



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**

Proc Folder: 1126908	Reason for Modification:
Doc Description: Brushfork Armory Restroom Renovations EOI	
Proc Type: Central Purchase Order	

Date Issued	Solicitation Closes	Solicitation No	Version
2022-11-18	2022-12-08 13:30	CEOI 0603 ADJ2300000002	1

BID RECEIVING LOCATION

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

12/07/22 09:43:17
 WV Purchasing Division

VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers

Address :

Street : 222 Lee Street West

City : Charleston


State : WV **Country :** United States **Zip :** 25302

Principal Contact : Adam Krason, Principal

Vendor Contact Phone: 304.342.0159 **Extension:**

FOR INFORMATION CONTACT THE BUYER

David H Pauline
 304-558-0067
 david.h.pauline@wv.gov

Vendor Signature X  **FEIN#** 55-0676608 **DATE** 12.06.2022

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

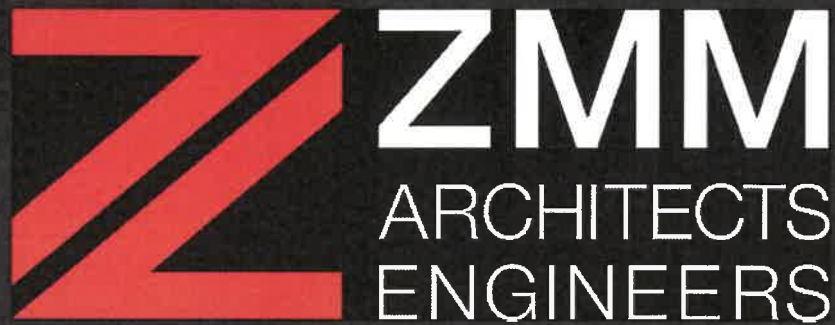
DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) ADAM R. KEASON, AIA PRINCIPAL
(Address) 222 LEE STREET, NE1T 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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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, INC. (d/b/a ZMM ARCHITECTS AND ENGINEERS)
(Company)
ARK
(Signature of Authorized Representative)
ADAM R. KEASON, AIA PRINCIPAL 06 DEC. 22
(Printed Name and Title of Authorized Representative) (Date)
304.342.0159 ; 304.345.8144
(Phone Number) (Fax Number)
ARK@ZMM.COM
(Email Address)



Original

Centralized Expression of Interest
Solicitation No. CEOI 0603 ADJ230000002

Professional Architectural and Engineering Design Services
for the Renovation of Restrooms at the
Brushfork Armory

Due Date:
December 8, 2022 by 1:30 PM

www.zmm.com

TABLE OF CONTENTS

	COVER LETTER
1	FIRM PROFILE
2	RELEVANT EXPERIENCE
3	PROPOSED TEAM
4	PROJECT APPROACH
5	REFERENCES



December 6, 2022

Mr. David Pauline, Buyer
Department of Administration, Purchasing Division
2019 Washington Street, East
P.O. Box 50130
Charleston, WV 25305-0130

Subject: Brushfork Armory Restroom Renovations EO
CEOI 0603 ADJ2300000002

Dear Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide professional architectural and engineering services to assist with the renovations of the restroom areas at the Brushfork Armory Facility. Established in 1959, ZMM is a Charleston based, full-service A/E firm, and is noted for design excellence and client focus. As a full-service design firm with a longstanding relationship serving the West Virginia Army National Guard, ZMM has the right combination of technical qualifications and renovation experience required to assist with this project.

ZMM's ability to provide comprehensive building design services has led to our firm becoming a trusted resource for complex renovation projects throughout the West Virginia. This experience includes a variety of similar projects for the WVARNG including the Construction and Facilities Management Office (CFMO), the Marshall County Readiness Center, MCA-South, MCA - Jobs Challenge Facility, and the Camp Dawson Building 202, 301, and 246 Renovation projects. Many of these projects, including the Marshall County Readiness Center and the Camp Dawson Building 246 renovation included both shower and restroom renovation as part of the project scope. Additionally, ZMM's expertise in building renovation is highlighted by our history of providing services on improvement projects to our state's landmark buildings, including the State Capitol, the Culture Center, the Charleston Coliseum and Convention Center (Civic Center), and the Clay Center.

The members of ZMM's proposed team have provided design and construction phase services on multiple additional WVARNG projects including the Joint Interagency Training and Education Center (JITEC), the Regional Training Institute (RTI), the Kingwood AFRC, as well as the Jackson County AFRC, the Glen Jean AFRC, the CFMO Expansion, the Tackett Family Readiness Center, the Morgantown Readiness Center, and the Logan-Mingo Readiness Center. Our experience with the West Virginia Army National Guard's construction program will help us to facilitate the project and improve both the design and construction process on the Brushfork Armory Restroom Renovations effort. Several of these projects including the CFMO Expansion, the JITEC, and the Logan-Mingo Readiness Center were recognized with design awards. *In fact, ZMM's commitment to design quality has been recognized by the American Institute of Architects West Virginia Chapter with twenty-four design awards since 2005 – an achievement that is unrivaled in West Virginia.*

BLACKSBURG
200 Country Club Drive SW
Plaza One, Building E
Blacksburg, VA 24060
540.552.2151

CHARLESTON
222 Lee Street West
Charleston, WV 25302
304.342.0159
ZMM.COM

MARTINSBURG
5550 Winchester Avenue
Berkeley Business Park, Suite 5
Martinsburg, WV 25405
304.342.0159

Thank you for taking the time to review the attached expression of interest that includes information about our proposed approach for the Brushfork Armory Restroom Renovations Design project, as well as ZMM's qualifications, and relevant project experience. Additionally, please visit our website at www.zmm.com to see the full range of renovation projects that we have designed. We appreciate your consideration for this important endeavor and look forward to 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. Krason', followed by a horizontal line extending to the right.

Adam Krason, AIA, LEED AP, Principal
ark@zmm.com





1

FIRM PROFILE

FIRM DESCRIPTION, BACKGROUND & QUALIFICATIONS

ZMM was founded in 1959 in Charleston, West Virginia by Ray Zando, Ken Martin, and Monty Milstead. Since the inception of the firm, ZMM has been dedicated to providing an integrated approach to building design for our clients.

ZMM delivers this integrated approach by providing all building related design services, including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration with our in-house team. Our integrated design approach makes ZMM unique among architecture/engineering firms, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.



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

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

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

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



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

ZMM's building-related design services include:

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming
Feasibility Studies
Site Evaluation and Analysis
Construction Cost Estimating

Design

Architectural Design
Interior Design
Lighting Design

Sustainable Design
Landscape Architecture

Engineering

Civil Engineering
Mechanical Engineering
Energy Consumption Analysis

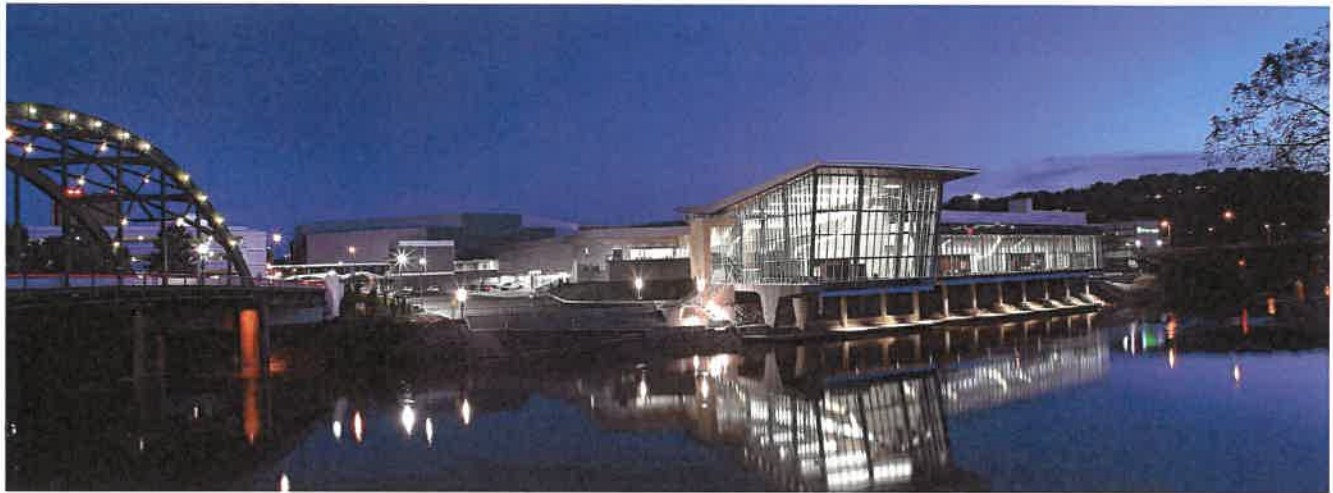
Structural Engineering
Electrical Engineering
Net Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering
Post-Occupancy Evaluation

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





2

RELEVANT EXPERIENCE



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.





JACKSON COUNTY ARMED FORCES RESERVE CENTER

LOCATION | SIZE | COMPLETION | COST
MILLWOOD, WV | 75,000 SF | 2011 | \$20M

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.





LOGAN-MINGO READINESS CENTER

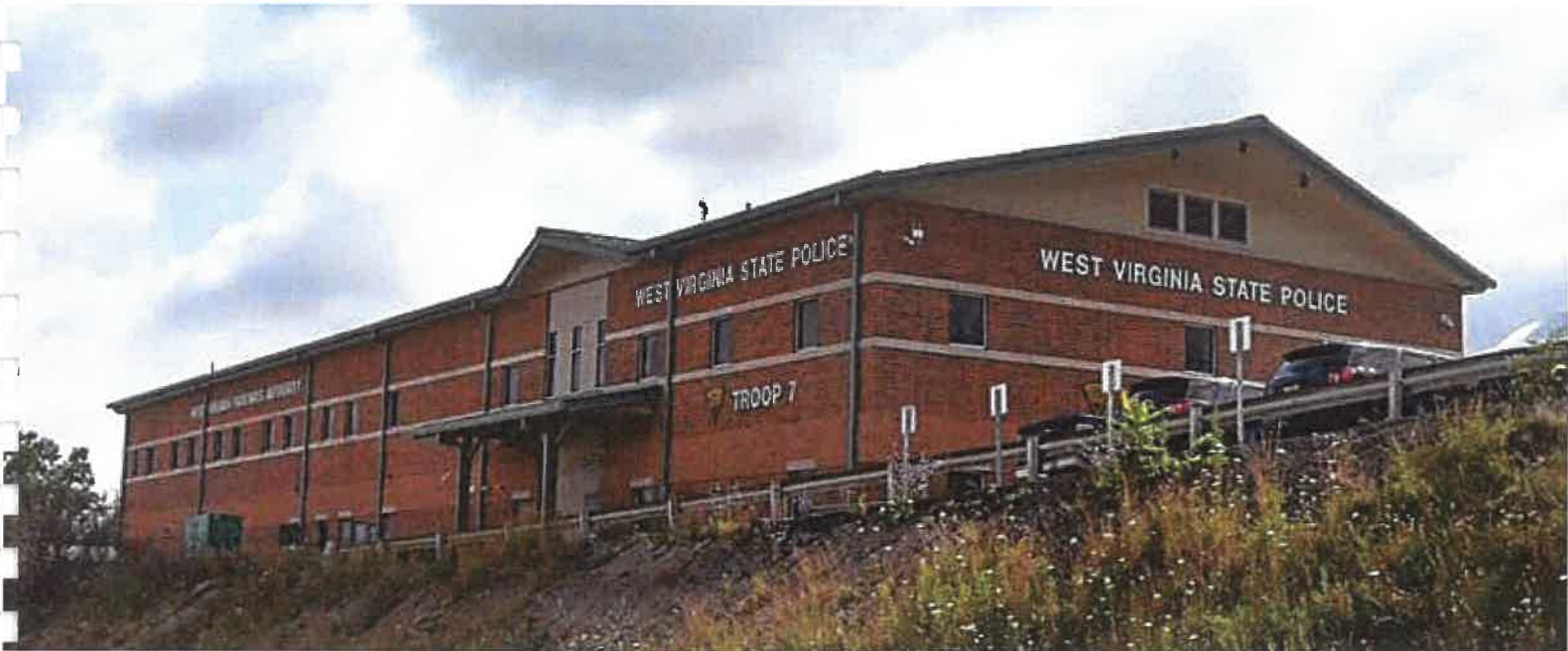
LOCATION | SIZE | COMPLETION | COST | AWARDS
HOLDEN, WV | 54,000 SF | 2015 | \$12M | 2017 AIA WV MERIT AWARD

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.





WV STATE POLICE & PARKWAYS AUTHORITY MAINTENANCE BUILDING

LOCATION	SIZE	COMPLETION	COST
BECKLEY, WV	19,400 SF	2016	\$4.5M

The West Virginia Parkways Authority needed to replace a variety of existing aging buildings with a new maintenance facility.

The 19,400 SF building includes offices for maintenance staff, training staff, a training center and a WV State Police branch facility. The maintenance portion of the building includes four large bays equipped with an overhead crane, truck lifts and equipment to maintain the large fleet of trucks. Existing buildings were removed to allow for the new building to be located on the existing site along with other support buildings.

ZMM, in consultation with HNTB engineers, was selected to design the new facility. The WV Parkways Authority had programmed the building requirements, which ZMM developed into a building program to fit the existing restricted site. The four 26-foot-high truck bays will be located next to a two-story supply and support facility. The second-story portion of the building will contain offices, training and meeting rooms along with lockers and exercise areas. The two-story state police facility is located next to the maintenance facilities and includes a common entrance, lobby, elevator, and stairs.





WV STATE OFFICE BUILDINGS 5, 6, & 7

LOCATION
CHARLESTON, WV

AWARDS
2011 AIA WV MERIT AWARD

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

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

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





WV STATE POLICE INFORMATION SERVICES CENTER

LOCATION | SIZE | COMPLETION | COST
SOUTH CHARLESTON, WV | 18,000 SF | 2013 | \$2.5M

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.





3

PROPOSED TEAM



ADAM KRASON

AIA, LEED AP, ALEP

Principal

Mr. Krason has served in the capacity of Architect and Project Manager for a variety of projects at ZMM. This experience includes Military, Educational (K-12 and Higher Education), Office, Justice (Courthouses, Correctional, Justice Centers), and Multi-Unit Residential projects. Mr. Krason's responsibilities include programming, design, documentation, coordination of the architectural and engineering team, as well as construction administration. Mr. Krason began his career in 1998, working on a variety of educational, commercial office, and correctional projects throughout Ohio, West Virginia, and North Carolina.

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

EDUCATION

Bachelor of Architecture
The Catholic University of America, 1998

Bachelor of Civil Engineering
The Catholic University of America, 1997

LICENSURE

Virginia, West Virginia, Ohio, Kentucky,
Maryland & New Jersey

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President

American Institute of Architects,
Strategic Council

Charleston Area Alliance, Board Chair

Goodwill Industries of Kanawha Valley,
Past Board Chair

Clay Center, Board of Directors

WV Symphony Orchestra, Board of Directors

Charleston Main Streets, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

PROJECT EXPERIENCE

Clay Center Multiple Projects - Charleston, WV

Salvation Army - Beckley, WV

Mcdowell County Courthouse Window Replacement - WV

Jackson County Schools - Jackson County, WV
- **Cottageville Elementary School**
- **Ripley Middle School**

New Goodwill Store - Parkersburg, WV

Charleston Coliseum and Convention Center - Charleston, WV

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

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

Cabell County Transportation Complex - Huntington, WV

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

**Bridgemont Community and Technical College, Davis Hall Renovation
and Master Plan** - Montgomery, WV

Beech Fork State Park - Lavalette, 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 AIA Member

PROJECT EXPERIENCE

Charleston Coliseum & Convention Center - Charleston, WV

Charleston EDGE - Charleston, 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

Kenova AFRC SCIF Building - Kenova, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV

CARLY CHAPMAN

Interior Designer



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

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

EDUCATION

Bachelor of Interior Design
University of Charleston - 2012

AFFILIATIONS

Association for Learning Environments

PROJECT EXPERIENCE

Wood County 911 Call Center - Wood County, WV

Pipestem Resort State Park Lodge Interior Renovations - Pipestem, WV

Manufacturing Plant Cab Trim Assembly Building - Dublin, VA

Charleston Coliseum and Convention Center - Charleston, WV

Charleston EDGE - Charleston, WV

Valley Park Community Center - Hurricane, WV

Intuit Prosperity Hub - Bluefield, WV

CCTC Sears Renovation - Cabell County, WV

Goodwill Prosperity Center - Kanawha, WV



RONNIE BURDETTE

PE

Structural Engineer

Mr. Burdette serves as a Structural Engineer at ZMM. The experience he has gained while at ZMM includes Educational (Additions/Renovation to existing structures and Construction of new structures), Municipal (Community Centers), and Residential projects. Mr. Burdette's responsibilities include design and analysis of structural systems and documentation of design results.

Project Experience:

Mr. Burdette has served as Structural Engineer on a variety of projects. His responsibilities included analysis and design of multiple building materials (Steel, Timber, & Concrete) and production of structural drawing sets.

EDUCATION

Bachelor of Science in Civil Engineering,
West Virginia University, 2015

Master of Business Administration,
University of Charleston WV, 2016

LICENSURE

West Virginia

PROJECT EXPERIENCE

New River Primary / Oak Hill Middle School - Oak Hill, WV

Valley Park Community Center - Hurricane, WV

Charleston EDGE - Charleston, WV

WV Department of Natural Resources - WV

- Tomblin Visitor's Center

- Tomblin Headquarters Building

- Tomblin Wildlife Viewing Tower

Wood County 911 Center - Wood County, WV

Valley Health Clinic - Milton, WV

Cabell County Schools - WV

- Huntington High School Renovation

- Midland High School Renovation

Resiliency Center - Wood County, WV

National Weather Service Building at Tech Park - Charleston, 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 not only meet the program requirements, but meet the 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. He coordinates with the other disciplines in order 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 career in engineering with a manufacturing company in 1994. In 1998, he made a career change and joined an engineering consulting firm as an HVAC design engineer. He has a broad range of experience in HVAC systems design, including K-12 schools, higher education facilities, office buildings, libraries, 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

Virginia
West Virginia
Indiana

Certifications:
- LEED Accredited Professional

PROJECT EXPERIENCE

WV School of Osteopathic Medicine - Lewisburg, WV

- New Testing Center
- Main Building - B Roof Replacement

WV Army National Guard - WV

- Marshall Readiness Center
- Buckhannon Readiness Center
- Camp Dawson Building 106
- Camp Dawson Building 301
- Camp Dawson Building 245

Wood County Justice Center - Parkersburg, WV

Wood County Resiliency Center - Parkersburg, WV

Tucker County Courthouse Annex - Parsons, WV Salvation Army -
Beckley, WV

National Weather Service Building - South Charleston, WV

Goodwill Industries - Parkersburg, WV

Valley Health Systems - Huntington, WV and Wayne, WV

CAMC Memorial Hospital 6th Floor Critical Care Unit - Charleston, WV



DAVID GUNNOE

PE, CAP

Electrical Engineer

Mr. Gunnoe has over 12 years of experience in power generation, material handling, and petrochemical process control. His technical expertise is in industrial electrical design with particular focus on industrial controls, automation, and instrumentation. He has been involved in every aspect of project completion from pre-planning, frontend design, detailed design, bidding, construction, and inspection all the way to final programming, system tuning, troubleshooting, commissioning, and long-term support.

Mr. Gunnoe now serves as an Electrical Engineer with ZMM and is responsible for all aspects of the electrical design process including interior and exterior lighting, power distribution, lightning protection, network system design, security systems, safety systems and fire alarms, low voltage control and automation systems, and equipment specifications. He also performs electrical inspections and assessments during construction and can consult and participate in troubleshooting efforts to remedy existing electrical issues.

EDUCATION

Bachelor of Science in Electrical Engineering,
WV University Institute of Technology,
2009

LICENSURE

Virginia, West Virginia, Texas, Michigan, &
Minnesota

PROJECT EXPERIENCE

WV State Police Headquarters Renovation - S. Charleston, WV

Keith-Albee Theater Electrical & Life Safety Upgrades - Huntington, WV

Resiliency Center - Wood County, WV

WVARNG Camp Dawson Auditorium Renovation - Preston County, WV

Salvation Army - Beckley, WV

Capitol Building Floors 5, 6 & 7 - Charleston, WV

Appalachian Regional Healthcare PAT - Beckley, WV

WV Homes - Brooks Manor Accessibility Renovations & New Elevator
- Lewisburg, WV

Pipestem Resort State Park Lodge Interior Renovations - Pipestem, WV

Boyd Company Belle CRC Renovations and Additions - Belle, WV

JOE DOEFFINGER

Construction Administrator



EDUCATION

Bachelor Degree, Marshall University,
2016

PROJECT EXPERIENCE

Kanawha County Schools - WV
- Clendenin Elementary School

Calhoun County Schools - WV
- Pleasant Hill Elementary School Roof Replacement and HVAC Renovations

Putnam County Schools - WV
- Digital Surveillance upgrades

Cabell County Schools - WV
- Barboursville Middle School Gymnasium Renovation

New Goodwill Store - Parkersburg, WV

Tug Valley ARH Regional Medical Center HVAC Renovation - Williamson, KY

New KRT Laidley Street Transportation Center and Ticket Office - Kanawha County, WV



4

PROJECT APPROACH

PROJECT APPROACH

Brushfork Armory Restroom Renovations Design

Project Approach, Management Plan, Quality Control Plan, Cost Control Plan

BACKGROUND

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves the renovation of the restroom areas of located at the Brushfork Armory. The technical nature of a restroom renovations project demonstrates the need for a full-service design team with experience providing design services for the WVARNG. ZMM has the technical professionals - including architects, interior designers, and engineers (mechanical, plumbing, and electrical) - needed to address every aspect of this WVARNG project. If selected for this engagement, ZMM will staff the project with the architects and engineers that have previously worked successfully on a variety of renovation projects for the WVARNG, including the Camp Dawson Barracks Building 246 Renovation, the Camp Dawson Building 301 Renovation, the Camp Dawson Building 202 Improvements, the MCA-South, the MCA - Job Challenge Facility, the Kenova Secure Area, and the CFMO Expansion.

BRUSHFORK ARMORY RESTROOM: RENOVATION APPROACH

Interior renovation projects require a unique approach, and restroom renovation projects are more technically challenging than other interior renovations - requiring the input of a variety of team members including architects, mechanical engineers, and interior designers. ZMM has recently completed bathroom renovations in State Office Buildings 5 & 6, and recently renovated space into a new bathroom for the Charleston Area Alliance at the Headquarters on Smith Street in Charleston.

The first phase in a successful renovation project involves conducting a thorough examination of the existing facilities to identify deficiencies and opportunities, while confirming the project scope and budget. 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 of the restroom portions of the existing facility. These plans will be created by manually verifying the existing construction and utilizing any existing plans that are available. All major mechanical and electrical equipment will be identified on the plans. Once these plans are complete, ZMM will conduct a facility evaluation (of the restroom area) with a team of architects and engineers, in conjunction with WVARNG personnel. At the completion of this first phase, all required improvements will be identified, and any scope/budget issues will be resolved. The proposed improvements will also be reviewed with the State Fire Marshal as upgrades to existing facilities often require simultaneous life safety improvements.

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), and again at 65%, 95%, and 100%. 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.

PROJECT APPROACH

BRUSHFORK ARMORY RESTROOM RENOVATIONS: 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. Other key team members will include:

- Carly Chapman Interior Designer
- Dave Gunnoe, PE Electrical Engineer
- Ronnie Burdette, PE Structural Engineer
- John Pruett, PE Mechanical Engineer
- Mike Flowers Plumbing Designer
- Mark Epling, AIA Specifications Writer
- Joe Doeffinger Construction Administrator
- Amy Rhodes Construction Administrative Assistant

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.

BRUSHFORK ARMORY RESTROOM RENOVATIONS: ZMM QUALITY CONTROL PLAN

Quality control during the design phase begins with the selection of team members with experience working on projects that are similar to the current effort. ZMM Architects and Engineers staff possesses the WVARNG renovation 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.
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.

PROJECT APPROACH

4. Ongoing Project Reviews

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

- Schematic Design Phase (35%)
- Design Development Phase (65%)
- Construction Documents Phase (95%)
- Construction Administration Phase

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

5. Post Project Review

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

6. Staff Training, Assessment and Enhancement

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

BRUSHFORK ARMORY RESTROOM RENOVATIONS: 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 restroom/shower renovation projects) as well as independent estimates to verify the project budget. For this project ZMM would utilize Win Strock to provide the independent estimate. ZMM and Mr. Strock have successfully collaborated on multiple projects, including:

- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Camp Dawson Building 202 Improvements
- 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
- Beech Fork Lodge
- West Virginia State Police Information Services Center
- West Virginia State Lottery Headquarters Renovation

ZMM has a history of working to successfully complete projects under challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule for the Brushfork Armory Restroom Renovations Design project.



5

REFERENCES

REFERENCES

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

Blair Couch
Commissioner
Wood County Resiliency Center
1 Court Square #203
Parkersburg, WV 26101
304.834.0306 Cell

Bradley Leslie, PE
Assistant Chief (Retired)
WVDNR
State Parks Section
324 4th Avenue
South Charleston, WV 25303
304.389.7663 Cell



Thank You

FOR REVIEWING THIS MATERIAL.

BLACKSBURG
200 Country Club Drive SW
Plaza One, Building E
Blacksburg, VA 24060
540.552.2151

CHARLESTON
222 Lee Street West
Charleston, WV 25302
304.342.0159
ZMM.COM

MARTINSBURG
5550 Winchester Avenue
Berkeley Business Park, Suite 5
Martinsburg, WV 25405
304.342.0159