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: 1611098 **Doc Description:** National Guard Readiness Center JFHQ-Charleston-Design EOI **Proc Type:** Central Purchase Order			**Reason for Modification:**
Date Issued	**Solicitation Closes**	**Solicitation No**	**Version**
2025-01-24	2025-02-05 13:30	CEOI 0603 ADJ2500000015	1

BID RECEIVING LOCATION

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VENDOR

Vendor Customer Code:

Vendor Name : ZMM, Inc. (dba ZMM Architects and Engineers)

Address :

Street : 222 Lee Street West

City : Charleston

State : WV **Country :** USA **Zip :** 25302

Principal Contact : Adam R. Krason, AIA, Principal

Vendor Contact Phone: (304) 342-0159 **Extension:** 234

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2025 FEB -5 PM 12: 31
WV PURCHASING DIVISION

FOR INFORMATION CONTACT THE BUYER
David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor Signature X AR RK **FEIN#** 55-0676608 **DATE** 02/05/2025

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

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

(Printed Name and Title) Adam R. Krason, AIA, Principal

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

(Phone Number) / (Fax Number) (304) 342-0159 / (304) 345-8144

(email address) ark@zmm.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through *wv*OASIS, 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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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. (dba ZMM Architects and Engineers)
(Company)

(Signature of Authorized Representative)

Adam R. Krason, AIA, Principal
(Printed Name and Title of Authorized Representative) (Date)

(304) 342-0159 / (304) 345-8144
(Phone Number) (Fax Number)

ark@zmm.com
(Email Address)

ZMM
ARCHITECTS
ENGINEERS

EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services

NATIONAL GUARD READINESS CENTER JFHQ - CHARLESTON DESIGN

ADJ2500000015
February 5, 2025

ZMM.COM

February 5, 2025

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

Subject: JFHQ-Charleston National Guard Readiness Center Design (CEOI ADJ2500000015)

ZMM
ARCHITECTS
ENGINEERS

Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide professional architectural and engineering services for the proposed West Virginia Army National Guard (WVARNG) Readiness Center at the Joint Force Headquarters, Coonskin Complex, located in Charleston. ZMM has extensive experience providing design services at the Coonskin Complex, where our team designed the CFMO Expansion, Tackett Family Readiness Center, and the West Virginia Air Guard Headquarters.

Established in 1959, ZMM is a West Virginia based, full-service A/E firm, and is noted for design excellence and client focus. ZMM's commitment to design quality has been recognized with 24 design awards by AIA-WV since 2005 – an achievement that is unrivaled in West Virginia. Award winning projects completed for the WVARNG include the CFMO Expansion and the JITEC at Camp Dawson.

If selected for the JFHQ Readiness Center project, ZMM will provide services from our headquarters in Charleston. With more than 70 local employees, ZMM provides an integrated design approach by delivering all building related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. ZMM's team will be supplemented on this project by Moonlight Engineering (site investigation/site civil engineering). Our architects and engineers are highly qualified and have worked together to deliver projects of a similar scope and complexity.

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

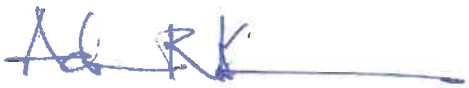
In addition to our experience providing services to the WVARNG, ZMM has significant experience providing design and construction phase services throughout Kanawha County. Recent notable projects include the Charleston Coliseum and Convention Center, the State of West Virginia Consolidated Labs (State Police, Medical Examiner, Department of Health, Weights and Measures, WVU, and Marshall), Shawnee Park, multiple projects at the West Virginia Regional Technology Park (WVRTP), as well as a new single tenant office building in downtown Charleston, and the proposed Capital Sports Center and South Charleston Wellness Center and Arena. We are confident that the relationships built while working throughout Kanawha County for more than 65 years will be beneficial as the project progresses.

ZMM understands that the proposed project will be delivered in two phases, the first through 35% design, and the second through project completion (contingent upon receipt of funding). ZMM has delivered multiple projects for the WVARNG successfully utilizing this phased design approach, including the Logan-Mingo Readiness Center, which took nearly a decade to move from 35% submission to completion, and endured a variety of changes to funding and schedule.

Thank you for taking the time to review the attached expression of interest that includes information about our team, our proposed approach for the JFHQ-Charleston National Guard Readiness Center project, as well as ZMM's qualifications, and both local and relevant project experience.

Additionally, please visit our website at zmm.com to see the full range of military projects that we have designed. We appreciate your consideration for this important endeavor and look forward to meeting with you to discuss the project in greater detail.

Respectfully submitted,
ZMM Architects and Engineers



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

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FIRM PROFILES

ABOUT
ZMM ARCHITECTS & ENGINEERS

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

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

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

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

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs more than 65 highly-skilled professionals.

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

ZMM ARCHITECTS ENGINEERS

About ZMM Architects & Engineers (cont.)

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

ZMM's building-related design services include:

Pre-Design

- Educational Facility Planning
- Existing Building Evaluation
- Space Planning
- Master Planning
- Programming
- Feasibility Studies
- Site Evaluation and Analysis
- Construction Cost Estimating

Design

- Architectural Design
- Interior Design
- Lighting Design
- Sustainable Design
- Landscape Architecture

Engineering

- Civil Engineering
- Mechanical Engineering
- Energy Consumption Analysis
- Structural Engineering
- Electrical Engineering
- Net-Zero Buildings

Post-Design

- Construction Administration
- Life Cycle Cost Analysis
- Value Engineering
- Post-Occupancy Evaluation

As ZMM looks to the future, we remain committed to providing high-quality, client-focused design solutions that meet budget and schedule requirements. We listen, respond promptly with innovative and efficient solutions, and deliver quality projects and develop lasting relationships. Because at ZMM, it's about more than architecture, it's about building your legacy.

AWARD WINNING DESIGN

2020
AIA West Virginia Chapter: Merit Award
Achievement in Architecture for New Construction
Mountain Valley Elementary School
Bluefield, West Virginia

AIA West Virginia Chapter: Merit Award
Achievement in Architecture
Ridgeview Elementary School
Crab Orchard, West Virginia

2019
AIA West Virginia Chapter: Honor Award
AIA West Virginia Chapter: Citation Award
AIA West Virginia Chapter: People's Choice Award
Charleston Coliseum & Convention Center
Charleston, West Virginia

2018
AIA West Virginia Chapter: Citation Award
Unbuilt Project
Charleston EDGE
Charleston, West Virginia

2017
AIA West Virginia Chapter: Merit Award
Achievement in Architecture
Explorer Academy
Huntington, West Virginia

AIA West Virginia Chapter: Merit Award
Achievement in Sustainability
Logan - Mingo Readiness Center
Holden, West Virginia

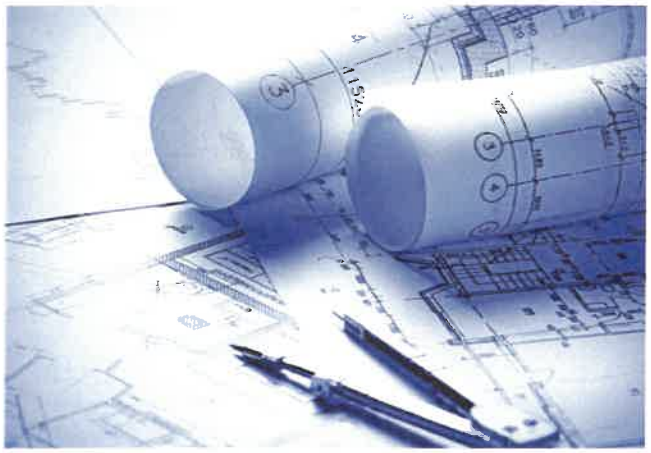
2016
AIA West Virginia Chapter: Merit Award
Achievement in Architecture in Interior Design
Christ Church United Methodist
Charleston, West Virginia

ZMM ARCHITECTS ENGINEERS

ABOUT MOONLIGHT ENGINEERING, PLLC

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

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

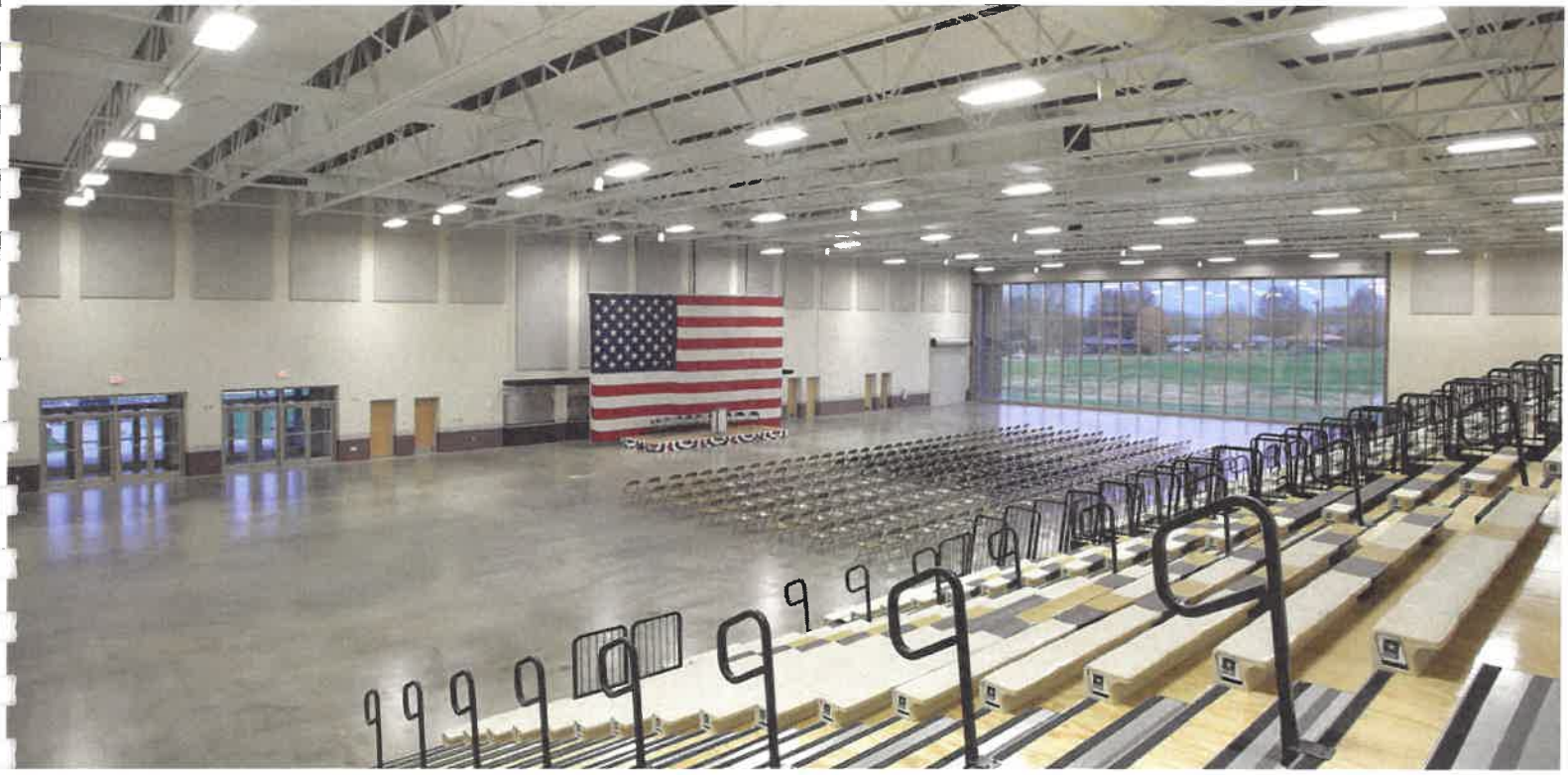


Experience and Expertise
Together, Lloyd and Sepp bring a wealth of experience to Moonlight Engineering. With a combined portfolio spanning over one hundred civil engineering projects, they have demonstrated proficiency across various project types and sizes. In the past nine years, they have focused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

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

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

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



B

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.

TACKETT FAMILY READINESS CENTER

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	7,400 SF	2011	$1.57M

The Family Support Center is a two-story brick building with a sloped roof stepped into the wooded hillside adjacent to the Army National Guard facilities in Charleston, West Virginia.

The building is designed to provide for a multitude of military family assistance, guidance, education, training, and mentoring programs. The support center contains 11 office spaces, a chapel, and a variety of classroom and meeting spaces for various programs. The building provides an abundance of natural light and a central fireplace to project a warm, comforting and supportive atmosphere.

To reduce the project cost, ZMM eliminated the need for an elevator by siting the building in a manner that provided accessible entrances and parking at both levels. On the interior, these levels are connected by an open gathering space where stairs surround a central hearth.

JOINT INTERAGENCY TRAINING AND EDUCATION CENTER (JITEC)

LEED GOLD

LOCATION	SIZE	COMPLETION	COST	AWARDS
KINGWOOD, WV	283,000 SF	2013	$100M	2011 AIA WV HONOR AWARD

ZMM, in association with AECOM, provided architectural and engineering design services for JITEC, an Army National Guard campus-style facility for training and operational mission support.

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

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

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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.

MORGANTOWN READINESS CENTER

LOCATION	SIZE	COMPLETION	COST
MORGANTOWN, WV	54,000 SF	2013	$22M

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

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

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

The Morgantown Readiness Center is also a sustainable building. The U-shaped layout of the facility improves access to daylighting and views, while also limiting public access to the Guard's administrative and storage areas. The inal result is a harmonious composition that re lects both its function and the environment.

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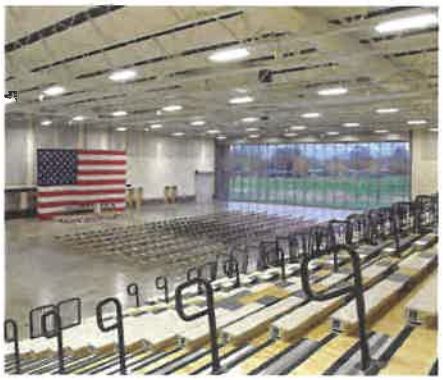
JACKSON COUNTY ARMED FORCES RESERVE CENTER

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.



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CHARLESTON COLISEUM & CONVENTION CENTER

LEED SILVER

LOCATION	SIZE	COMPLETION	COST	AWARDS
CHARLESTON, WV	283,000 SF	2018	$100M	2019 AIA WV HONOR AWARD, CITATION & PEOPLE'S CHOICE AWARD

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.

ZMM ARCHITECTS ENGINEERS

SHAWNEE SPORTS COMPLEX TOURISM AND WELCOME CENTER

LOCATION	SIZE	COMPLETION	COST
DUNBAR, WV	12,000 SF	TBD	$4 M EST.

The proposed new welcome center will bring much needed space to this popular sports complex destination. The new facility will include a commercial kitchen, locker rooms, tournament spaces, and offices.

The Kanawha County Commission is proposing to expand the existing Shawnee Welcome Center to create a new Shawnee Sports Complex Tourism and Welcome Center at the Institute Shawnee Sports Complex. This Tourism and Welcome Center is desperately needed to meet the ever-growing number of patrons at the Shawnee Sports Complex in Institute, WV. This new facility will include a welcome area, new restroom facilities, new concessions, safety and utility upgrades, and security improvements.

Since it first opened in 2018, the Shawnee Sports Complex has proved invaluable to the Kanawha Valley, providing a premier outdoor park and recreation facility for the local community in Institute, WV. At the same time, Shawnee has welcomed over 500,000 athletes, coaches, officials, and spectators to regional youth sporting events, providing more than $100 million in economic benefits to the local community. It truly has exceeded all expectations as both a community recreation facility and a regional sports destination.

The Complex has significantly outgrown the modest welcome center. The bathroom facilities are woefully insufficient for the number of patrons at the Complex. Portable generators are needed to provide power during weeknight and weekend tournaments. The existing welcome center-under 3,000 square feet – cannot handle weekday or weekend traffic and is inadequate. The new Tourism and Welcome Center is needed to continue providing recreation services to local residents, schools, and hosting sports tournaments.

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CAPITAL SPORTS CENTER

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	192,800 SF	TBD	TBD

The Capital Sports Center, which is being jointly developed by the City of Charleston and the Kanawha County Commission, is a proposed redevelopment of the former Macy's building site adjacent to the Charleston Town Center Mall. The former retail store has already been demolished.

The four-story, 192,880 SF project currently includes a fitness center, eight basketball courts, 16 volleyball courts, two pickleball courts, an indoor walk/jog track, family entertainment center, rentable rooms, and other amenities. The center will be unique as a vertically designed complex, which will help separate the various functions allowing for multiple events to occur simultaneously while maintaining public access to the fitness center. The exterior of the facility will complement the recently constructed Charleston Coliseum and Convention Center, also designed by ZMM. The facility will connect with the mall at the lower level but is also being designed to function as a free-standing structure.

The project serves the dual purpose of providing a venue for travel sporting events while also serving to improve the recreational opportunities for residents of the Kanawha Valley. The Capital Sports Center's proximity to the Charleston Coliseum and Convention Center will allow for larger sporting events to utilize both facilities, making Charleston a destination for regional and national tournaments. The two structures will help define a recreation and entertainment district located at a key gateway to Charleston's downtown. The construction anticipated for Spring of 2025.

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WV REGIONAL TECHNOLOGY PARK

LOCATION	SIZE	COMPLETION
SO. CHARLESTON	VARIOUS	ONGOING

ZMM has provided Architectural and Engineering design services to multiple facilities located at the Regional Technology Park.

Building 704

ZMM is in charge of preparing a life safety analysis of the building as well as design services to improve the exterior façade of Building 704 at the WV Research, Education, and Technology Park. Building 704 had previously been utilized as a campus maintenance facility by Union Carbide and DOW Chemical.

Building 740

Steam Plant

When the Campus Steam Physical Plant for West Virginia Regional Technology Park was scheduled for closure in 2012, individual Steam. Boiler systems were required for each building. Building 740 was built in 1960 as a research facility for Union Carbide. It is still predominantly a laboratory building, with a 24/7 100% Outside Air HVAC System of approximately 175,000 cfm capacity.

Lobby Renovation

The lobby renovation will enhance the tenant experience with updated aesthetics to provide a welcoming environment upon entrance. The renovation will include a handicap lift to meet ADA requirements. The front space will also be reconfigured to convert a current work room into a conference room.

ZMM ARCHITECTS ENGINEERS

WV Regional Technology Park (cont.)

Building 770

The 122,180 SF 4-story laboratory building was constructed in 1959, consists of 44,880 SF of laboratories, 22,800 SF of laboratory office space, 8,200 SF of executive office space, and 46,300 SF of service and utility space. A 2,500 SF laboratory annex with 2-story walk-in fume hoods was constructed in 1995. The building has a steel frame structure with a brick and curtain wall veneer with one fume hood in each lab. A typical laboratory suite consists of labs and offices on a double loaded corridor. There are approximately 100 individual labs. laboratory suite consists of labs and offices on a double loaded corridor. There are approximately 100 individual labs.

The building is served by two 500 ton centrifugal chillers and campus steam. The laboratory's exhaust system consists of individual exhaust utility sets per hood. The utility sets are located in the mechanical penthouse. The conditioned air delivery system to the laboratory consists of large 100% outdoor air chilled water, steam AHU's. Only the executive office area is served by a unit with return air. Electrical service is provided by a 2.4 KV line-up of double ended switchgear, transformed to 480 volts, the chillers are fed directly from the 2.4 KV switchgear, and metered separately.

Aside from minor renovations to enclose the monumental stairway in the lobby, the executive office suite improvements can be limited to ceilings, lighting, finishes, and improved data access. It may be desirable to replace that HVAC system although the existing system is serviceable. Major building improvements are required in the laboratory areas. Through our analysis of the life safety code and conversation with the state fire marshal, a two-hour fire rated wall is required to separate the laboratory from the exit corridor. The duct and pipe chases adjacent to the laboratories must also be reconstructed as two-hour fire rated shafts. Additionally, the labs must be reconfigured so that an occupant of the lab does not exit adjacent to the fume hood. This can be accomplished by either relocating or eliminating some of the fume hoods. To accomplish the required improvements to the labs, the Hauserman partitions including the chases, corridor, office ceiling and lighting as well as all existing ductwork will be demolished. Essentially, the lab wings will need to be reconstructed.

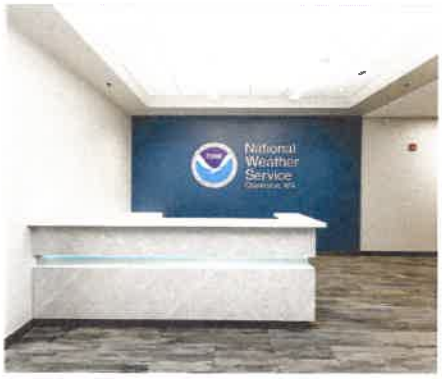
Typical modern laboratories maintain humidity control which means humidification during the heating season. As the building exists, condensation will occur on the interior face of the window and curtain wall system. If humidity control is desired, replacement of the curtain wall is necessary.

As presently configured, the laboratory constant volume exhaust and make-up air systems operate 24 hours a day. Maintaining the systems in their current condition will result in large energy consumption estimated at $13.25 per building SF annually. The steam and electric are metered at the building. The campus energy losses for each utility are added pro rata to the metered quantities. The annual energy charge based on 3 year data is between $1,300,000 and $1,600,000. It is very difficult to alter the existing air handling equipment to provide a system equivalent to a modern efficient laboratory system. The most effective way to improve energy efficiency in a large lab facility is to use a variable volume exhaust and make-up air system. The expense of treating the outdoor make-up air is reduced by providing exhaust and make-up air only for in-use fume hoods. To accomplish these improvements, a separate 100% outdoor air variable volume air handling system would be provided for the lab spaces and a separate variable volume system with supply and return air would be provided for the offices.

THE NATIONAL WEATHER SERVICE - BUILDING 754

LOCATION	SIZE	COMPLETION	COST
SO. CHARLESTON, WV	22,000 SF	2022	$7M

The National Weather Service (Building 754) is the newest office building on the 40-building West Virginia Regional Technology Park (WVRTP) Campus in South Charleston, WV. The two-story, 22,000 SF brick building is located directly behind Building 740.



Building 754 is a more modern interpretation of the style of the 1960's era high-tech lab buildings on campus. The interior of the National Weather Service Office was designed to embody an atmospheric approach to weather that incorporates NOAA's branding. The color palette is neutral; featuring grays, wood tones, and accents of blue. Design elements in the space were chosen to continue the high-tech look of the exterior. Key elements include RGB color-changing lighting and metal mesh ceilings. The exterior veneer is a combination of rich brick colors, ribbon windows and metal panels. The dark orange brick portrays a solid connection to the ground while the dark brown bricks highlight the vertical circulation. The dark charcoal color of the window mullions enhances the richness, matching the iron spots in the brick veneer.

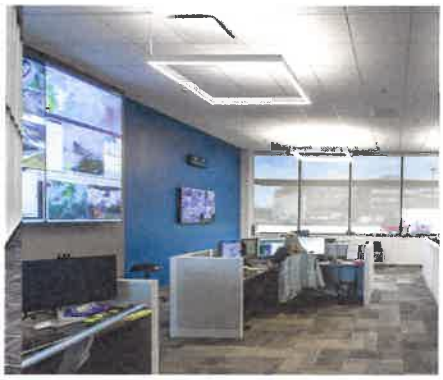
The bullet-resistant glass stretches in a ribbon-fashion around the perimeter providing access to daylight and views. Silver sunshades on the exterior of the windows reduce the glare while allowing and abundance of light to reach deep into interior spaces. The metal panels are used to break up the vertical form while also being used to highlight special façade elements. A horizontal, corrugated metal panel runs continuously

The National Weather Service (cont.)

around the perimeter of the building above the second story windows. The charcoal color matches the window mullions and sets off the deep roof overhang constructed of smooth, silver metal panels. This smooth metal panel is also used to create an overhang feature on top of the front stair tower. The largest area of smooth silver metal panel projects from the building on the first-floor housing the Science on a Sphere while leading to the main entrance.

The first floor of the building is approximately 11,500 SF of which 7,750 SF is the new home of the National Weather Service. The Science on a Sphere occupies 1,025 SF of space with a 1,200 SF Warehouse on the end. The 10,500 SF second floor is being constructed as speculative office space for a future tenant or tenants. The National Weather Service is locating their staff of 24 from an older building in a suburban retail area into Building 754. Off the reception area to the left are the main offices of the executive staff and to the right are conference and support rooms leading to the large, 24-hour Operations Room which is monitored 24-hours a day by three shifts.

The most critical space in the building is Equipment Room which houses the technology equipment that reads data from towers and satellite dishes on the building's exterior. The Science on a Sphere is a room-sized, global display system that uses computers and video projectors to display planetary data onto a six-foot diameter giant animated globe. It was developed as an educational tool to help illustrate earth science to people of all ages in a way the is simultaneously intuitive and captivating.



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TEAM QUALIFICATIONS

ADAM KRASON

AIA, LEED AP, ALEP

Principal

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

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

EDUCATION

Bachelor of Architecture
The Catholic University of America, 1998

Bachelor of Civil Engineering
The Catholic University of America, 1997

LICENSURE

Virginia, West Virginia, Ohio, Kentucky, Maryland, New Jersey, North Carolina, Louisiana

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President (2019 - Current)

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

Charleston Area Alliance, Board Chair

Goodwill Industries of Kanawha Valley, Past Board Chair

Clay Center, Board of Directors

WV Symphony Orchestra, Board of Directors

Charleston Urban Works, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

Education Alliance, Board Chair (2022/23)

PROJECT EXPERIENCE

WV State Laboratory - So. Charleston, WV

WV Department of Agriculture Laboratory Evaluations - Guthrie, WV

Capital Sports Center - Charleston, WV

Shawnee Sports Center - Institute, WV

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

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

Charleston Coliseum and Convention Center - Charleston, WV

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

Wood County Justice Center - Parkersburg, WV

Wood County Resiliency Center - Parkersburg, WV

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

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

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV

ZMM ARCHITECTS ENGINEERS

Nathan Spencer

AIA

Project Architect

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

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

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

EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects, Member

PROJECT EXPERIENCE

Kenova AFRC SCIF Building - Kenova, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

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

Buckhannon Readiness Center - Buckhannon, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Marshall Readiness Center - Moundsville, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Highland Hospital - Charleston, WV

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Center - Institute, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV

ZMM ARCHITECTS ENGINEERS

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 ito 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 Professsional

AFFILIATIONS

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

United States Marine Corps – 14 Years

PROJECT EXPERIENCE

WVDNR District 5 Headquarters - Alum Creek, WV

WV State Police Headquarters - So. Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Developemnt Fund O ice Building - Charleston, WV

Tucker County Courthouse Renovations - Parsons, WV

Gilmer County Courthouse Renovations - Glenville, WV

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

Jackson County Maintenance and Transportation - Ripley, WV

Jackson County EMS Building - Ripley, WV

WV Army National Guard

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

FRANKIE KANTSIOS

PE

Electrical Engineer

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

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

West Virginia, Virginia

PROJECT EXPERIENCE

Carilion New River Valley Medical Center - VA
- Cardiology Expansion
- Infusion Clinic Alterations

HCA Healthcare - VA
- LewisGale Hospital Montgomery - 3rd Floor Graduate Medical Education Center

InnovAge PACE - VA
- New Richmond Facility
- New Roanoke Facility
- Roanoke Facility Study

Bath Community Hospital - VA
- New Pharmacy Building*

New Triumph Baptist Church - VA

Frederick County Sunny Side Voter Registrar's Office- VA
- A.S. Rhodes Elementary School Renovations

New River Community College - VA
- ADA Accessibility Improvements

City of Covington City Hall Renovations - VA*

Pulaski County Administration Building Renovation - VA*

**Previous Employer Experience*

ZMM ARCHITECTS ENGINEERS

TODD POFF, PE

PE

Structural Engineer

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

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

EDUCATION

Bachelor of Science
Virginia Polytechnic Institute & State University, 1987

LICENSURE

West Virginia, Virginia, Ohio, North Carolina, Maryland

PROJECT EXPERIENCE

Dickenson County Public Schools - Dickenson County, VA
- New Ridgeview Elementary School
- Classroom Addition at Ridgeview Elementary School

Marshall County Schools - Marshall County, WV
- Monarch Stadium, Concessions & Field House Renovations

Wirt County Schools - Wirt County, WV
- Wirt County Middle School Renovations

Wythe County Public Schools - Wytheville, VA
- George Wythe High School Addition and Renovation
- Scott Memorial Middle School Addition to GWHS

Raleigh County Schools - Raleigh County, WV
- Ridgeview Elementary School

Jefferson County Schools - Jefferson County, WV
- Ranson Elementary School
- Shepherdstown Elementary School

Timber Ridge CTEC - Winchester, VA

Mineral County Schools - Mineral County, WV
- New Frankfort PK-4 School

ZMM ARCHITECTS ENGINEERS

MIKE FLOWERS

Plumbing Designer / Mechanical Technician

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

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

EDUCATION

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

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

Associate of Science; 1988, West Virginia State University

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

PROJECT EXPERIENCE

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

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Tucker County Courthouse - Annex - Parsons, WV

Wood County Justice Center - Parkersburg, WV

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

Goodwill Industries - Parkersburg, WV

ZMM ARCHITECTS ENGINEERS

JEREMY SAYRE

Site Designer / Planner

Mr. Sayre is responsible for assisting with site design for ZMM projects. His experience includes design and drawing production from conceptual design planning to finished construction. Mr. Sayre works with the civil engineer and the architect to plan the site circulation, parking, and green space. Mr. Sayre is also responsible for storm water management and utility layout.

Other responsibilities include: Site Selection Studies, Technical Plan Execution, Erosion and Sedimentation Control Water, Sewer, Utility Design Reports, Permits, Specifications, Construction Administration, Detailed Plan Production, Create USGS Mapping Overlays for Site Selection, Grading and Drainage of Sites, Production of Renderings, Land Design, and Planning Principles and Standards

EDUCATION

Bachelor of Science in Landscape Architecture, West Virginia State University, 2005

Associated in Architecture Design and Drafting, West Virginia State University, 2001

PROJECT EXPERIENCE

WV Army National Guard - WV
- Joint Interagency Training and Education Center (JITEC)
- Morgantown Readiness Center
- Logan-Mingo Readiness Center
- Buckhannon Readiness Center
- Marshall Readiness Center
- Camp Dawson Building 245
- Camp Dawson Building 246
- Camp Dawson Mail Facility

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

Raleigh County Schools - Raleigh County, WV
- Stratton Elementary Schoo

Braxton County Schools - Braxton County, WV
- Braxton County Middle School Gym Renovatio

Nicholas County Schools - Nicholas County, WV
- Nicholas County High Schoo
- Richwood Middle Schoo
- Summersville Middle Schoo
- Cherry River Elementary Schoo

Cabell County Schools - Cabell County, WV
- Cabell Midland High School Renovations
- Meadows Elementary School
- Huntington High School Renovations
- Cabell County Career and Technical College
- Cabell County Board Office Renovations

EXPERIENCE OF MOONLIGHT ENGINEERING

Trevor Lloyd, P.E.

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

Griffin Sepp, P.E.

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

JOE DOEFFINGER

Construction Administrator

Mr. Doeffinger has developed a solid reputation for the level of knowledge, professionalism, and documentation that is required during the construction phase as a construction administrator. Joe works diligently to be the eyes and ears onsite for the project's team, as well as the client. He has worked on a variety of projects that have included nonprofit, federal, local government, healthcare, and education.

Mr Doeffinger's projects have included nonprofit, education, federal, local government, and healthcare.

EDUCATION

Bachelor Degree, Marshall University, 2016

PROJECT EXPERIENCE

Kanawha County Schools - Kanawha County, WV
- Clendenin Elementary School
- Cedar Grove Elementary School

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

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

Raleigh County Schools - Raleigh County, WV
- Stratton Elementary School
- Shady Spring Elementary School

Putnam County Schools - Putnam County, WV
- Digital Surveillance upgrades

Cabell County Schools - Cabell County, WV
- Barboursville Middle School Gymnasium Renovation
- Huntington High School Renovation
- Cabell Midland High School Renovation

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

Goodwill Industries - Parkersburg, WV

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

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

ZMM ARCHITECTS ENGINEERS

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PROJECT APPROACH

PROJECT APPROACH

BACKGROUND AND APPROACH

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves the phased delivery of the design of the proposed West Virginia Army National Guard (WVARNG) Joint Force Headquarters (JFHQ) Readiness Center project, which will be located at the Coonskin Campus in Charleston. Our team has extensive experience designing buildings at the Coonskin Complex, including the CFMO Expansion, the Tackett Family Readiness Center, and the West Virginia Air National Guard Headquarters.

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

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

ZMM
ARCHITECTS
ENGINEERS

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

In addition to our experience providing services to the WVARNG, ZMM has significant experience providing design and construction phase services throughout Kanawha County. Recent notable projects include the Charleston Coliseum and Convention Center, the State of West Virginia Consolidated Labs (State Police, Medical Examiner, Department of Health, Weights and Measures, WVU, and Marshall), Shawnee Park, multiple projects at the West Virginia Regional Technology Park (WVRTP), as well as a new single tenant office building in downtown Charleston, and the proposed Capital Sports Center and South Charleston Wellness Center and Arena. We are confident that the relationships built while working in Kanawha County will be beneficial as the project progresses.



PROJECT MANAGEMENT PLAN

If selected, ZMM Architects and Engineers would 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 efforts on our recent work for the WVARNG. ZMM's team has successfully collaborated on multiple projects for the WVARNG, and each team member is familiar with the standards, requirements, and processes that are utilized by the Guard.

ZMM QUALITY CONTROL PLAN

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

1. Selecting the Project Team

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

2. Identifying Project Requirements

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

3. Identifying Client Expectations

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

ZMM
ARCHITECTS
ENGINEERS

4. Ongoing Project Reviews
As part of the ongoing project reviews, we conduct quality assurance evaluations during each stage of the project.

Phase 1:
Design Phase (35%)

Phase 2:
Development Phase (65%)
Construction Documents Phase (95%)
Construction Administration Phase

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

5. Post-project Review
At the completion of every project, ZMM staff members participate in a learning session to gain insight useful for future projects.

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

ZMM COST CONTROL PLAN

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

- Buckhannon Readiness Center Phase 2
- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Camp Dawson Building 202 Improvements
- Marshall County Readiness Center
- Mountaineer Challenge Academy - South
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Building 5, 6, & 7 Improvements
- WVDNR District 5 Office
- WVRTP Building 740 Improvements
- West Virginia State Lottery Headquarters Renovation

ZMM has a history of working to successfully bring projects under challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule requirements for the JFHQ Readiness Center project.

ZMM
ARCHITECTS
ENGINEERS

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CLIENT REFERENCES

CLIENT REFERENCES

Ben Salango, Commissioner
Kanawha County Commission
407 Virginia Street, E.
Charleston, WV 25301
304.342.0512

Amy Goodwin, Mayor
City of Charleston
501 Virginia Street, E.
Charleston, WV 25301
304.348.8174

Al Najjar, President/CEO
The Clay Center for the Arts and Science
1 Clay Square
Charleston, WV 25301
304.561.3570

ZMM
ARCHITECTS
ENGINEERS

Thank You

FOR REVIEWING THIS MATERIAL.

BLACKSBURG VIRGINIA

CHARLESTON WEST VIRGINIA

MARTINSBURG WEST VIRGINIA

MARIETTA OHIO

ZMM.COM