



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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1995723

Doc Description: Building 5 Interior Renovation Project (EOI)

Reason for Modification:

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Date Issued	Solicitation Closes	Solicitation No	Version
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BID RECEIVING LOCATION

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DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
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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 : **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 7.14.26

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

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

AK

(Signature of Authorized Representative)

Adam Krason, Principal

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

304.342.0159

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)



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EXPRESSION OF INTEREST

To Provide Professional Architecture/
Engineering Services

WV STATE OFFICE BUILDING 5 INTERIOR RENOVATION PROJECT

GSD260000002

July 14, 2026

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July 14, 2026

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



RE: Building 5 Interior Renovation Project CEOI 0211 GSD2600000002

Selection Committee:

ZMM Architects and Engineers is pleased to submit our Expression of Interest for architectural and engineering services for the Building 5 Interior Renovation Project at the West Virginia State Capitol Complex.

Few firms know Building 5 as well as we do. Our history with the facility began with its original design and continued through a comprehensive evaluation of State Office Buildings 5, 6, and 7, the development of as-built documentation and phased improvement strategies, and numerous renovation and infrastructure projects completed in partnership with the West Virginia General Services Division.

Most importantly, ZMM has completed work remarkably similar to the scope proposed for this project. Our team designed the full renovation of Floor 10 of Building 5 and subsequent renovations to Floors 7, 8, and 9. We also developed programming, design, construction documents, and phasing plans for renovations to Floors 2, 3, and 4 of Building 6. These efforts addressed demolition, hazardous material abatement, life safety and fire protection, modern office planning, MEP upgrades, FF&E coordination, and phased construction within occupied State office buildings. This direct experience, combined with our extensive work for GSD and other government entities throughout West Virginia, gives our team immediate insight into the opportunities and challenges of this project.

We understand that renovating Floors 1 through 6 requires careful planning around continued occupancy of the upper floors, maintained egress through Floor 1, hazardous material abatement, and modernization of building and life safety systems. ZMM will verify existing conditions and build upon our knowledge of the facility, working closely with GSD and future tenant agencies to develop flexible, efficient office environments supported by practical phasing, disciplined cost estimating, and coordinated construction documents.

Our talented, multidisciplinary team of architects, engineers, interior designers, and construction professionals brings extensive renovation experience, including direct experience with Building 5 and other GSD facilities. ZMM provides all building-related design services in-house, including architecture, engineering (structural, mechanical, civil, and electrical), landscape architecture, interior design, and construction administration. This continuity and integrated approach strengthen coordination and responsiveness throughout design and construction.

ZMM is grateful for the many opportunities to assist the General Services Division with improvements across multiple State Office Buildings, including Building 5. Our experience in these facilities allows us to build upon the State's investment, anticipate challenges, and approach the next phase of Building 5 improvements with proven insight and continuity. We appreciate your consideration and look forward to the opportunity to continue our work with the General Services Division.

Respectfully submitted,
ZMM Architects and Engineers

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

Adam R. Krason, AIA, ALEP, NCARB, LEED AP
Principal, Architect
ark@zmm.com
304.342.0159

BLACKSBURG
VIRGINIA

CHARLESTON
WEST VIRGINIA

MARIETTA
OHIO

MARTINSBURG
WEST VIRGINIA

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1

ABOUT ZMM

ABOUT ZMM ARCHITECTS AND 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), landscape architecture, 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 70 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 and Engineers (continued)

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 the following.

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming

Feasibility Studies
Site Evaluation, Analysis, and Planning
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. At ZMM, it's about more than architecture. It's about building your legacy.





2

RELEVANT PROJECT EXPERIENCE



WV STATE OFFICE BUILDINGS 5, 6, and 7

LOCATION
CHARLESTON, WV

AWARDS
2011 AIA WV MERIT AWARD

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

Over the past decade, ZMM has been assisting the State of West Virginia General Services Division with various improvements to the buildings. The improvements commenced with an overall building assessment that examined the condition of the buildings, as well as cost and phasing options for implementing various upgrades. Improvements that have been undertaken have ranged from substantial renovations to maintenance and repair projects, and include the following.

Major Renovations: ZMM Architects and Engineers provided design services for the renovation of the 10th Floor of Building 5 for the Office of Technology - a project that was recognized with a design award from the West Virginia Chapter of the American Institute of Architects. The project focused on demonstrating the potential that exists in State Office Buildings 5 and 6 if the floors are renovated in a more contemporary manner that moves the open office spaces to the perimeter, and pulls the offices adjacent to the building core. The project also involved close coordination with the State Fire Marshal, the introduction of a sprinkler service and fire pump into the building, demolition, hazardous material abatement, and FF&E coordination. The project was delivered considerably under the anticipated project budget.



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WV State Office Buildings 5, 6 & 7 (continued)

The next phase of the renovation involved floors 7, 8, and 9 of Building 5 and floors 7 and 8 of Building 6. All of these floors have been fully renovated, including abatement, demolition, new construction, and updated life safety systems. ZMM has also provided design services for the renovation of the 2nd, 3rd, and 4th Floors of Building 6 for the Department of Education and Division of Personnel.

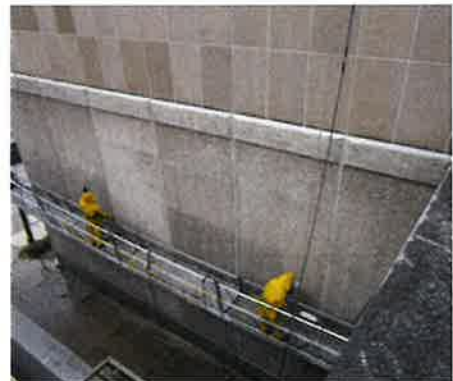
Roof Replacement: ZMM assisted the General Services Division with a roof replacement for all three buildings, utilizing a white EPDM roofing material, with consideration being given to sustainability. The existing ballast, roof membrane, and rigid insulation were also salvaged as part of the roof replacement project. Several unused mechanical penthouses, antennas, and other abandoned equipment were also removed.

Electrical Courtyard Improvements: ZMM Architects & Engineers assisted the General Services Division with a project to expand the electrical courtyard adjacent to Building 7, and simultaneously improve the electrical service entry to buildings 5, 6, and 7. This project required both historical (matching the existing granite panels), as well as very technical electrical engineering design considerations.

Door and Window Replacement: ZMM has assisted with two separate projects, one to replace the windows in Buildings 5 and 6, and the second to replace the doors at the entries to Buildings 5, 6, and 7. The window replacement included over 1,200 windows, as well as decorative extruded metal screen. These projects included building envelope and security considerations. The projects were designed and staged to minimize disturbance to the buildings' occupants.

Caulk Replacement: ZMM provided design services to remove and replace all of the caulk located between the limestone and precast panels on the exterior of Buildings 5, 6, and 7. The project also included cleaning of the building's exterior along with some repair work. The project was coordinated with the Capitol Building Commission.

Valve Replacement: ZMM assisted with a valve replacement project to isolate mechanical risers in Building 5 and 6. This technically intensive mechanical project gave the General Services Division greater control over the system, and helped to isolate various risers in the event of significant system failures in the future.





WEST VIRGINIA STATE CAPITOL

LOCATION
CHARLESTON, WV

COMPLETION
2007-2021

ZMM Architects and 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.



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ST. MARGARET'S JUDICIAL CENTER

LOCATION CHARLES TOWN, WV	SIZE 7,000 SF	COMPLETION 2017	COST \$500K
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St. Margaret's Judicial Center is a three-story judicial building located in downtown Charles Town, West Virginia. The brick building was constructed in 1909 and has been updated throughout the years.

The magistrate courts are located in this building. ZMM Architects & Engineers renovated the 7,000 SF third floor to accommodate a bigger courtroom, more efficient office and meeting space, and increased security.

The main courtroom received security upgrades, an expanded jury area, and an enlarged visitor seating area. The office space was renovated to allow the judge easy access to the courtroom, while maintaining a secure path. The elevator was reconfigured to allow the judge direct and secured access to his office. An expanded waiting area and two attorney/client rooms were provided to meet the needs of the court. An upgraded jury room was added with direct access from the courtroom. The existing restrooms were renovated for ADA accessibility.

The low-budget renovation was possible by working closely with the owner, using existing stair and elevator circulation patterns, and utilizing the existing structure.





WOOD COUNTY RESILIENCY CENTER

LOCATION PARKERSBURG, WV	SIZE 30,382 SF	COMPLETION 2023	COST \$9.5M
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Utilizing available American Rescue Plan (ARP) funds, Wood County Commission President Blair Couch asked for a “Swiss Army Knife” of a building.

The new 30,382 SF one-story masonry and steel structure, located at the intersection of Market Street and 2nd Street in downtown Parkersburg, was designed to be an adaptable building that could respond to a variety of emergency events. The large gathering space (and adjacent commercial kitchen, toilet room, and showers) can be used as a temporary shelter, for mass casualty events, or for testing or vaccine distribution. Wood County Resiliency Center's large gathering space will also have the flexibility to be subdivided into socially distanced courtrooms with judges' chambers and a jury room, something the county lacked during the pandemic. Multiple drive-through bays and a commercial kitchen allow for food distribution or testing, as needed.

When not in use for emergency functions it will provide the public with a high-quality community gathering space and provide additional space for the Wood County maintenance department. The gathering space was designed with a convention style layout. The main meeting room will support 400 people in a banquet setting, while the multiple meeting rooms could host breakout sessions. The entrance was sized to serve as a pre-function space and the wide corridors will allow for displays and vendors. High quality and durable finishes were selected to support the various functions the building may house. The main entrance was sited to face the historic Wood County Courthouse, while exterior materials were selected to create a visual connection with the nearby Wood County Justice Center.



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WEST VIRGINIA LOTTERY HEADQUARTERS

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

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

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

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





CHARLESTON COLISEUM & CONVENTION CENTER

LEED
SILVER

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

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

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





CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

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





BUILDING 37 WINDOW, HVAC, ROOF AND ENVELOPE UPGRADES

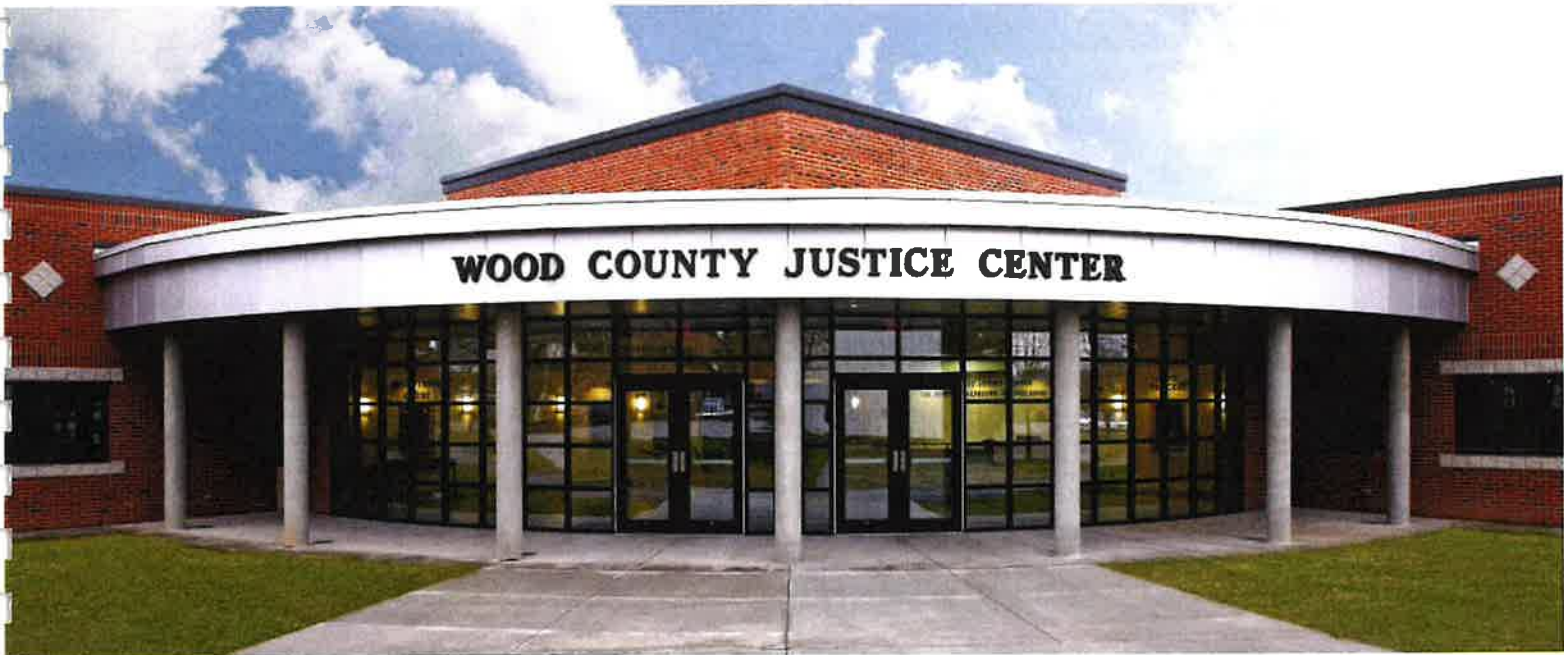
LOCATION | SIZE | COMPLETION
CHARLESTON, WV | 151,000 SF | TBD

ZMM and WDP partnered to support upgrades at Building 37, also known as the Department of Environmental Protection.

Building 37 was constructed in 2003 and is a three-story building featuring ribbon windows and concrete masonry veneer with a large entrance curtain wall. Water infiltration around the windows was an ongoing issue with the building, leading to isolated repairs undertaken in 2011. However, these repairs did not address the underlying issues and further evaluation was required. WDP teamed with ZMM to perform an evaluation of the building that incorporated both building envelope components and HVAC systems.

WDP performed a field investigation and performed diagnostic water testing and exploratory openings to identify the root cause of the water infiltration. It was found that a water resistive barrier was not incorporated into the exterior wall and joints in the sill flashing permitted a significant amount of water to drain down into the wall cavity. Without a mechanism to properly drain this water out of the wall cavity, it is directed towards the interior of the building at the windows. This led to deterioration of the wood sill supports below the windows as well as corrosion of structural steel elements





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.





TUCKER COUNTY COURTHOUSE ANNEX

LOCATION PARSONS, WV	SIZE 21,000 SF	COMPLETION 2013	COST \$4M
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The Tucker County Courthouse Annex is a four-story, 21,000 SF building located adjacent to the Tucker County Courthouse in Parsons, WV.

The annex sits on the same lot as the courthouse, with the original jailor's residence between the two. The location of the jailor's residence, which is listed on the National Register of Historic Places, created a challenging dilemma. ZMM explored three options for developing the courthouse annex. The first option anticipated connecting the annex at multiple levels via a connector, although the jailor's residence appeared like a building stuck within a larger complex. ZMM also explored relocating the jailor's residence, an approach that proved not feasible. The solution that was implemented involved adding a separate elevator to the existing courthouse and connecting the entry to the two facilities with an enclosed single-level connector. Offices and courtroom spaces occupy the upper three floors, with enclosed parking on the ground floor.

The architecture of the annex is meant to complement the existing Romanesque and Flemish styles of the courthouse and jailor's residence. The red brick, stone base, brick banding, arched openings, and sloped rooflines help to create a unified feel, while the wall of glass adjacent to the public corridor that overlooks the courthouse brings a touch of modernity to the campus and provides natural light to the interior of the building.





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.





3

TEAM QUALIFICATIONS



ADAM KRASON

AIA, LEED AP, ALEP

Principal-in-Charge

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 Center for Laboratory Services - So. Charleston, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex Renovation - Parkersburg, WV

St. Margaret's Judicial Center - Charles Town, WV

Wood County Justice Center - Parkersburg, WV

Gilmer County Courthouse Improvements - Glenville, WV

Nicholas County Courthouse Improvements - Summersville, WV

Pocahontas County Courtroom Renovation Study - Marlinton, WV

McDowell County Courthouse Window Improvements - Welch, WV

Roane County Courthouse Elevator Upgrade - Spencer, WV

Logan County Courthouse Roof Replacement - Logan, WV

Summers County Courthouse Window Restoration - Hinton, WV

Wood County Courthouse Multiple Projects - Parkersburg, WV

WV Courthouse Facilities Improvement Authority - Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

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



RODNEY PAULEY

AIA

Senior Architect, Project Manager

Mr. Pauley oversees facilities, and various projects with the State of West Virginia and other governmental agencies. Multiple projects that he has worked on have been recognized with awards from the West Virginia Chapter of the American Institute of Architects. Before moving back to West Virginia, Rodney spent almost two decades in Atlanta, Georgia, where he worked for several large architectural and interior design firms, offering project architect and project management services on a variety of projects, including historic renovation, retail, athletic facilities, parking structures, high-rise condominiums, hotels, and convention centers. The primary focus of his past work included medical, corporate, and spec high-rise office buildings for several national developers.

EDUCATION

Bachelor of Architecture, University of Tennessee, 1992

Associate of Science, West Virginia Institute of Technology, 1986

LICENSURE

West Virginia

AFFILIATIONS

West Virginia AIA Member

PROJECT EXPERIENCE

WV Center for Laboratory Services - So. Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

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

WV State Capitol Senate Bathroom Renovations - Charleston, WV

WV State Police Headquarters - Charleston, WV

WV Lottery Headquarters - Charleston, WV

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

INTUIT Prosperity Hub - Bluefield, WV

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

Step toe and Johnson Law Office Renovation - Charleston, WV

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

Wood County Resiliency Center - Parkersburg, WV

WVDNR Pipestem State Park Lodge Renovations - Pipestem, WV

WVU Institute of Technology Renovations - Montgomery, WV

BridgeValley Community and Technical College Master Plan - Montgomery, WV

Valley Health Clinics - Multiple Locations WV



CARLY CHAPMAN

ALEP, AAIA

Director of Interior Design

Mrs. Chapman serves as Director of Interior Design at ZMM. Carly brings originality and creativity to every project, focusing on translating the client's vision into meaningful, functional design solutions. Her portfolio spans a variety of industries, including education, municipal, residential, health care, hospitality, and corporate design. She has extensive experience managing projects from renovations to new construction across multiple sectors.

As a design leader, Carly specializes in concept development, client presentations, design documentation, specification writing, pre-design planning, architectural drafting, and the full range of interior design deliverables. She prioritizes innovation through collaboration and hands-on experience, ensuring every project reflects thoughtful design and intentional functionality.

EDUCATION

Bachelor of Interior Design
University of Charleston, 2012

AFFILIATIONS

Association for Learning Environments
(A4LE) Southeast Region Board of
Directors, WV Governor

Advisory Board Member for Ashland
University Women in Leadership Program

Associate AIA Member

Leadership West Virginia - 2026

PROJECT EXPERIENCE

WV State Office Building #6 Renovations - Charleston, WV

Valley Park Community Center - Hurricane, WV

Pipestem Resort State Park Lodge Interior Renovations - Pipestem, WV

Woody Williams Center for Advanced Learning and Careers -
Barboursville, WV

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

WV School of Osteopathic Medicine Multiple Projects - Lewisburg, WV

Toyota Manufacturing Plant Addition - Buffalo, WV

Manufacturing Plant Cab Trim Assembly Building - Dublin, VA



CARLIE RAY

NCIDQ

Senior Interior Designer

Carlie serves as the Senior Interior Designer at ZMM. Carlie 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 including 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

Tucker County Convention and Visitors Center - Davis, WV

WVDNR Coopers Rock Stargazing Cabins - Bruceton Mills, WV

WVDNR Beech Fork State Park Cabins - Lavalette, WV

Williamson Health and Wellness Renovation - Williamson, WV

New River Health - Oak Hill, WV

WVSOM Community Health Center - Lewisburg, WV

Capital Sports Center - Charleston, WV

South Charleston Health and Wellness Center - So Charleston, WV

National Weather Service Building - Charleston, WV

Coonskin Park Clubhouse Renovations - Charleston, 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

Steptoe & Johnson Law Office Renovation - Charleston, WV

Woody Williams Center for Advanced Learning and Careers -
Barboursville, WV

Staats Building Renovation - Charleston, WV



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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 - South 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



JAMES LOWRY

PE, BCxA

Mechanical Engineer

James has been a member of the ZMM team since 2018. He has extensive experience in all phases of design and project management in a wide range of building types including industrial, educational, commercial, and health care.

James received his Bachelor of Science in Mechanical Engineering from West Virginia University Institute of Technology. He is a professional engineer licensed in West Virginia, Pennsylvania, Ohio, and Maryland. He is American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Building Commissioning BCxP certified.

James has been volunteering with ASHRAE. At a local level, he has provided leadership as the president of the local chapter WV ASHRAE. On the national level, he advises on Technical Committees (TC) 9.7 Educational Facilities and 4.1 Load Calculations, and is the current programs chair for TC 4.1.

EDUCATION

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

LICENSURE

West Virginia, Pennsylvania, Ohio, and Maryland

ASHRAE Building Commissioning BCxP Certified

AFFILIATIONS

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

PROJECT EXPERIENCE

William R. Sharpe Multiple HVAC Projects - Weston, WV *

WVARNG - WV

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

WV State Capitol Building #6 - Charleston, WV

Capitol Guard House - Charleston, WV

Charleston Fire Dept. Fitness Center Assessment - Charleston, WV

GSD ASHRAE Building Assessment - Charleston, WV

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

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

Marshall University - Huntington, WV

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

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

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

* Experience with previous firm



EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

Virginia, West Virginia, Ohio

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 supporting the unique needs for the specific project at hand. By carrying out engineering and design services for a diverse field of projects, Mr. Kantsios has expanded his knowledge and understanding of the industry. 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. Mr. Kantsios excels at creating effective solutions and developing opportunities that further establish organizational goals.

PROJECT EXPERIENCE

WV Regional Technology Park - Charleston, WV

- Street Lighting Replacement

West Side/Elk City Street Lighting Replacement - Charleston, WV

WV General Services - Charleston, WV

- Building 31 Parking Garage Lighting and Security Replacement

- Building 35 Lightning Protection Replacement

- Building 37 HVAC Replacement and Energy Improvements

Remington (TC Energy) Office Building - Charleston, WV

Goodwill Industries of Kanawha Valley - Charleston, WV

HOPE Community Center - Charleston, WV

Trace Fork Soccer Complex Improvements - Charleston, WV

Carilion New River Valley Medical Center - VA

- Cardiology Expansion

- Infusion Clinic Alterations

HCA Healthcare - VA

LewisGale Hospital Montgomery - 3rd Floor Graduate Medical
Education Center



KARSEN SHANNON

Electrical Designer (EIT)

Mr. Shannon is a certified Engineer-in-Training (EIT) with experience as a commercial electrical designer, delivering innovative, efficient, and cost-effective solutions for diverse projects. Specializing in schools and technical career centers, Mr. Shannon excels in collaborating with multidisciplinary teams, including HVAC, plumbing, architectural, civil, and interior designers, effectively communicating with designers inside and outside the firm. Known for optimism, punctuality, and adaptability, Mr. Shannon ensures seamless integration of electrical systems to meet project demands and enhance functionality, while training under an experienced, licensed electrical professional engineer (PE).

EDUCATION

Bachelor of Science in Electrical Engineering
West Virginia University Institute of
Technology, 2023

AFFILIATIONS

The Golden Bear Alumni Association
Tau Beta Pi - Engineering Honor Society

PROJECT EXPERIENCE

West Virginia State University - Institute, WV

- Hamblin Hall Elevators
- Sullivan Hall Elevators

Capital Sports Center - Charleston, WV

Remington (TC Energy) Office Building - Charleston, WV

Edgewood Country Club - Charleston, WV

WV Consolidated Laboratory - Charleston, WV

Wood County 911 Center Fence Area - Parkersburg, WV

WVDNR Coopers Rock Residence and Linens Building - Bruceton Mills, WV

Woody Williams Center for Advanced Learning and Careers - Barboursville, WV

Calhoun-Gilmer Career Center - Grantsville, WV

Marshall University Multiple Projects - Huntington, WV

WV School of Osteopathic Medicine - Lewisburg, WV

Roane-Jackson Technical Center - Leroy, WV

- HVAC
- Electrical Lab Building

Hurricane High School HVAC - Hurricane, WV

Mountwest CTC Deferred Maintenance - Huntington, WV



MIKE FLOWERS

CPD

Senior Plumbing Designer

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,
Ben Franklin Career and Technical Center

Associate in Electronics Technology, 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

LICENSURE

Certified Plumbing Designer

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

Veterans Nursing Facility Kitchen Addition - Clarksburg, WV

Beckley Salvation Army - Beckley, WV

Clay Center for the Arts and Sciences - Charleston, WV



KEITH L. GONZALES

Construction Administrator

Mr. Gonzales is the Construction Administrator at ZMM. From varying job site 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.

His previous experience includes oversight of the CAD/BIM coordination and design of major projects in the Columbus area. He has ongoing extensive experience in educational, commercial, military, commercial office, justice, healthcare, and other various projects. 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's Degree, Mechanical Engineering
Pittsburgh Technical Institute, 1978

PROJECT EXPERIENCE

Wood County Resiliency Center - Parkersburg, WV

Wood County Courthouse Renovations - Parkersburg, WV

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

Charleston Coliseum and Convention Center - Charleston, WV

Girl Scouts of Black Diamond Renovation - Charleston, WV

Christ Church United Methodist - Charleston, WV

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

WVDNR - Pipestem State Park Resort Renovations - Pipestem, WV

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

BOYD CAT - Nitro and Belle Locations, WV

YMCA Sojourners Shelter - Charleston, WV

BridgeValley CTC Nursing Wing Renovation - So. Charleston, WV

New River Health Medical Center Renovation - Oak Hill, WV

Valley Health Systems - Huntington, WV



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PROJECT APPROACH

PROJECT UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

ZMM Architects and Engineers understands that the West Virginia Department of Administration, General Services Division seeks to complete the next major phase of improvements to State Office Building 5 through the comprehensive interior renovation of Floors 1 through 6. Each floor contains approximately 22,000 SF, creating a significant multi-floor renovation that must modernize the facility for future State agency occupancy while addressing aging building systems, code and life safety requirements, hazardous materials, and the realities of construction within a partially occupied building.



We understand this project and this building particularly well. ZMM originally designed State Office Buildings 5, 6, and 7 and, in 2007, was selected by GSD to conduct a detailed investigation and assessment of the office towers. That effort included documenting existing conditions, developing as-built drawings, and establishing a phased strategy for future improvements. Since that time, ZMM has continued to assist GSD with substantial renovations, infrastructure upgrades, and maintenance projects throughout the State Office Buildings.

Our experience includes the full renovation of the 10th Floor of Building 5 and subsequent renovations to Floors 7, 8, and 9. These projects required demolition, hazardous material abatement, fire suppression, and life safety improvements, MEP upgrades, structural improvements, interior renovations, and FF&E coordination. ZMM also previously developed programming, design, construction documents, and detailed phasing plans for renovations to Floors 2, 3, and 4 of Building 6, a scope remarkably similar to the work now proposed for Building 5.

We recognize that the success of this project will depend on more than creating modern office interiors. Floors 7 through 10 will remain occupied throughout construction, and egress through Floor 1 must be maintained during upper and lower-level construction activities. Hazardous materials, including asbestos-containing fireproofing and other materials, must be carefully integrated into the demolition and construction strategy. Building systems and life safety conditions must be evaluated and coordinated across multiple floors, and each phase must support safe, continuous operations for the building's remaining occupants.

ZMM brings a level of familiarity with Building 5 that cannot be replicated through a typical existing conditions assessment. We understand the building's history, configuration, systems, and many of the challenges encountered during previous renovations. More importantly, we understand how GSD has successfully implemented improvements to these office towers in the past. We will apply those lessons to help GSD make informed decisions, anticipate risks, and continue the thoughtful modernization of Building 5.

Project Understanding and Approach (continued)

APPROACH

ZMM's approach is centered on early assessment, collaborative programming, integrated design, disciplined cost control, and carefully planned phased construction. Our team will build upon our previous work in Building 5 while verifying current conditions and developing practical solutions tailored to future State agency occupancy.

Our experience with State Office Buildings 5, 6, and 7 provides an important advantage. ZMM previously assessed the office towers, developed as-built documentation and phased improvement strategies, and has since completed significant renovations involving hazardous material abatement, life safety improvements, building system upgrades, and modern office planning.

Goal Objective 2.1 Design Services

Existing Conditions Assessment

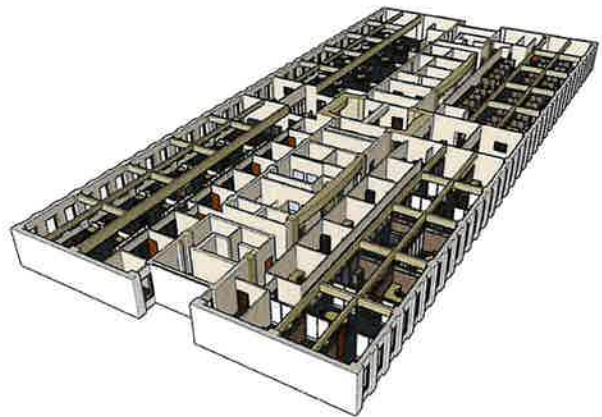
ZMM will begin with a comprehensive assessment of Building A to verify existing structural systems, roofing membrane, insulation, deck and substrate integrity, drainage performance, building envelope components, and remaining architectural, mechanical, electrical, and plumbing systems following the completed demolition work. Our team will compare field observations with available record documents, identify discrepancies, evaluate remaining infrastructure, and document findings in a comprehensive Existing Conditions Report that establishes the basis for design and confirms project priorities before schematic design begins. Early identification of deficiencies and project risks will establish a reliable basis for design while minimizing unforeseen conditions during construction.

Collaborative Programming and Space Planning

Because the renovated floors are intended to support future State agency occupancy, flexibility will be central to the programming and planning process. ZMM will work closely with GSD and identified tenant agencies to define staffing, departmental relationships, private and open office requirements, conference and collaboration needs, support spaces, technology, security, and FF&E requirements.

Our previous work in the State Office Buildings provides a strong planning foundation. For Building 6, ZMM developed approximately 64,000 SF of office renovation plans accommodating the Department of Education and Division of Personnel. The planning strategy included a mix of private and open offices, preliminary furniture and equipment design, improved shared spaces, and significant coordination with both State agencies.

We will apply relevant lessons from this experience while responding to current workplace needs. Efficient space utilization, access to daylight, clear circulation, functional adjacencies, and long-term adaptability will guide the planning process.



Integrated Architectural and Engineering Design

ZMM provides all building-related design services in-house, including architecture, engineering (structural, mechanical, civil, and electrical), landscape architecture, interior design, and construction administration.

For Building 5, this integrated approach is particularly valuable. Architectural planning, mechanical and electrical systems, plumbing, fire protection, life safety improvements, and hazardous material abatement must be closely coordinated within an existing high-rise office building.

Project Understanding and Approach (continued)

Our architects and engineers will evaluate existing systems and determine appropriate strategies for repair, replacement, or upgrade. Design alternatives will be developed where appropriate to compare cost, constructability, system performance, and long-term operational value.

Code and life safety requirements will be addressed as an integral part of the design process. ZMM's previous Building 5 renovations required close coordination with the State Fire Marshal and included a new sprinkler service and fire pump, life safety improvements, MEP upgrades, and structural modifications associated with updated seismic requirements.

Cost Control and Design Alternatives

Cost management will be embedded throughout the design process. ZMM will prepare cost estimates at key design milestones and evaluate the financial impact of design alternatives, building system upgrades, hazardous material abatement, and phasing decisions.

Our familiarity with Building 5 provides an important advantage in identifying potential cost risks early. Previous renovation experience has given our team insight into the building's construction and the interaction between existing systems and new improvements.

When scope or budget adjustments are required, ZMM will provide GSD with clear alternatives and recommendations that consider initial cost, constructability, durability, maintainability, and long-term operational value. This approach will allow informed decisions to be made throughout design rather than relying on significant value engineering late in the process.

Goal Objective 2.2 Hazardous Material Abatement

ZMM understands that hazardous material abatement is an integral component of this renovation and must be coordinated from the beginning of the project. Asbestos-containing materials have been identified throughout Building 5, including fireproofing associated with the building's structural steel.

Our team has direct experience coordinating hazardous material assessment and abatement as part of previous renovations to State Office Buildings 5 and 6. The renovation of Building 5's 10th Floor included demolition and hazardous material abatement, while subsequent renovations to Floors 7, 8, and 9 incorporated abatement as part of the broader phased renovation process.

Working with our hazardous materials consultant, ZMM will review available surveys, previous abatement documentation, and known building conditions. We will identify areas requiring supplemental investigation and coordinate additional testing as necessary to establish a clear understanding of hazardous materials within each project phase.

Abatement requirements will be integrated directly into the architectural and engineering design process. This coordination is critical because removal of asbestos-containing fireproofing and other materials may affect demolition sequencing, structural elements, above-ceiling work, mechanical and electrical distribution, fire protection systems, and new construction.

ZMM will develop coordinated abatement documents that clearly define the extent of work and address containment, sequencing, worker protection, environmental requirements, and coordination with adjacent occupied areas. Our team will also provide construction administration associated with the abatement work and coordinate closely with GSD, the abatement contractor, and the general contractor as each phase progresses.

Our goal is to identify and address hazardous material requirements proactively so that abatement supports the overall construction strategy rather than creating unforeseen conflicts, delays, or cost impacts during construction.

Project Understanding and Approach (continued)

Goal Objective 2.3 Phased Construction

Phasing Strategy

Phasing will be a primary design consideration from the beginning of the project. Floors 7 through 10 will remain occupied throughout construction, while Floors 2 through 6 may be vacated individually or in groups. Egress through Floor 1 must also be maintained throughout upper and lower-level construction activities.

ZMM will work with GSD to evaluate floor-by-floor and multi-floor phasing alternatives and identify a sequence that balances occupant safety, construction efficiency, schedule, and cost.

The phasing strategy will consider the following.

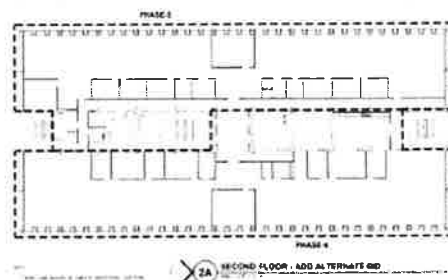
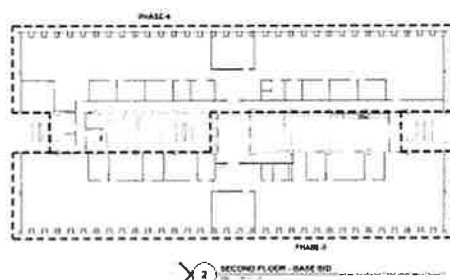
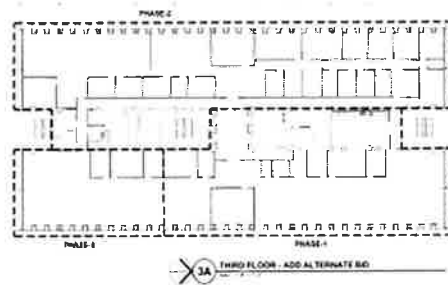
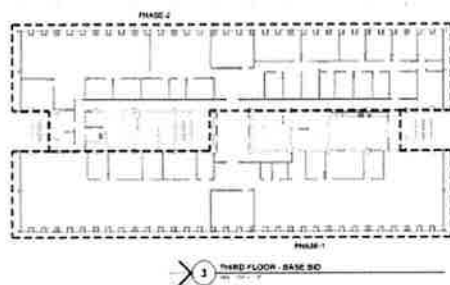
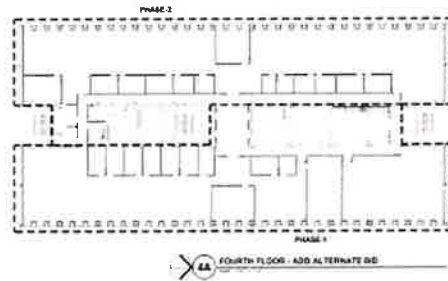
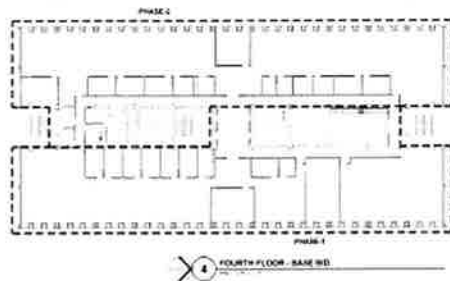
- Tenant occupancy and relocation
- Required egress and life safety systems
- Hazardous material abatement and containment
- Building system shutdowns and temporary services
- Vertical MEP distribution and system tie-ins
- Contractor access and material movement
- Noise, dust, and vibration
- Construction staging and waste removal
- Inspection, testing, and occupancy of completed phases

Our team will evaluate these considerations early so the selected phasing strategy can inform the design rather than being developed after construction documents are substantially complete.



Utilizing WV State Office Building and Other Relevant Phased Experience

ZMM has direct experience developing and administering phased renovations within State Office Building as well as many other government facilities throughout the state.



Project Understanding and Approach (continued)

Previous Building 6 improvements anticipated phased demolition, hazardous material abatement, and new construction specifically to minimize disruption. Major renovations throughout Buildings 5, 6, and 7 have been implemented while the buildings remained occupied.



We will apply lessons learned through these previous projects to Building 5. Our familiarity with the building's configuration, vertical circulation, existing systems, and previous improvements will help our team anticipate potential conflicts and develop practical phase boundaries.

The selected phasing strategy will be clearly incorporated into the construction documents. Drawings and specifications will identify phase limits, sequencing requirements, temporary conditions, shutdown coordination, and operational constraints so bidders understand GSD's expectations before construction begins.

Maintaining Safe, Continuous Building Operations

The safety and continuity of Building 5's occupants will remain a priority throughout construction. ZMM will coordinate temporary conditions and life safety requirements so occupied portions of the building remain functional and accessible.

Particular attention will be given to work affecting common building systems or vertical distribution serving Floors 7 through 10. Shutdowns and system tie-ins will be identified during design and coordinated to minimize disruption. Work affecting Floor 1 will be carefully sequenced to maintain required egress and safe access through the building.

During construction, ZMM will work closely with GSD and the contractor to monitor the phasing plan and respond quickly when unforeseen existing conditions require adjustments.

Construction Administration and Project Delivery

ZMM will provide responsive and engaged construction administration throughout each phase of the project. Our team will participate in pre-construction and progress meetings, conduct regular site observations, review shop drawings and submittals, respond to RFIs, review applications for payment and proposed change orders, and conduct punch list and final inspections.

For a phased renovation of this complexity, construction administration must be proactive. ZMM will remain closely involved as work progresses from floor to floor, helping coordinate unforeseen conditions, hazardous material issues, system tie-ins, and transitions between construction phases.

Our team will remain actively involved through project closeout and occupancy to help GSD deliver renovated office environments that are safe, functional, durable, and ready to serve State agencies for years to come.



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CLIENT REFERENCES

CLIENT REFERENCES

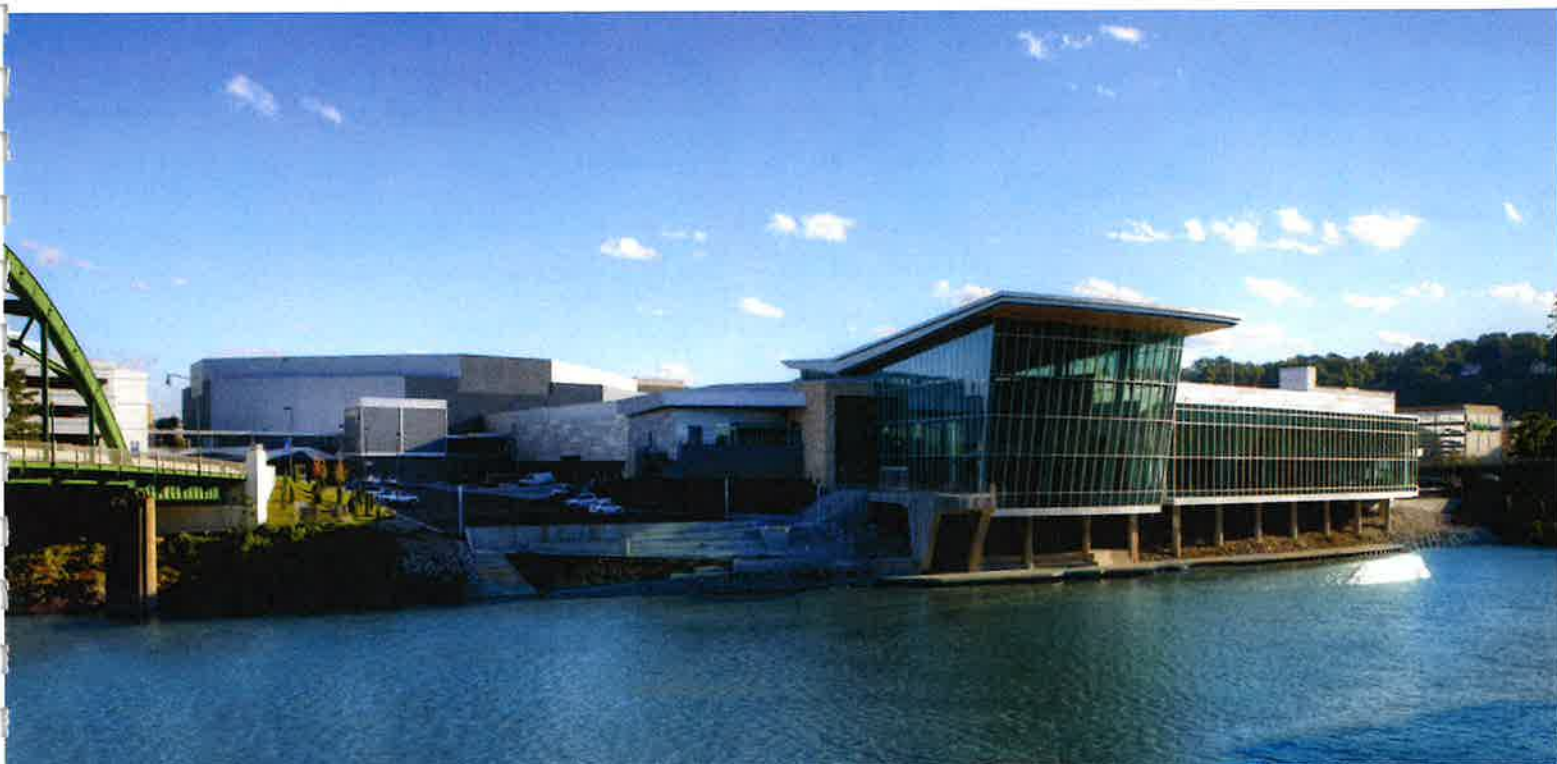
Blair Couch, Commission President
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1 Court Square
Parkersburg, WV 26101
304.834.0306 cell

Jonathan Neal, Project Manager
WVARNG
1707 Coonskin Drive
Charleston, WV 25311
304.791.4138

Dan Owen, President
Goodwill of the Summit
209 Virginia Street
Charleston, WV 25302
304.346.0811

Ben Salango, Commission President
Kanawha County Commission
PO Box 3627
Charleston, WV 25336
304.357.0109





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