



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: 1954940			Reason for Modification:
Doc Description: A&E - Chief Logan Recreation Center HVAC			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2026-04-28	2026-05-14 13:30	CEOI 0310 DNR2600000005	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 and Engineers

Address : 222 Lee Street West

Street :

City : Charleston

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

Principal Contact :

Vendor Contact Phone: Adam Krason **Extension:** 234

FOR INFORMATION CONTACT THE BUYER
 Joseph (Josh) E Hager III
 (304) 558-2306
 joseph.e.hageriii@wv.gov

Vendor Signature X *AG RK* **FEIN#** 550676608 **DATE** 5/13/26

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

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

(Printed Name and Title) Adam Krason, Principal

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

(Phone Number) / (Fax Number) 034.342.0159 x234

(email address) ark@zmm.com

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

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

ZMM Architects and Engineers

(Company)

(Signature of Authorized Representative)

Adam Krason, Principal

5/13/26

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

304.342.0159 x234

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)

**ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.:**

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)

- Addendum No. 1
- Addendum No. 2
- Addendum No. 3
- Addendum No. 4
- Addendum No. 5

- Addendum No. 6
- Addendum No. 7
- Addendum No. 8
- Addendum No. 9
- 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 and Engineers

Company

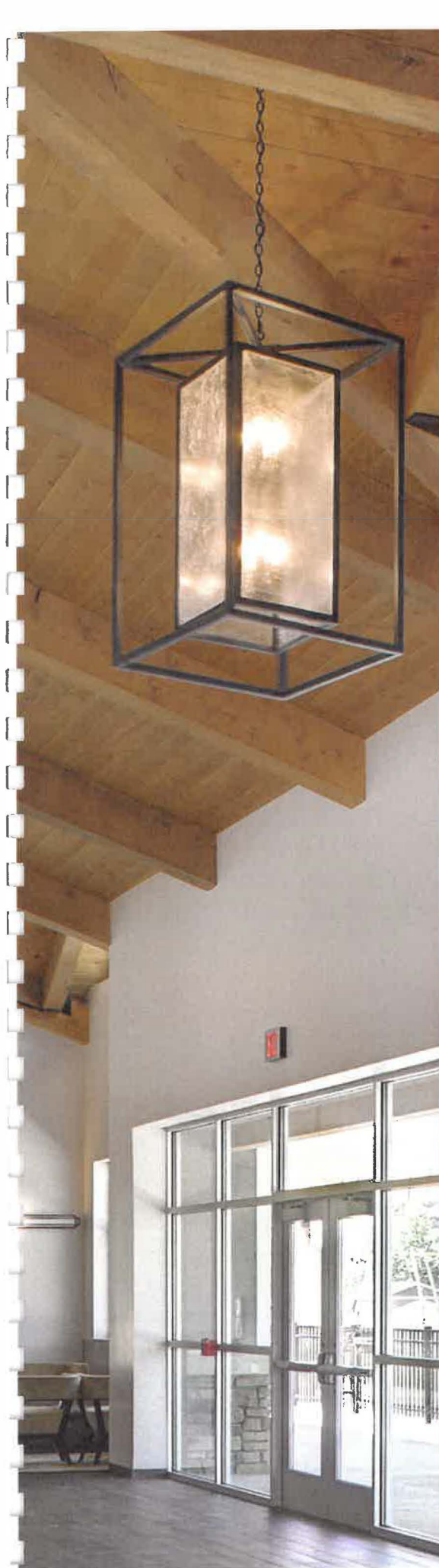
AG RK

Authorized Signature

5/13/26

Date

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



REQUEST FOR QUALIFICATIONS

For Architectural and Engineering
Services

**Chief Logan State Park
Recreation Center Pool HVAC**

RECEIVED

2025 MAY 14 AM 11:13

WW PURCHASING

May 15, 2025
ZMM.COM

May 13, 2026

Joseph (Josh) E. Hager, III
Buyer Supervisor
Department of Administration, Purchasing Division
State of West Virginia
2019 Washington Street East
Charleston, WV 25305



Subject: Architectural/Engineering Services for Chief Logan State Park Recreation Center Pool HVAC

Mr. Hager and the Selection Committee:

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 replacement of the existing pool dehumidification system at the Chief Logan State Park Recreation Center.

ZMM has extensive experience working with the West Virginia Division of Natural Resources (WVDNR) on projects that support recreation, tourism, conservation, and public engagement throughout the state. Our team is familiar with the operational needs, project delivery expectations, and coordination processes associated with WVDNR projects and facilities. Relevant experience includes our prior work at the Chief Logan Recreation Center as well as Forks of Coal State Natural Area (including the WVDNR District 5 Headquarters and the Claudia L. Workman Fish and Wildlife Education Center), the new District 4 Offices, Little Beaver Headquarters, Beech Fork State Lodge, Pipestem Resort State Park, the Tomblin Wildlife Management Area Elk Viewing Tower and Visitor Center, and the award-winning Stargazing Cabins at Coopers Rock State Forest. These projects reflect our experience designing facilities that enhance the visitor experience while supporting long-term operational performance and sustainability.

ZMM has provided professional design services for a wide variety of State of West Virginia agencies and understands the standards, regulations, permitting requirements, and administrative processes associated with state projects. Our longstanding relationships with state agencies and familiarity with state procurement and project delivery procedures help support efficient project coordination and successful project execution.

Established in 1959, ZMM is a West Virginia-based, full-service firm with more than 70 employees dedicated to designing the built environment. ZMM has an integrated design approach, delivering all building-related design services in-house, including architecture, engineering (structural, mechanical, civil, and electrical), landscape architecture, interior design, and construction administration.

This project requires specialized expertise in HVAC and natatorium environments, and ZMM's in-house mechanical, electrical, and plumbing (MEP) engineering team has extensive experience designing HVAC systems for recreational, institutional, educational, hospitality, and public facilities throughout West Virginia. Our engineers understand the unique challenges associated with pool dehumidification systems, including humidity control, indoor air quality, corrosion prevention, occupant comfort, energy efficiency, and long-term maintainability. As the proposed project manager for this effort, I have direct experience with the Chief Logan Recreation Center facility as well as extensive experience with pool dehumidification and HVAC system projects throughout the region. Our broader experience designing recreational and tourism-focused facilities, including state parks, visitor centers, and public gathering spaces, has also given our team a strong understanding of operational continuity, visitor experience, and long-term building performance within publicly utilized facilities.

Thank you for taking the time to review the attached expression of interest, which includes information regarding our project understanding, proposed approach, qualifications, and relevant experience. We appreciate your consideration for this important project and look forward to the opportunity to discuss our team and approach in greater detail.

Respectfully submitted,
ZMM Architects and Engineers

A handwritten signature in blue ink, appearing to read 'John Pruett', is written over a light blue horizontal line.

John Pruett, PE, LEED AP
Director of Engineering, Senior Mechanical Engineer/Project Manager

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1

ABOUT ZMM

ABOUT ZMM ARCHITECTS AND ENGINEERS

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

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



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

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

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs more than 70 highly-skilled professionals.

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



About ZMM Architects and Engineers (contined)

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

ZMM's building-related design services include the following.

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming

Feasibility Studies
Site Evaluation, Analysis, and Planning
Construction Cost Estimating

Design

Architectural Design
Interior Design
Lighting Design

Sustainable Design

Landscape Architecture

Engineering

Civil Engineering
Mechanical Engineering
Energy Consumption Analysis

Structural Engineering Electrical Engineering

Net-Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering

Post-Occupancy Evaluation

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





2

RELEVANT PROJECT EXPERIENCE



CLAUDIA L. WORKMAN FISH & WILDLIFE EDUCATION CENTER

LOCATION | SIZE | COMPLETION | COST
ALUM CREEK, WV | 7,000 SF | 2021 | \$5M

ZMM provided design services for the Education Center, which includes exhibits about West Virginia's native wildlife, including conservation, game management, forestry, stream restoration, and how to identify native plants and animals.

The center is located on 102 acres of land, along with the WVDNR District 5 Headquarters. ZMM's services included the development of the site and facility, as well as coordination with civil/environmental, exhibit design, and marketing team members. The facility, nestled in the beautiful landscape, concentrates on visitor and user experience, while creating a dynamic space to celebrate West Virginia's greatest natural treasures. One of the key concepts is to represent our wild and wonderful state by incorporating natural materials such as stone, a variety of woods, and natural finishes.

A central axis frames an inspiring view and sets the tone for the visitor with heavy timber, vaulted ceilings, and natural light. The northwest quadrant is dedicated to administration and classroom functions, while the southwest quadrant is composed of utilitarian spaces. The eastern half of the building is devoted to exhibit space. The angled walls and exterior glass create a vibrant exhibit space, as the outdoors become part of the exhibit, as a large, elevated deck spans across the landscape, creating the ultimate viewing platform for the breathtaking views of the Forks of Coal State Natural Area.





TUCKER COUNTY CONVENTION AND VISITOR CENTER

LOCATION DAVIS, WV	SIZE 3,790 SF	COMPLETION EST. 2026	COST \$2.3M
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The New Tucker County Visitor Center serves as a welcoming gateway to the region, providing both visitors and locals with a space that reflects the spirit and landscape of Tucker County.

The Visitor Center includes a community gathering area, administrative offices, a large conference room, a business center, restroom facilities, and areas dedicated to travel information, local merchandise, and regional goods. The center also features an interactive exhibit that educates visitors about the county's rich natural and cultural heritage.

The architectural design draws direct inspiration from the surrounding environment. The building incorporates natural timber elements reminiscent of the native forests, complemented by dark stone veneer and warm wood ceilings that extend from the canopy into the interior. These materials create a seamless transition between the built environment and the natural landscape.

Expansive glass openings are strategically positioned to frame the site's scenic views while allowing ample natural light to flood the interior spaces. The resulting design fosters a strong connection between occupants and the outdoors, celebrating the beauty, texture, and character of Tucker County's natural environment.



ADDITIONAL WVDNR EXPERIENCE

- Beech Fork State Park Cabins - Kenova, WV
- Hawks Nest State Park Miscellaneous Projects - Ansted, WV
- Twin falls State Park - Lodge and Convention Expansion and Master Plan - Mullens, WV
- District V Headquarters Renovation - Alum Creek, WV
- Tomblin Wildlife Management Area: Shop, Elk Viewing Platform, and Visitor Center - Alum Creek, WV





VALLEY PARK COMMUNITY CENTER

LOCATION	SIZE	COMPLETION	COST
HURRICANE, WV	31,216 SF	2018	\$8M

The 31,216 SF Community Center building is the centerpiece of a multi-million dollar improvement to the existing Valley Park in Hurricane, WV.

The park's previous community building was torn down to make way for a larger, updated Community Center that includes 7,750 SF of conference space, a commercial kitchen, offices for the Putnam County Parks and Recreation Commission, and offices, locker-rooms, and concessions for the existing wave pool.

The exterior design plays off the existing Commons Building, which incorporates stone accents, wood siding, and multi-sloped roofing around a floor plan that emphasizes the internal components. The Community Center entrance is highlighted by a large, exposed-wood truss bearing on tall, battered stone columns. These wood beams are featured at all entrances and carry into the meeting room prefunction to provide a fully-exposed, open wood structure. The majority of the building perimeter is brick veneer with the taller meeting room and entrance separated by cast-stone banding. The more detailed façades for the prefunction space and office blocks feature punched windows set in horizontal wood siding with a stone veneer wainscot, which gives the building a lodge-like feel. Sloped, standing seam metal roofing highlights the more visible portions of the building, while flat roofs cover the support spaces.





MANASSAS PARK COMMUNITY CENTER

LOCATION MANASSAS PARK, VA	SIZE 79,280 SF	COMPLETION 2010	COST \$18.5M
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The Manassas Park Community Center is a multi-generational facility designed to meet the recreation and community use needs of all the citizens of Manassas Park.

Features of this multi-generational facility include a large entry rotunda with a central control desk that provides visual control over the main corridors, two full-size basketball courts, and a 25 yard, eight-lane pool with zero-depth entry area featuring water jets and other play features.

Other features include two community event/banquet rooms with individual access to a catering/commercial kitchen, a pre-function area with access to an outdoor patio/garden area to serve as overflow space for large events, a series of multi-use rooms that can be used individually or combined into larger spaces, a pre-school room, a teen room, a senior citizens room, and a separate Parks and Recreation administrative office area with its own entrance.





SHAWNEE SPORTS COMPLEX TOURISM AND WELCOME CENTER

LOCATION DUNBAR, WV	SIZE 12,000 SF	COMPLETION 2025	COST \$4M
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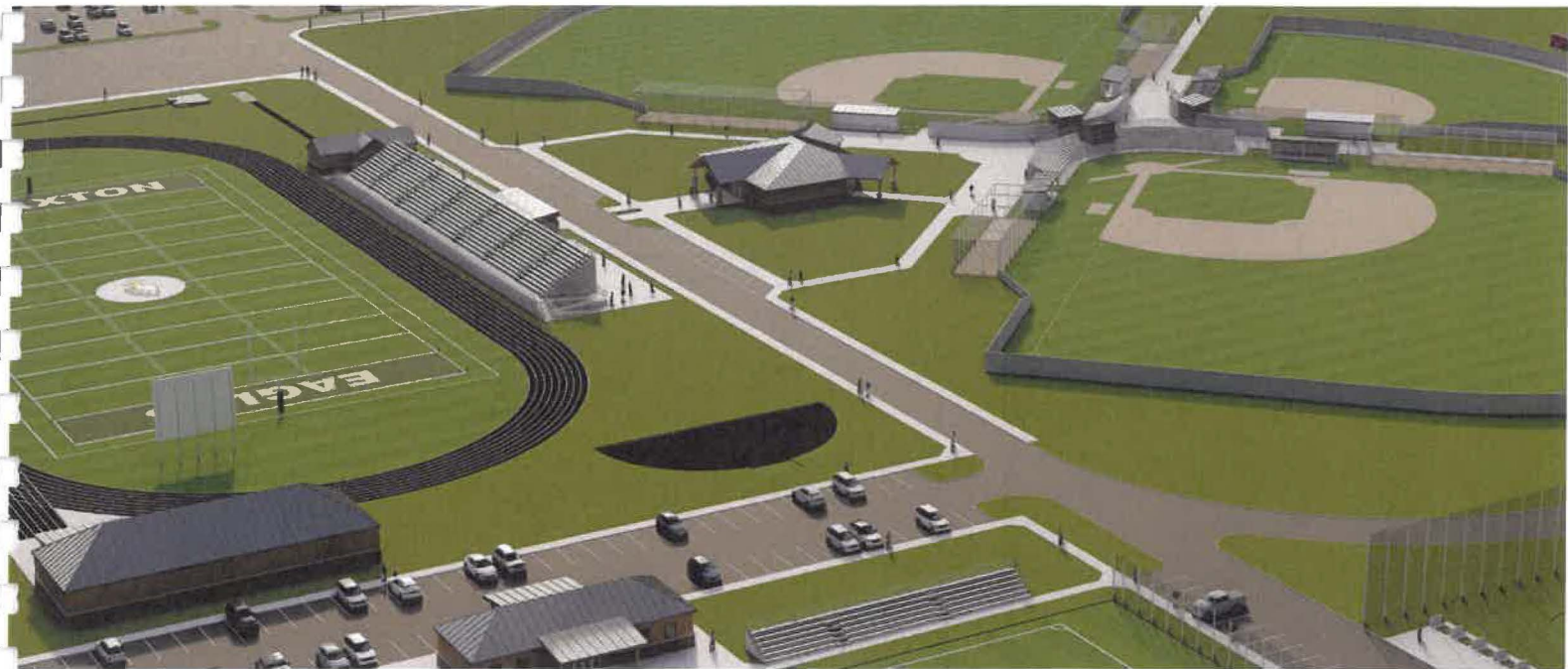
The new welcome center brought much needed space to this popular sports complex destination. The facility includes a commercial kitchen, restrooms, tournament spaces, and offices.

The Kanawha County Commission has expanded the existing Shawnee Welcome Center to create a new Shawnee Sports Complex Tourism and Welcome Center at the Shawnee Sports Complex. This Tourism and Welcome Center was desperately needed to meet the ever-growing number of patrons at the Shawnee Sports Complex in Dunbar, WV. This new facility includes 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 Dunbar, WV. At the same time, Shawnee has welcomed more than 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 new Tourism and Welcome Center provides recreation services to local residents, schools, and hosting sports tournaments.





BRAXTON COUNTY ATHLETIC COMPLEX

LOCATION | SIZE | COMPLETION | COST
BRAXTON CTY, WV | 283,000 SF | TBD | \$120M

Creating opportunities for athletic competition, economic development, and healthy lifestyles, while building a brighter future in the heart of West Virginia.

ZMM performed a feasibility study, preliminary design, and cost estimating. This \$120 million indoor/outdoor sports complex would be located in Braxton County.

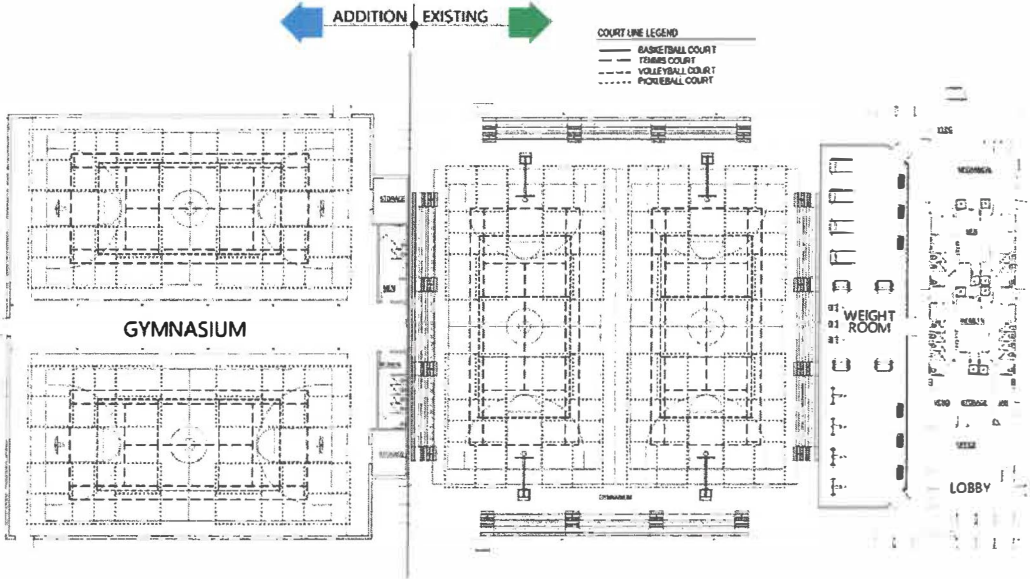
This multi-sports complex would provide an updated venue to include every sport currently offered in the county. The facility provides flexibility to host sports and large special events. Community members of all ages will be able to utilize the complex and central West Virginia will now be able to host tournaments that will boost local business.

Complex elements include:

- Stadium (4,000 seats)
- Gymnasium (3,000 seats)
- Auxiliary Gym (350 seats)
- Elevated Running track
- Wrestling Rooms (2 Mats)
- Weight Room
- Aquatics Center
- Competition Pool
- Leisure pool



RECREATION FACILITY EXPERIENCE

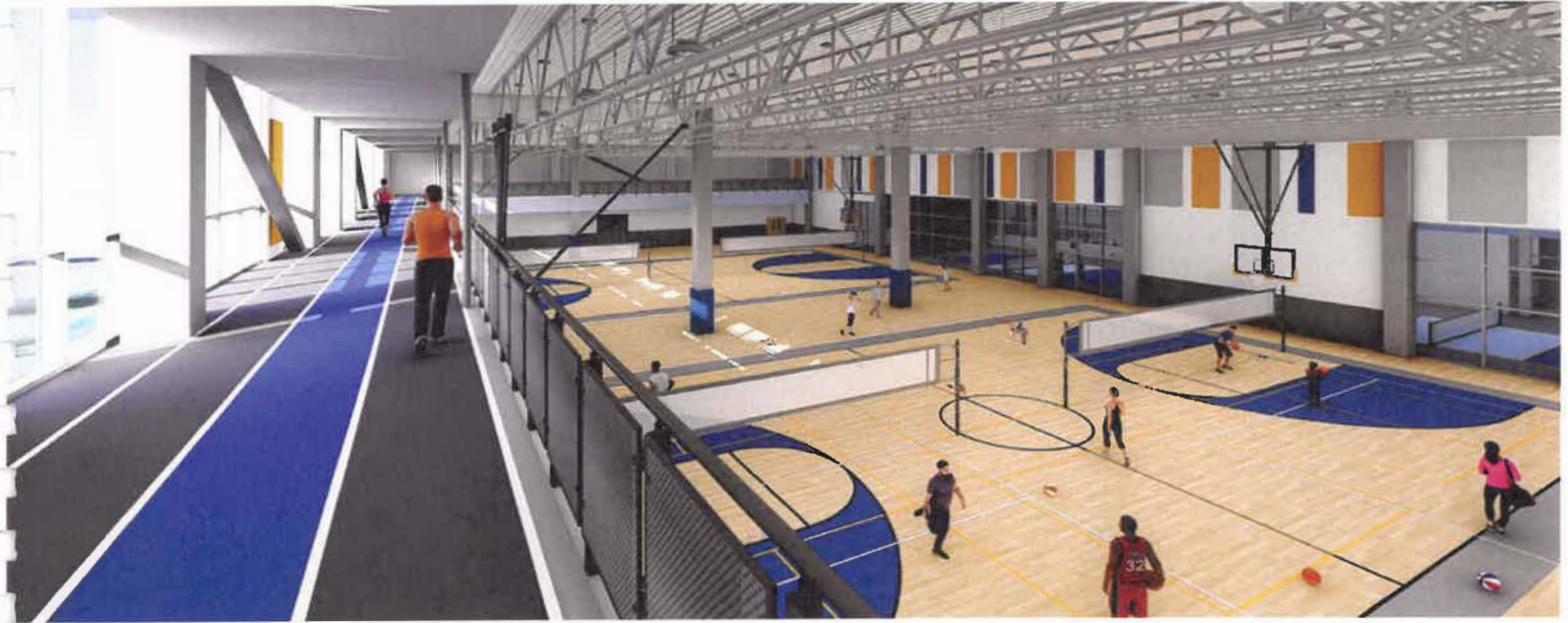


Chief Logan Recreation Center Gymnasium Addition - Logan, WV



Proposed Health and Wellness Center - WV

Recreation (continued)



Proposed Sports Center - WV



Southern WV Sports Center - Lewisburg, WV

AQUATIC EXPERIENCE

- Stonewall Resort Master Plan
- Charleston Family YMCA Pool
- Robert C. Byrd - Regional Training Center (WVARNG) Pool
- Manassas Park Community Center and Pool
- Edgewood Country Club Pool House Design





3

PROJECT TEAM



ADAM KRASON

AIA, LEED AP, ALEP

Principal-in-Charge

Mr. Krason has served in the capacity of Architect and Project Manager for a variety of projects at ZMM. This experience includes Military, Educational (K-12 and Higher Education), Office, Justice (Courthouses, Correctional, Justice Centers), and Multi-Unit Residential projects. Mr. Krason's responsibilities include programming, design, documentation, coordination of the architectural and engineering team, as well as construction administration. Mr. Krason works 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 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

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

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

Coopers Rock Stargazing Cabins (WVDNR) - Bruceton Mills, WV

Tucker County Visitor Center (WVDNR) - Davis, WV

Beech Fork State Park Cabins (WVDNR) - Lavalette, WV

WV International Yeager Airport - Charleston, WV

WV State Laboratory So. Charleston, WV

WV Department of Agriculture Laboratory Evaluations - Guthrie, WV

Capital Sports Center - Charleston, WV

Shawnee Sports Complex and Welcome Center - Dunbar, WV

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

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

Charleston Coliseum and Convention Center - Charleston, 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

Goodwill Prosperity Center - Charleston, WV

ZMM.COM





JOHN PRUETT

PE, LEED AP

Director of Engineering, Senior Mechanical Engineer, Project Manager

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

EDUCATION

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

LICENSURE

West Virginia, Virginia, Indiana, Maryland,
Louisiana

LEED Accredited Professional

AFFILIATIONS

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

United States Marine Corps - 14 Years

PROJECT EXPERIENCE

Chief Logan Recreation Center (WVDNR) - Logan, WV
- Weight Room Mechanical Design

District 5 Headquarters (WVDNR) - Alum Creek, WV

WV State Police Headquarters - South Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Development Fund Office Building - Charleston, WV

Tucker County Courthouse Renovations - Parsons, WV

Gilmer County Courthouse Renovations - Glenville, WV

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

Jackson County Maintenance and Transportation - Ripley, WV

Jackson County EMS Building - Ripley, WV

WV Army National Guard

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



Nathan Spencer

AIA

Senior 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.

EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia, Virginia

AFFILIATIONS

West Virginia AIA, Member

PROJECT EXPERIENCE

Charleston Coliseum and Convention Center - Charleston, WV

Shawnee Sports Complex and Welcome Center - Dunbar, WV

Logan-Mingo Readiness Center (WVARNG) - Holden, WV

Jackson County AFRC (WVARNG) - Millwood, WV

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

Buckhannon Readiness Center (WVARNG) - Buckhannon, WV

Parkersburg Readiness Center (WVARNG) - Parkersburg, WV

Marshall Readiness Center (WVARNG) - Moundsville, WV

Kenova AFRC SCIF Building (WVARNG) - Kenova, WV

AASF #1 and #2 Hangar Additions - Wheeling, WV

Mountaineer Challenge Academy South (WVARNG) - Montgomery,
WV

Morgantown Readiness Center (WVARNG) - Morgantown, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV



BILLY SIMMS

ASSOC. AIA

Designer

Mr. Simms is responsible for providing technical support to architectural staff, project coordination and production of drawings from proposal plans to construction documents using 3D modeling software.

Mr. Simms has experience in various types of construction techniques. Billy has served clients in various areas including Education, Residential, Medical, Commercial Offices, Religious and Civic Institutions.

EDUCATION

Bachelor of Arts, Board of Regents
West Virginia State University, 1993

AFFILIATIONS

American Institute of Architects, Associate
Member

PROJECT EXPERIENCE

Claudia L. Workman Fish & Wildlife Education Center (WVDNR) - Alum Creek, WV

District 5 Headquarters (WVDNR) - Alum Creek, WV

Pipestem State Park Lodge (WVDNR) - Pipestem, WV

Coopers Rock Star Gazing Cabins (WVDNR) - Bruceton Mills, WV

Coonskin Maintenance Facility - Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

Charleston Coliseum and Convention Center - Charleston, WV

WV Lottery Headquarters - Charleston, WV

INTUIT Prosperity Hub - Bluefield, WV

Goodwill Industries - Parkersburg, Elkview, and Teays Valley, WV

AIP Building Assessment and Renovations - Dunbar, WV

Toyota Engineering Office Addition - Buffalo, WV

Salvation Army Building - Beckley, WV



CARLIE RAY

NCIDQ

Senior Interior Designer

Carlie serves as the Senior Interior Designer at ZMM. She is a detail-oriented and creative professional with extensive knowledge in interior architecture. Her goal with every project is to create a beautiful and functional environment that suits the client's needs.

As an interior designer, her background includes commercial properties, education, healthcare, historic adaptive reuse, residential properties, existing building renovations, and hospitality design. She has experience managing a variety of project elements including interior space planning, finish and fixture selection, creating concept presentations, rendering 3D models, and producing construction documents to ensure that each project seamlessly transitions from concept to reality.

EDUCATION

Bachelor of Science in Interior Design
West Virginia University, 2017

AFFILIATIONS

NCIDQ Certification ID#35513
West Virginia University Interior
Architecture Advisory Board Member

PROJECT EXPERIENCE

- Tucker County Visitor Center (WVDNR)** - Davis, WV
- Coopers Rock Stargazing Cabins (WVDNR)** - Bruceton Mills, WV
- Beech Fork State Park Cabins (WVDNR)** - Lavalette, WV
- WV International Yeager Airport** - Charleston, WV
- Williamson Health and Wellness Renovation** - Williamson, WV
- New River Health** - Oak Hill, WV
- WV Health Right** - Charleston, WV
- Capital Sports Center** - Charleston, WV
- National Weather Service Building** - Charleston, WV
- Coonskin Park Clubhouse Renovations** - Charleston, WV
- KRT New Laidley Transit Ticket Booth** - Charleston, WV
- Wood County Resiliency Center** - Parkersburg, WV
- Buckhannon Readiness Center Addition (WVARNG)** - Buckhannon,
- Goodwill Industries** - Parkersburg, WV
- Salvation Army Headquarters** - Beckley, WV
- Step toe & Johnson Law Office Renovation** - Charleston, WV
- Woody Williams Center for Advanced Learning** - Barboursville, WV
- Staats Building Renovation** - Charleston, WV



JAMES LOWRY

PE, BCxA

Senior Mechanical Engineer

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

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

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

EDUCATION

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

LICENSURE

West Virginia, Pennsylvania, Ohio, and Maryland

ASHRAE Building Commissioning BCxA Certified

AFFILIATIONS

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

PROJECT EXPERIENCE

WV International Yeager Airport - Charleston, WV

WVARNG[®] WV

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

WV State Capitol Building #6 - Charleston, WV

Capitol Guard House - Charleston, WV

Charleston Fire 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 Replacement**

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

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



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 2010, Mr. Kantsios has expanded his knowledge and understanding of the industry; providing 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

Virginia, West Virginia, Ohio

PROJECT EXPERIENCE

WV International Yeager Airport - Charleston, WV

WV Regional Technology Park - Charleston, WV
- Street Lighting Replacement

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

WV General Services - Charleston, WV
- Building 31 Parking Garage Lighting and Security Replacement
- Building 35 Lightning Protection Replacement
- Building 37 HVAC Replacement and Energy Improvements

Remington (TC Energy) Office Building - Charleston, WV

Goodwill Industries of Kanawha Valley - Charleston, WV

HOPE Community Center - Charleston, WV

Trace Fork Soccer Complex Improvements - Charleston, WV

Nicholas County Schools - Nicholas County, WV
- Glade Creek Elementary School

Raleigh County Schools - Raleigh County, WV
- Shady Spring Elementary School Access Road

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

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



KARSEN SHANNON

Electrical Designer (EIT)

Mr. Shannon is a certified Engineer in Training (EIT) with 1.5 years of experience as a commercial electrical designer, delivering innovative, efficient, and cost-effective solutions for diverse projects. Specializing in schools and technical career centers, Mr. Shannon excels in collaborating with multidisciplinary teams, including HVAC, plumbing, architectural, civil, and interior designers, effectively communicating with designers inside and outside the firm. Known for optimism, punctuality, and adaptability, Mr. Shannon ensures seamless integration of electrical systems to meet project demands and enhance functionality, while training under an experienced, licensed electrical professional engineer (PE).

EDUCATION

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

AFFILIATIONS

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

PROJECT EXPERIENCE

Capital Sports Center - Charleston, WV

Remington (TC Energy) Office Building - Charleston, WV

Edgewood Country Club - Charleston, WV

WV Consolidated Laboratory - Charleston, WV

Wood County 911 Center Fence Area - Parkersburg, WV

Cooper's Rock Residence and Linens Building (WVDNR) - Bruceton Mills, WV

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

Calhoun-Gilmer Career Center - Grantsville, WV

Marshall University Multiple Projects - Huntington, WV

West Virginia State University - Institute, WV
- Sullivan Hall Elevators

WV School of Osteopathic Medicine - Lewisburg, WV

Roane-Jackson Technical Center - Leroy, WV
- HVAC
- Electrical Lab Building

Hurricane High School HVAC - Hurricane, WV

Mountwest CTC Deferred Maintenance - Huntington, WV

MIKE FLOWERS

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



JEFFREY BRUNS

SE, LEED AP

Structural Engineer

Mr. Bruns has a distinct understanding of built structures that enables him to develop and incorporate his designs with our comprehensive team of architects and engineers. He has worked on a wide range of project types from structural design to failure analysis of the building.

EDUCATION

Colorado State University, Fort Collins,
Bachelor of Civil Engineering

University of Illinois at Urbana-Champaign,
Master of Civil Engineering

LICENSURE

Structural Engineer - multiple States

Structural Engineering Certification Board

LEED Accredited Professional

AFFILIATIONS

American Society of Civil Engineers

Structural Engineers Association of Illinois

American Concrete Institute

PROJECT EXPERIENCE

Oswego Community Unit School District 308e Oswego, IL
- **Southbury Elementary School and Early Childhood Center**

- **Bednarcik Junior High School**

- **Karl Plank Junior High School**

- **Hunt Club Elementary School**

- **Thompson Junior High School Addition and Renovation**

- **Traughber Junior High School Addition and Renovation**

- **Oswego East High School Expansions**

- **Oswego High School Addition and Renovation**

Davinci Academy Elgin, IL

- **Classroom and Front Entry Renovation**

Elgin Area School District - Elgin, IL

- **Bartlett High School**

- **Multiple Elementary School Additions**

- **Multiple New Elementary Schools**

- **Multiple Middle Schools**

Elgin Community College - Elgin, IL

- **Health and Life Sciences Center (LEED Silver Certified)**

- **Health and Business Technology Center**

- **Health and Business Technology Chemistry Labs Addition**

- **Health and Business Technology Greenhouse Addition**

- **Student Resource Center Addition and Renovation**



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PROJECT APPROACH

PROJECT UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

ZMM Architects and Engineers understands that the project includes the evaluation, design, specification, permitting, construction documents, and construction administration services required to replace the existing pool dehumidification system at the Chief Logan State Park Recreation Center located within Chief Logan State Park in Logan County, West Virginia.



The Division of Natural Resources is seeking a more efficient and sustainable system for the pool area that improves humidity control, indoor air quality, occupant comfort, energy efficiency, and long-term operational reliability. Indoor pool facilities present unique environmental and mechanical challenges due to elevated humidity levels, corrosive conditions, and continuous operational demands. Addressing these conditions requires careful coordination between mechanical, electrical, structural, and architectural disciplines to ensure the selected system performs efficiently while protecting the building and improving the user experience.

ZMM Architects and Engineers has extensive experience designing HVAC renovation and replacement projects throughout West Virginia, including projects for the West Virginia Division of Natural Resources (WV DNR). Our team understands the operational, budgetary, and scheduling considerations associated with state projects and occupied public facilities. Additionally, our familiarity with Chief Logan State Park Recreation Center and prior experience at the facility provides an advantage in understanding the existing building systems, operational considerations, and project constraints.

APPROACH

Goal/Objective 1: Review site conditions and evaluate feasibility while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize cost and ecological disturbance and meet all objectives.

The first phase of a successful renovation project begins with a thorough evaluation of the existing facility and open communication with the owner and facility staff. ZMM will conduct a detailed assessment of the existing pool dehumidification and HVAC systems, associated controls, electrical infrastructure, ventilation systems, and related building conditions impacting the natatorium environment.

ZMM's project manager, John Pruett, PE, LEED AP, has direct experience with the Chief Logan State Park Recreation Center facility as well as extensive experience designing HVAC and pool dehumidification systems for a variety of facilities. His familiarity with natatorium environments, humidity control challenges, and facility operations will help

Approach (continued)

support an efficient evaluation and design process while minimizing disruption to ongoing operations.

Our familiarity with the Recreation Center and experience working with DNR facilities will help expedite the evaluation process and support efficient coordination throughout the project. During this phase, our team will collaborate closely with DNR representatives and facility personnel to understand operational concerns, maintenance challenges, scheduling requirements, and long-term goals for the facility.

The evaluation phase will include the following.

- Existing equipment assessment and documentation
- Review of ventilation, airflow, humidity control, and indoor air quality performance
- Evaluation of condensation and building envelope impacts
- Assessment of existing controls and automation systems
- Review of available utilities and electrical capacity
- Identification of code compliance and permitting requirements
- Coordination with facility operations staff regarding operational needs and scheduling constraints
- Identification of opportunities to improve energy efficiency and long-term maintainability

Based on this evaluation, ZMM will work collaboratively with WV DNR to develop practical and sustainable replacement solutions that align with project goals, operational requirements, and budget expectations while minimizing disruption to the facility and surrounding environment.

As part of this process, our team will evaluate construction sequencing and operational impacts to help minimize disruption to facility users and ongoing operations during construction.

Goal/Objective 2: Provide all necessary services to design and permit the facilities described in this EOI in a manner that is consistent with the Division of Natural Resources' needs, objectives, current law, and current code while following the plan to design and execute the project within the project budget.

Following the evaluation phase, ZMM will provide complete in-house architectural and engineering services necessary to design and document the project in accordance with DNR requirements, applicable building codes, and permitting requirements.



ZMM provides all building-related design services in-house, including architecture, engineering (structural, mechanical, civil, and electrical), landscape architecture, interior design, and construction administration. This integrated design approach allows our team to coordinate all disciplines efficiently throughout the project and quickly respond to existing conditions that commonly arise during renovation work.

Our design effort will focus on providing a practical, energy-efficient, and maintainable solution that improves performance and reliability within the natatorium environment. Design considerations will include the following.

Approach (continued)

- Review of controls integration and commissioning activities
- Punch-list inspections
- Final inspections and closeout coordination
- Warranty phase follow-up and inspections

ZMM has extensive experience providing construction administration services for HVAC renovations, occupied facility upgrades, and state projects throughout West Virginia. Our team understands the importance of proactive communication, responsiveness, and coordination throughout construction to help ensure successful project delivery.

Through our integrated team approach, experience with WV DNR projects, and familiarity with the Chief Logan Recreation Center facility, ZMM is well-positioned to help the West Virginia Division of Natural Resources successfully deliver this important improvement project.



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CLIENT REFERENCES

CLIENT REFERENCES

Mayor Amy Shuler Goodwin

City of Charleston
501 Virginia Street East
Charleston, WV 25301
304.348.8174

Jonathan Neal, Project Manager

WVARN
1707 Coonskin Drive
Charleston, WV 25311
304.791.4138

Bob Kilpatrick, Director

General Services Division of WV
103 Michigan Ave
Charleston, WV 25311
304.352.5491

Ben Salango, Commission President

Kanawha County Commission
PO Box 3627
Charleston, WV 25336
304.357.0109





Thank You

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