	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: 1700463 **Doc Description:** Elkins Readiness Center Floor Repair Design EOI **Proc Type:** Central Purchase Order			**Reason for Modification:**
Date Issued	**Solicitation Closes**	**Solicitation No**	**Version**
2025-06-25	2025-07-10 13:30	CEOI 0603 ADJ2500000025	1

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VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers
Address : 222 Lee Street, W.
Street :
City : Charleston
State : WV **Country :** **Zip :** 25302
Principal Contact : Adam Krason
Vendor Contact Phone: 304.342.0159 **Extension:** 234

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

Vendor Signature X AG RK **FEIN#** 550676608 **DATE** 7/10/25

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

(Phone Number) / (Fax Number) 304.342.0159 / 304.345.8144

(email address) ark@zmm.com

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

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

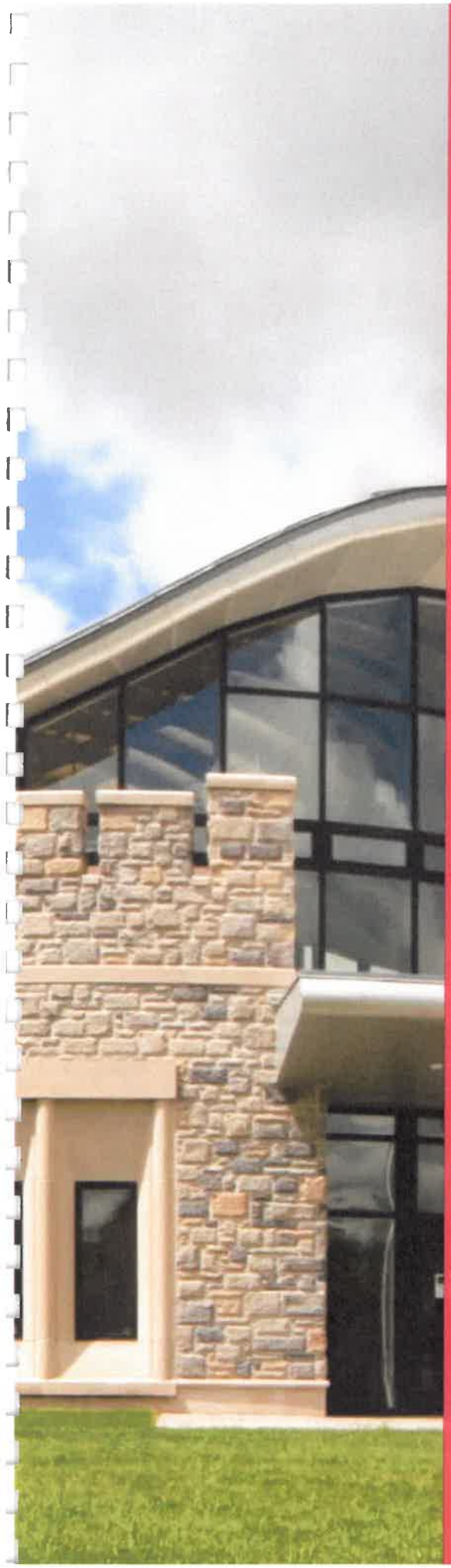
ZMM Architects and Engineers
(Company)

(Signature of Authorized Representative)

Adam Krason, Principal 6/3/25
(Printed Name and Title of Authorized Representative) (Date)

304.342.0159 / 304.345.8144
(Phone Number) (Fax Number)

ark@zmm.com
(Email Address)



ZMM
ARCHITECTS
ENGINEERS

EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services

Elkins Readiness Center
Floor Repair Design

ADJ2500000025
July 10, 2025

ZMM.COM

July 10, 2025

David Pauline, Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305

Subject: Elkins Readiness Center Floor Repair Design - ADJ2500000025

ZMM
ARCHITECTS
ENGINEERS

Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and qualifications to provide professional architectural and engineering design services to develop construction documents for the floor repairs and renovations to the Elkins Readiness Center, constructed in 2012 and located in Belington, WV. We understand that the repairs needed are due to unsuitable soil conditions beneath a portion of the facility, and these repairs are critical to fully support the current mission.

Established in 1959, ZMM is a West Virginia-based, full-service A/E firm, and is noted for design excellence and client focus. With our longstanding relationship serving the West Virginia Army National Guard (WVARNG) and our combination of technical expertise and local renovation experience, we are best suited to help successfully deliver this project.

With more than 70 local employees, ZMM provides an integrated design approach by delivering all building-related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. Our architects and engineers are highly qualified and have worked together to deliver projects of a similar scope and complexity.

We have partnered with the local and trusted professionals at Civil and Environmental Consultants (CEC) to provide geotechnical support and expertise related to the current soil issues at the site. We have collaborated with CEC on a variety of projects, and we collectively bring extensive local and related experience to this project. ZMM and CEC are respected and valued resources in the design community and in the region.

ZMM has provided design services on renovation projects throughout West Virginia and our successful renovation approach has allowed our firm to be entrusted with designing improvements to some of West Virginia's most prominent buildings including the Charleston Coliseum and Convention Center, the Culture Center, the Greenbrier, and the Clay Center. Perhaps most importantly, the ZMM team has worked collaboratively with the WVARNG on a variety of renovation projects including the following.

- MCA – South (3 Phases)
- Camp Dawson Building 202 Renovation
- MCA – Jobs Challenge Facility
- Camp Dawson Building 245 Renovation
- Camp Dawson Building 246 Renovation
- Camp Dawson Building 301 Renovation
- Camp Dawson Building 106 Renovation

In addition to the projects mentioned above, the members of our proposed team have also provided design and construction phase services on multiple WVARNG projects including the Joint Interagency Training and Education Center (JITEC) and ACP at Camp Dawson, the Jackson County AFRC, the Glen Jean AFRC, the Tackett Family Readiness Center, the Morgantown Readiness Center, and the Logan-Mingo Readiness Center. Several of these projects including the CFMO Expansion, the JITEC, and the Logan-Mingo Readiness Center were recognized with design awards. In fact, ZMM's

commitment to design quality has been recognized by the American Institute of Architects West Virginia Chapter with 15 design awards in the last decade – an achievement unrivaled in West Virginia.

We hope that you observed our commitment to design quality, budget and schedule control, and client service demonstrated on these projects.

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 the Elkins Readiness Center Floor Repair Design project, as well as ZMM's qualifications and relevant project experience. Additionally, please visit our website at 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 these projects in greater detail.

Respectfully submitted,
ZMM Architects and Engineers

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

TABLE OF CONTENTS

A

FIRM PROFILES

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), interior design, and construction administration with our in-house team. Our integrated design approach makes ZMM unique among architecture/engineering firms, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.

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

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

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

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

ZMM ARCHITECTS ENGINEERS

About ZMM Architects 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.

AWARD WINNING DESIGN

ZMM's commitment to quality has been recognized through both state and national design awards, as well as through long-term client relationships that we have developed. Our unique approach and integrated design services have led the firm to earn 27 design awards since 2005 – an unrivaled achievement.

2025

AIA Merit Award, West Virginia Chapter
Achievement in Architecture for New Construction
Clendenin Elementary School - Clendenin, WV

AIA Honor Award, West Virginia Chapter
Achievement in Architecture in Residential Design
Coopers Rock State Stargazing Cabins - Bruceton, WV

AIA Honor Award, West Virginia Chapter
Craftsmanship
Coopers Rock State Stargazing Cabins - Bruceton, WV

2020

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

AIA Merit Award, West Virginia Chapter
Achievement in Architecture in Sustainable Design
Ridgeview Elementary School - Sophia, WV

2019

AIA Honor Award, West Virginia Chapter
Excellence in Architecture for New Construction and Renovation
Charleston Coliseum & Convention Center - Charleston, WV

AIA Citation, West Virginia Chapter
Citation for Achievement in Architecture in Interior Renovation
Charleston Coliseum & Convention Center - Charleston, WV

AIA People's Choice Award, West Virginia Chapter
Charleston Coliseum & Convention Center - Charleston, WV

2018

AIA Citation, West Virginia Chapter
Citation for Unbuilt Project
Charleston EDGE - Charleston, WV

ZMM ARCHITECTS ENGINEERS

COMPANY OVERVIEW

CIVIL & ENVIRONMENTAL CONSULTANTS, INC. In 1989, four engineers and scientists came together with a singular vision: to be a people-first company, one that promotes a culture where clients and employees enjoy working together, and that is responsive to client needs with integrated services and high-quality work for projects both complex and routine. More than 35 years later, Civil & Environmental Consultants, Inc. (CEC) has 1,500+ team members in offices nationwide. Headquartered in Pittsburgh, Pennsylvania, we are consistently ranked on Engineering News-Record's annual lists of the nation's Top Design Firms and Top Environmental Firms.

CEC's offices are comprised of senior leaders, master planners, engineers, project managers, and support staff, all with significant private and public infrastructure planning, design, and engineering experience. Our offices are adequately staffed with various professionals to ensure appropriate staff is assigned to any task.

CEC enjoys positive relationships with local, regional, and state regulatory officials. These relationships are critical to navigating the permitting process through the increasingly complicated regulatory environment. CEC understands the time required for permitting tasks and can assist the client in developing accurate project schedules. CEC also has significant experience working with local contractors on similar development, roadway, and utility projects. This knowledge of local construction techniques and a thorough understanding of public infrastructure's design and operation/ maintenance provide a technical advantage to CEC.

CEC's team provides a balance of public and private sector experience, allowing us to offer an exceptional perspective to our consulting services. Our team has proven experience in private and public sector projects, meeting intensive schedules for and locally funded projects while maintaining quality work. We understand the balance and collaboration required between private site development projects and the public development process, which will be critical to the success of this trial project.

GEOTECHNICAL ENGINEERING

CEC offers comprehensive geotechnical engineering services to planners, public agencies, industry, architects, developers, and contractors.

CEC supports the client's geotechnical needs throughout a project – from assistance with site selection through construction. As a full-service consulting firm, CEC geotechnical engineers work in-house with other disciplines during projects. This results in a more comprehensive approach to project planning and early identification of geotechnical-related issues. It also results in a more cost-effective approach to site development. During the site selection or the planning phase of a project, CEC offers the following services:

- Geotechnical Desktop Survey
- Site Reconnaissance
- Geo-Hazard Assessment

As a project progresses, CEC geotechnical engineers support conceptual designs and conduct investigations to assess development and construction issues. Projects include:

- Commercial and Residential Buildings
- Industrial and Office Park Developments
- Industrial Facilities
- Dams

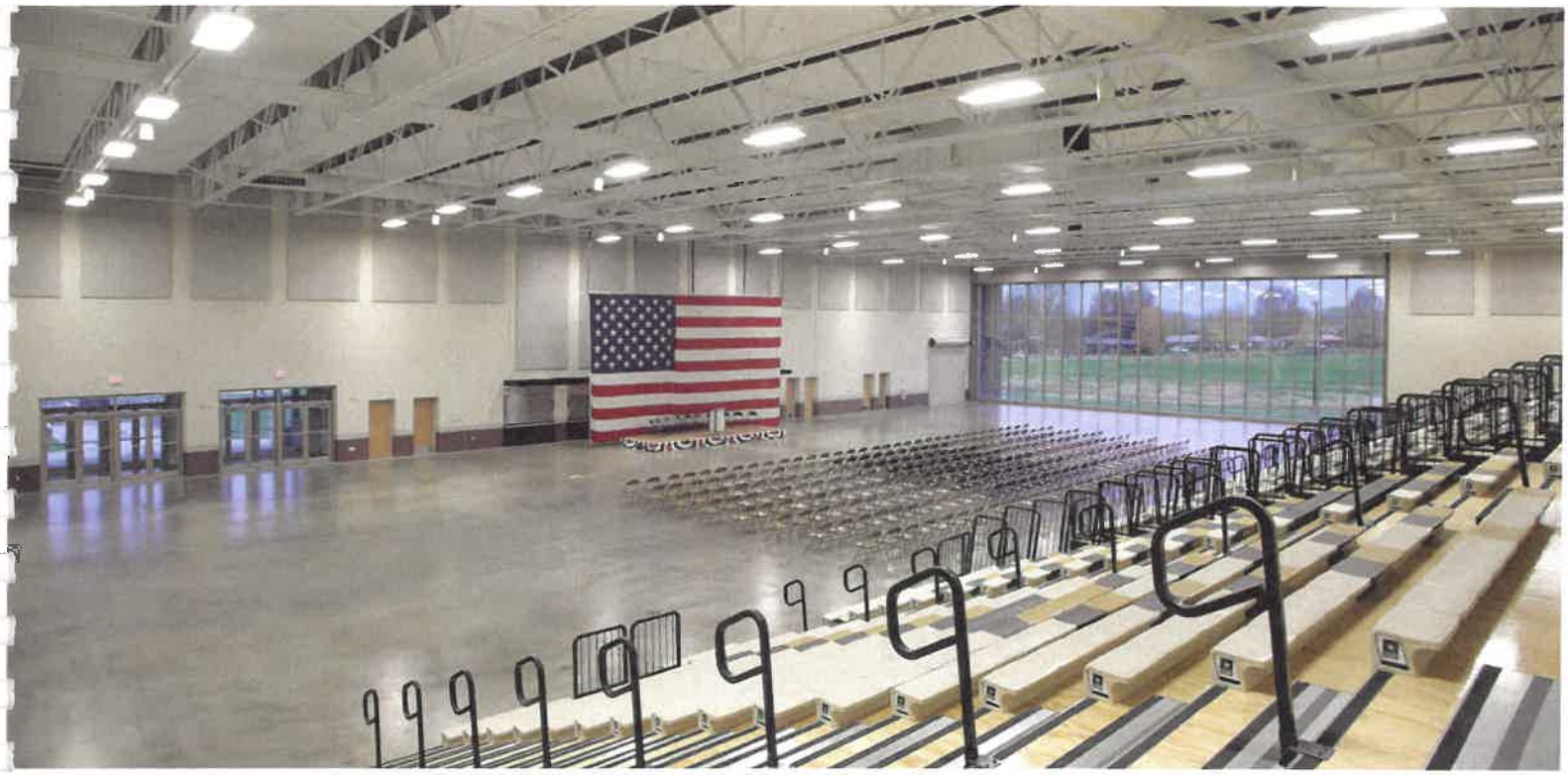
During the design phase, CEC geotechnical engineers perform analyses, prepare reports, and support the preparation of drawings and specifications. Analyses and designs performed include:

- Earthwork Design and Recommendations
- Foundation Analysis and Design
- Grouting and Ground Improvement Design
- Landslide Investigation and Stabilization
- Mine Subsidence Investigations, Risk Assessments, and Stabilization
- Pavement Analysis and Design
- Seepage Analyses
- Soil and Bedrock Stabilization
- Slope Stability and Retaining Structure Design
- Subsurface Investigation, Sampling, and Testing

Prior to and during construction, CEC can support project bidding and contractor selection, as well as provide construction oversight and inspection services. CEC's skilled field engineers and technicians have experience inspecting:

- Fill Placement and Earthwork Operations
- Deep and Shallow Foundation Construction
- Landslide and Deep Mine Stabilization
- Pavement Installation
- Retaining Wall Construction
- Concrete Construction
- Building Materials

Additionally, CEC engineers and technicians often provide construction management services and/or design-build services. Additional professional consulting services provided by CEC include forensic analyses, as well as litigation support on projects such as mine subsidence, retaining wall failures, landslides, and groundwater issues.



B

RELEVANT EXPERIENCE

JOINT INTERAGENCY TRAINING AND EDUCATION CENTER (JITEC)

LEED GOLD

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

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

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

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

ZMM ARCHITECTS ENGINEERS

ROBERT C. BYRD REGIONAL TRAINING INSTITUTE

LOCATION	SIZE	COMPLETION	COST
KINGWOOD, WV	148,000 SF	2002	$21M

The Robert C. Byrd Regional Training Institute at Camp Dawson is a 148,000 SF facility designed to provide training, dormitory, dining, and recreational facilities for the West Virginia Army National Guard.

The facility, which initially included 183 private dormitory rooms in addition to a wide range of training spaces, is designed to accommodate a variety of both military and civilian training functions. The goal of the owner was to provide a campus within a building, with clear circulation for various uses. ZMM accomplished this objective by employing a large cylindrical mass that marks the main entry where guests could coordinate both their housing and educational needs.

Additionally, the housing wing is joined to the recreational and educational components with a large gathering/transitional space that often serves as an informal meeting area. Due to the success of the project, and growing use of the facilities, ZMM assisted the West Virginia Army National Guard with a training and dormitory expansion that transformed the facility into the Joint Interagency Training and Education Center (JITEC).

ZMM ARCHITECTS ENGINEERS

Civil & Environmental Consultants, Inc.

STARPOINTE BUSINESS PARK, PHASE IB EXPANSION

OWNER/CLIENT

Washington County Council on Economic Development

Fourth River Development, LLC

LOCATION

Hanover Township, Washington County, PA

CEC SERVICES

Geotechnical Engineering

Conceptual Land Planning

Civil Engineering

Wetland and Stream Impact Permitting

Landscape Design

OWNER OBJECTIVE

Washington County Council on Economic Development and Fourth River Development, LLC planned a second expansion (Phase IB) of Starpointe Business Park, a master planned, mixed-use land development comprised of approximately 1,150 acres located in Smith and Hanover Townships, near Burgettstown, Washington County, Pennsylvania. The majority of the land had been previously and severely impacted by both surface, and deep mining of the Pittsburgh Coal seam. The Phase IA development included about 100 acres, and is a mix of light manufacturing, industrial and flex buildings. The Phase IB expansion involves approximately 250 acres of additional land.

CEC APPROACH

CEC prepared site work construction documents and performed regulatory permitting services for the planned Phase IB expansion. CEC's services included land survey, preliminary land planning, geotechnical investigations, civil engineering design, ecological permitting of impacts to regulated environmental resources, and completion of the land development regulatory processes enabling the Phase IB construction to begin.

A geotechnical investigation for the overall site had been previously performed, by another consultant, during the Phase IA development. CEC was able to save the clients over an estimated million dollars of site work cost by completing more detailed investigations and evaluations of the expansive pyritic minerals present in the onsite mine spoil soils, and by revising the grading plan.

CEC produced the engineering and construction documents for Phase 1B and monitored the construction activities, in order to ready approximately 100 acres of "pad ready" sites. While stormwater infiltration practices were avoided, due to the potential to create acid mine drainage due to the chemical characteristics of the in-situ mine spoils, other best management practices (BMPs) were implemented to address the PADEP required stormwater quality and volume reduction. CEC also prepared state and federal permit applications and mitigation plans for the proposed wetland and stream impacts that resulted from the earthwork operations.

LOGAN-MINGO READINESS CENTER

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

The design of the Logan-Mingo Readiness Center was developed by examining both the program and building site, and developing strategies to design a facility that is functional, responds to site, security, and aesthetic parameters, while requiring minimal maintenance.

The building layout was developed by working closely with the end users to determine the appropriate configuration of building spaces to maximize the efficiency of the operations, and to respond to the unique missions of the 150th Armored Reconnaissance Squadron and the 156th Military Police (LNO) Detachment. This was accomplished through clear separation of public and private areas within the facility, unique office configurations related to training requirements, and the addition of state-funded additional spaces.

The exterior (and in many cases, the interior) aesthetic of the facility was driven by the location of the Readiness Center within an industrial park on a reclaimed surface mined site. The decision led to the use of reinforced cast-in-place retaining walls that became both a functional and visual focus. Similar walls are used to anchor the facility at the Distance Learning Center, while a cast-in-place retaining wall and natural stone serves as a part of the Anti-Terrorism/Force Protection design.

MORGANTOWN READINESS CENTER

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

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

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

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

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

ZMM ARCHITECTS ENGINEERS

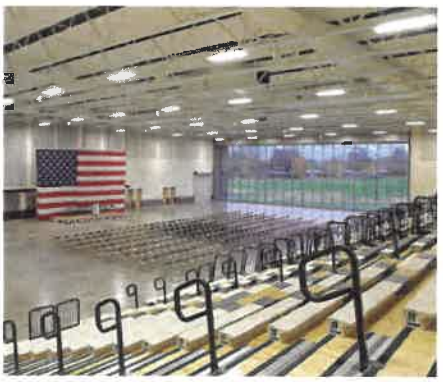
JACKSON COUNTY ARMED FORCES RESERVE CENTER

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

The building design was inspired by the adjacent Georgian-style Order of the Eastern Star facility.

The primary user for the WVARNG will be DET 1 821st Engineering Company, supported by a FSC of the 1092nd. USAR occupants include PLT AMMO 261 OD and PLT 1 (Postal) and PLT 6 (Postal) of the 44th Personnel Company. An expanded drill hall serves as a convention and meeting space. The relationship between the structures became crucial to the site layout. Once the aesthetic of the building was established, the massing of the facility was defined by breaking down the facility into smaller mass elements. The larger programmatic elements, such as the drill hall and the storage areas, employ an aesthetic that more closely implies their function.

The layout of the facility includes a main entry with the recruiting, family support, and administrative areas located on separate sides. A transverse wing houses all functions that have the potential for public use, while all primary military spaces developed along a similar perpendicular wing. This allows for separate entries to be developed for public functions, while the remainder of the facility can be secured. The layout also creates a large central courtyard, or parade field, that would be located at lower grade to define the edge facing the river. This edge is defined by a canopy that connects storage and locker areas to the expanded drill hall.



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ZMM ARCHITECTS ENGINEERS

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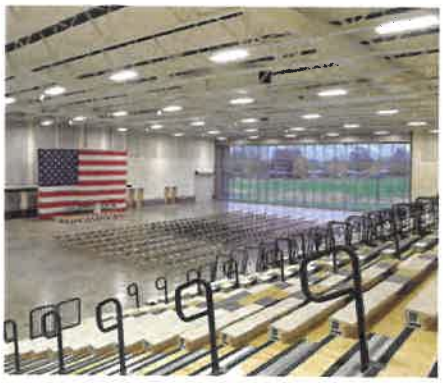

CONSTRUCTION AND FACILITIES MANAGEMENT OFFICE

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

The Construction and Facilities Management Office (CFMO) Expansion project brought all of the operations of the CFMO together under one roof.

The branches that occupy this facility include the Director of Engineering, Environmental, Planning and Programming, Facility Operations & Maintenance, Business Management, Resource Management, and Design and Construction. This expansion is located slightly to the front, and adjacent to the existing facility, lending prominence to the new construction, and providing a new aesthetic to the entire complex.

A transitional space was designed to connect the new structure to the existing facility, while maintaining a connection to the outside through use of natural light, direct visual connections to the exterior, large volumes, irregular geometries, and the use of natural materials.

The entry design was coordinated with the Recruiting and Retention Building to create an outdoor courtyard, along with new sidewalks, stairs and signage. The entry roof is sloped to provide a greater massing, while a lower canopy provides scale and protection from the elements. Large gathering and work spaces were located on the north elevation to take advantage of expanses of glazing located to capture indirect light and views of Coonskin Park.

MOUNTAINEER CHALLENGE ACADEMY - SOUTH

LOCATION
MONTGOMERY, WV

SIZE
VARIOUS

COMPLETION
ON-GOING

Mountaineer Challenge Academy - South (MCA) involved the renovation of both Maclin Hall and the Tech Center at the old WVU Tech Campus in Montgomery to accommodate the expansion of the Mountaineer Challenge Academy.

The Maclin Hall dormitory was renovated to include a new security system to reflect the new user's needs. The Tech Center received more extensive renovations including a new roof. The lower level of the Tech Center was renovated to have two new classroom spaces.

The upper level was renovated into new classroom and office space. This floor will have three computer classrooms and one standard classroom. A new HVAC system, ceilings, finishes, and LED lighting are all a part of this renovation.

Additional renovations and upgrades are currently on-going and involve the replacement of boilers.

C

TEAM QUALIFICATIONS

JOHN PRUETT

PE, LEED AP

Senior Mechanical Engineer

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

EDUCATION

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

LICENSURE

West Virginia, Virginia, Indiana, Maryland, Louisiana

LEED Accredited Professsional

AFFILIATIONS

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

United States Marine Corps – 14 Years

PROJECT EXPERIENCE

WVDNR District 5 Headquarters - Alum Creek, WV

WV State Police Headquarters - So. Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Developemnt Fund 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 - WV
- **Camp Dawson Building 106**
- **Camp Dawson Building 245**
- **Camp Dawson Building 246**
- **Camp Dawson Building 301**
- **Camp Dawson Mail Facility**
- **Marshall County Readiness**
- **Camp Dawson Job Challenge Academy**

FRANKIE KANTSIOS

PE

Electrical Engineer

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

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

West Virginia, Virginia

PROJECT EXPERIENCE

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

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

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

Bath Community Hospital - VA
- New Pharmacy Building*

New Triumph Baptist Church - VA

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

New River Community College - VA
- ADA Accessibility Improvements

City of Covington City Hall Renovations - VA*

Pulaski County Administration Building Renovation - VA*

**Previous Employer Experience*

ZMM ARCHITECTS ENGINEERS

KARSEN SHANNON

Electrical Designer (EIT)

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

EDUCATION

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

AFFILIATIONS

The Golden Bear Alumni Association

Tau Beta Pi - Engineering Honor Society

PROJECT EXPERIENCE

Capital Sports Center - Charleston, WV

Remington (TC Energy) Office Building - Charleston, WV

Edgewood Country Club - Charleston, WV

WV Consolidated Laboratory - Charleston, WV

Wood County 911 Center Fence Area - Parkersburg, WV

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

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

Calhoun-Gilmer Career Center - Grantsville, WV

Marshall University Multiple Projects - Huntington, WV

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

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

ZMM ARCHITECTS ENGINEERS

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PROJECT APPROACH

PROJECT APPROACH

BACKGROUND AND UNDERSTANDING

It is ZMM's understanding that the project involves the design and develop construction documents to repair damage to the Elkins Readiness Center due to unsuitable soil conditions beneath a portion of the facility. The existing structure, constructed in 2012, needs repairs to fully support the current mission. We also understand that the slab had been damaged due to pyritic shale and that there have been extensive investigations related to these issues. We will rely on those details and findings as well as the expertise of Civil and Environmental Consultants (CEC) to ensure that further issues and damage are mitigated.

The ZMM team has worked collaboratively with the WVARNG on a variety of renovation projects related, including the following.

- MCA – South (3 Phases)
- Camp Dawson Building 202 Renovation
- MCA – Jobs Challenge Facility
- Camp Dawson Building 245 Renovation
- Camp Dawson Building 246 Renovation
- Camp Dawson Building 301 Renovation
- Camp Dawson Building 106 Renovation

Approach

Renovation projects require a unique approach, and ZMM has provided design services on renovation projects throughout West Virginia. As noted in Project Goal 2.1, the awarded firm will provide a complete design including all engineering, including mechanical, structural and architectural disciplines to prepare construction bid documents for West Virginia State Purchasing. Key design elements for repair include but are not limited to concrete floors, gypsum walls, door assemblies, tile flooring and any item affected by the floor failure and subsidence. Other design elements are demolition, soil removal, and disabling all systems in the affected area while maintaining a usable building in areas not affected. Design shall comply with all federal, state, military, and local codes and standards.

The first phase in a successful renovation project involves conducting a thorough examination of the existing facilities. As outlined in Project Goal 2.2, the designer will provide Designer shall provide all geotechnical work, if required, to include any necessary drill borings, designer shall be responsible for researching and investigating the location of existing underground and above ground utilities, and to provide drawings and specifications of all utility and road infrastructure as needed and directed by the owner and/or state agency, utility company or other utility approval authority for Elkins/Belington, West Virginia.

ZMM will meet this requirement by investigating the existing site and facility with a team of architects and engineers. In this case, our team would focus on improvements to the flooring and the impact the improvements will have on other aspects of the facility. Our extensive experience with the WVARNG will help expedite this effort.

ZMM ARCHITECTS ENGINEERS

Project Goal 2.4 - ZMM proposes to provide standard construction phase services for the project. 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 WVARNG facilities throughout the state. The team for this project will be led by Adam Krason (Principal), Nathan Spencer (Project Manager and Architect). Mr. Krason and Mr. Spencer have led ZMM's effort on the recent work for the WVARNG. ZMM has successfully supported multiple projects for the WVARNG, and each team member is familiar with the standards, requirements, and processes that are utilized by the Guard. Civil and Environmental Consultants (CEC) will be our partner on this project to provide geotechnical support. Douglas Clark, PE, an expert on pyritic shale, will lead the civil and geotechnical efforts and collaborate with the ZMM team members throughout this project. We have collaborated with CEC on a variety of opportunities, and we bring extensive local, related experience to this project. ZMM and CEC are respected and valued resources in the design community and in

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.

1. Selecting the Project Team
ZMM's diverse staff ensures that each project team is made up of highly qualified members, each dedicated to the project's success. Project team members are selected based upon relevant experience, and ability to help achieve the client's vision.

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

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

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

- 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 has a history of working to successfully deliver projects with challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule for the Elkins Readiness Center Floor Repair Design.

ZMM
ARCHITECTS
ENGINEERS

E

CLIENT REFERENCES

CLIENT REFERENCES

Blair Couch, Commissioner
Wood County Commission
1 Court Square
Parkersburg, WV 26101
304.834.0306 cell

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

Brett McMillion, Director
WVDNR
324 4th Avenue
So. Charleston, WV 25302
304.558.6200

ZMM
ARCHITECTS
ENGINEERS

Thank You

FOR REVIEWING THIS MATERIAL.

BLACKSBURG VIRGINIA

CHARLESTON WEST VIRGINIA

MARTINSBURG WEST VIRGINIA

MARIETTA OHIO

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