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

State of West Virginia
Centralized Expression of Interest

Proc Folder: 1447309			Reason for Modification:
Doc Description: Martinsburg Readiness Center Addition/Alteration Design EOI			
Proc Type: Central Purchase Order			
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VENDOR		
Vendor Customer Code:		
Vendor Name : ZMM Architects and Engineers		
Address :		
Street : 222 Lee Street West		
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
David H Pauline 304-558-0067 david.h.pauline@wv.gov

Vendor Signature X 	FEIN# 550676608	DATE 06.24.24
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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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

(Company)



(Signature of Authorized Representative)

Adam Krason, Principal

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

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)



EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services:

**Martinsburg Readiness
Center Addition/Alteration
Design**

**June 25, 2024
ADJ2400000005**

ZMM.COM

June 23, 2024

Mr. David Pauline, Senior Buyer
State of West Virginia
Department of Administration, Purchasing Department
2019 Washington Street East
Charleston, West Virginia 25305-0130



Subject: Martinsburg Readiness Center Addition/Alteration Design EOI 731 Novak Drive –
Martinsburg, WV 25405 – ADJ2400000005

Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide professional architectural and engineering services for the Martinsburg Readiness Center Addition/Alteration Design project. Established in 1959, ZMM is a West Virginia based, full-service A/E firm, and is noted for design excellence and client focus. Our team has successfully collaborated with the West Virginia Army National Guard (WVARNG) on projects throughout West Virginia. Our recent collaborations include a similar addition/alteration project that is currently under construction in Buckhannon. ZMM also has an extensive adaptive reuse portfolio which is relevant since the Martinsburg Readiness Center previously functioned as a commercial aircraft hangar. This combination of adaptive reuse and West Virginia Army National Guard experience will help ensure the successful delivery of the Martinsburg Readiness Center project.

With over sixty-five local employees, including several located in our Martinsburg office, ZMM provides an integrated design approach by delivering all building related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. Our architects and engineers are highly qualified and have worked together to deliver projects with similar scope and complexity. For this engagement, ZMM's team will be supplemented with the specialized experience of Moonlight Engineering who will be assisting with civil engineering services.

ZMM understands the proposed phased project delivery indicated in the EOI, with an initial phase that includes providing a 35% design for the project. The completion of the initial phase will allow the WVARNG to pursue additional federal funding (to complete the design and construction phases of the additions and alterations) for the 87,000 SF facility. If additional federal funding is obtained, Phase 2 will include the completion of the remaining 65% of the construction design, assistance in competitive bidding for the construction work, and construction administration once a construction contract is awarded. ZMM and the WVARNG have implemented this phased approach on nearly all the Readiness Center and Armed Forces Reserve Centers (AFRC) that we have completed together, including the Logan-Mingo Readiness Center, Morgantown Readiness Center, Jackson County AFRC, the Glen Jean AFRC, the Kingwood AFRC, multiple projects at Camp Dawson, and the Buckhannon Readiness Center (noted above).

Perhaps most importantly, the ZMM team has worked collaboratively with the WVARNG on a variety of addition and renovation projects, including:

- Joint Interagency Training and Education Center (Camp Dawson)
- Buckhannon Readiness Center
- MCA – South (3 Phases)
- Camp Dawson Building 202 Renovation
- MCA – Jobs Challenge Facility
- Camp Dawson Building 245 Renovation
- Camp Dawson Building 246 Renovation
- Camp Dawson Building 301 Renovation
- Camp Dawson Building 106

We are hopeful that you observed our commitment to design quality, budget and schedule control, and client service demonstrated on these projects.

BLACKSBURG
VIRGINIA

CHARLESTON
WEST VIRGINIA

MARIETTA
OHIO

MARTINSBURG
WEST VIRGINIA

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The members of ZMM's proposed team have provided design and construction phase services on the WVARNG projects noted above. Our experience with the West Virginia Army National Guard's construction program will help us to facilitate the project and improve both the design and construction process. Several of these projects including the CFMO Expansion, the JITEC, and the Logan-Mingo Readiness Center were recognized with design awards. In fact, ZMM's commitment to design quality has been recognized by the American Institute of Architects West Virginia Chapter with twenty-four design awards since 2005 – an achievement that is unrivaled in West Virginia.

In addition to our work for the WVARNG, ZMM Architects and Engineers has a significant portfolio of adaptive reuse projects and projects in the Martinsburg area. This experience includes the adaptive reuse of the former Sears store in the Huntington Mall into the Woody Williams Center for Advanced Learning (Cabell County Career and Technical Center), the conversion of a former Bureau of Public Debt office into the Wood County Justice Center, as well as the adaptive reuse of a former Kmart Retail Store into a multispecialty clinic and convention center for New River Health. Recent experience in the Martinsburg area includes multiple project for the Berkeley County Emergency Ambulance Authority, multiple projects for the Jefferson County Commission, as well as new elementary schools in Ranson and Shepherdstown.

Thank you for taking the time to review the attached expression of interest that includes information about our proposed approach for the Martinsburg Readiness Center Addition/Alteration project, as well as ZMM's qualifications, and relevant project experience. Additionally, please visit our website at zmm.com to see the full range of renovation projects that we have designed. We appreciate your consideration for this important endeavor and look forward to continuing our work with the West Virginia Army National Guard.

Respectfully submitted,
ZMM Architects and Engineers

A handwritten signature in blue ink, appearing to read 'A. R. Krason', followed by a long horizontal line.

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

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A

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

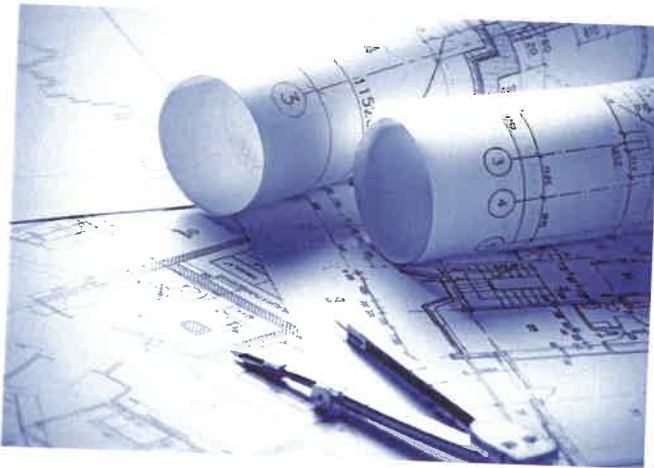
Charleston, West Virginia



ABOUT MOONLIGHT ENGINEERING, PLLC

Moonlight Engineering, PLLC was founded in 2024 in Jane Lew, West Virginia by Trevor Lloyd, PE, and Griffin Sepp, PE.

Trevor Lloyd and Griffin Sepp, both licensed Professional Engineers with degrees in Civil Engineering from West Virginia University and established Moonlight Engineering in 2024. They worked side by side at both a consulting firm and directly for a major developer before forming their own company. Mr. Sepp's deep knowledge of design and Mr. Lloyd's management and problem-solving abilities complement each other perfectly. Their partnership was forged from a shared dedication to delivering efficient engineering solutions that align with clients' business objectives.



Experience and Expertise

Together, Lloyd and Sepp bring a wealth of experience to Moonlight Engineering. With a combined portfolio spanning over one hundred civil engineering projects, they have demonstrated proficiency across various project types and sizes. In the past nine years, they have focused on residential subdivisions and commercial properties, including the development of hundreds of acres for single-family homes, townhomes and small to large retail spaces such as stand-alone structures to entire shopping malls.

Comprehensive Services

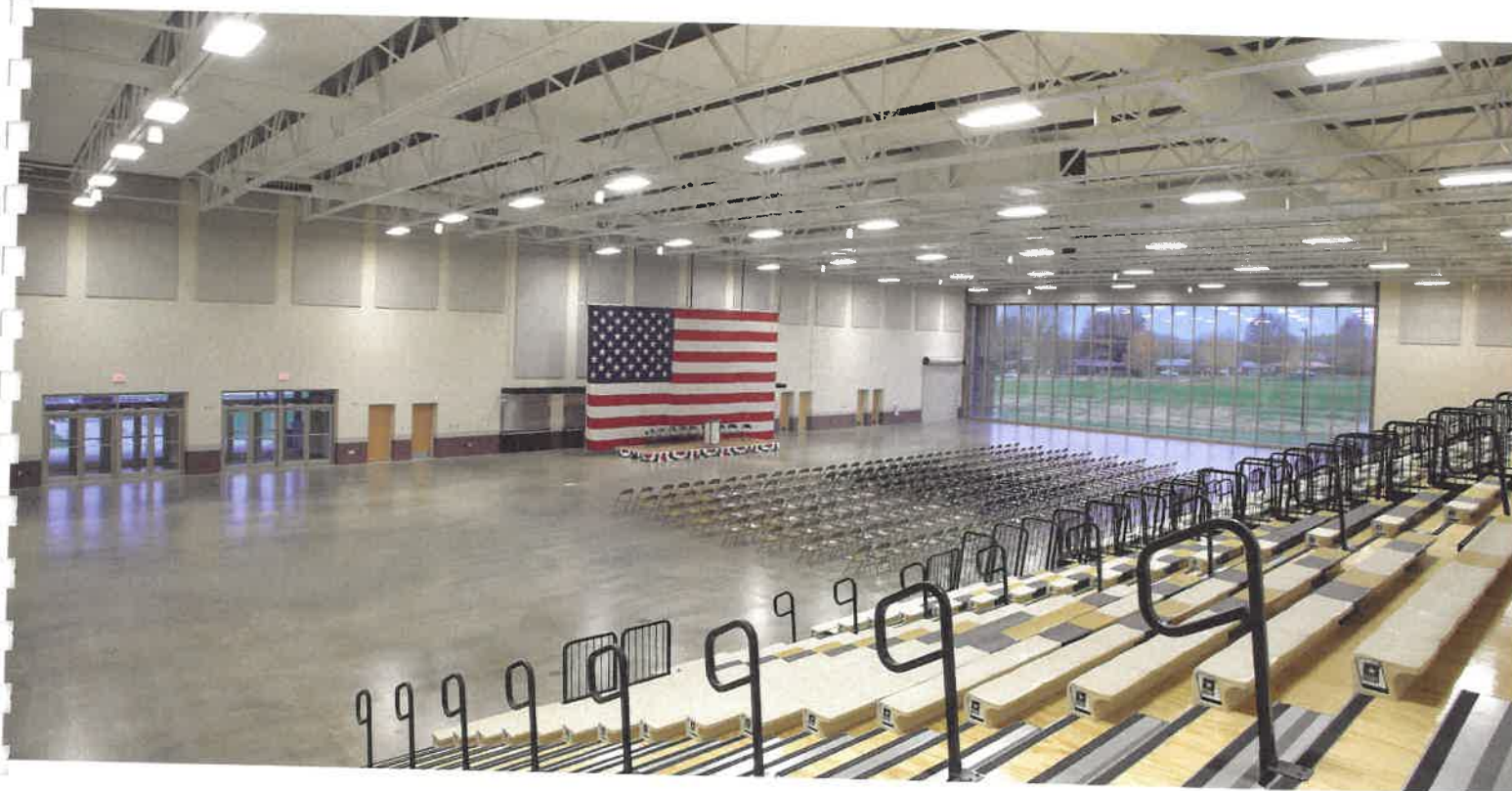
Moonlight Engineering offers comprehensive civil design services encompassing a diverse range of project types. These include residential subdivisions, military facilities, commercial structures, public works, road improvements, and light industrial facilities. Products include full construction and permit documents for site plans, water distribution, sanitary sewer, erosion and sediment control, stormwater management, floodplain analysis, commercial landscaping, and signage plans.

Personalized Approach

At Moonlight Engineering, every project is meticulously handled by Mr. Lloyd and Mr. Sepp. From land evaluation and field survey to concept development, permit acquisition, full design, cost estimation, value engineering, and conflict resolution, they personally oversee every facet to ensure optimal outcomes.

With a commitment to excellence, Moonlight Engineering continues to set industry standards by delivering innovative and effective engineering solutions tailored to meet the unique needs of each client.

Moonlight Engineering, PLLC



B

RELEVANT EXPERIENCE



JOINT INTERAGENCY TRAINING AND EDUCATION CENTER (JITEC)

LEED
GOLD

LOCATION KINGWOOD, WV	SIZE 283,000 SF	COMPLETION 2013	COST \$100M	AWARDS 2011 AIA WV HONOR AWARD
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ZMM, in association with AECOM, provided architectural and engineering design services for JITEC, an Army National Guard campus-style facility for training and operational mission support.

Sited on 30 acres near Camp Dawson, this project included the design of a new operations building, expansion of the billeting facility, renovation of the training facility, and creation of a new base access control point (ACP) and visitor's center. The vision behind the site design and updated master plan is that of a college campus atmosphere. The facility is designed to meet all anti-terrorism/force protection criteria and has achieved LEED Gold Certification. The operations building is prominently sited as the main focal point upon entering Camp Dawson and consists of four distinct areas: the Joint Operations Center (JOC), a suite of secure training rooms, base headquarters and JITEC administrative offices, and a server and telecommunications room.

Built to SCIF standards, the JOC contains a state-of-the-art command center, housing 48 permanent work stations in a theater-style configuration, facing a large video wall, flanked by conference rooms and offices for both officers and support staff. The billeting (hotel) expansion's lobby design provides a hotel atmosphere, underscored by the Liberty Lounge, an upscale bar and restaurant area, with wood finishes salvaged from the gymnasium floor of the former Preston County Armory.



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MORGANTOWN READINESS CENTER

LOCATION
MORGANTOWN, WV

SIZE
54,000 SF

COMPLETION
2013

COST
\$22M

The Morgantown Readiness Center is a unique military facility. While supporting traditional military functions including the 1-201st Field Artillery, a significant portion of the building was designed for the 249th Army Band.

The Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas. The stage is a large rehearsal space with an adjacent elevated recording area. A large operable partition separates the auditorium from the drill hall. Acoustically, this challenge was met by creating a drill hall with an irregular shape contained within a rectilinear, sloped barrel arch form. The office space was developed for dual utilization as an emergency response center in the event of an emergency in the Morgantown area.

The facility is located on an abandoned airport runway approximately 20 miles from Camp Dawson. As troops will often travel through the Readiness Center, the facility needed to function as a "gateway." This was accomplished by utilizing similar materials and a tower-like feature to mark entry.

The Morgantown Readiness Center is also a sustainable building. 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. The final result is a harmonious composition that reflects both its function and the environment.





LOGAN-MINGO READINESS CENTER

LOCATION HOLDEN, WV	SIZE 54,000 SF	COMPLETION 2015	COST \$12M	AWARDS 2017 AIA WV MERIT AWARD
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The design of the Logan-Mingo Readiness Center was developed by examining both the program and building site, and developing strategies to design a facility that is functional, responds to site, security, and aesthetic parameters, while requiring minimal maintenance.

The building layout was developed by working closely with the end users to determine the appropriate configuration of building spaces to maximize the efficiency of the operations, and to respond to the unique missions of the 150th Armored Reconnaissance Squadron and the 156th Military Police (LNO) Detachment. This was accomplished through clear separation of public and private areas within the facility, unique office configurations related to training requirements, and the addition of state-funded additional spaces.

The exterior (and in many cases, the interior) aesthetic of the facility was driven by the location of the Readiness Center within an industrial park on a reclaimed surface mined site. The decision led to the use of reinforced cast-in-place retaining walls that became both a functional and visual focus. Similar walls are used to anchor the facility at the Distance Learning Center, while a cast-in-place retaining wall and natural stone serves as a part of the Anti-Terrorism/Force Protection design.





JACKSON COUNTY ARMED FORCES RESERVE CENTER

LOCATION MILLWOOD, WV	SIZE 75,000 SF	COMPLETION 2011	COST \$20M
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The building design was inspired by the adjacent Georgian-style Order of the Eastern Star facility.

The primary user for the WVARNG will be DET 1 821st Engineering Company, supported by a FSC of the 1092nd. USAR occupants include PLT AMMO 261 OD and PLT 1 (Postal) and PLT 6 (Postal) of the 44th Personnel Company. An expanded drill hall serves as a convention and meeting space. The relationship between the structures became crucial to the site layout. Once the aesthetic of the building was established, the massing of the facility was defined by breaking down the facility into smaller mass elements. The larger programmatic elements, such as the drill hall and the storage areas, employ an aesthetic that more closely implies their function.

The layout of the facility includes a main entry with the recruiting, family support, and administrative areas located on separate sides. A transverse wing houses all functions that have the potential for public use, while all primary military spaces developed along a similar perpendicular wing. This allows for separate entries to be developed for public functions, while the remainder of the facility can be secured. The layout also creates a large central courtyard, or parade field, that would be located at lower grade to define the edge facing the river. This edge is defined by a canopy that connects storage and locker areas to the expanded drill hall.





INTUIT PROSPERITY HUB

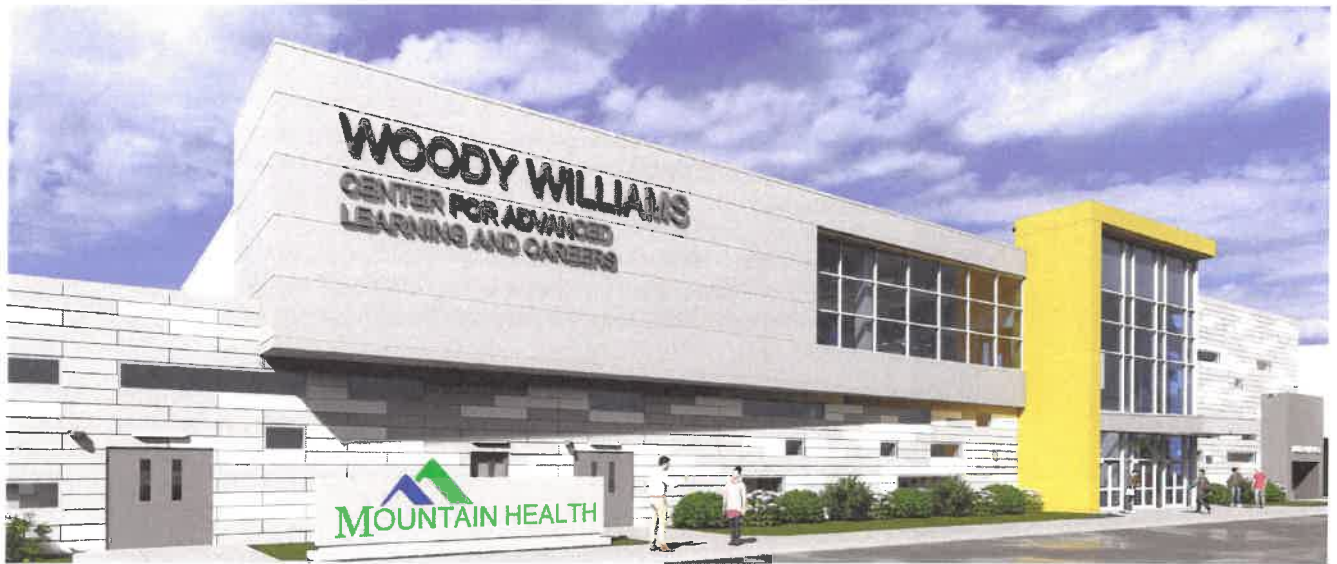
LOCATION BLUEFIELD, WV	SIZE 44,000 SF	COMPLETION 2020	COST \$4.4M
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ZMM worked in collaboration with CBRE, Gensler, the City of Bluefield, and Pray Construction to assist Intuit with the development of its next "Prosperity Hub."

The former First National Bank building was constructed in 1970. The two-story modern building with marble, aluminum, and glass veneer is comprised of two connecting structures and a parking garage. CBRE was responsible for project management, while Gensler was responsible for programming and the tenant fit-up schematic design. ZMM was responsible for core and shell architectural and engineering work, as well as the fit-up portion from design development through completion. ZMM's effort commenced with a facilities assessment to assist with the scope and budget, which determined the condition of the major building systems, and identified immediate and long-term enhancements required.

The intent was to convert the facility into an office space/customer support center with administrative suites, training rooms, and a break space. The upper levels have an open plan for workstations. One of the challenges involved converting this building with varying floor heights into an accessible office, which was met through the use of creative space planning, refurbished elevators, and raised access flooring. The final design provides a contemporary, safe, and healthy work environment that highlights the branding and contemporary finishes desired by Intuit.





WOODY WILLIAMS CENTER FOR ADVANCED LEARNING AND CAREERS

LOCATION	SIZE	COMPLETION	COST
BARBOURSVILLE, WV	230,000 SF	TBD	\$40M EST.

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.



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WEST VIRGINIA STATE CAPITOL

LOCATION
CHARLESTON, WV

COMPLETION
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.





C

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 & New Jersey

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President

American Institute of Architects,
Strategic Council

Charleston Area Alliance, Board 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

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

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

Charleston Coliseum and Convention Center - Charleston, WV

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV

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

Wood County Justice Center - Parkersburg, WV

Wood County Resiliency Center - Parkersburg, WV

Construction and Facilities Management Office (WVARNG) - Charleston, WV

Shawnee Sports Center - Institute, WV

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

Christ Church United Methodist - Charleston, WV



EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Member

Nathan Spencer

AIA

Project Architect

Mr. Spencer is responsible for coordinating the efforts of the design team in preparing thorough and clear design documents. He has experience in all phases of design working on a wide range of building types including; military, educational, office, justice, and residential.

He has worked on several projects that are currently pursuing LEED certification. In addition to production, Mr. Spencer, is also experienced in 3d modeling. He has worked on several preliminary concept study models as well as high quality renderings and 3d models later in the design process. Mr. Spencer is also experienced in high quality physical models.

Mr. Spencer began his career in architecture with ZMM in 2003, working as a summer intern. After graduating in 2003, he began working at ZMM full time.

PROJECT EXPERIENCE

Kenova AFRC SCIF Building - Kenova, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

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

Buckhannon Readiness Center - Buckhannon, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Marshall Readiness Center - Moundsville, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Highland Hospital - Charleston, WV

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Center - Institute, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV

EXPERIENCE OF MOONLIGHT ENGINEERING

Trevor Lloyd, P.E.

Mr. Lloyd, brings a wealth of diverse experience to Moonlight Engineering. His background includes regulatory engineering at the municipal level, architectural engineering for federal buildings, military engineering worldwide, and private sector design engineering in West Virginia. He currently serves as a Lieutenant Colonel in the West Virginia National Guard, assigned as the Battalion Commander of the Regional Training Institute in Camp Dawson, WV. During his tenure in the WV National Guard, he has led multiple engineering and survey missions in dozens of countries to meet mission requirements. Mr. Lloyd also holds the role of Engineer of Responsible Charge for ILA Properties, Inc. and Moonlight Engineering, PLLC.



Griffin Sepp, P.E.

Mr. Sepp possesses a deep knowledge of civil design. An expert at computer aided drafting and stormwater analysis software, he quickly rose through the ranks and obtained the title of Design Manager. He has led teams of engineers for large scale residential and commercial developments for both a private consulting firm and a major developer. His recent design portfolio includes the infrastructure and site design for the Middletown Commons redevelopment project in Fairmont, WV leading to the successful completion of a challenging project. He was also the lead designer for the Hunter Hills Subdivision in Jefferson County, the largest and most complex subdivision the County has approved in the past 20 years.



EXPERIENCE OF MOONLIGHT ENGINEERING

Trevor Lloyd, P.E.

Mr. Lloyd, brings a wealth of diverse experience to Moonlight Engineering. His background includes regulatory engineering at the municipal level, architectural engineering for federal buildings, military engineering worldwide, and private sector design engineering in West Virginia. He currently serves as a Lieutenant Colonel in the West Virginia National Guard, assigned as the Battalion Commander of the Regional Training Institute in Camp Dawson, WV. During his tenure in the WV National Guard, he has led multiple engineering and survey missions in dozens of countries to meet mission requirements. Mr. Lloyd also holds the role of Engineer of Responsible Charge for ILA Properties, Inc. and Moonlight Engineering, PLLC.



Griffin Sepp, P.E.

Mr. Sepp possesses a deep knowledge of civil design. An expert at computer aided drafting and stormwater analysis software, he quickly rose through the ranks and obtained the title of Design Manager. He has led teams of engineers for large scale residential and commercial developments for both a private consulting firm and a major developer. His recent design portfolio includes the infrastructure and site design for the Middletown Commons redevelopment project in Fairmont, WV leading to the successful completion of a challenging project. He was also the lead designer for the Hunter Hills Subdivision in Jefferson County, the largest and most complex subdivision the County has approved in the past 20 years.



CARLY CHAPMAN

Director of Interior Design



Mrs. Chapman serves as the Interior Designer at ZMM. Mrs. Chapman takes pride in her work's originality and always strives to help the client's vision and intent come alive in the design process. Her experience at ZMM includes Education, Municipal, Residential, Healthcare, and Hospitality projects. In her past position she focused on both Corporate and Healthcare design. Mrs. Chapman's responsibilities include conducting design proposals and presentations, as well as producing design documents and specifications relating to all aspects of interior design.

Mrs. Chapman has served as the interior designer for a variety of projects. Projects range from renovations to new construction and is comprised of every industry. Her responsibilities include design concept, presentation, documentation, specification writing, and architectural drafting.

EDUCATION

Bachelor of Interior Design
University of Charleston - 2012

AFFILIATIONS

Association for Learning Environments

PROJECT EXPERIENCE

Wood County 911 Call Center - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV

Goodwill Industries - Parkersburg, WV

WV State Capitol Senate Bathroom Renovations - Charleston, WV

State Office Building #6 Renovations - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Capital Sports Center - Charleston, WV

Charleston EDGE - Charleston, WV

Valley Park Community Center - Hurricane, WV

Pipestem Resort State Park Lodge Interior Renovations - Pipestem, WV

Cabell County Career and Technical Center - Huntington, WV

WV School of Osteopathic Medicine Multiple Projects - Lewisburg, WV

Wood County Schools - Wood County, WV

- Williamson Elementary School

- Wood County Tech Center

Nicholas County Schools - Nicholas County, WV

- Nicholas County High School / Summersville Middle School / NCCTC

- Cherry River Elementary / Richwood Middle School



CARLIE RAY

Senior Interior Designer

Carlie serves as an Interior Designer at ZMM. She is a detail-oriented and creative professional with extensive knowledge in interior architecture. Carlie's goal with every project is to create a beautiful and functional environment that suits the client's needs.

As an interior designer, her background includes commercial properties, education, healthcare, historic adaptive reuse, residential properties, existing building renovations, and hospitality design. She has experience managing a variety of project elements: interior space planning, finish and fixture selection, creating concept presentations, rendering 3D models, and producing construction documents to ensure that each project seamlessly transitions from concept to reality.

EDUCATION

Bachelor of Science in Interior Design
West Virginia University, 2017

AFFILIATIONS

NCIDQ Certification ID#35513

West Virginia University - Interior
Architecture Advisory Board Member

PROJECT EXPERIENCE

Capital Sports Center - Charleston, WV

National Weather Service Building - Charleston, WV

Coonskin Park Clubhouse Renovations - Charleston, WV

WVDNR Cooper's Rock - Morgantown, WV

WVDNR Beech Fork State Park Cabins - Lavalette, WV

KRT New Laidley Transit Ticket Booth - Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WVARNG Buckhannon Readiness Center Addition - Buckhannon, WV

Goodwill Industries - Parkersburg, WV

Salvation Army - Beckley, WV

Stephoe & Johnson Law Office Renovation - Charleston, WV

Premier Bank - Spencer, WV

Williamson Health and Wellness Renovation - Williamson, WV

New River Health Medical Mall - Fayetteville, WV

WVSOM Community Health Center - Lewisburg, WV

Cabell County Career and Tech Renovation - Huntington, WV

Staats Building Renovation - Charleston, WV

WV School for the Deaf and the Blind Renovations - Romney, WV



JOHN PRUETT

PE, LEED AP

Senior Mechanical Engineer

Mr. Pruett is responsible for overseeing the design of the HVAC systems, ensuring that the HVAC systems meet the program requirements, and long-term needs of the owner. He performs heating and cooling load calculations and recommends the type of systems to be incorporated into the building. Mr. Pruett coordinates with other disciplines to integrate the HVAC systems into the building. Mr. Pruett has participated on several LEED registered projects; one of his key contributions to these projects is conducting energy analyses and recommending energy use reduction alternatives. Mr. Pruett began his engineering career with a manufacturing company in 1994. In 1998, he made a career change and joined an engineering consulting firm. He has a broad range of experience in HVAC systems design, including: government, education, office buildings, hotels, restaurants, a convention center and several natatoriums. Having served in the Marines for 14 years, Mr. Pruett also led a design team for a "virtual memorial" for the birthplace of the U.S. Marine Corps

EDUCATION

Bachelor of Science
Purdue University, West Lafayette, IN, 1993

LICENSURE

West Virginia, Virginia, Indiana
LEED Accredited Professional

AFFILIATIONS

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

United States Marine Corps - 14 Years

PROJECT EXPERIENCE

WV Army National Guard - WV

- Camp Dawson Building 106
- Camp Dawson Building 245
- Camp Dawson Building 246
- Camp Dawson Building 301
- Camp Dawson Mail Facility
- Marshall County Readiness
- Camp Dawson Job Challenge Academy

WVDNR District 5 Headquarters - Alum Creek, WV

WV State Police Headquarters - So. Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Development Fund Office Building - Charleston, WV

Tucker County Courthouse Renovations - Parsons, WV

Gilmer County Courthouse Renovations - Glenville, WV

St. Margaret's Judicial Center 3rd Floor Renovations - Martinsburg, WV

Jackson County Maintenance and Transportation - Ripley, WV

Jackson County EMS Building - Ripley, WV



FRANKIE KANTSIOS

PE

Electrical Engineer

As an electrical engineer, Mr. Kantsios is consistently motivated to adapt to the team's needs in assessing and finalizing the project on time. He is an experienced professional with a proven record of managing projects from concept to completion while staying versatile to the specific project at hand. By carrying out engineering and design services for a diverse field of projects since 2013, Mr. Kantsios has expanded his knowledge and understanding of the industry; providing him with the means to meet the clients' needs for each individual program. He has been actively involved in the design of a wide array of new structures and renovations to include K-12 educational buildings, higher education buildings, healthcare facilities, office buildings, banks, restaurants, hotels, automotive dealerships and service centers, apartment complexes and dorms, industrial facilities and warehouses, and athletic facilities. Whether working independently or in conjunction with other architects, engineers, and contractors, Mr. Kantsios excels at creating effective solutions and developing opportunities that further establish organizational goals.

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

West Virginia
Virginia

PROJECT EXPERIENCE

Carilion New River Valley Medical Center - VA

- Cardiology Expansion
- Infusion Clinic Alterations

HCA Healthcare - VA

- LewisGale Hospital Montgomery - 3rd Floor Graduate Medical Education Center

InnovAge PACE - VA

- New Richmond Facility
- New Roanoke Facility
- Roanoke Facility Study

Bath Community Hospital - VA

- New Pharmacy Building*

New Triumph Baptist Church - VA

Frederick County Sunny Side Voter Registrar's Office- VA

- A.S. Rhodes Elementary School Renovations

New River Community College - VA

- ADA Accessibility Improvements

City of Covington City Hall Renovations - VA*

Pulaski County Administration Building Renovation - VA*

**Previous Employer Experience*



MIKE FLOWERS

Plumbing Designer / Mechanical Technician

Mr. Flowers is responsible for the design of Plumbing systems, ensuring that the systems are designed to meet the needs of the owner and utilize the latest plumbing technologies to provide the most energy efficient design possible. Mr. Flowers has participated on several LEED registered projects; one of his key contributions to these projects is selecting plumbing fixtures and accessories in his design that require less utility consumption, so significant utility savings are passed on to the owner and the environment as well.

Mr. Flowers has had extensive experience in the field of construction where he frequently visits ZMM's current projects under construction and thoroughly checks the contractors work to ensure compliance with project specifications and construction documents.

EDUCATION

Associate in Mechanical Drafting and Design; 1990, Ben Franklin Career and Technical Center

Associate in Electronics Technology; 1987, Putnam Career and Technical Center

Associate of Science; 1988, West Virginia State University

Completed Dale Carnegie course in Effective Communications and Human Relations and Skills for Success

PROJECT EXPERIENCE

WVARNG - WV

- Morgantown Readiness Center
- Logan-Mingo Readiness Center
- Jackson County AFRC
- Mountaineer Challenge Academy
- Buckhannon Readiness Center
- Buildings 202, 246, and 301
- Camp Dawson Mail facility

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Tucker County Courthouse - Annex - Parsons, WV

Wood County Justice Center - Parkersburg, WV

WV State Police Headquarters Building Renovation - So. Charleston, WV

Goodwill Industries - Parkersburg, 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



D

PROJECT APPROACH

MARTINSBURG READINESS CENTER ADDITION/ALTERATION DESIGN

PROJECT APPROACH, PROJECT MANAGEMENT PLAN, QUALITY CONTROL PLAN, AND COST CONTROL PLAN

Background

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves ZMM understands the proposed phased project delivery indicated in the EOI, with an initial phase that includes providing a 35% design for the project. The completion of the initial phase will allow the WVARNG to pursue additional federal funding (to complete the design and construction phases of the additions and alterations) for the 87,000 SF facility. If additional federal funding is obtained, Phase 2 will include the completion of the remaining 65% of the construction design, assistance in competitive bidding for the construction work, and construction administration once a construction contract is awarded. ZMM and the WVARNG have implemented this phased approach on nearly all the Readiness Center and Armed Forces Reserve Centers (AFRC) that we have completed together, including the Logan-Mingo Readiness Center, Morgantown Readiness Center, Jackson County AFRC, the Glen Jean AFRC, the Kingwood AFRC, multiple projects at Camp Dawson, and the Buckhannon Readiness Center (noted above).



The technical nature of an addition/alteration project demonstrates the need for a full-service design team with experience providing services for the WVARNG. ZMM has the technical professionals - including architects, interior designers, and engineers (civil, structural, mechanical, plumbing, and electrical) - needed to address every aspect of this WVARNG project. Since the 87,000 SF existing facility previously served as a commercial aircraft hangar, ZMM anticipates addressing the following issues during the design process:

- **Anti-Terrorism and Force Protection**

Although the standoff distances (based upon aerial photography) seem adequate, ZMM will explore how to meet blast resistance requirements with a pre-engineered metal building. ZMM recently addressed a similar issue for the Wood County Commission when we converted a former Suddenlink Call Center into a new 911 Center.

- **Construction at an Active Airport**

ZMM completed a similar project for the West Virginia Army National Guard at the Morgantown Readiness Center. It is likely that the project will require physically separating the property with fencing before construction commences. We can also coordinate requirements during the construction phase.

- **Efficient Adaptive Reuse**

Many spaces can be easily located within the existing building, but the kitchen and bathrooms will require slab demolition - and ZMM anticipates a thickened slab for the hangar and would recommend co-locating these areas and removing one large portion of the slab instead of significant cutting and trenching. These spaces might also function well in the addition/alteration.

- **Maximizing the Existing Volume**

There may be an opportunity for a 2-story area due to the height of the former hangar, which may eliminate the need for the addition.

Project Approach (cont.)

1. Selecting the Project Team

ZMM's diverse staff ensures that each project team is made up of highly qualified members, each dedicated to the project's success. Project team members are selected based upon relevant experience, and ability to help achieve the client's vision. ZMM is teaming with Moonlight Engineering for the civil engineering portion of the project.

2. Identifying Project Requirements

Project team members are fully integrated in each phase of the design process, ensuring a quality project from the commencement. The project requirements are included in a 'Basis of Design' that each member of the project team can access. The 'Basis of Design' helps guide important project decisions.

3. Identifying Client Expectations

Knowing and understanding our clients' expectations is our goal. This knowledge gives ZMM a baseline for exceeding expectations. We will commence the design effort with a planning session to help identify your vision for the project.

4. Ongoing Project Reviews

As part of the ongoing project reviews, we conduct quality assurance evaluations during each stage of the project:

Phase 1:

Design Phase (35%)

Phase 2:

Development Phase (65%)

Construction Documents Phase (95%)

Construction Administration Phase

ZMM has developed a series of QA/QC review documents that are completed during each phase, and include a programmatic review, technical review, and review of the project schedule and budget.



5. Post Project Review

At the completion of every project, ZMM staff members participate in a learning session to gain insight useful for future projects. ZMM will also conduct an 11-month warranty inspection with the WVARNG to ensure that all systems are operating as designed, and to facilitate any final work with the contractor.

6. Staff Training, Assessment and Enhancement

Ongoing staff development and training is very important to ZMM and providing increased opportunities for learning and advancement leads to improved employee performance and more successful projects for our clients.



E

CLIENT REFERENCES

CLIENT REFERENCES

Robert Kilpatrick, Deputy Director General Services
Division of WV
103 Michigan Ave
Charleston, WV 25311
304.352.5491

Bradley Leslie, PE, Assistant Chief (retired)
WVDNR - State Parks Section
324 4th Avenue
So. Charleston, WV 25303
304.389.7663 cell

Todd Reynolds, Deputy Branch Chief WVARNG
1707 Coonskin Drive
Charleston, WV 25311
304.380.7226 cell



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