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:	2024719
Doc Description:	EOI - Wheeling AASF#2 HVAC Renovations Design
Proc Type:	Central Purchase Order
Reason for Modification:	

Date Issued	Solicitation Closes	Solicitation No	Version
2026-07-23	2026-08-06 13:30	CEOI 0603 ADJ2700000001	1

BID RECEIVING LOCATION

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

RECEIVED
2026 AUG -6 PM 12:42

VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers

Address :

Street : 222 Lee Street West

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** 8/6/26

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) 304.342.0159

(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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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)

AK
(Signature of Authorized Representative)

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

304.342.0159 ext. 234
(Phone Number) (Fax Number)

ark@zmm.com
(Email Address)

ZMM
ARCHITECTS
ENGINEERS

EXPRESSION OF INTEREST

To Provide Professional Architecture/ Engineering Services

Wheeling AASF#2
HVAC Renovations Design

ADJ2700000001

August 6, 2026

ZMM.COM

August 4 2026

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

ZMM ARCHITECTS ENGINEERS
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RE: A/E Services for Army Aviation Support Facility #2 HVAC Renovation – Wheeling, WV

Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached Expression of Interest to provide professional architectural and engineering services for the HVAC Renovation at Army Aviation Support Facility #2 (AASF#2) in Wheeling, West Virginia. We understand this project requires more than replacing aging mechanical equipment. Successfully delivering this project will require a comprehensive evaluation of the existing HVAC systems and supporting infrastructure, close coordination across architectural and engineering disciplines, and the development of energy-efficient, reliable, and maintainable solutions that support the operational readiness of the West Virginia Army National Guard. Our team is well prepared to provide the investigative services, phased design submissions, and construction administration necessary to successfully complete this important project.

Established in 1959, ZMM is a West Virginia-based, full-service architectural and engineering firm with more than 75 employees dedicated to excellence in design and client service. ZMM provides all building-related design services in-house, including architecture, engineering (structural, mechanical, civil, and electrical), landscape architecture, interior design, and construction administration. Our integrated design approach allows us to thoroughly evaluate existing building systems, coordinate seamlessly across disciplines, and deliver complete, constructible bid documents in accordance with West Virginia State Purchasing procedures.

ZMM has a long-standing relationship with the West Virginia Army National Guard and a thorough understanding of CFMO standards, procedures, and expectations. Our experience includes the Robert C. Byrd Regional Training Institute, the Joint Interagency Training and Education Center, the Jackson County AFRC, Glen Jean AFRC, Buckhannon Readiness Center, Marshall County Readiness Center, Logan-Mingo Readiness Center, Morgantown Readiness Center, and numerous HVAC renovations, facility improvements, and infrastructure projects statewide. This familiarity with WVARNG facilities enables our team to quickly evaluate existing conditions, coordinate effectively with CFMO, and deliver practical solutions that support the Guard's mission.

The project will be led by the same ZMM professionals with whom WVARNG and CFMO have successfully worked in the past, with me serving as Principal-in-Charge and Nathan Spencer, AIA, serving as Project Manager. Together, we will provide responsive leadership, disciplined project management, and consistent communication throughout the investigative, design, bidding, and construction phases. Our team's extensive experience with HVAC system renovations, building infrastructure improvements, and phased project delivery for WVARNG facilities positions us to successfully deliver this project while meeting the Guard's expectations for quality, schedule, and budget.

Thank you for your consideration of our qualifications. We appreciate the opportunity to continue our partnership with the West Virginia Army National Guard and look forward to assisting CFMO with this important project.

Respectfully submitted,
ZMM Architects and Engineers

Adam R. Krason, AIA, NCARB, LEED AP
Principal, Architect
304.342.0159
ark@zmm.com

TABLE OF CONTENTS

A

FIRM PROFILE

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, includingarchitecture,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

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About ZMM Architects and Engineers (continued)

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

Today, as a member of Aeterna Group, we continue to be our clients' trusted, regional partner, backed by the expanded expertise and resources of a national firm. We remain committed to delivering innovative, high-quality design solutions that meet budget and schedule needs while building lasting client relationships. At ZMM, it's about more than architecture. It's about building your legacy.

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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.

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JACKSON COUNTY ARMED FORCES RESERVE CENTER

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

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

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

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

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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 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.

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LOGAN-MINGO READINESS CENTER

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

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

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

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

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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.

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BUILDING 37 WINDOW, HVAC, ROOF AND ENVELOPE UPGRADES

LOCATION
CHARLESTON, WV

SIZE
151,000 SF

COMPLETION
TBD

ZMM and WDP partnered to support upgrades at Building 37, also known as the Department of Environmental Protection.

Building 37 was constructed in 2003 and is a three-story building featuring ribbon windows and concrete masonry veneer with a large entrance curtain wall. Water infiltration around the windows was an ongoing issue with the building, leading to isolated repairs undertaken in 2011. However, these repairs did not address the underlying issues and further evaluation was required. WDP teamed with ZMM to perform an evaluation of the building that incorporated both building envelope components and HVAC systems.

WDP performed a field investigation and performed diagnostic water testing and exploratory openings to identify the root cause of the water infiltration. It was found that a water resistive barrier was not incorporated into the exterior wall and joints in the sill flashing permitted a significant amount of water to drain down into the wall cavity. Without a mechanism to properly drain this water out of the wall cavity, it is directed towards the interior of the building at the windows. This led to deterioration of the wood sill supports below the windows as well as corrosion of structural steel elements.

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WV STATE OFFICE BUILDINGS 5, 6, & 7

LOCATION
CHARLESTON, WV

AWARDS
2011 AIA WV MERIT AWARD

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

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

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

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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.

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HVAC RENOVATION EXPERIENCE

Marshall University
- Gullickson Hall HVAC
- Maintenance Building Multi-Zone HVAC
- Multi-Zone HVAC Replacement
- Shock & Awe MRI Building HVAC
- Student Center HVAC

WV School of Osteopathic Medicine
- Founders Activity Center HVAC
- Activity Center Gym HVAC

Roane-Jackson Technical Center
- HVAC Equipment Replacement
- MEP Lab Building

Mountwest CTC Culinary Center HVAC

Concord University
- HVAC Study for Administration and Science Building
- HVAC Study for HVAC Replacements

Putnam County Schools BOE HVAC Renovation
- BOE HVAC Renovations
- Hurricane High School HVAC Replacement

WV Higher Education Policy Commission

Mercer County Schools HVAC Replacement (14 Schools)

Charleston Coliseum & Convention Center

Charleston Kanawha Health Department

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United Bank Building – Cooling Tower Replacement

Kanawha County Public Library

Capitol Complex Building 5 - Floors 5-9

Capitol Complex Building 6 - Floors 3-5

WV Lottery Headquarters Building

WV State Capitol Cafeteria

Charleston Area Medical Center

Applachian Regional Hospital - Beckley

Lincoln County Schools

Calhoun County Schools

Braxton County Schools

Hardy County Schools

The Greenbrier Windsor Wing HVAC Improvements

Mountaineer Gas Survey HVAC Equipment

Tucker County Courthouse HVAC Phase 1

Clay Center HVAC and Filtration

General Service Division

- Building 37 HVAC Upgrade
- HVAC Evaluation Building 53

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C

TEAM QUALIFICATIONS

ADAM KRASON

AIA, LEED AP, ALEP

Principal

Mr. Krason has served in the capacity of Architect and Project Manager for a variety of projects at ZMM. This experience includes Military, Educational (K-12 and Higher Education), Office, Justice (Courthouses, Correctional, Justice Centers), and Multi-Unit Residential projects. Mr. Krason's responsibilities include programming, design, documentation, coordination of the architectural and engineering team, as well as construction administration. Mr. Krason began his career in 1998, working on a variety of educational, commercial office, and co rrectional pr ojects th roughout Oh io, 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, Stategic Council (2033/23)

Charleston Area Alliance, Board Chair

Goodwill Industries of Kanawha Valley, Past Board Chair

Clay Center, Board of Directors

WV Symphony Orchestra, Board of Directors

Charleston Urban Works, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

Education Alliance, Board Chair (2022/23)

PROJECT EXPERIENCE

WV State Laboratory - So. Charleston, WV

WV Department of Agriculture Laboratory Evaluations - Guthrie, WV

Capital Sports Center - Charleston, WV

Shawnee Sports Complex - Institute, 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

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

Wood County Justice Center - Parkersburg, WV

Wood County Resiliency Center - Parkersburg, WV

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

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

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV

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NATHAN SPENCER
AIA

Senior Architect, Project Manager

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.

Nate 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

AFFILIATIONS

WV Chapter, American Institute of Architects, Member

PROJECT EXPERIENCE

Kenova AFRC SCIF Building - Kenova, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

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

Buckhannon Readiness Center - Buckhannon, WV

Marshall Readiness Center - Moundsville, WV

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

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Highland Hospital - Charleston, WV

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Complex - Institute, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV

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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 - 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**

JAMES LOWRY

PE, BCxA

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 BCxP Certified

AFFILIATIONS

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

PROJECT EXPERIENCE

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

WV State Capitol Building #6 - Charleston, WV

Capitol Guard House - Charleston, WV

Charleston Fire Department Fitness Center Assessment - Charleston, WV

GSD ASHRAE Building Assessment - Charleston, WV

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

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

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

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

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

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 supporting the unique needs for 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. 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. 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 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 Elmentary 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

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

CPD

EDUCATION

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

Associate in Electronics Technology, 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

LICENSURE

Certified Plumbing Designer

Senior Plumbing Designer

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.

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 of the Summit - Parkersburg, WV

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PROJECT APPROACH

PROJECT UNDERSTANDING AND APPROACH

PROJECT UNDERSTANDING

It is our understanding that the West Virginia Army National Guard (WVARNG) Construction and Facilities Management Office (CFMO) intends to engage a qualified architectural and engineering team to design and develop construction documents for the renovation and replacement of the HVAC systems at Army Aviation Support Facility #2 (AASF#2) in Wheeling, West Virginia. The existing HVAC systems no longer adequately support the operational needs of the facility and require replacement with modern, energy-efficient, reliable, and maintainable systems that improve occupant comfort while supporting the mission of the WVARNG. The project will be delivered in two phases, beginning with investigative and design services followed by construction administration services issued by change order upon award of the construction contract. Deliverables will include phased design submissions, updated construction cost estimates, sealed construction documents suitable for bidding through West Virginia State Purchasing, bidding assistance, and construction administration services.

Our experience delivering HVAC renovations and mechanical infrastructure improvements for the WVARNG has demonstrated that successful projects require close coordination between architecture, mechanical, electrical, structural, and civil engineering disciplines. Replacing HVAC systems within an occupied military facility requires careful evaluation of existing building conditions, electrical capacity, utility infrastructure, equipment access, phasing, and code compliance while minimizing disruptions to ongoing operations. Utilizing a fully integrated design team allows these issues to be addressed early, resulting in coordinated construction documents and efficient project delivery.

Perhaps most importantly, ZMM has developed a long-standing relationship with the WVARNG through the successful delivery of numerous HVAC renovations and facility improvement projects throughout the state. Our familiarity with CFMO standards, procedures, and expectations allows us to begin work immediately, communicate efficiently, and deliver solutions that support the Guard's mission and long-term facility objectives.

APPROACH

Prior to beginning design, ZMM Architects and Engineers will review all available existing drawings, specifications, maintenance records, previous renovation documents, and utility information for AASF#2. Our multidisciplinary team of architects and mechanical, electrical, civil, and structural engineers will perform a comprehensive field investigation to verify existing conditions, evaluate the HVAC equipment and supporting infrastructure, and establish the technical basis for design. This assessment will identify opportunities to improve system performance, energy efficiency, reliability, and long-term maintainability while minimizing impacts to ongoing facility operations.

Project Understanding and Approach (continued)

Goal Objective 2.1 Complete Design

Following the investigation, the design team will work closely with the WVARNG CFMO to develop a comprehensive architectural and engineering solution that includes all required mechanical, electrical, plumbing, and architectural improvements. Replacement systems will be selected based on energy efficiency, operational reliability, ease of maintenance, long-term value, and compatibility with existing building systems. Throughout the design process, ZMM will coordinate all disciplines to produce a fully integrated design that minimizes conflicts during construction while providing clear direction for bidding and installation. Construction phasing and system changeovers will be carefully evaluated to minimize disruptions to ongoing facility operations whenever practical. Equipment selections will also consider accessibility for maintenance personnel, availability of replacement parts, and long-term operating costs to support efficient facility operations throughout the system's service life.

Goal Objective 2.2 Utility Investigation and Coordination

An important component of the design effort will be verifying existing utilities and building infrastructure serving the facility. ZMM will investigate available utility information, confirm existing field conditions, and coordinate with the Owner, utility providers, and authorities having jurisdiction to identify any required modifications or utility improvements. Early verification of existing conditions reduces construction risk, improves document accuracy, and minimizes unforeseen conditions during construction, allowing the project to proceed with greater confidence.

Goal Objective 2.3 Phased Design Deliverables

The design will progress through the required 35%, 65%, 95%, and 100% submission milestones. Each submission will include multidisciplinary design coordination, formal quality assurance reviews, and updated opinions of probable construction cost. T This structured review process provides multiple opportunities for Owner review and input while confirming that project scope, budget, and schedule remain aligned before advancing to the next phase of design. The final bid package will include coordinated drawings, specifications, and supporting documentation suitable for procurement through West Virginia State Purchasing while meeting applicable building codes, energy standards, and WVARNG design requirements.

Goal Objective 2.4 Construction Bid and Administrative Services

Upon award of Phase 2 services, ZMM will provide construction administration in accordance with the requirements of the WVARNG CFMO and West Virginia State Purchasing procedures. Typical construction phase services will include the following.

- Working Collaboratively with the Owner and Construction Team
- Serve as the primary liaison between the Owner and Contractor
- Participate in Regular Site Visits/Construction Progress Meetings
- Participate in Pre-installation Meetings
- Review Shop Drawings and Product Submittals
- Process RFIs, Submittals, and Change Orders
- Certify Applications for Payment
- Observe Equipment Installation and System Startup
- Coordinate Testing, Balancing, and Commissioning
- Conduct Punch List and Final Inspections
- Issue Certificate of Substantial Completion
- Schedule and Coordinate the 11-Month Warranty Inspection

TEAM/PROJECT MANAGEMENT

ZMM Architects and Engineers proposes providing services with a team of design professionals experienced in delivering HVAC renovations and infrastructure improvements for WVARNG facilities statewide. The project will be led by Adam Krason, Principal-in-Charge, with Nathan Spencer serving as Project Manager and Architect. Both have successfully directed recent assignments for the WVARNG and understand CFMO procedures, documentation standards, and coordination expectations. Our integrated team structure promotes timely communication, rapid decision-making, and seamless coordination among all disciplines throughout the project. Defined responsibilities, routine coordination meetings, disciplined schedule management, and timely decision-making will ensure the project progresses efficiently from the initial investigation through bidding and construction administration.

Project Understanding and Approach (continued)

ZMM COST CONTROL

To ensure alignment with WVARNG's budget expectations, ZMM will prepare and update opinions of probable construction cost at the 35%, 65%, 95%, and 100% submission milestones. Historic bidding data, current market conditions, and an independent cost estimator will be utilized to validate the project budget throughout the design process. This proactive approach allows potential cost concerns to be identified early, evaluated collaboratively with the Owner, and addressed before they affect project scope, schedule, or bidding.

ZMM has successfully delivered numerous renovation and infrastructure improvement projects for the WVARNG under defined budget and schedule constraints. We remain committed to working collaboratively with the CFMO to develop a practical, energy-efficient, code-compliant, and cost-effective HVAC solution that supports operational readiness while providing long-term value to the West Virginia Army National Guard.

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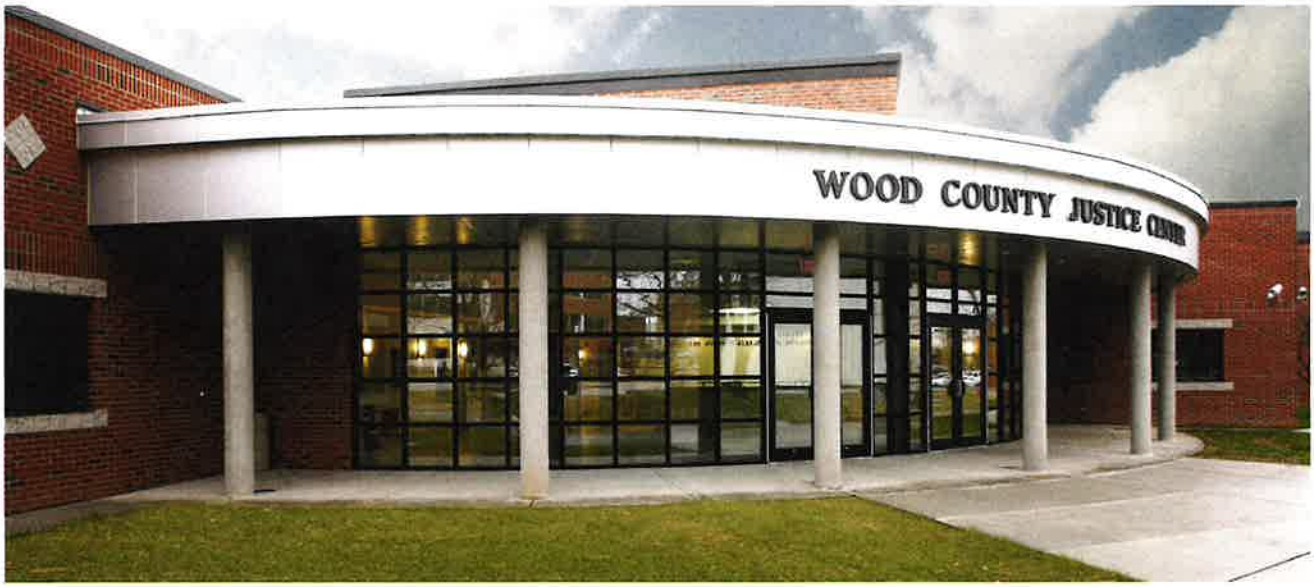
CLIENT REFERENCES

CLIENT REFERENCES

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

Robert Kilpatrick, Director
State of West Virginia, General Services Division
Michigan Ave
Charleston, WV 25311
304.352.5491

Brett McMillion, Director
West Virginia Division of Natural Resources
324 4th Avenue
So. Charleston, WV 25302
304.558.6200



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