking deck will be undergoing renovation, including structural repairs, electrical upgrades, and an addition to the storage warehouse. It was determined that bearing pads need to be replaced under the framing members, concrete structure and topping slabs needed repair, and spandrel panels required epoxy injection to repair cracking. Driving surfaces are receiving new waterproofing, sealant joint replacement, and restriping. The circulation connector required partial reconstruction of the steel deck and floor slabs. Electrical improvements will consist of new LED lighting and additional pole fixtures on the top level. The storage warehouse is being increased by 1,800 SF and will consist of masonry walls clad in EIFS with a sloped steel-framed roof and single-ply membrane system.





CAPITAL SPORTS CENTER

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	254,425 SF	TBD	\$80M EST.

The Capital Sports Center, which is being jointly developed by the City of Charleston and the Kanawha Kanawha County Commission, is a redevelopment and adaptive reuse of the former Macy's Building adjacent to the Charleston Town Center Mall.

The 254,524 SF 3-story project includes a natatorium, fitness center, climbing wall, 6 basketball courts/12 volleyball courts, 8 pickleball courts, a wrestling room, an indoor turfed soccer area, an indoor track, and several other amenities. The project serves the dual purpose of providing a venue for travel sporting events while also serving to improve the quality of life for residents of the Kanawha Valley. The project will commence with the demolition of the parking deck that spans Lee Street, the demolition of the upper three (3) levels of the parking structure located adjacent to the former Macy's store, as well as the demolition of one half (the west side) of the Macy's building across from the Charleston Coliseum and Convention Center. The footprint of the former Macy's department store will house a 50-meter Olympic sized swimming pool, both the main exterior and mall entrance, as well as the climbing structure and fitness center.

The remaining levels of the parking structure will serve as a pedestal for the sports courts and indoor turfed area. The pedestal will remain connected to the Macy's structure with an existing pedestrian bridge, while a new pedestrian bridge will connect it to the parking structure located across Lee Street. The upper level of the center will contain the pickleball courts and an indoor track. The exterior of the facility will complement the recently constructed Charleston Coliseum and Convention Center. The two structures will help define a recreational and entertainment district located at a key gateway to Charleston's downtown."

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NEW RIVER HEALTH CLINIC

LOCATION
OAK HILL, WV

SIZE
95,440 SF

COMPLETION
2022

COST
\$14M

This project involves renovation of a former retail store into a multi-use community health and outreach facility.

A new main entrance and drop-off canopy punctuates the exterior renovations, which include updates and modernizations for a clean, new look for NRHA. The renovations include new HVAC, plumbing, electrical, and sprinklers. It will receive an all-new roof with upgraded insulation, as well as insulation added to the perimeter walls to make the building even more energy efficient.

The building is 95,440 SF on one level, not including the former storage mezzanine, which is being removed as it would be too costly to bring up to code for this new use. As a former retail facility, there is more than ample parking, as well as on-grade access around 80 percent of the perimeter.

The project includes an urgent care, a multi-discipline clinic, medical imaging, rehabilitation gym for cardiac rehab, physical and chiropractic therapy, full-retail pharmacy with drive-through, dietary/healthy lifestyle training facility, retail lab, a community event and conference center, retail café, a large daycare facility, and space for a retail gym. It will also house the new main corporate administrative offices and boardroom for NRHA.

The multi-discipline clinic includes spaces for several general practitioners, as well as audiology, optometry, podiatry, behavioral health/MAT, dentistry, visiting clinicians, and possible tele-med.





CHARLESTON COLISEUM & CONVENTION CENTER

LEED
SILVER

LOCATION CHARLESTON, WV	SIZE 283,000 SF	COMPLETION 2018	COST \$100M	AWARDS 2019 AIA WV HONOR AWARD, CITATION & PEOPLE'S CHOICE AWARD
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The Charleston Coliseum & Convention Center expansion and renovation was a transformational project for both the city of Charleston and West Virginia.

Our team built on the strong authentic character of Charleston to remake the Charleston Convention Center into a more efficient, sustainable, dynamic, and iconic best-in-class destination.

The design of the expansion and renovation of the Charleston Convention Center was inspired by the story of West Virginia. Defined by a rugged landscape, the early history of the state was dominated by extractive industries: salt, coal, timber, and trapping. This set the local character. Our design started with an organizational concept inspired by this history. The Convention Center has distinct active nodes to celebrate each activity; arena, convention, and banquet. These nodes are connected like the hills and cut-rock faces that are seen throughout the state, as people work to connect to each other through the landscape. The first critical design objective was to create separate entries and identities for the arena and convention center. This allowed for simultaneous events and clarity of use. For the Convention Center to thrive, it needed a real ballroom assembly space. Located overlooking the Elk River, the ballroom pre-function space is the most dramatic feature of the center.





INTUIT PROSPERITY HUB

LOCATION	SIZE	COMPLETION	COST
BLUEFIELD, WV	44,000 SF	2020	\$4.4M

ZMM Architects & Engineers worked in collaboration with CBRE, Gensler, the City of Bluefield, and Pray Construction to assist Intuit with the development of its next “Prosperity Hub,” which is located in Bluefield, WV.

The company created 300 jobs and located them in downtown Bluefield in the former First National Bank building, located at 500 Federal Street.

The former First National Bank of Bluefield Building (most recently Summit Community Bank), was constructed in 1970. The building, located in the Bluefield Downtown Commercial Historic District, is comprised of two connecting structures and a parking garage. The two-story modern building with marble, aluminum, and glass veneer is situated on a sloping lot, allowing access to a parking deck on the upper level.

CBRE was responsible for project management, while Intuit’s national architecture partner, Gensler, was responsible for programming and for creating a schematic design for the tenant fit-up portion of the project. ZMM was responsible for all core and shell architectural and engineering work, as well as the fit-up portion of the project from design development through completion. ZMM’s effort on the project commenced by conducting a detailed facilities assessment to assist CBRE





WOODY WILLIAMS CENTER FOR ADVANCED LEARNING AND CAREERS

LOCATION BARBOURSVILLE, WV	SIZE 230,000 SF	COMPLETION TBD	COST \$40M EST.
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The new Cabell County Career and Technology Center is one of six projects funded through a bond passed by Cabell County voters in 2020.

This project was renamed the Woody Williams Center for Advanced Learning and Careers and converts the existing abandoned 230,000 sf SEARS Store at the Huntington Mall. This innovative educational center will help prepare students for the workplace through a variety of pathways in career and technical fields.

The facility will be host to more traditional programs such as Auto Mechanics, Collision Repair, Welding, Machine Tool Technology, HVAC, Electrical, Carpentry, Building Facility Maintenance, Masonry, Plumbing, Culinary Arts, and Cosmetology. In addition to the traditional programs' students will have the opportunity to explore other options such as Vocational Agriculture, Graphic Design, Law and Public Safety, Medical Assisting, LPN, Coding, and Aerospace Engineering. Students will also have the option to take associated classes at their home high school or have the option to remain at the Career Center the entire day and take all their classes at that location.

The facility will also have a Multipurpose Room so students can meet all their PE credits, Meeting Rooms for events and county wide meetings, and a full Kitchen and Dining area for students as well as a rooftop dining space. Collaborative spaces for students to gather are scattered throughout the facility. Graduates can also attend as a year fourteen student and participate in several selected programs. The facility will also be open after school hours for hobby classes and adult programs.





OPPORTUNITY APPALACHIA STAATS HOSPITAL

LOCATION | SIZE | COST
CHARLESTON WV | 33,300 SF | TBD

The proposed renovation of Staats Hospital on Charleston's West Side would include a complete renovation of all 4 floors.

This mixed-use facility would include a market community space open to the public and young professionals. The market on the first floor would include retail and as well as food vendors, as well as work areas. The second, third, and fourth floor will be designed for mixed-use housing and apartments.

The purpose of this project is to provide a facility that will provide both affordable downtown housing and collaborative community space, in the heart of the Elk City district. The design will compliment the historic character of the existing building, while maximizing the potential redevelopment as residential space.



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4

TEAM QUALIFICATIONS



ADAM KRASON

AIA, LEED AP, ALEP

Principal

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 and energy efficiency and has participated and presented at sustainable design seminars throughout the region. Mr. Krason also serves on the Board of Directors and is responsible for firm management, business development, and corporate philanthropy at ZMM. In addition to his role at ZMM, Mr. Krason is actively engaged in his community, serving on a variety of statewide and local civic and non-profit boards.

EDUCATION

Bachelor of Architecture
The Catholic University of America, 1998

Bachelor of Civil Engineering
The Catholic University of America, 1997

LICENSURE

Virginia, West Virginia, Ohio, Kentucky,
Maryland, North Carolina, New Jersey, and
Pennsylvania

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President

American Institute of Architects,
Strategic Council

Charleston Area Alliance, Board Vice Chair

Goodwill Industries of Kanawha Valley,
Past Board Chair

Clay Center, Advisory Board

WV Symphony Orchestra, Board of Directors

Charleston Main Streets, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

Education Alliance, Board Chair

PROJECT EXPERIENCE

Capital Sports Center Conceptual Design - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Shawnee Sports Center - Institute, WV

Claudia L. Workman Fish and Wildlife Education Center - Alum Creek, WV

Staats Building Assessment - Charleston, WV

WVDNR Beech Fork State Park Cabins - Lavalette, WV

WVDNR Cooper's Rock Cabins - Morgantown, WV

Pipestem State Park Lodge Renovations - Pipestem, WV

The Clay Center for the Arts and Science (Multiple Projects) - Charleston, WV

Edgewood Elementary School - Charleston, WV

Christ Church - Charleston, WV

State Office Building #5, 10th Floor Renovation (Office of Technology) - Charleston, WV

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV

Joint Interagency Training and Education Center (WVARNG) - Kingwood, WV



Spencer Williams CSI
Regional Manager
Ohio Region

Spencer Williams is one of the consultants of the Ohio Region for Lerch Bates participating in the conceptual planning, design, construction administration, audits, surveys, new construction and modernization projects for vertical transportation systems (elevators, escalators, moving walkways, freight lifts, platforms, dumb-waiters, etc.). His responsibilities include overseeing project organization, scheduling, coordination, deliverables, billing and collections. In addition, managing assigned projects to assure completion for multiple deadlines, and milestones are provided on time, in a professional manner, while meeting constantly changing priorities.

Spencer has over 9 years' experience in the Vertical Transportation Industry. Prior to joining Lerch Bates, Spencer worked for KONE Elevator & Escalator as New Equipment Sales Executive and ThyssenKrupp Elevator as an Account Manager in both Service Sales and New Construction Sales.

AREAS OF EXPERTISE

- **Perform all aspects of client projects for which assigned** which include but are not limited to site and equipment surveys, maintenance audits, maintenance management services, survey of equipment: controllers, machine rooms, pits, shafts, etc., modernization of existing equipment/facilities to include analysis and specifications and new building analysis and design services (CD, DD, SD, CA, etc.)
- **Monitor and control projects** resources and provide direction of LB personnel to ensure projects are completed on schedule, meet quality standards, and are within budget. Meet or exceed financial goals set by management.

RELATED EXPERIENCE

- 80 On The Commons- Columbus, OH
- Crown Plaza and Loft Hotel- Columbus, OH
- Parks Edge Condominiums- Columbus, OH
- Lau Quinta Inn and Suites- Cincinnati, OH
- Moreland Courts- Cleveland, OH
- UK Healthy Kentucky Research Building- Lexington, KY
- Mount Carmel Grove City Hospital- Grove City, OH
- Department of Administrative Services- Columbus, OH
- Nationwide Children's Hospital- Columbus, OH
- Nationwide Corporate Real Estate- Various Locations
- Port Columbus International Airport- Columbus, OH
- Mount Carmel East Hospital- Reynoldsburg, OH

EDUCATION

Bachelor of Science in Business
Administration, The Ohio State
University, Specialization in Finance
and Accounting.

REGISTRATIONS & CERTIFICATES

Construction Specifiers Institute, Columbus Chapter – New Membership Chairperson

ADD ME TO
YOUR NETWORK





RODNEY PAULEY

AIA

Project Manager

Mr. Pauley oversees the daily design and production of the building, working in conjunction with in-house architectural and engineering staff to ensure the building not only meets the program requirements and budget, but meet the long-term needs of the owner. He also works directly with project principals to manage contracts, staffing and project deliverables. Mr. Pauley has a broad knowledge of building materials and services, building codes, construction techniques, and architectural detailing.

Mr. Pauley began his career in 1992 with a firm in Atlanta, Georgia, and for the next 12 years rose to the Associate level by designing and managing a wide variety of project types including educational, retail, historic renovation, medical, and entertainment, specializing in office and speculative office design. In 2010, Mr. Pauley moved back to Charleston, WV, as Project Manager for ZMM supervising design and production.

EDUCATION

Bachelor of Architecture
University of Tennessee - 1992

Associate of Science
West Virginia Institute of Technology, 1986

LICENSURE

West Virginia

AFFILIATIONS

West Virginia AIA Member

PROJECT EXPERIENCE

WV State Laboratory Testing Facilities Assessment - WV

Charleston Coliseum and Convention Center - Charleston, WV

State Office Building #5 and #6 Renovations - Charleston, WV

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Capitol Guard House - Charleston, WV

WV Lottery Headquarters - Charleston, WV

KRT Laidley Street Transportation Center and Ticket Office - Charleston, WV

INTUIT Prosperity Hub - Bluefield, WV

WV School of Osteopathic Medicine - Lewisburg, WV
- Master Plan
- Testing Center

WV Regional Technology Park - Charleston, WV
- Building 754 National Weather Service Center (NOAA)

Wood County Resiliency Center - Parkersburg, WV

WVDNR Pipestem State Park Lodge Renovations - Pipestem, WV

WVU Institute of Technology Renovations - Montgomery, WV

BridgeValley Community and Technical College Master Plan - Montgomery, WV

Valley Health Clinics - Multiple Locations WV



Bill Moore

Consultant - Ohio Region

Bill Moore began working for Lerch Bates in 2016 and has over 6 years' experience in the Vertical Transportation Industry. He is currently working in the Lerch Bates Columbus Ohio office, participating in the conceptual planning, design, construction administration, audits, surveys, inspections, and modernization projects for vertical transportation systems (elevators, escalators, moving walkways, freight lifts, platforms, dumb-waiters, etc.). His responsibilities include overseeing project organization, scheduling, coordination, deliverables, billing and collections. In addition, Bill manages assigned projects to assure completion for multiple deadlines, and that milestones are met on time and in a professional manner, while meeting constantly changing priorities. Previously, Bill worked for Oracle elevator as a General Manager in Ohio.

AREAS OF EXPERTISE

- **Perform all aspects of client projects for which assigned** which include but are not limited to Site and equipment surveys, Maintenance audits, Maintenance management services, Inspection of equipment, controllers, machine rooms, pits, shafts, etc., Modernization of existing equipment/facilities to include analysis and specifications and New building analysis and design services (CD, DD, SD, CA, etc.)
- **Monitor and control project** resources and provide direction of LB personnel to ensure projects are completed on schedule, meet quality standards, and are within budget. Meet or exceed financial goals set by management.

RELATED EXPERIENCE

- Downtown YMCA – Columbus, OH
- Mt. Vernon Towers – Columbus, OH
- Ohio Department of Public Safety – Columbus, OH
- St. Luke's Hospital – Maumee, OH
- Burlington Coat Factory - Multiple Locations
- Department of Admin. Services - Columbus, OH
- Columbus School District – Columbus, OH
- Euclid Beach Properties – Cleveland, OH
- PNC Towers – Ft. Wayne, IN
- Springhill Suites – Cincinnati, OH
- Ohio State University – Columbus, OH
- Worthington Education Center – Columbus, OH
- Department of Education – Columbus, OH
- Summit One – Cleveland, OH
- AT&T – Multiple Locations
- 11 Buttles Ave – Columbus, OH
- Promedica – Toledo, OH
- Pictoria Towers – Cincinnati, OH
- Lexington Hilton Downtown – Lexington, KY
- Jaycee Arms Apartments – Columbus, OH

EDUCATION

- Navy. A-School
- AIPMM
- Certified Product Manager/Marketing Manager

9780 S. Meridian Boulevard
Suite 450
Englewood, CO 80112

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Robert Doeffinger

PE

Principal

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 45 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.

EDUCATION

Master of Science
The Pennsylvania State University, 1976

Bachelor of Science
West Virginia University, 1973

LICENSURE

WV, VA, PA, OH, TN, KY, NY, NH, ME,
NC, SC, FL, NJ, GA

AFFILIATIONS

ASHRAE - Member of the Technical Committee Load Calculations Data and Procedures for 25 years, serving as chairman. Presently Chairman of the Research Subcommittee

2021 Industrial and Professional Advisory Council - College of Engineering at The Pennsylvania State University

2019 Marshall University Honorary Alumni Award of Distinction College of Engineering

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

PROJECT EXPERIENCE

Charleston Coliseum & Convention Center - Charleston, WV

State Office Buildings #5, 10th Floor - Charleston, WV

WV Capitol Complex Buildings #5, #6, and #7 - Charleston, WV

Marshall University (Multiple Projects) - Huntington, WV

West Virginia Regional Technology Park - S. Charleston, WV

- Building 704

- Building 740

- Building 770

Joint Interagency Training and Education Center (JITEC) - Kingwood, WV

West Virginia Regional Jails

West Virginia Army National Guard Projects

BridgeValley Community and Technical College - Montgomery, WV

Appalachian Regional Hospital (Multiple Projects) - Beckley, WV

The Plaza at the King of Prussia - Philadelphia, PA



JAMES LOWRY

PE, BCxA

Mechanical Engineer

Mr. Lowry is a registered Professional Engineer with design experience in:

Industrial:

Bayer Material Science, West Virginia Higher Education Policy Commission, Kuraray America, Armstrong Flooring, Covestro Laboratories.

Educational:

Renovations, evaluations and additions at Marshall University, West Virginia University Institute of Technology, Mercer County Schools and various other Schools and Universities statewide.

Commercial:

West Virginia Capitol Complex, West Virginia Parkways Authority

Health Care:

Renovations, evaluations and additions at Cabell Huntington Hospital, Charleston Area Medical Center, Charleston Surgical Center, West Virginia Department of Health & Human Resources, Huntington VA Hospital and other various healthcare facilities statewide.

EDUCATION

Bachelor of Science in Mechanical Engineering, West Virginia State University Institute of Technology, 2004

LICENSURE

West Virginia, Pennsylvania, Ohio & Maryland

ASHRAE Building Commissioning BCxP Certified

AFFILIATIONS

American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)

PROJECT EXPERIENCE

WVARNG - WV

- Mountaineer Challenge Academy South Renovations
- Kenova SCIF
- Camp Dawson Building 202
- STF Building B

WV State Capitol Building #6 - Charleston, WV

Capitol Guard House - Charleston, WV

Charleston Fire Department Fitness Center Assessment - Charleston, WV

GSD ASHRAE Building Assessment - Charleston, WV

GSD Consulting Survey-Elect Media - HVAC - Charleston, WV

The Greenbrier Chiller and HVAC Projects - White Sulphur Springs, WV

Marshall University - Huntington, WV

- Drinko Library Mechanical and Electrical Study
- Replacement Multizone HVAC
- Prichard Hall Chiller Replacement
- Drinko/Science Building
- Smith Hall Cooling Tower Replacement

Charleston Area Medical Center (Memorial) 6th Floor Fit-out, Boilers, Laboratory Renovations - Charleston, WV

Charleston Area Medical Center (General) Chiller Plant One-Line, and Chiller Replacement - Charleston, WV



TODD POFF, PE

PE

Structural Engineer

Mr. Poff started as a Civil Engineer. After working in that department for several years, he began moving over to the Structural Engineering Department; where his true interest, and most of his training lies.

As a Structural Engineer, it is Mr. Poff's responsibility to insure the safety of the structure's design, as well as any occupants inside those structures. As a member of the design team, Mr. Poff understands that the structural system of a building needs to have the least amount of impact possible on the architectural design and on the way clients use the buildings. It is that kind of teamwork, with all major design disciplines in-house, that allows ZMM to say with confidence we provide our clients with a building design that will not only meet their needs but will be a place they can enjoy for many years to come.

EDUCATION

Bachelor of Science
Virginia Polytechnic Institute & State
University, 1987

LICENSURE

Virginia, West Virginia, North Carolina, Ohio

PROJECT EXPERIENCE

Roanoke County Public Libraries - VA
- Glenvar, Vinton & South County

Rappahannock Electric Maintenance Facility - Front Royal, VA

InnovAge Roanoke - VA

Kollmorgan Structural Analysis - Radford, VA

Truck Manufacturing Plant - Dublin, VA
- Multiple Crane Analysis/Relocation Projects
- Cab Trim Assembly Building

Collins UTC Aerospace Plant Structural Analysis - WV



KEITH L. GONZALES

Construction Administrator

Mr. Gonzales describes his role with ZMM as Construction Administrator as an exciting and challenging opportunity with new experiences every day. From varying jobsite conditions to the differing professionals, he works with daily, Mr. Gonzales approaches construction administration with over 40 years' experience in the construction industry and the desire to help provide the best outcomes possible for each project.

Mr. Gonzales prior to coming on board with ZMM oversaw the CAD/BIM coordination and design of major projects in the Columbus area. Mr. Gonzales project variety includes Educational (K-12 and University), Commercial, Military, Office, Justice (Courthouses, Justice Centers), Healthcare (Health Departments), Roof replacement projects.

EDUCATION

Associate Degree, Mechanical Engineering
Pittsburgh Technical Institute - 1978

PROJECT EXPERIENCE

Wood County Resiliency Center - Parkersburg, WV

Wood County Courthouse - Bell Tower Renovation - Parkersburg, WV

WV State Office Buildings 5, 6, & 7 - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Girl Scouts of Black Diamond Renovation - Charleston, WV

Christ Church United Methodist - Charleston, WV

National Weather Center Building (NOAA) - So. Charleston, WV

WVDNR - Pipestem State Park Resort Renovations - Pipestem, WV

WVDNR - Claudia Workman Fish and Wildlife Education Center - Alum Creek, WV

BOYD CAT- Nitro and Belle Locations, WV

YMCA Sojourners Shelter - Charleston, WV

BridgeValley CTC Nursing Wing Renovation - So. Charleston, WV

New River Health Medical Center Renovation - Oak Hill, WV

Valley Health Systems - Huntington, WV



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CLIENT REFERENCES

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