



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

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WV PURCHASING
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VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers

Address : 222 Lee Street West

Street :

City : Charleston

State : WV

Country :

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 April 14, 2025

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

4/14/25

(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

**MCA South Heated
Storage Upgrade Design
Montgomery, WV**

ADJ2500000021
April 14, 2025

ZMM.COM

April 14, 2025

Mr. David H. Pauline, Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305

Subject: MCA South Heated Storage Upgrade Design – CEOI ADJ2500000021



Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide firm to design and develop construction documents for the renovation of the heated storage facility to convert the facility to a gymnasium space at the MCA South Campus in Montgomery, West Virginia. Established in 1959, ZMM is a West Virginia-based, full-service A/E firm, and is noted for design excellence and client focus. ZMM's commitment to design quality has been recognized with 27 design awards by AIA WV since 2005 – an achievement that is unrivaled in West Virginia. Award winning projects completed for the WVARNG include the CFMO Expansion and the JITEC at Camp Dawson.

ZMM has extensive experience providing design services in Fayette and Eastern Kanawha Counties. We have strong relationships with BridgeValley Community and Technical College and have completed projects on the Montgomery Campus – both during its time as BridgeValley as well as West Virginia University Institute of Technology. We are currently designing the new elementary school for Eastern Kanawha County and have done work with Fayette County Schools, including the renovations for Valley PK-8. ZMM excels not only in new construction, but also in adaptive reuse and renovation projects. We are confident that the relationships built while working in Montgomery and other area communities as well as our adaptive reuse and renovation experience and expertise will be beneficial throughout your project.

If selected for the Mountaineer Challenge Academy South project, ZMM will provide services from our headquarters in Charleston. With more than 70 local employees, 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 of a similar scope and complexity. ZMM understands that the proposed project will be delivered in two phases, the first for Type A and Type B services, and the second will be for Type C services and will be added via change order once the construction contract is awarded.

Perhaps most importantly, the ZMM team has worked collaboratively with the WVARNG on a variety of similar projects, including multiple previous projects for the Mountaineer Challenge Academy South, as well as Armed Forces Reserve Centers (AFRCs) and Readiness Centers in Buckhannon, Jackson County (Millwood), Morgantown, Glen Jean, Kingwood, and Logan-Mingo. In each case the facilities were designed to meet the unique needs of the units that operate within the building, while also meeting the needs of the local communities that WVARNG serves. We are hopeful that you have observed our commitment to design quality, budget and schedule control, and client service demonstrated on these projects.

Thank you for taking the time to review the attached expression of interest that includes information about our team, our proposed approach for the Heated Storage Building project at Mountaineer Challenge Academy South, as well as ZMM's qualifications, and both local and relevant project experience. Additionally, please visit our website at zmm.com to see the full range of military projects that we have designed. We appreciate your consideration for this important endeavor and look forward to meeting with you to discuss the project in greater detail.

Respectfully submitted,
ZMM Architects and Engineers

A handwritten signature in blue ink, appearing to read 'A. R. Krason', with a horizontal line extending to the right.

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

BLACKSBURG
VIRGINIA

CHARLESTON
WEST VIRGINIA

MARIETTA
OHIO

MARTINSBURG
WEST VIRGINIA

ZMM.COM

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A

FIRM PROFILE



A

FIRM PROFILE

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, WV State Capitol Complex Buildings 5, 6, & 7, and armories for the West Virginia Army National Guard.

Maintaining a diverse practice for more than 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 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs more than 65 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 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 providing high-quality, client-focused design solutions that meet budget and schedule requirements. We listen, respond promptly with innovative and efficient solutions, and deliver quality projects and develop lasting relationships. Because at ZMM, it's about more than architecture, it's about building your legacy.



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



B

RELEVANT EXPERIENCE



MOUNTAINEER CHALLENGE ACADEMY - SOUTH

LOCATION | SIZE | COMPLETION
MONTGOMERY, WV | VARIOUS | ON-GOING

Mountaineer Challenge Academy - South (MCA) involved the renovation of both Maclin Hall and the Tech Center at the old WVU Tech Campus in Montgomery to accommodate the expansion of the Mountaineer Challenge Academy.

The Maclin Hall dormitory was renovated to include a new security system to reflect the new user's needs. The Tech Center received more extensive renovations including a new roof. The lower level of the Tech Center was renovated to have two new classroom spaces.

The upper level was renovated into new classroom and office space. This floor will have three computer classrooms and one standard classroom. A new HVAC system, ceilings, finishes, and LED lighting are all a part of this renovation.

Additional renovations and upgrades are currently on-going and involve the replacement of boilers.





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.





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.





MORGANTOWN READINESS CENTER

LOCATION	SIZE	COMPLETION	COST
MORGANTOWN, WV	54,000 SF	2013	\$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.





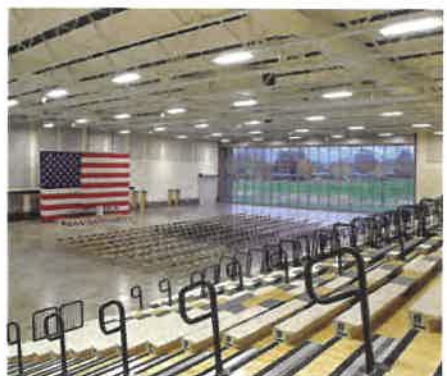
JACKSON COUNTY ARMED FORCES RESERVE CENTER

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.





CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

LOCATION	SIZE	COMPLETION	COST	AWARDS
CHARLESTON, WV	19,935 SF	2008	\$3.5M	2009 AIA WV MERIT AWARD

The Construction and Facilities Management Office (CFMO) Expansion project brought all of the operations of the CFMO together under one roof.

The branches that occupy this facility include the Director of Engineering, Environmental, Planning and Programming, Facility Operations & Maintenance, Business Management, Resource Management, and Design and Construction. This expansion is located slightly to the front, and adjacent to the existing facility, lending prominence to the new construction, and providing a new aesthetic to the entire complex.

A transitional space was designed to connect the new structure to the existing facility, while maintaining a connection to the outside through use of natural light, direct visual connections to the exterior, large volumes, irregular geometries, and the use of natural materials.

The entry design was coordinated with the Recruiting and Retention Building to create an outdoor courtyard, along with new sidewalks, stairs and signage. The entry roof is sloped to provide a greater massing, while a lower canopy provides scale and protection from the elements. Large gathering and work spaces were located on the north elevation to take advantage of expanses of glazing located to capture indirect light and views of Coonskin Park.





GENERAL SERVICE DIVISION SURPLUS PROPERTY

LOCATION DUNBAR, WV	SIZE 19,250 SF	COMPLETION 2016	COST \$4M
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This project consists of a 19,250 SF pre-engineered metal building storage facility that includes 5,000 SF of administrative space.

The property originally had multiple structures that were scattered throughout the site. The layout of the buildings created a variety of issues for Surplus Property, and made it difficult for them to operate efficiently. The new pre-engineered metal building replaced the existing structures, which were located in the floodplain, and addressed several site issues, including proper drainage, traffic flow, and correct floor elevations in regard to current floodplain requirements. Since the existing site contained a large amount of fly ash, ZMM employed a unique approach to constructing the foundation system. Instead of completing a full excavation of the site, ZMM recommended installing the foundations by selectively demolishing the existing pavement to allow for the installation. This improved constructability, and led to an enhanced construction process.

The exterior of the pre-engineered building was designed to reflect the branding of the state agency, and the demolition of the existing structures, along with the new construction, was phased to maintain continuous operation of the facility.





BRIDGEVALLEY COMMUNITY & TECHNICAL COLLEGE DAVIS HALL

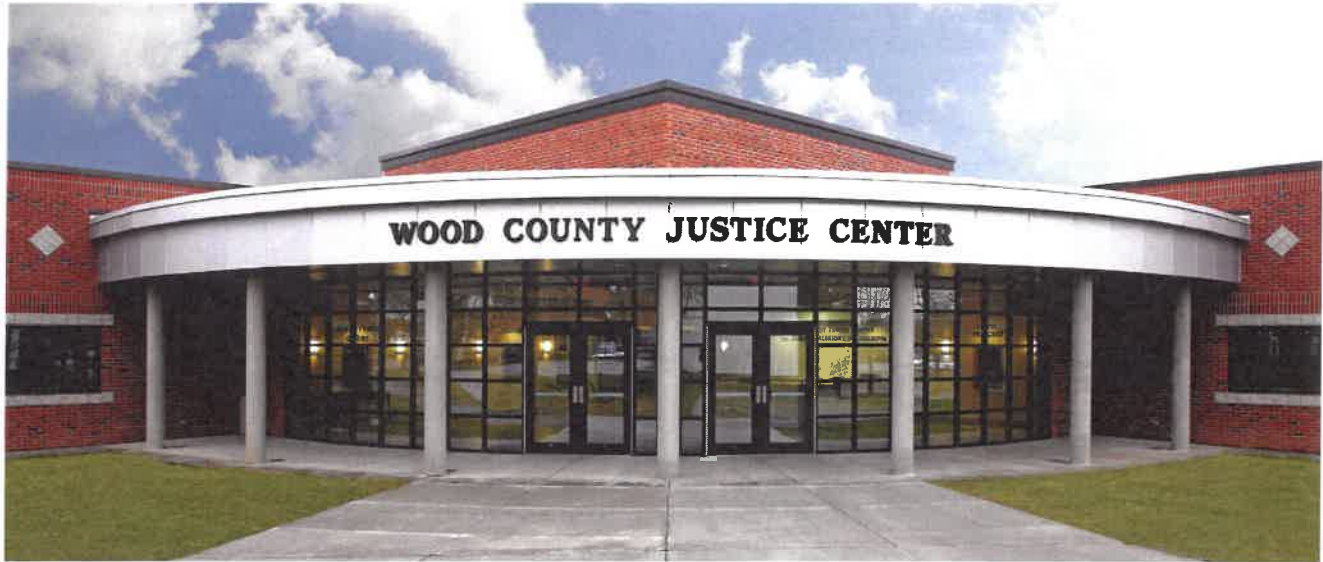
LOCATION MONTGOMERY, WV	SIZE 77,215 SF	COMPLETION 2012	COST \$4M
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ZMM was selected by BridgeValley CTC and the WV Community and Technical College System to provide architectural and engineering design services for the renovation of Davis Hall.

Davis Hall is a classroom and laboratory facility constructed in 1970 for WVU-Tech. The exterior consists of architectural pre-cast concrete panels and a curtain wall system. The interior includes an open, two-story atrium, large auditorium, and five levels of office and classroom space that are constructed of demountable partitions. Prior to commencing the design effort, ZMM completed a thorough assessment of the facility. The assessment revealed significant life-safety concerns that were not previously identified, including the use of non-plenum rated plastic insulated wiring throughout the return air plenums, mechanical units located above ceilings in exit stairs, and a lack of adequate fresh air for building occupants. As part of this initial assessment, ZMM assisted in developing a scope of work for the renovation project, as well as a long-range plan for future improvements.

The scope of the renovation included life-safety upgrades (replacing non-plenum rated wiring and fire alarm system), improvements to the building envelope (replacing curtain wall and roofing), hazardous material abatement, mechanical improvements (replacing boiler, chiller, and outdoor air ventilation system), and interior improvements (replacing ceilings and lighting, upgrading furnishings).





WOOD COUNTY JUSTICE CENTER

LEED
CERTIFIED

LOCATION PARKERSBURG, WV	SIZE 32,000 SF	COMPLETION 2011	COST \$5M
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This project was an extensive renovation of a 15-year-old, 32,000 SF, single-story office building located in downtown Parkersburg, West Virginia.

The building was purchased by the Wood County Commission with the purpose of bringing together three government functions that had outgrown the three separate buildings that they occupied.

The renovated building consists of offices and three courtrooms for the county's Magistrate Court system, public service windows for document pickup and payment of fines, offices for the Sheriff's Department and Home Confinement, and a 12-hour inmate holding center.

Due to the building's new use, the interior was completely demolished, leaving only the shell. The building's main entrance was relocated and redesigned to provide a new, more prominent identity to the building and to align with the new parking area created by the demolition of the adjacent existing magistrate court building. The old HVAC system was removed and replaced with a more energy-efficient system and energy-efficient lighting was installed. The project was designed around the U.S. Green Building Council's New Construction and Major Renovation Guidelines and has achieved LEED Certification.





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.





WV STATE POLICE INFORMATION SERVICES CENTER

LOCATION SOUTH CHARLESTON, WV	SIZE 18,000 SF	COMPLETION 2013	COST \$2.5M
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The West Virginia State Police renovated a structure that previously served as the State Medical Examiner's Office, and prior to that, an elementary school.

The building is located adjacent to the state police's main campus in South Charleston, WV. The building underwent extensive renovation to transform it into an Information Services Center. The divisions were previously housed in the main state police headquarters building.

The scope of the work included a complete renovation to the 14,000 SF, two-story main building, along with a new 4,000 SF, one-story addition on the back. The old exterior masonry façade was enveloped with a thin-brick veneer facing Jefferson Road and an exterior insulation and finish system in the rear of the facility. New aluminum windows, high-performance glazing, and new single-ply roof membrane completed the exterior. The interior was converted into professional office space on both floors, to house their Communications Division, Criminal Records Division, and Traffic Records Division. The space was maximized by utilizing the wide corridors as office space and creating new, appropriately-scaled corridors in a loop pattern through the previous classrooms.





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 as President/CEO and 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 the 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, North Carolina,
Louisiana

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President (2019 - Current)

American Institute of Architects,
Strategic Council (2033/23)

Charleston Area Alliance, Board Chair

Goodwill Industries of Kanawha Valley,
Past Board Chair

Clay Center, Board of Directors

WV Symphony Orchestra, Board of Directors

Charleston Urban Works, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

Education Alliance, Board Chair (2022/23)

PROJECT EXPERIENCE

WV State Laboratory - So. Charleston, WV

WV Department of Agriculture Laboratory Evaluations - Guthrie, WV

Capital Sports Center - Charleston, WV

Shawnee Sports Center - Institute, WV

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

State Office Building #5, 10th Floor Renovation - Charleston, WV

Charleston Coliseum and Convention 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

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

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV



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.

EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Member

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



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, Maryland,
Louisiana

LEED Accredited Professional

AFFILIATIONS

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

United States Marine Corps – 14 Years

PROJECT EXPERIENCE

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

WV Army National Guard

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



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. This provides 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



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PROJECT APPROACH

PROJECT APPROACH

BACKGROUND AND APPROACH

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves the phased delivery of the design and construction documents for the upgrades to convert the current heated storage facility into a gymnasium space at the MCA South Campus so that cadets and staff are able to assemble during times of inclement weather. These improvements, located on the Mountaineer Challenge Academy South Campus in Montgomery, West Virginia, will be installed to support elements of the West Virginia Army National Guard Command.



ZMM has extensive experience providing design services in Fayette and Eastern Kanawha Counties. We have strong relationships with BridgeValley Community and Technical College and have completed projects on the Montgomery Campus – both during its time as BridgeValley and the previous owner of the properties, West Virginia University Institute of Technology. We are currently designing the new elementary school for Eastern Kanawha County and have done work with Fayette County Schools, including the renovations for Valley PK-8. ZMM has also completed multiple previous projects at the Mountaineer Challenge Academy (South). We are confident that the relationships built through other projects in Montgomery and area communities will be beneficial as the project progresses.

ZMM excels not only in new construction, but also in adaptive reuse and renovation projects. We will bring that experience and expertise to this project to convert the current heated storage facility into a gymnasium.

ZMM has experience providing services on projects that implemented the phased project delivery indicated in the EOI, with the initial phase being for Type A Investigative Services and Type B Design Services. Phase 2 of the award will be for Type C Construction Administration services, which will be executed via change order once the construction contract is awarded. ZMM has worked on a variety of projects with varying phased approaches and is knowledgeable and experienced in meeting all related requirements and works diligently to meet the needs of the project for the WVARNG.

Addition/alteration projects require a unique approach, and require a variety of team members including architects, interior designers, and engineers to implement. The first phase in a successful addition/alteration project involves conducting a thorough examination of the existing facilities to identify deficiencies and opportunities. The purpose of the investigation is to determine the condition of the major building systems, and to validate the proposed project scope and budget. ZMM will commence the investigation by developing as-built plans for the existing facility. Once these plans are complete, ZMM will conduct a facility evaluation with a team of architects and engineers, in conjunction with WVARNG personnel. The evaluation will focus on determining the quality of the existing buildings systems and the efficient alteration of the space. Special focus will be placed on the AT/FP issues identified above. The proposed addition and alterations will also be reviewed with the State Fire Marshal.

Once the first phase is completed, ZMM will develop plans, specifications, and bidding documents for the proposed improvements. Drawings, specifications, and estimates will be submitted for review at 35% (as noted above for the initial phase), and again at 65%, 95%, and 100% once federal funding has been secured and Phase 2 of the project begins. Our recent experience working with the WVARNG will ensure that all documents meet your requirements and standards – saving the WVARNG additional effort and expediting the design phase of the project. Once the documents have been approved, ZMM will assist with the bidding and construction phases of the project, including participation in a pre-bid meeting, developing any required addenda, responding to RFI's, reviewing submittals, and conducting and preparing minutes of construction progress meetings. Our efforts will continue through substantial and final completion inspections and include an eleven-month warranty walk through. Our goal throughout this process will be to act as part of the WVARNG team, with the objective of ensuring the seamless delivery of your project.

If selected for this engagement, ZMM will staff the project with the architects and engineers that have previously worked collaboratively with the WVARNG on a variety of similar projects, including Armed Forces Reserve Center (AFRCs) and Readiness Centers in Buckhannon, Jackson County, Morgantown, Glen Jean, Kingwood, and Logan-Mingo. In each case, the facilities were designed to meet the unique needs of the units that operate within the building, while also meeting the needs of the local communities that WVARNG serves. We are hopeful that you have observed our commitment to design quality, budget and schedule control, and client service demonstrated on these projects.

PROJECT MANAGEMENT PLAN

ZMM Architects and Engineers proposes to provide services on the project with a team of design professionals that have worked together on a variety of WVARNG facilities throughout the state. The team will be led by Adam Krason (Principal) and Nathan Spencer (Project Manager and Architect). Mr. Krason and Mr. Spencer have led ZMM's effort on our recent work for the WVARNG. ZMM's team has successfully collaborated on multiple projects for the WVARNG, and each team member is familiar with the standards, requirements, and processes that are utilized by the Guard.



ZMM QUALITY CONTROL PLAN

Quality control during the design phase begins with the selection of team members with experience working on projects that are like the current effort. ZMM Architects and Engineers staff possesses both the WVARNG design experience and local design experience to ensure the success of the project. Quality control during the design phase will occur through regular, documented, project meetings between the design team and the Guard. In addition to the regular design phase meetings, more formal QA/QC will occur at the end of each design phase. A more detailed description of the design phase quality control plan is noted below.

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.

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.

ZMM COST CONTROL PLAN

As part of our effort to ensure our ability to meet the WVARNG's budget, ZMM will rely on both historic bidding data (for addition/alteration and adaptive reuse projects) as well as independent estimates to verify the project budget. For this project ZMM would utilize Win Strock to provide an independent estimate. ZMM and Mr. Strock have successfully collaborated on multiple projects, including the following.

- Buckhannon Readiness Center Phase 2
- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Camp Dawson Building 202 Improvements
- Marshall County Readiness Center
- Mountaineer Challenge Academy - South
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Building 5, 6, & 7 Improvements
- WVDNR District 5 Office
- WVDNR Claudia Workman Fish & Wildlife Education Center
- WVRTP Building 740 Improvements
- Beech Fork Lodge
- West Virginia State Lottery Headquarters Renovation
- West Virginia State Police Information Services Center



ZMM has a history of working to successfully bring projects under challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule requirements for the improvements to the heated storage facility into a gymnasium space on the MCA South Campus in Montgomery, WV.



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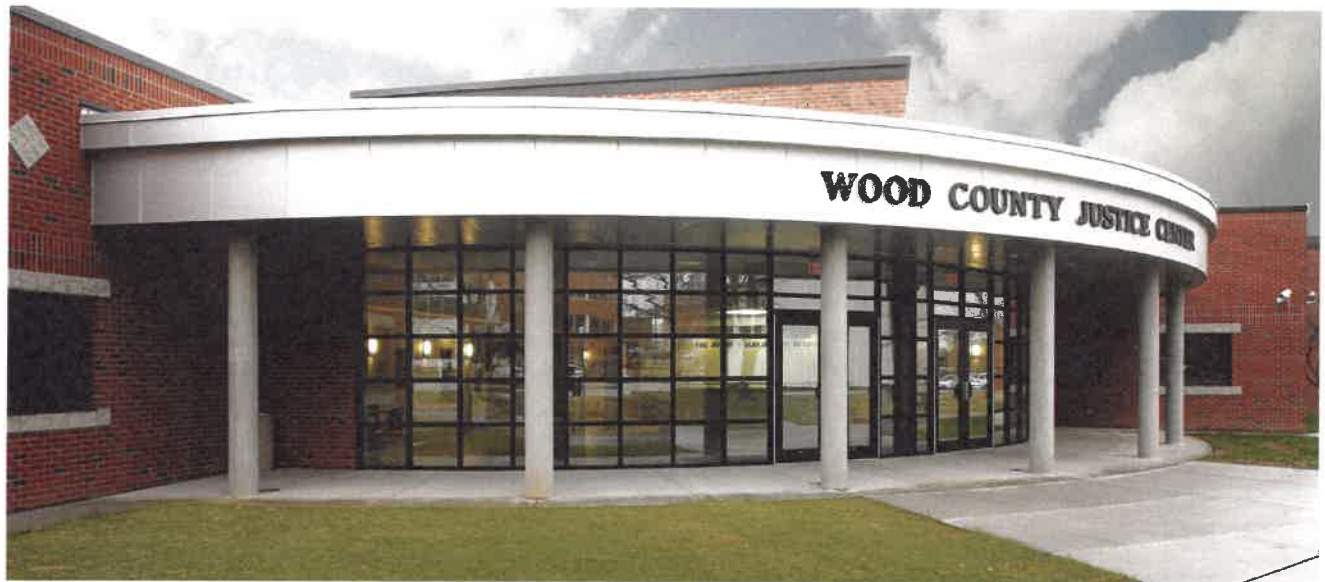
CLIENT REFERENCES

CLIENT REFERENCES

Blair Couch, Commissioner
Wood County Commission
1 Court Square
Parkersburg, WV 26101
304.834.0306 cell

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

Brett McMillion, Director
WVDNR
324 4th Avenue
So. Charleston, WV 25302
304.558.6200





Thank You

FOR REVIEWING THIS MATERIAL.

BLACKSBURG
VIRGINIA

CHARLESTON
WEST VIRGINIA

MARTINSBURG
WEST VIRGINIA

MARIETTA
OHIO

ZMM.COM



P.O. BOX 600 SALEM, VA 24153-0600
P: 540-387-1144 F: 540-387-3469

CONTRACT INVOICE

Invoice Number: AR49988
Invoice Date: 4/14/2025
Account Number: CH1636
Balance Due: \$175.38

Bill To: ZMM, INC
Mandy Bowles
222 LEE ST W
Charleston, WV 25302-2385

Customer: ZMM, INC
222 LEE ST W
Charleston, WV 25302-2385

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
CH1636	Net 10	4/24/2025	\$175.38	\$175.38
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
CN11165-01		\$163.91		2/12/2024	
Contract Remarks					

Summary:

Contract base rate charge for the 4/12/2025 to 5/11/2025 billing period

\$0.00

Contract Usage charge for the 3/12/2025 to 4/11/2025 Usage period

\$163.91 **

**See Usage details below

\$163.91

Detail:

Equipment included under this contract

Kyocera/2554ci

Number	Serial Number	Base Adj.	Location					
BC126	19X3804029	\$0.00	ZMM, INC 222 LEE ST W Charleston, WV 25302-2385					
Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Usage
Tier 1 Color	Tier 1	17,188	18,198	1,010	0	1,010	\$0.031000	\$31.31
Tier 2 Color	Tier 2	7,005	7,504	499	0	499	\$0.064000	\$31.94
Tier 3 Color	Tier 3	24,154	25,311	1,157	0	1,157	\$0.087000	\$100.66
								\$163.91

Invoice SubTotal	\$163.91
Tax:	\$11.47
Invoice Total	\$175.38
Balance Due:	\$175.38