

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

(Printed Name and Title) ADAM KRASON, principal  
(Address) 222 Lee Street, West, Charleston, WV 25302  
(Phone Number) / (Fax Number) 304.345.0159 / 304.345.8144  
(email address) ARK@Zmm.com

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Zmm Architects + Engineers  
(Company) ARK

(Signature of Authorized Representative)  
ADAM KRASON, principal 7-1-25

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

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)

ARK@Zmm.com

(Email Address)

RECEIVED

2025 JUL -1 PM 1:21

WV PURCHASING  
DIVISION

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI GSD2500000003**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

*(Check the box next to each addendum received)*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2            | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Zmm Architects + Engineers

Company

AG RK

Authorized Signature

7.1.25

Date

**NOTE:** This addendum acknowledgement should be submitted with the bid to expedite document processing.



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

State of West Virginia  
Centralized Expression of Interest  
Architect/Engr

<b>Proc Folder:</b> 1708012			<b>Reason for Modification:</b>
<b>Doc Description:</b> Bldgs. 5, 6, 7 Basement Waterproofing and Renovation Project			
<b>Proc Type:</b> Central Contract - Fixed Amt			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2025-06-11	2025-07-01 13:30	CEOI 0211 GSD2500000003	1

**BID RECEIVING LOCATION**

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

**VENDOR**

**Vendor Customer Code:**

**Vendor Name:** ZMM Architects + Engineers

**Address:** 222 Lee Street, West

**Street:**

**City:** Charleston

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

**Principal Contact:** ADAM KRASON

**Vendor Contact Phone:** 304.342.0159 **Extension:** 234

**FOR INFORMATION CONTACT THE BUYER**

Tara Lyle  
(304) 558-2544  
tara.l.lyle@wv.gov

**Vendor Signature X**  **FEIN#** 550676608 **DATE** 7.1.25

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



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

State of West Virginia  
Centralized Expression of Interest  
Architect/Engr

Proc Folder: 1708012			Reason for Modification: Addendum No. 1
Doc Description: Bldgs. 5, 6, 7 Basement Waterproofing and Renovation Project			
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2025-06-25	2025-07-01 13:30	CEOI 0211 GSD2500000003	2

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Customer Code:  
Vendor Name : *Zmm Architects + Engineers*  
Address : *222 Lee Street West*  
Street :  
City : *Charleston*  
State : *WV* Country : *USA* Zip : *25302*  
Principal Contact : *Adam Krasan*  
Vendor Contact Phone: *304.342.0159* Extension: *234*

**FOR INFORMATION CONTACT THE BUYER**

Tara Lyle  
(304) 558-2544  
tara.l.lyle@wv.gov

Vendor  
Signature X

*AG RK*

FEIN#

*550076608*

DATE

*7.1.25*

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





## **EXPRESSION OF INTEREST**

To Provide Professional Architecture/  
Engineering Services

### **BASEMENT WATERPROOFING AND RENOVATION PROJECT FOR BUILDINGS 5, 6, & 7**

**GSD250000003**

**July 1, 2025**

**ZMM.COM**

July 1, 2025

Tara Lyle, Buyer Supervisor  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305



**Subject: Architectural/Engineering Services - Basement Waterproofing and Renovation  
Project for Buildings 5, 6, & 7 - GSD250000003**

Ms. Lyle:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and qualifications to provide professional architectural and engineering services for the evaluation, design, and construction administration for basement renovations within Buildings 5, 6, & 7. These services include a comprehensive A/E assessment, preparation of construction bidding documents, development of cost estimates with design alternatives, and construction administration services, all to support a basement renovation. This project includes rehabilitating the basement level of each building to accommodate and support State agency occupancy, address water infiltration and high humidity concerns, and meet life safety and fire protection requirements.

We are extensively familiar with the facilities where upgrades need to occur. More than 60 years ago, ZMM Architects and Engineers (Zando, Martin, and Milstead) designed the original West Virginia State Office Buildings 5, 6, and 7. Since then, ZMM Architects and Engineers has played a long-standing role in the ongoing transformation of the West Virginia Capitol Complex, leading a series of phased renovations to State Office Buildings 5 and 6. Beginning with the award-winning redesign of the Tenth Floor for the Office of Technology, ZMM demonstrated how contemporary layouts and thoughtful public spaces could revitalize these mid-century structures. Subsequent work included the renovation of multiple upper floors, bringing them up to modern life safety standards, improving infrastructure, and extending the buildings' usable life. ZMM's in-house engineering team provided full MEP design, and the firm coordinated closely with the State Fire Marshal and other agencies throughout the process. Additional projects included infrastructure and exterior improvements, all executed while the buildings remained occupied.

Established in 1959, ZMM is a Charleston-based, full-service firm, with an integrated design approach, delivering all building-related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. We have a team of more than 70 employees and a longstanding relationship with the State of West Virginia serving many of the state's agencies. ZMM is noted for design excellence and client focus and has the right combination of technical and renovation expertise and specific design experience required to help successfully deliver this project.

ZMM has provided design services on renovation projects throughout West Virginia, many of which required a phased approach and executed while the buildings remained occupied. Our successful renovation approach has let our firm being entrusted with designing improvements to some of West Virginia's most prominent buildings including the State Capitol Complex, the Charleston Coliseum and Convention Center, the Culture Center, the Clay Center, and the Greenbrier. In addition to our renovation experience, our in-house MEP team has provided design services for a variety of HVAC projects all over the state, including many in Charleston and for governmental agencies including the Charleston Kanawha Health Department, the WV Lottery Headquarters, the Construction and Facilities Management Office, and a variety of facilities at the State Capitol Complex. More highlights of our relevant project experience are included in this packet for your reference.

ZMM's commitment to quality design has been recognized with statewide and national design and planning awards. In fact, ZMM's commitment to design quality has been recognized by the American Institute of Architects (AIA) West

**BLACKSBURG**  
VIRGINIA

**CHARLESTON**  
WEST VIRGINIA

**MARIETTA**  
OHIO

**MARTINSBURG**  
WEST VIRGINIA

**ZMM.COM**

Virginia Chapter with 27 design awards since 2005, an achievement that is unrivaled in West Virginia. Additionally, the trust of our clients and our team's dedication to design excellence, collaboration, and community engagement have led to our firm's growth. The trust of our clients and our team's dedication to design excellence, collaboration, and community engagement have led to our firm's growth, and a related accolade by Zweig Group. ZMM was ranked #26 on its 2025 Hot Firm List of the 100 fastest-growing architecture, engineering, and construction (AEC) firms in the U.S. and Canada.

Thank you for taking the time to review the attached expression of interest that includes information about our proposed approach for your project, as well as ZMM's qualifications and relevant project experience. Additionally, please visit our website at [zmm.com](http://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**



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

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1

FIRM OVERVIEW

# ABOUT ZMM ARCHITECTS AND ENGINEERS

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**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 and Engineers in 2020 to create a regional design firm that employs more than 65 highly-skilled professionals.

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



## About ZMM Architects and 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.





## APPROACH

Renovation projects require unique expertise, and ZMM has that as well as extensive experience providing design services for renovation projects. We specialize in projects that need to maintain operation throughout the process and require a phased approach.

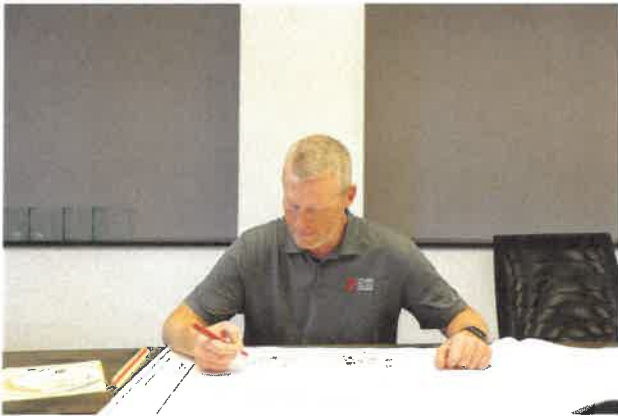
The first phase in a successful renovation project involves conducting a thorough examination of the existing facilities. ZMM will continue investigating the existing site and facility with a team of architects and engineers. In this case, our team would focus on improvements and renovations (including rehabilitating the basement level of each building to accommodate and support State agency occupancy, address water infiltration and high humidity concerns, and meet life safety and fire protection requirements) and the impact the improvements will have on other building and life safety systems. Our deep understanding and familiarity with the facilities will help expedite this effort.

### 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.



### ***Develop Construction Phasing Plan***

We anticipate the building will be in use during construction. ZMM will develop a staged construction plan with the owner to maintain building function with the least amount of disruption during construction. We have extensive experience in completing projects while the facilities are in use. In renovating the Charleston Coliseum and Convention Center, the building was occupied throughout all phases of construction.

### ***Construction Phases***

- Typical construction phase services include the following.
- Participation in Pre-Construction Meeting
- Coordination Construction Phase Testing
- Observation of Construction Progress
- Working Collaboratively with the Owner and Construction Team
- Serve as the Liaison Between the Owner and Contractor
- Participate in Regular Site Visits/Construction Progress Meetings
- Participate in Pre-installation Meetings
- Certify Applications for Payment by the Contractor
- Process RFI's, Submittals, and Change Orders
- Conduct Above Ceiling HVAC Inspections
- Conduct Punch-List and Final Inspections
- Coordinate Testing and Balancing or Commissioning





- Complete LEED Documentation (if required)
- Issue Certificate of Substantial Completion
- Schedule/Coordinate 11-Month Warranty Inspection

### **Project Management Plan**

ZMM Architects and Engineers proposes providing services on the project with a team of design professionals that have worked together on a variety of State of West Virginia facilities. ZMM's team has successfully collaborated on multiple projects for state agencies, and each team member is familiar with the standards, requirements, and processes that are utilized by the State of West Virginia.

### **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 the HVAC 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 PSC. 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.

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#### **3. Identifying Client Expectations**

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

#### **4. Ongoing Project Reviews**

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

Schematic Design Phase (35%)

Design Development Phase (65%)

Construction Documents Phase (95%/100%)

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 your budget, ZMM will rely on both historic bidding data 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.

- Camp Dawson Building 202, 245, 246, 301, and 106 Improvements
- Buckhannon Readiness Center Phase 2
- Marshall County Readiness Center
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Williamstown Elementary School
- Building 5, 6, & 7 Improvements
- Beech Fork Lodge
- West Virginia State Police Information Services Center
- Edgewood Elementary School
- West Virginia State Lottery Headquarters Renovation
- Brooks Manor Addition and Renovation
- WVRTP Building 740 Improvements



ZMM's ability to provide comprehensive design (A/E) services makes our team uniquely qualified to perform on complex renovation projects, while our experience investigating, assessing, and providing design services on State Office Buildings 5, 6, & 7 will prove beneficial as we work to complete the proposed design effort. The lessons that ZMM has learned during other significant renovations to these buildings will be utilized to continue to improve the planning, design, and construction process. Additionally, we are confident that ZMM Architects and Engineers has the right combination of renovation and phased construction experience to successfully deliver this project. Perhaps most importantly, the ZMM team has worked collaboratively with the General Services Division to deliver similar projects on time and under budget. ZMM is hopeful that you have observed our commitment to design quality, budget and schedule control, and client service demonstrated on these projects.



3

RELEVANT EXPERIENCE





# 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.



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# WEST VIRGINIA STATE CAPITOL

LOCATION | COMPLETION  
CHARLESTON, WV | 2007-2021

## ZMM Architects & Engineers has completed a variety of improvement project to the State of West Virginia Capitol Building.

The improvements included a renovation to the lower-level food court, a roofing replacement, toilet renovations, and various HVAC improvements – including a project to increase safety during the Covid-19 pandemic. The food court renovations included a full-service kitchen, self-serve area, and seating for 300 people. ZMM worked with a kitchen consultant and provided demolition drawings, base architectural, mechanical, and electrical drawings. The project also included the design of the first phase of a wet pipe sprinkler system. In addition, ZMM also provided the documents to replace the Capitol medium-voltage transformers. ZMM met a stringent timeline for a critical construction completion date.

ZMM replaced the roof of the Capitol Building, which included the main buildings, connectors, and base of the dome. All roof system components were reviewed for integrity and ability to control moisture collection and removal. The components included in the project were parapet walls, railings, wall conditions, colonnades, roof penetrations, roof drains, roof equipment, and walking surfaces. Additional projects included improvements to the Senate toilets, a report that mapped all of the mechanical equipment in Capitol Building, and various mechanical improvements to make portions of the Capitol more safe for occupants during the pandemic.



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# WEST VIRGINIA LOTTERY HEADQUARTERS

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

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

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

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





# WV CULTURE CENTER GREAT HALL LIGHTING & MUSEUM SHOP

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	12,000 SF	2011	\$2M

**ZMM provided design services to various improvements including the Great Hall lighting wiring system and the Museum Shop at the WV Culture Center, located at the WV State Capitol Complex.**

The existing wiring and conduit system for the Great Hall lighting was approximately 35 years old and in need of drastic improvements. The existing conditions that were observed included the conduit and outlet boxes mounted on the underside of the existing grating above the ceiling, the dimming circuits shared a common neutral, and bad fixture connections and cables. ZMM performed a complete survey and drawings of the existing conduit, wiring, and dimming systems. The circuiting requirements were confirmed and ZMM proposed correction methods with a dimming equipment manufacturer. The project included: dimmer circuits, conduit, wiring, new twist lock receptacles, and cleaning of the fixtures.

In addition to the improvements to the Great Hall lighting, ZMM examined a variety of options to add both a café and Museum Shop to the facility. The West Virginia Division of Culture and History ultimately decided to repurpose an underutilized space adjacent to the Great Hall as a Museum Shop. The shop is currently operated by Tamarack.







# CHARLESTON COLISEUM & CONVENTION CENTER

LEED  
SILVER

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

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

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



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# CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

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







# CLAY CENTER FOR THE ARTS & SCIENCES OF WV

LOCATION	COMPLETION	COST
CHARLESTON, WV	2020	\$2.1M

**The Clay Center in Charleston is a 240,000 SF facility that is dedicated to promoting performing arts, visual arts, and the sciences.**

The rear of the Clay Center contained a brick plaza with little connection to the interior. When the *Waterworks* exhibit was developed, new windows were added. Once the visual connection was made to the plaza, improvements were needed to maximize its potential. ZMM provided planning and design services for a complete overhaul. The plan provided three outdoor “rooms” which create the opportunity to listen, reflect, and interact. The design team developed an event space covered with a tensile fabric canopy and enhanced a landscape area with a reflecting pool and fountain that includes a feature sculpture at the center. Finally, a paved area was enhanced with new seating, lighting, and landscape materials.

ZMM has also been assisting with a variety of updates and new exhibits, such as providing structural design services for a *Lucky Climber*, a 52-foot climber made of wood and metal, in the main atrium space. Other improvements included serving as architect and engineer of record for the *My Town* and *Waterworks* exhibits, designed by Argyle Design. ZMM provided code compliance reviews, as well as architectural, mechanical, electrical, plumbing design, and standard construction phase services. As part of the *Waterworks* exhibit, ZMM provided architectural and structural design services to create two new large curtainwall windows.





# HVAC RENOVATION EXPERIENCE



**Charleston Coliseum & Convention Center (2015)** – Replace entire MEP infrastructure three 1,000 ton chillers and cooling towers, three 8,000 mbh gas condensing boilers, approximately ten VAV AHU's, approximately 10 large single zone VAV AHU's.

**Charleston Kanawha Health Department (2015)** – Replace entire mechanical system to include air cooled chiller, gas fired make-up unit and zone fan coils with electric reheat, approximately 45,000 SF new DDC controls.

**United Bank Building – Cooling Tower Replacement (2010)** – Two 400 ton centrifugal chillers, rebuild two large VAV AHU's, installed free cooling plate frame heat exchangers (2015).

**Kanawha County Public Library (2015)** – Replaced two gas-fired boilers with new gas condensing boilers.

**Building 5 Capital Complex (2008)** – Replaced 10<sup>th</sup> floor office space air condition, replaced perimeter induction units with new steam chilled water air handling units, distributed VAV terminal units with modification to architectural fit out approximately 22,000 SF. Installed new sprinkler service entrance for Buildings 5, 6, and 7.

**Capitol Complex Building Floors 7, 8, and 9** – Rebuild perimeter induction system and interior multi-zone distribution in addition to total architectural fit up, approximately 70,000 SF.

**Capitol Complex Building 6 Floors 3,4, and 5** – Rebuild perimeter induction system and interior multi-zone distribution in addition to total architectural fit up, approximately 70,000 SF.

**WV Lottery Headquarters Building (2014 - 2015)** – Installed 40,000 SF of new variable refrigerant system, new make-up air system, comprehensive architectural services.

**WV State Capitol Cafeteria** – Installation of large catering and service kitchen, included steam make-up air system, 3 Class 1 kitchen hoods, Class 2 kitchen hoods, all plumbing system, sprinkler system including sprinkler service entrance for entire Capitol Buildings, comprehensive architectural services.

**Old Kanawha Valley Bank Building (2015)** - New Cooling Chiller

**City Center East (2008)** - Chiller Replacement

**Tenant Fit-Up Numerous Office Buildings Charleston** – BB&T Building, City Center East, United National Bank Building, Hunting National Bank Building to include VAV distribution, electrical and architectural services.

## HVAC RENOVATION EXPERIENCE (CONT.)



### Additional HVAC Projects

Pleasant Hill Elementary School - HVAC Replacement  
Keyser Middle School - HVAC Replacement  
Huntington Herald Dispatch - HVAC Study  
Walker Machinery Main Office Renovation - HVAC  
Walker Diamond Office - HVAC  
Walker Machinery - HVAC Renovations  
State of WV – Governor’s Mansion Corrective - HVAC Study  
Camp Dawson Regional Training Institute - HVAC  
Central Regional Jail – HVAC and Roof Replacement  
King of Prussia, PA – HVAC Design (Multiple Projects)  
Kanawha Valley Senior Services - HVAC  
Tolsia High School - HVAC Renovations  
Cabell County Schools – Multiple HVAC Projects  
Cabell County Career & Technical Center - HVAC  
Cabell County Explorer Academy - HVAC  
Harrisville Elementary School - HVAC  
Ritchie County HS/MS - Cooling Tower Replacement  
Spring Hill Elementary School - HVAC  
Roane-Jackson Career & Technical Center  
Salt Rock Elementary School - HVAC Renovation  
Wayne County Schools – New HVAC System Projects  
Greenbrier County Schools – New HVAC System Projects  
Huntington High School  
Cabell-Midland High School



# 4

## TEAM QUALIFICATIONS



# ADAM KRASON

**AIA, LEED AP, ALEP**

*Principal*

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

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

## EDUCATION

Bachelor of Architecture  
The Catholic University of America, 1998

Bachelor of Civil Engineering  
The Catholic University of America, 1997

## LICENSURE

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

## AFFILIATIONS

Association for Learning Environments  
WV Board of Architects, President (2019 - Current)  
American Institute of Architects,  
Strategic Council (2033/23)  
Charleston Area Alliance, Board Chair  
Goodwill Industries of Kanawha Valley,  
Past Board Chair  
Clay Center, Board of Directors  
WV Symphony Orchestra, Board of Directors  
Charleston Urban Works, Board of Directors  
Charleston Municipal Planning Commission  
Charleston Historic Landmarks Commission  
Education Alliance, Board Chair (2022/23)

## PROJECT EXPERIENCE

**WV State Laboratory** - So. Charleston, WV

**WV Department of Agriculture Laboratory Evaluations** - Guthrie, WV

**Capital Sports Center** - Charleston, WV

**Shawnee Sports Center** - Institute, WV

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

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

**Charleston Coliseum and Convention Center** - Charleston, WV

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

**Wood County Justice Center** - Parkersburg, WV

**Wood County Resiliency Center** - Parkersburg, WV

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

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

**Girl Scouts of Black Diamond Council** - Charleston, WV

**Goodwill Prosperity Center** - Charleston, WV

**ZMM.COM**







# RODNEY PAULEY

**AIA**

**Project Manager**

Mr. Pauley oversees the daily design and production of the building, working in conjunction with in-house architectural and engineering staff to ensure the building not only meets the program requirements and budget, but meet the long-term needs of the owner. He also works directly with project principals to manage contracts, staffing and project deliverables. Mr. Pauley has a broad knowledge of building materials and services, building codes, construction techniques, and architectural detailing.

Mr. Pauley began his career in 1992 with a firm in Atlanta, Georgia, and for the next 12 years rose to the Associate level by designing and managing a wide variety of project types including educational, retail, historic renovation, medical, and entertainment, specializing in office and speculative office design. In 2010, Mr. Pauley moved back to Charleston, WV, as Project Manager for ZMM supervising design and production.

## EDUCATION

Bachelor of Architecture  
University of Tennessee - 1992

Associate of Science  
West Virginia Institute of Technology, 1986

## LICENSURE

West Virginia

## AFFILIATIONS

West Virginia AIA Member

## PROJECT EXPERIENCE

**WV State Laboratory Testing Facilities Assessment - WV**

**Charleston Coliseum and Convention Center - Charleston, WV**

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

**WV State Capitol Senate Bathroom Renovations - Charleston, WV**

**Capitol Guard House - Charleston, WV**

**WV Lottery Headquarters - Charleston, WV**

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

**INTUIT Prosperity Hub - Bluefield, WV**

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

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

**Wood County Resiliency Center - Parkersburg, WV**

**WVDNR Pipestem State Park Lodge Renovations - Pipestem, WV**

**WVU Institute of Technology Renovations - Montgomery, WV**

**BridgeValley Community and Technical College Master Plan - Montgomery, WV**

**Valley Health Clinics - Multiple Locations WV**





## EDUCATION

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

## LICENSURE

West Virginia, Virginia, Indiana, Maryland,  
Louisiana

LEED Accredited Professional

## AFFILIATIONS

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

United States Marine Corps - 14 Years

# JOHN PRUETT

**PE, LEED AP**

*Senior Mechanical Engineer*

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

## PROJECT EXPERIENCE

**WVDNR District 5 Headquarters** - Alum Creek, WV

**WV State Police Headquarters** - So. Charleston, WV

**Wood County Resiliency Center** - Parkersburg, WV

**WV State Capitol Renovations** - Charleston, WV

**General Services Division Surplus Property** - Dunbar, WV

**WV Housing Development Fund Office Building** - Charleston, WV

**Tucker County Courthouse Renovations** - Parsons, WV

**Gilmer County Courthouse Renovations** - Glenville, WV

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

**Jackson County Maintenance and Transportation** - Ripley, WV

**Jackson County EMS Building** - Ripley, WV

**WV Army National Guard**

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



# JAMES LOWRY

PE, BCxA

## Mechanical Engineer

Mr. Lowry is a registered Professional Engineer with design experience in the following.

### Industrial

Bayer Material Science, West Virginia Higher Education Policy Commission, Kuraray America, Armstrong Flooring, Covestro Laboratories.

### Educational

Renovations, evaluations and additions at Marshall University, West Virginia University Institute of Technology, Mercer County Schools and various other Schools and Universities statewide.

### Commercial

West Virginia Capitol Complex, West Virginia Parkways Authority

### Heath Care

Renovations, evaluations and additions at Cabell Huntington Hospital, Charleston Area Medical Center, Charleston Surgical Center, West Virginia Department of Health & Human Resources, Huntington VA Hospital and other various healthcare facilities statewide.

## EDUCATION

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

## LICENSURE

West Virginia, Pennsylvania, Ohio & Maryland

ASHRAE Building Commissioning BCxP Certified

## AFFILIATIONS

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

## PROJECT EXPERIENCE

### WVARNG - WV

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

### WV State Capitol Building #6 - Charleston, WV

### Capitol Guard House - Charleston, WV

### Charleston Fire Department Fitness Center Assessment - Charleston, WV

### GSD ASHRAE Building Assessment - Charleston, WV

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

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

### Marshall University - Huntington, WV

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

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

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



## EDUCATION

Bachelor of Science  
Old Dominion University, 2019

Associate of Applied Science  
New River Community College, 2016

## LICENSURE

West Virginia, Virginia

# 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.

## 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*



# BENJAMIN S. MCMILLAN

**PE, LEED AP**

*Civil Engineer*

Mr. McMillan has 15 years' experience and knowledge in land development throughout Virginia. Mr. McMillan has experience in creating site plans and producing reports and specifications for institutional, commercial, residential, utility-scale solar, and one utility-scale wind project. Site plan preparations included layout, utility plans, grading, drainage, stormwater management, and erosion and sediment control.

Mr. McMillan also attends meetings, interacts with clients and contractors, performs various construction administration duties, and visits projects throughout the design and construction phases. Additional experience is listed below.

- Experienced in land development for institutional, multi-family residential, commercial, industrial, and utility-scale solar projects.
- Knowledgeable of all phases of land development from schematic design through project close-out.
- Complied with and obtained approval from many different municipal and state agencies in multiple states.
- Proficient in AutoCAD Civil 3D and familiar with other engineering design programs such as Autodesk Storm & Sanitary Analysis, HydraFLOW, HydroCAD, Flowmaster, and PondPack.
- Coordinated site designs with other design disciplines including Architects, Landscape Architects, Mechanical Engineers, Electrical Engineers, Structural Engineers, and Geotechnical Engineers.

## EDUCATION

Bachelor of Science, Civil Engineering  
Virginia Polytechnic Institute and  
State University, 2007

## LICENSURE

West Virginia, Virginia, Kentucky, Ohio

## AFFILIATIONS

Registered Professional Engineer

## PROJECT EXPERIENCE

**WVU Medicine Jackson General Hospital Expansion** - Ripley, WV

**Wood County Resiliency Center** - Parkersburg, WV

**Wood County 911 Center** - Parkersburg, WV

**WVDNR Tomblin WMA New Visitor Center and Bunkhouse** - Logan, WV

**West Virginia Regional Technology Building 2000 Parking Loop** -  
Charleston, WV

**WV Department of Agriculture Lab Building** - Charleston, WV

**New River Health** - Oak Hill, WV

**Salvation Army** - Beckley, WV





# MIKE FLOWERS

## Plumbing Designer / Mechanical Technician

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

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

### EDUCATION

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

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

Associate of Science; 1988, West Virginia State University

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

### PROJECT EXPERIENCE

#### **WVARNG - WV**

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

**WV State Capitol Senate Bathroom Renovations - Charleston, WV**

**Tucker County Courthouse - Annex - Parsons, WV**

**Wood County Justice Center - Parkersburg, WV**

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

**Goodwill Industries - Parkersburg, WV**



# KEITH L. GONZALES

## *Construction Administrator*

Mr. Gonzales describes his role with ZMM as Construction Administrator as an exciting and challenging opportunity with new experiences every day. From varying jobsite conditions to the differing professionals, he works with daily, Mr. Gonzales approaches construction administration with over 40 years' experience in the construction industry and the desire to help provide the best outcomes possible for each project.

Mr. Gonzales prior to coming on board with ZMM oversaw the CAD/BIM coordination and design of major projects in the Columbus area. Mr. Gonzales project variety includes Educational (K-12 and University), Commercial, Military, Office, Justice (Courthouses, Justice Centers), Healthcare (Health Departments), Roof replacement projects.

### EDUCATION

Associate Degree, Mechanical Engineering  
Pittsburgh Technical Institute - 1978

### PROJECT EXPERIENCE

**Wood County Resiliency Center** - Parkersburg, WV

**Wood County Courthouse - Bell Tower Renovation** - Parkersburg, WV

**WV State Office Buildings 5, 6, & 7** - Charleston, WV

**Charleston Coliseum and Convention Center** - Charleston, WV

**Girl Scouts of Black Diamond Renovation** - Charleston, WV

**Christ Church United Methodist** - Charleston, WV

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

**WVDNR - Pipestem State Park Resort Renovations** - Pipestem, WV

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

**BOYD CAT-** Nitro and Belle Locations, WV

**YMCA Sojourners Shelter** - Charleston, WV

**BridgeValley CTC Nursing Wing Renovation** - So. Charleston, WV

**New River Health Medical Center Renovation** - Oak Hill, WV

**Valley Health Systems** - Huntington, WV



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CLIENT REFERENCES

# CLIENT REFERENCES

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

John Myers, Former Director  
WV Lottery Headquarters  
900 Pennsylvania Ave  
Charleston, WV 25302  
304.558.0500

Todd Reynolds, Deputy Branch Chief  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6367







# Thank You

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