



EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services:

WEST VIRGINIA STATE
UNIVERSITY

SULLIVAN HALL RENOVATION
PROJECT

WSC2400000002
MARCH 12, 2024

ZMM.COM

March 12, 2024

Mr. Jerry Rush, Director of Purchasing
West Virginia State University
5000 Fairlawn Avenue
Ferrell Hall - Room 301
Institute, West Virginia 25112



Subject: Expression of Interest to Provide Architectural/Engineering Design and Construction Phase Services for Renovations to Sullivan Hall West Virginia State University, Institute, WV - AEOI WSC240000002

Mr. Rush:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide architectural and engineering design and construction phase services for the various renovations to be completed for Sullivan Hall. ZMM understands the project includes a roof replacement, a complete compliance and mechanical upgrade for the elevators located in Sullivan East Tower, as well as a complete HVAC upgrade. ZMM investigated each of these building systems when surveying the facilities as part of the 2015 Campus Development Plan. We reviewed the building and systems again in December 2022 to develop a proposal for an updated planning engagement.

Established in 1959, ZMM is a fully integrated A/E firm, and is noted for design excellence and client focus. Our integrated design approach makes ZMM unique among organizations of our size, and our ability to provide comprehensive design services has made us a trusted resource for higher education institutions throughout West Virginia. With sixty-five employees (35+ located less than 10 miles from the WVSU campus), ZMM provides an integrated design approach by delivering all building related design services including architecture, engineering (structural, mechanical, electrical, plumbing, and civil), interior design, and construction administration in-house.

ZMM is a longstanding partner of West Virginia State University. In addition to the campus development plan, recent collaborations between ZMM and WVSU include the Katherine Johnson Statue Plaza, the new baseball dugouts (services provided gratis), the conceptual design for the WVSU Downtown Center, and planning for a new research hall. Additionally, one of ZMM's principals (Mr. David Ferguson, AIA, WVSU Class of 1979) is an alumnus.

ZMM has a significant portfolio of higher education experience throughout the region. In addition to our work for WVSU, some of our current and recent clients include:

- Marshall University
- West Virginia University Institute of Technology
- West Virginia School of Osteopathic Medicine
- Concord University
- BridgeValley Community and Technical College
- Southern West Virginia Community and Technical College
- Mountwest Community and Technical College
- New River Community and Technical College
- Blue Ridge Community and Technical College
- West Virginia University at Parkersburg
- Roanoke College
- Radford University
- Longwood University

Our architects, engineers, and designers are highly qualified, and have worked together to deliver higher education projects with similar scope and complexity, and ZMM's MEP engineers are industry leaders that are involved in helping to develop strategies and best practices for HVAC related design issues on both the local and national level.

Additionally, our team has a demonstrated history of delivering projects on schedule and within the owner's budget. We accomplish this by helping to clearly define the scope, and then working as a team to develop affordable design solutions. ZMM also utilizes independent cost estimates to validate the anticipated construction cost.

Thank you for taking the time to review the attached request for proposal which includes information regarding the history, services, personnel, experience, and qualifications of ZMM Architects and Engineers. Additionally, please visit our website at zmm.com to see the full range of projects that we have designed, and to learn more about working with ZMM from a client's perspective. We appreciate your consideration of our team for the Sullivan Hall project and look forward to continuing our work to assist West Virginia State University in providing the best possible learning environment for the students, faculty, and entire WVSU community.

Respectfully submitted,
ZMM Architects and Engineers



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

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1.

FIRM PROFILE

ABOUT ZMM ARCHITECTS & ENGINEERS

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

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



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

Maintaining a diverse practice for over 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 its present size of 35 people. Over the past 20 years David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm. In 2020, Randy Jones also joined in ownership of the firm when ZMM acquired Blacksburg-based OWPR Architects & Engineers to create a regional design firm that employs more than 60 highly-skilled professionals.

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



About ZMM Architects & 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 State of 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

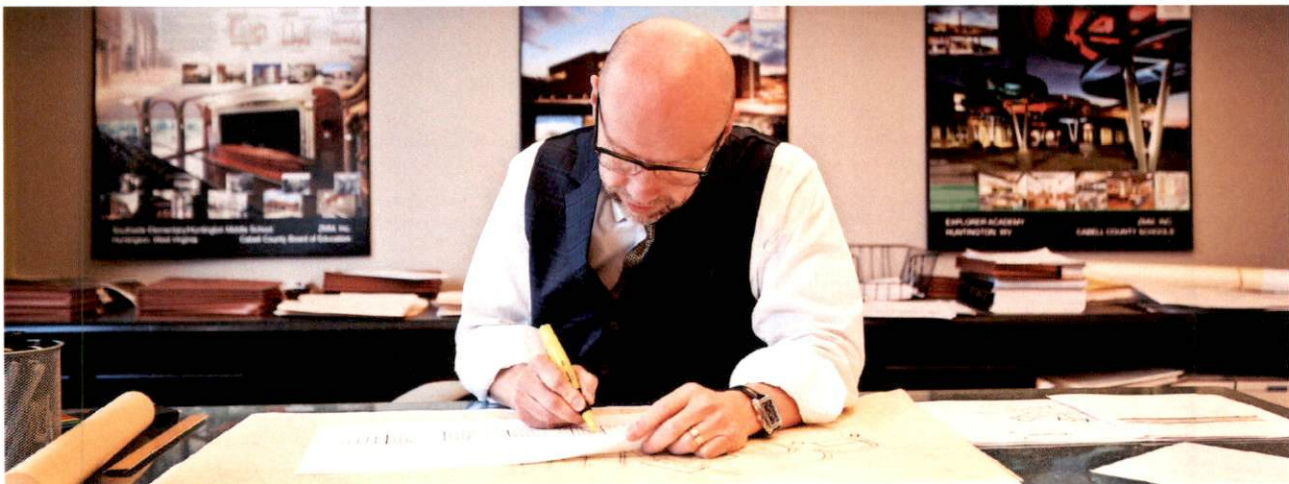
Structural Engineering
Electrical Engineering
Net Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering
Post-Occupancy Evaluation

As ZMM looks to the future, we remain committed to the ideal of providing high-quality, client-focused design solutions that meet budget and schedule requirements. We listen, we respond promptly with innovative and efficient solutions, and we deliver quality projects and develop lasting relationships. You see us in YOUR community every day.



AWARD WINNING DESIGN

2020

AIA West Virginia Chapter: Merit Award

Achievement in Architecture for New Construction

Mountain Valley Elementary School
Bluefield, West Virginia



AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Ridgeview Elementary School
Crab Orchard, West Virginia



2019

AIA West Virginia Chapter: Honor Award

AIA West Virginia Chapter: Citation Award

AIA West Virginia Chapter: People's Choice Award

Charleston Coliseum & Convention Center
Charleston, West Virginia



2018

AIA West Virginia Chapter: Citation Award

Unbuilt Project

Charleston EDGE
Charleston, West Virginia



2017

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Explorer Academy
Huntington, West Virginia



2016

AIA West Virginia Chapter: Merit Award

Achievement in Architecture in Interior Design

Christ Church United Methodist
Charleston, West Virginia



2.

PROJECT APPROACH

PROJECT APPROACH



WEST VIRGINIA STATE
UNIVERSITY

PROJECT UNDERSTANDING

Based upon the information contained in the Expression of Interest, ZMM Architects and Engineers understands that the project will include various improvements to Sullivan Hall. The improvements will include a roof replacement (with a 30-year vulcanized roof system), complete HVAC upgrade including air handler replacements, and a complete elevator upgrade. ZMM has extensive experience with Sullivan Hall. The experience includes an assessment of the systems outlined above, which were completed during the creation of the Campus Development Plan in 2015 (see narrative below). ZMM reviewed the information with WVSU again in December 2022 when State was contemplating strategies to complete renovations to Sullivan Hall.

General Building Description (Includes Roofing)

"Sullivan Hall was built in 1969 as the main residence hall on campus. The building is broken down into two sections, Sullivan West and Sullivan East. Although the buildings are connected, the only access from one side to the other is through the lobby. The eight-story building consists of 95,628 SF. The lobby of Sullivan Hall is connected to the cafeteria in the Student Union, although students are not allowed to circulate between the two buildings. A courtyard is also located between the two buildings. The building has been sprinklered. Over the past several years, the first four floors of Sullivan East have been renovated into teacher offices and small classrooms. Sullivan West is currently empty. The future of Sullivan Hall is unknown at this time. WVSU will keep the building maintained. The exterior skin of the building consists of brick and pre-cast concrete. The windows need replacement with fixed, energy-efficient windows. The current windows can be opened, which creates a safety risk for a residential hall. The roof needs to be replaced soon. The roof drains are leaking down into the 8th floor."



Mechanical (HVAC)

"The front entrance/corridor connecting Sullivan to the Student Union is served by a packaged DX roof top unit (RTU). All the dorm spaces appeared to have aged Singer Remington packaged terminal air conditioner (PTAC) units with DX cooling and electric heat. There were two exterior mounted BARD units serving some lower-level office or classroom spaces. Toilet rooms and Janitor's closets seemed to lack exhaust, or if exhaust was provided, insufficient. Basement dryers were vented, but unable to determine if dryers were vented to a common duct with a booster fan. Some exhaust ductwork in the basement mechanical/electrical room was disconnected and in need of repair. There were two outdated, split system, DX suspended make-up air units located in the roof penthouse. It is assumed these units are providing ventilation air to each tower floor corridor. The updated elevator machine room has a small, split system fan coil unit. The non-updated elevator machine room is just provided with exhaust/ventilation. Most of the space temperature sensors were original units containing bi-metallic springs or mercury.

It is recommended to replace all the existing PTAC units with high-efficient heat pump PTAC units. Replace the existing make-up air units and design a system to provide all code-required ventilation air the hallways. All new equipment shall be provided with DDC controls and be connected to a central system. Install or increase general exhaust in required spaces. Space temperature sensors should be replaced with wireless, electronic sensors and any existing mercury thermostats should be properly disposed."

PROJECT APPROACH (CONT.)

Elevators

"There are two separate elevators, each having two cars, serving each tower respectively. The west tower elevators, machinery and controls were recently upgraded. The elevator cars have the required Firefighters' Operation connections, communications, and overrides. The east tower elevator cars, machinery and controls are outdated. It is recommended to update the machinery, controls and cars serving the east tower. Code-required dedicated cooling and ventilation will need to be provided to the east side elevator machine room."

ZMM has developed the following concepts and methods of approach to meet the goals and objectives identified by WVSU: Goal/Objective 1: Review existing plans and conditions as well as the operation of the facility and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility and meet all objectives.

ZMM recommends commencing of the project would begin with an onsite meeting with the WVSU team. Key items to be discussed during the meeting would include:

- Review the Existing Conditions of the Roof, Elevators, and HVAC System
- Determine WVSU's Specific Requirements for Each System
- Gather Existing Documentation, Reports, and Drawings
- Review the Proposed Scope of Work
- Review the Project Budget and Schedule
- Review Project Constraints (Minimize Disruption)
- Discuss System Recommendations (Roof, Elevators, HVAC)
- Review Control Strategies for the HVAC System
- Discuss Energy Efficiency Objectives for the HVAC System



Following the onsite meeting, ZMM would confirm the accuracy of our existing floor plans of Sullivan Hall. These floor plans will be based upon the existing plans of the building, which will be confirmed through on-site observations. Once the floor plans are complete, ZMM will begin the investigative phase of the project.

The investigative work and research for the project will ensure a cost-effective, well-designed solution that will help eliminate changes or other issues during the construction phase. ZMM's evaluation will include a review of the systems identified for improvement or replacement, as well as the systems required to support the improvements. This would include taking core samples of the existing roofing to determine the adequacy of the substrate and insulation, a review of the fire alarm system to ensure that additional devices can be added during the elevator upgrade, as well as a review of the adequacy of the existing electrical distribution and the condition of the switch gear and feeders to support the specific needs of the HVAC improvements.



PROJECT APPROACH (CONT.)

During the project ZMM will utilize a traditional project manager-led communication strategy for project communication. Throughout the design phase Adam Krason, AIA will serve as the primary contact for the design team and will coordinate the work of our engineering team. ZMM will also designate a lead architect and engineer to assist with the project. These key team members, as well as all primary WVSU contacts, would be included on all communication to facilitate an open discussion throughout the project – in a manner that allows WVSU to remain actively involved in all design decisions. All correspondence will be copied to this core group. As the project progresses regular bi-weekly meetings will be held to review the design progress, outstanding issues, as well as any regulatory or budget concerns. Meeting minutes will be produced to document discussion items, decisions, and responsibility for follow-up.

The ZMM team has renovated buildings throughout the region and has a history of providing services on improvement projects to many landmark buildings, including the West Virginia State Capitol, the Culture Center, the Charleston Coliseum and Convention Center, State Office Buildings 5, 6, &7, the Greenbrier, and the Clay Center. All of these facilities remained occupied during the renovation – demonstrating our ability to minimize disruption to operations and occupants.

Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with West Virginia State University needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

ZMM's recent experience collaborating with West Virginia State University on the Campus Development Plan, Katherine Johnson Statue Plaza, and Downtown Center demonstrates our ability to meet your needs. Our team is comprised of some of the leading professionals in West Virginia and is experienced in each discipline required to implement your project. With over sixty-five (65) 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 with similar scope and complexity.

Our MEP engineers are industry leaders that are involved in helping to develop strategies and best practices for HVAC related design issues on both the local and national level. ZMM's engineering team will be led by Bob Doeffinger, PE. Mr. Doeffinger, ZMM's principal responsible for firm and engineering management, brings more than 40 years of mechanical design experience to the project. The engineering team will also include John Pruett, PE and James Lowry, PE to lead the mechanical engineering effort, and Frankie Kantsios, PE assist with any required electrical engineering.



ZMM Architects and Engineers has been providing design services in West Virginia for 65 years, and ZMM regularly provides design and construction phase services on projects (located in West Virginia) exceeding \$100M yearly – with a significant number of projects located within the Charleston and Institute area. The depth of our local experience has provided us with thorough knowledge of all local laws and codes that may impact the project. This local experience has led ZMM to become a trusted resource in the local design and construction industry. As part of our effort to ensure our ability to meet your budget, ZMM will rely on both historic bidding data as well as independent estimates. This approach has been utilized on a variety of recent local and higher education projects, including the Shawnee Sports Complex and Smith Hall Renovation at Marshall University.

PROJECT APPROACH (CONT.)

Goal/Objective 3: Provide construction contract administration services with competent professionals that ensure the project is constructed and functions as designed.

During the construction phase ZMM will provide additional resources to help manage a timely flow of information between all parties (Owner, Architect, and Contractor). The ZMM project manager will continue to serve as the primary representative of our team and will attend all construction progress meetings. Our team also employs in-house construction administrators (who will assist the project manager) and construction phase administrative staff who track all information (incoming and outgoing) during the construction phase to ensure that the design team is being responsive to project needs. This information, as well as the design progress noted above, is reviewed at weekly internal coordination meetings to verify that we are meeting all expectations and deadlines.



During project construction the design team will continue to be engaged in assuring that the materials and systems being provided, and installed, comply with the design intent. Standard construction phase services include:

- Attend regular construction progress meetings.
- Review and respond to shop drawings and submittals.
- Respond to RFI's generated during construction.
- Review and respond to change orders as needed.
- Participate as needed in weekly progress update conference with Owner.
- Make site visits to review construction progress and generate an inspection report for each visit.
- Assist with developing a punch-list of remaining work.
- Complete a substantial and final completion inspection.
- Assist as needed in the startup and project closeout process.

ZMM currently utilizes ShareFile to provide real time access to all project information during the construction phase. Additionally, ZMM's entire team of architects and engineers is located less than 10 miles from the Sullivan Hall project and will be available to assist to help ensure the successful delivery of the improvements.



3.

RELEVANT EXPERIENCE

HVAC RENOVATION EXPERIENCE



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

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

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

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

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

Capitol Complex Building 5, 7th, 8th, & 9th Floors – Rebuild perimeter induction system and interior multi-zone distribution in addition to total architectural fit up, approximately 70,000 SF.

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

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

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

Old Kanawha Valley Bank Building (2003) - New Cooling Chiller
(2015) - New Cooling Tower

City Center East (2008) Chiller Replacement.

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

HVAC RENOVATION EXPERIENCE (CONT.)



Additional K-12 HVAC Projects:

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

ROOFING EXPERIENCE

WV School of Osteopathic Medicine (Main and Science Building) - Roof Replacement

Cedar Lakes Conference Center (11 Buildings)

WV Regional Jails (Multiple Facilities)

Wayne County Schools (6 Schools)

Boone County Schools (4 Schools)

Nicholas County Schools (3 Schools)

Mason County School (Multiple Facilities)

Ranson Elementary School (Partial)

Greenbrier County Schools (Multiple Facilities)

Summers County Bus Garage

WV State Capitol Building (excluding dome)

State Office Building 5, 6, & 7

BridgeValley CTC - Davis Hall





HIGHER EDUCATION CAMPUS DEVELOPMENT PLANS

LOCATION
WEST VIRGINIA

COMPLETION
2012 - PRESENT

ZMM Architects & Engineers has created Campus Development Plans (often referred to as Master Plans) for a variety of institutions throughout West Virginia.

These plans have been developed for:

- West Virginia State University (in association with TERRADON)
- New River Community and Technical College
- Southern West Virginia Community and Technical College
- BridgeValley Community and Technical College

Details of these plans are as follows:

West Virginia State University

ZMM Architects & Engineers, in conjunction with BSP and TERRADON, were selected to develop a 10-year Campus Development Plan for West Virginia State University's campus in Institute, WV. The project commenced with a review of all existing information available about the campus and targeted facilities. Following the stakeholder meetings, ZMM conducted building assessments of the major academic buildings, as well as the kitchen adjacent to the main dining area. This information was supplemented by a recent campus building inventory that had been conducted. The information gathered through this variety of activities was



Higher Education Campus Development Plans (cont.)

then synthesized into an overall campus development plan. The plan, which covers a 10-year period, projects the need for new construction, property acquisition, site improvement and building renovation, and includes a phased approach for the implementation of campus improvements. The document is supplemented with a visual master plan that reflects the implemented improvements.

New River Community and Technical College

ZMM Architects & Engineers worked with New River Community and Technical College to develop a Master Plan that improved the efficiency of space usage across the school's four campuses:

- Raleigh County (including Ghent ATC)
- Lewisburg
- Princeton
- Summersville

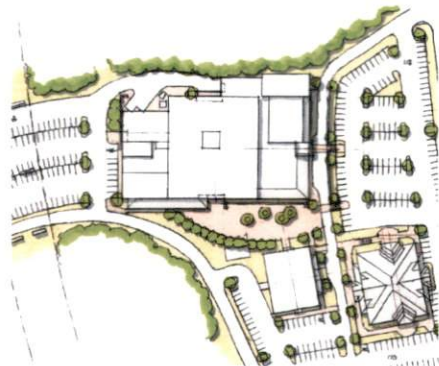
When the plan was completed, New River Community and Technical College had elected to reduce their overall footprint from 14 to 7 facilities. This improved the efficiency of space usage from 262 SF/FTE to 190 SF/FTE. ZMM visited the remaining facilities to develop a plan to address deferred maintenance issues. The plan also anticipated a modest addition to the facility in Summersville to accommodate several programs that are currently housed off-site.

Southern West Virginia Community and Technical College

ZMM Architects & Engineers commenced the Southern WVCTC master planning process by having a team of architects and engineers visit all of the campuses and sites:

- Logan Campus
- Williamson Campus
- Boone Campus/Lincoln Site
- Wyoming/McDowell Campus

Following these campus visits, ZMM conducted stakeholder meetings at each location. At the meetings stakeholders discussed positive attributes, challenges, and needs for each facility and campus. Following the stakeholder meetings, an Executive Steering Committee was convened to review the outcomes of the stakeholder meetings, and to assist

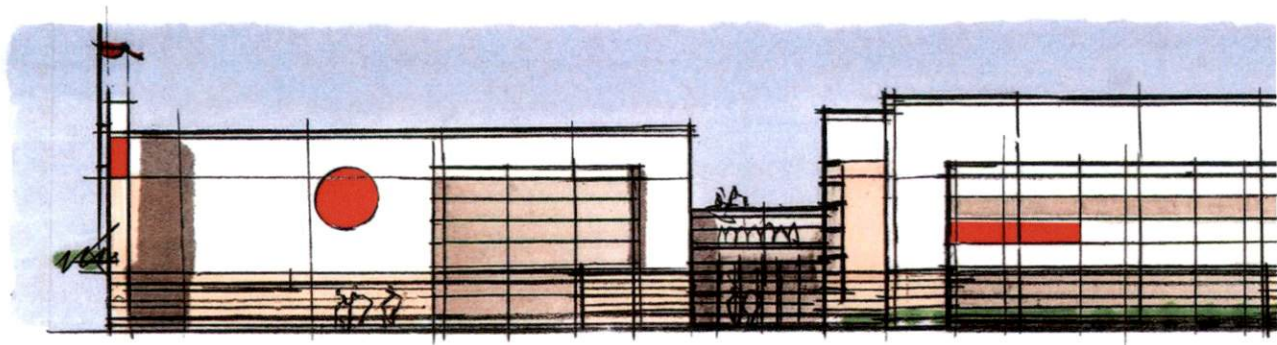
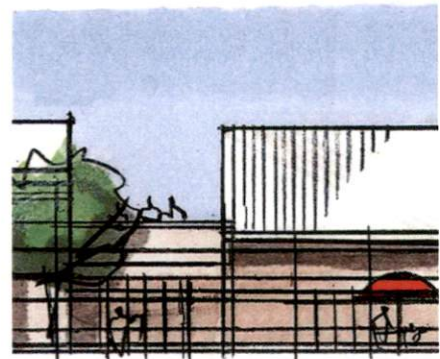
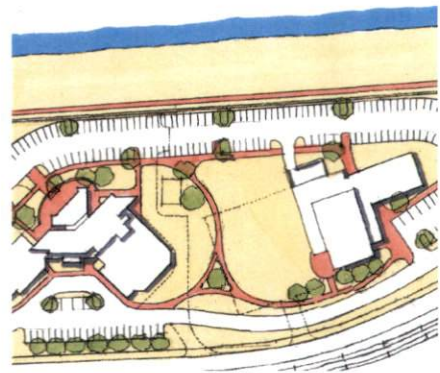
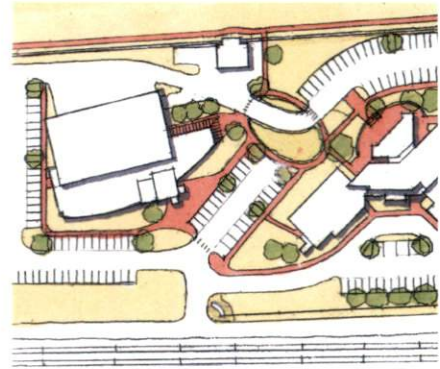


Higher Education Campus Development Plans (cont.)

in developing an overall strategy and framework for the plan. Based upon these meetings, several themes emerged that helped guide the development of the Master Plan. It was determined that the plan would include standards for signage, lighting, and exterior finishes. Additionally, although a significant expansion of facilities is not envisioned, the Master Plan will include the potential development of a new facility on property that has already been acquired adjacent to US 119. This new facility will replace the Boone County Campus, which is currently located in a shared facility with the Boone County Career and Technical Center. The new facility would serve as a gateway to Southern's other facilities, and the location on US 119 will give the College the opportunity to draw additional students from the greater Charleston area. Due to the scope of the development of this new facility, the Master Plan includes a strategy to address improvements both with and without the new Boone County Campus. Other potential improvements included updating Southern's two largest facilities - Building 'A' on the Logan Campus, and the Main Building on the Williamson Campus, as well as the development of *Student Success Centers* on all campuses (starting in Logan).

BridgeValley Community and Technical College

ZMM Architects & Engineers has produced several Campus Development Plans for BridgeValley CTC (previously Bridgemont CTC and Kanawha Valley CTC). The master plan includes assessments of existing facility conditions on the Montgomery and South Charleston Campuses, including deferred maintenance, building code issues, and energy efficiency. An analysis was included that identifies current and future space needs, parking requirements, current land use and future property acquisition, infrastructure development, sustainability, landscaping, and pedestrian circulation. The plan also includes project budgeting and a multi-year capital improvement plan. An assessment of the impact of projected enrollment and demographic changes on facilities was provided along with a delineation of how the campuses will interact and support each other and improve efficiency. Recent updates have included additional investigation of existing facilities on the Montgomery Campus and in the historic Elk City neighborhood on Charleston's West Side, as well as the Stone & Thomas Building in downtown Charleston.





KATHERINE JOHNSON STATUE PLAZA WEST VIRGINIA STATE UNIVERSITY

LOCATION
INSTITUTE, WV

COMPLETION
2019

ZMM Architects and Engineers assisted West Virginia State University (WVSU) with the design of a statue plaza to honor distinguished NASA mathematician and WVSU alumna Katherine Johnson.

"A native of White Sulphur Springs, W.Va., Katherine graduated from West Virginia State in 1937 at the age of 18, with bachelor's degrees in mathematics and French. Her pioneering work as a "computer" at NASA has been widely recognized following publication of the book, *Hidden Figures*, by Margot Lee Shetterly, and by the movie of the same name. In 2015, she received the Presidential Medal of Freedom, the highest award that can be bestowed upon a civilian." ZMM assisted with the project by developing the design of the plaza that houses the statue. An existing parking lot located adjacent to the Cole Complex was removed to make room for the plaza. The selected location for the plaza helped advance the 10 year Campus Development Plan (also designed by ZMM), which recommended moving all vehicular traffic away from the green Quad, and towards the perimeter of the campus.

The plaza utilized existing pedestrian circulation (sidewalks) to enhance the connection to the Quad, and added a transverse sidewalk to develop an intersection that became the location of the statue. The new sidewalks slope up slightly to give the statue prominence. The life-sized bronze statue, designed by WVSU alumnus and West Virginia sculptor Frederick Hightower, is located on a small raised platform that is large enough for students to interact with and pose for photographs. WVSU president Dr. Anthony Jenkins noted that he hopes "that my daughters and all of my



Katherine Johnson Statue Plaza (cont.)

students at West Virginia State University see this monument as an example of what they can accomplish when they dedicate themselves, work towards a greater cause and remain cognizant of their own strength and always seek to do better, be better and want better." In addition to the site layout, ZMM was also responsible for the design of the signage, lighting, and other site amenities.





WV SCHOOL OF OSTEOPATHIC MEDICINE

LOCATION
LEWISBURG, WV

SIZE
VARIOUS

COMPLETION
ONGOING

The Main Building for the West Virginia School of Osteopathic Medicine was originally built in the 1920's with numerous additions and alternations over the years.

The Main Building was built with 5 major pods and enclosed corridors connecting the pods into one large multistoried building that includes offices, classrooms, library, and meeting rooms. The building's brick and stone exterior is old, some more that 90 years old, and exhibits deterioration from the effects of exposure to the exterior elements.

The brick and stone exterior shows deterioration of the mortar joints and various cracks from expansion and contraction from temperature change and freezing. The steel lintels above doors and windows exhibit rusting, some have rusted enough to cause structural damage to brick or concrete header. Concrete, cement plaster elements along with metal flashing also show some deterioration and are in need of repair. ZMM produced construction documents to clean and repair all deteriorated portions of the building's exterior. These documents show all the building's exterior condition and include details, specific repair instructions and quantities of repair work for the entire building.

In 2021 the Main Building received a roof replacement.



WV School of Osteopathic Medicine (cont.)

Robert C. Byrd Clinic: Interior Renovation

The interior renovation to the Robert C. Byrd Clinic, a non-profit organization affiliated with WVSOM. The project includes renovation of 1,075 SF of existing administrative area which included two offices and a large open office area. ZMM renovated this area to provide three offices and paired exam rooms along with a reception area and waiting room for psychiatric / behavioral health services. Reworking of the existing building systems; HVAC, electrical, lighting and fire suppression systems were also included in the scope of work. The Robert C. Byrd Clinic also had a roof replacement.

Main Building and Robert C. Byrd Clinic: Waterless Fire Suppression

Another project ZMM completed was the addition of a waterless fire suppression system for the server rooms in the Main Building and the Center for Technology and Rural Medicine. The renovation included sealing the interior perimeter of each server room and the installation of a fire suppression system that protected inside the room, above the acoustical ceiling and below the raised computer floor. The new system connected to the existing fire alarm control panel, has disconnects that shut down air conditioning units, and are connected to a roof mounted exhaust fan for purging the room after discharge.

Tech Center Expansion - Testing Center

The Testing Center is designed to accommodate 220 students and will connect the Center for Technology and Rural Medicine (Tech Center) and the Clinical Evaluation Center (CEC). The main Testing Center space is being designed to support student achievement by limiting visual and auditory distractions. The interior environment is also designed to create a calming or contemplative space for WVSOM students. The Testing Center has two entry vestibules on either side of a registration desk, which is separated from the proctor area by a technology room. The project includes reconfiguring office space in the Tech Center for Pre-Clinical Education and Information Technology, while the addition provides expansion office space for Information Technology and new offices for the Exam Center.

Additional Projects:

- Facilities Master Plan
- Green Space at Campus Entry
- Alumni Center - HVAC and Roof Replacement
- Stookey Library - Roof Replacement
- Tech Center - Natural Gas Generator





MARSHALL UNIVERSITY MULTIPLE PROJECTS

LOCATION
HUNTINGTON, WV

SIZE
VARIOUS

COMPLETION
ONGOING

ZMM has significant experience providing Architectural and Engineering services to Marshall University.

Smith Hall Renovation

This 22,000 SF renovation project was completed in 2017 and included interior finish and acoustical upgrades to improve the quality of the music practice rooms and additional performance areas. ZMM worked closely with Marshall University professors to determine the correct acoustics to meet the accreditation needs for the college. Taking inspiration from The Thundering Herd, the building was transformed with a mature palette and pops of green. Interior improvements included replacement of ceilings in areas that were affected by the HVAC replacement. Existing ceilings in the practice rooms received a sound blanket barrier and acoustical coating to improve the performance of the space. Paint, carpet and acoustical wall treatments were also installed.

Mechanical system improvements were implemented to correct issues of the aging HVAC system, which was a high-energy user. ZMM converted the system to VAV by installing terminal units with SCR electric reheat. A smaller electric coil provided enough electrical capacity to power the terminal reheat. ZMM retained the fan wall and chilled water coil and installed DDC controls. Dehumidification was provided by a gas-fired humidifier to maintain stable humidity. Additional projects at Smith Hall Include:

- Building Assessment
- Cooling Tower Replacement
- Underground Chilled Water Piping



Marshall University (cont.)

- Retrofit AC Smith Hall Music Building - Dual Duct VAV Humidified Building

Drinko Library

- Mechanical and Electrical Assessment in 2022
- Cooling Tower

Morrow Library

- Underground Chilled Water Piping

IT/OT Security OP Center

- Development of the New Cyber Security Command Center

Sorrell Maintenance Building

- Air Conditioner Replacement

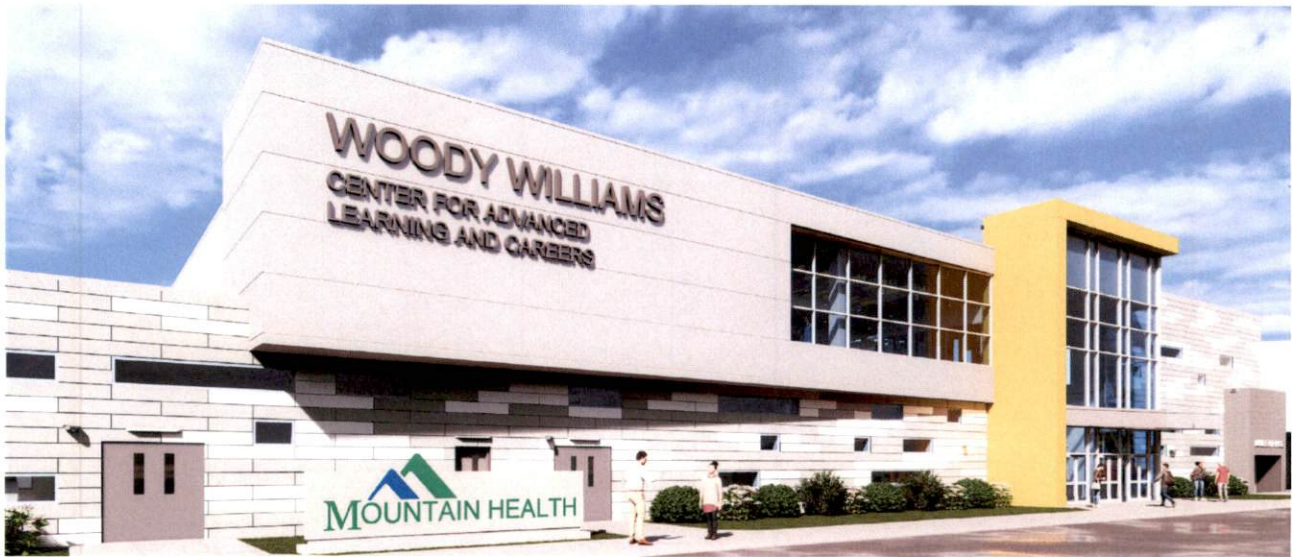
Applied Engineering Building

- Chiller Consulting

Pritchard Hall

- Chiller Replacement





WOODY WILLIAMS CENTER FOR ADVANCED LEARNING AND CAREERS

| | | | |
|-------------------|------------|------------|------------|
| LOCATION | SIZE | COMPLETION | COST |
| BARBOURSVILLE, WV | 230,000 SF | TBD | \$40M EST. |

The new Cabell County Career and Technology Center is one of six projects funded through a bond passed by Cabell County voters in 2020.

This project was renamed the Woody Williams Center for Advanced Learning and Careers and converts the existing abandoned 230,000 sf SEARS Store at the Huntington Mall. This innovative educational center will help prepare students for the workplace through a variety of pathways in career and technical fields.

The facility will be host to more traditional programs such as Auto Mechanics, Collision Repair, Welding, Machine Tool Technology, HVAC, Electrical, Carpentry, Building Facility Maintenance, Masonry, Plumbing, Culinary Arts, and Cosmetology. In addition to the traditional programs' students will have the opportunity to explore other options such as Vocational Agriculture, Graphic Design, Law and Public Safety, Medical Assisting, LPN, Coding, and Aerospace Engineering. Students will also have the option to take associated classes at their home high school or have the option to remain at the Career Center the entire day and take all their classes at that location.

The facility will also have a Multipurpose Room so students can meet all their PE credits, Meeting Rooms for events and county wide meetings, and a full Kitchen and Dining area for students as well as a rooftop dining space. Collaborative spaces for students to gather are scattered throughout the facility. Graduates can also attend as a year fourteen student and participate in several selected programs. The facility will also be open after school hours for hobby classes and adult programs.



Woody Williams Center (cont.)

The existing painted masonry façade will be clad in multicolored metal panels and horizontal windows. The existing main entrances will be removed and reimagined with a two-story glass façade that stretches into the existing building and terminates into a lecture stair adjacent to a live green wall. The two-story entrance corridor will be the focal point of the interior space, highlighting the classrooms that overlook the entrance corridor. All classrooms and lab areas will have a glass entrance to showcase the technology and career learning that goes on inside the space.

This is a groundbreaking project for Cabell County Schools and education design in West Virginia that reimagines an abandoned retail store into a career academy showcasing technology and career education for high school students and adult education.





ERMA BYRD CENTER

| | | | | |
|------------------------|-------------------|--------------------|----------------|--|
| LOCATION BEAVER, WV | SIZE 33,000 SF | COMPLETION 2007 | COST \$7.5M | AWARDS 2008 AIA WV HONOR AWARD & AS&U OUTSTANDING BUILDING DESIGN |
|------------------------|-------------------|--------------------|----------------|--|

The Erma Byrd Center for Public Higher Education is the first building of its kind in the state.

The 33,000 SF center provides students the convenience of taking a variety of college classes offered by six different colleges and universities in a single location.

The facility consists of standard classrooms, distance learning classrooms, science lab, computer classroom, lecture hall, and a multimedia library, along with administrative office space for each college and university. Through technology, the building itself becomes an educational tool. Students are able to monitor the HVAC system and its controls through web-based software, thereby learning how the system works and how the climate and building design affect performance.

A wind turbine and solar panels on-site assist in reducing the overall utility cost and allow students to see first-hand the benefits of alternative energy sources. This higher education facility sets a new standard for the learning environment and energy efficiency. The building is designed to maximize use of natural light and has sensors throughout that control the artificial light level by measuring the amount of light present in the space. The high-tech facility is the first building on what has become a campus for public higher education. Its placement at the front of the site allows the building to serve as a beacon of what is to come.





4.

TEAM QUALIFICATIONS



ADAM KRASON

AIA, LEED AP, ALEP

Principal

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

Mr. Krason has been an advocate of sustainable design and energy efficiency and has participated and presented at sustainable design seminars throughout the region. Mr. Krason also serves on the Board of Directors and is responsible for firm management, business development, and corporate philanthropy at ZMM. In addition to his role at ZMM, Mr. Krason is actively engaged in his 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

West Virginia, Virginia, Ohio, Kentucky,
Maryland, and New Jersey

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President

American Institute of Architects,
Strategic Council

Charleston Area Alliance, Board Chair

Goodwill Industries of Kanawha Valley,
Past Board Chair

Clay Center, Board of Directors

WV Symphony Orchestra, Board of Directors

Charleston Main Streets, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

PROJECT EXPERIENCE

Marshall University - Huntington, WV

- **Cyber Security Command Center**

- **Smith Hall Complex Building Assessment and Development Plan**

BridgeValley Community & Technical College

- **Davis Hall Exterior Envelope Renovations (Montgomery Campus)**

- **BridgeValley Community & Technical College Master Plan (Montgomery Campus)**

- **Feasibility Study for the Stone & Thomas Building** (Approved for Federal and State Historic Tax Credits)

Southern WV Community & Technical College

- **10 Year Campus Development Plan**

New River Community and Technical College - Multiple Locations, WV

Wood County Tech Center - Wood County, WV

Roane-Jackson Career & Technical Center - Leroy, WV

Joint Interagency Training and Education Center - Kingwood, WV

Charleston Coliseum and Convention Center - Charleston, WV

Capital Sports Complex - Charleston, WV

Shawnee Sports Center - Institute, WV

WV State Laboratory Testing Facility - So. Charleston, WV



DAVID FERGUSON

AIA, REFP

QA/QC

Mr. Ferguson has served in the capacity of Architect, Project Manager, and Principal in Charge for a variety of projects at ZMM. This experience includes Educational (PK-12, Vocational and Higher Education), Retail, Corporate Office, Industrial, Military, Medical Office Facilities, General Healthcare Hospital and Psychiatric Hospital Projects. Mr. Ferguson's responsibilities include programming, design, documentation, architectural/engineering coordination and construction administration.

Mr. Ferguson is a Recognized Educational Facility Professional (REFP) and has been involved in planning, designing and the construction of over 200 educational facilities in West Virginia. As the architect for the first "green" school building in West Virginia Mr. Ferguson has been an advocate for sustainable design and was involved starting the first US Green Building Chapter in West Virginia.

EDUCATION

Bachelor of Science
West Virginia State University, 1979

LICENSURE

West Virginia, Ohio

AFFILIATIONS

WV Chapter, American Institute of Architects,
Past President

WV Chapter, American Institute of Architects,
Member

Recognized educational Facility Planner
(REFP) by the A4LE

A4LE Southeast Region Board of Directors -
WV State Governor

Professional Member, US Green Building
Council

PROJECT EXPERIENCE

Southern WV Community and Technical College (Advanced Technology Center) - Williamson, WV

West Virginia State University Master Plan - Institute, WV

Nicholas County Schools - Nicholas County, WV

- Nicholas County High School/Nicholas County CTC/ Summersville Middle School

- Cherry River Elementary/ Richwood Middle/Richwood High School

Cabell County Schools - Cabell County, WV

- Cabell County Career and Technical College

- Explorer Academy

- Huntington East Middle School

- Southside Elementary / Huntington Middle School

- Meadows Elementary School

Kanawha County Schools - Kanawha County, WV

- St. Albans High School

Mercer County Schools - Mercer County, WV

- Bluefield Primary

- New Brushfork/Bluewell Elementary School

Wayne County Schools - Wayne County, WV

- Wayne Elementary School

- Wayne Middle School Renovation/Addition

- Wayne High School Renovation/Addition

- Crum PK-8

- Ceredo-Kenova Elementary School

- Fort Gay PK-8

- Spring Valley High School Renovation

- Wayne County Bond Program

Raleigh County Schools - Raleigh County, WV

- Stratton Elementary School

Mineral County Schools - Mineral County, WV

- Frankfort PK-8

- Keyser Middle School Renovation/Addition

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CHRIS CAMPBELL

AIA, LEED AP

Project Manager

Mr. Campbell joined ZMM in November of 2017. Prior employment experience includes serving in the capacity of Architect and Project Manager for a variety of projects. This experience includes Educational (K-12 and Higher Education), Commercial Offices, Automotive Dealerships, Justice (Homeland Security and Department of Justice Offices), and religious spaces. Mr. Campbell's responsibilities include programming, design, documentation, coordination of the architectural and engineering team, and construction administration. Project responsibilities comprised all duties from project inception to completion.

Mr. Campbell began his career in 1996 and until 2006 was primarily working on K-12 educational projects throughout West Virginia. From 2006 until present the majority of his projects were Higher Education.

EDUCATION

Bachelor of Architecture
University of Tennessee. 1996

LICENSURE

West Virginia
Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Past President (2006-2007)

WV Chapter, American Institute of Architects,
Executive Committee (2001-2009)

WV American Institute of Architects, Intern
Development Coordinator (2000-2005)

University of Charleston, Interior Design
Advisory Board (2014 - 2016)

PROJECT EXPERIENCE

Marshall University - Huntington, WV

- **Cyber Security Command Center**
- **Smith Hall Complex Building Assessment and Development Plan**
- **Arthur Weisberg Applied Engineering Complex ***

Southern WV Community & Technical College

- **10 - Year Campus Development Plan**
- **Main Building Toilet Renovations (Williamson Campus)**
- **Fire Alarm Upgrades (Williamson & Logan Campus)**

BridgeValley Community & Technical College

- **Feasibility Study for the Stone & Thomas Building** (Approved for Federal and State Historic Tax Credits)
- **Davis Hall Exterior Envelope Renovations (Montgomery Campus)**

New River Community & Technical College

- **Chiller Replacement and HVAC Renovations (Greenbrier Campus)**
- **Welding Lab Renovations (Greenbrier Campus)**
- **Floor Slab Replacement and Renovations (Greenbrier Campus)**

Roane-Jackson Career & Technical Center - Leroy, WV

- **Plumbing Renovations**
- **New Domestic Water Treatment Plant**
- **New CDL Training / Testing Course**

Cabell County Career and Technical Center - Huntington, WV

WV Schools for the Deaf and the Blind - Romney, WV

- **Campus Site Upgrades**
- **PE Building: Reroofing, Window and Door Replacements**
- **Keller Hall Dormitory Renovations and Reroofing**
- **Blue & Gold Building Renovations: Student Activity Center and Conference Center**

Blue Ridge Community and Technical College New Headquarters Building - Martinsburg, WV *



RODNEY PAULEY

AIA

Project Architect

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

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

EDUCATION

Bachelor of Architecture
University of Tennessee - 1992

Associate of Science
West Virginia Institute of Technology, 1986

LICENSURE

West Virginia

AFFILIATIONS

West Virginia AIA Member

PROJECT EXPERIENCE

WV State Laboratory Testing Facilities Assessment - WV

Charleston Coliseum and Convention Center - Charleston, WV

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

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Capitol Guard House - Charleston, WV

WV Lottery Headquarters - Charleston, WV

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

INTUIT Prosperity Hub - Bluefield, WV

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

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

Wood County Resiliency Center - Parkersburg, WV

WVDNR Pipestem State Park Lodge Renovations - Pipestem, WV

WVU Institute of Technology Renovations - Montgomery, WV

BridgeValley Community and Technical College Master Plan - Montgomery, WV

Valley Health Clinics - Multiple Locations WV

CARLY CHAPMAN

Sr. Interior Designer



Mrs. Chapman serves as the Senior Interior Designer at ZMM. Mrs. Chapman takes pride in her work's originality and always strives to help the client's vision and intent come alive in the design process. Her experience at ZMM includes Education, Municipal, Residential, Healthcare, and Hospitality projects. In her past position she focused on both Corporate and Healthcare design. Mrs. Chapman's responsibilities include conducting design proposals and presentations, as well as producing design documents and specifications relating to all aspects of interior design.

Mrs. Chapman has served as the interior designer for a variety of projects. Projects range from renovations to new construction and is comprised of every industry. Her responsibilities include design concept, presentation, documentation, specification writing, and architectural drafting.

EDUCATION

Bachelor of Interior Design
University of Charleston - 2012

AFFILIATIONS

Member of the Association for Learning
Environments

PROJECT EXPERIENCE

Wood County Schools - Wood County, WV
- **Wood County Technical Center**
- **Williamstown Elementary School**

Cabell County Schools - Cabell County, WV
- **Cabell Midland High School Renovation**
- **Cabell County Career and Technology Center**
- **Explorer Academy**

Southern WV Community & Technical College - Williamson, WV

WV School of Osteopathic Medicine (Testing Center) - Lewisburg, WV

Marshall University - Huntington, WV
- **Smith Hall Renovations**
- **Engineering Building Renovations ***
- **Athletic Center Renovations ***

New Ridgeview Elementary School - Dickenson County, VA

Mercer County Schools - Mercer County, WV
- **Bluefield Primary School**
- **Mountain Valley Elementary School**
- **New Bluewell Elementary School**
- **Oakvale Elementary School Renovations**

Fayette County Schools - Fayette County, WV
- **New River Primary / Oak Hill Middle School**
- **Fayetteville PK-8 Renovation**
- **Valley PK-8 School Addition and Renovation**

Raleigh County Schools - Raleigh County, WV
- **Woodrow Wilson High School Phase III Addition and Renovation**
- **Woodrow Wilson High School Phase IV Gym Addition and Renovation**

Nicholas County Schools - Nicholas County, WV
- **Nicholas County High School/Nicholas County CTC/Summersville Middle School**
- **Cherry River K-12 School / Richwood Middle**



CARLIE RAY

Interior Designer

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

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

EDUCATION

Bachelor of Science in Interior Design
West Virginia State University, 2017

AFFILIATIONS

NCIDQ Certification ID#35513

West Virginia University - Interior
Architecture Advisory Board Member

PROJECT EXPERIENCE

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

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

Jackson County Schools - Mercer County, WV
- Cottageville Elementary School

Wayne County Schools - Wayne County, WV
- Wayne County School - Bathroom Renovations

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

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

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

Poca High School - Putnam County, WV
Media Innovation Center Addition

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



Robert Doeffinger

PE

Principal

As ZMM's Principal Engineer, Mr. Doeffinger is in charge of the engineering disciplines, it is his responsibility to ensure that the mechanical and electrical engineering components of ZMM's design are coordinated and integrated into the final product.

After graduate school in Architectural Engineering, Mr. Doeffinger joined ZMM. He has over 45 years design experience in mechanical and electrical systems for buildings. He has a broad range of engineering experience in education, industrial and manufacturing facilities, large retail, correctional and jails, office buildings, and military facilities.

Mr. Doeffinger is responsible for new design and retrofit of chilled water systems for all building types including large regional shopping malls. He is involved daily with the firm's selection of appropriate systems for all building types and performs life-cycle cost analysis and energy studies.

Mr. Doeffinger is a member of the American Society of Heating, Ventilation and Air-Conditioning Engineers. He is the current national Chairman of the Technical Committee on Heating and Air-Conditioning Load Calculation. He is involved in writing the National Standard on the Method of Calculation, which will shape the nature of the future building energy use for the nation.

EDUCATION

Master of Science
The Pennsylvania State University, 1976

Bachelor of Science
West Virginia University, 1973

LICENSURE

WV, VA, PA, OH, TN, KY, NY, NH, ME,
NC, SC, FL, NJ, GA

AFFILIATIONS

ASHRAE - Member of the Technical Committee Load Calculations Data and Procedures for 25 years, serving as chairman. Presently Chairman of the Research Subcommittee

2021 Industrial and Professional Advisory Council - College of Engineering at The Pennsylvania State University

•2019 Marshall University Honorary Alumni Award of Distinction College of Engineering

Advisory Board for the Department of Electrical Engineering Technology, Bridgemont Community and Technical College

City of Pt. Pleasant, WV - 2nd Ward Councilman for 20 years

PROJECT EXPERIENCE

First Presbyterian Church Assessment - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

State Office Buildings #5, 10th Floor - Charleston, WV

WV Capitol Complex Buildings #5, #6, and #7 - Charleston, WV

Marshall University (Multiple Projects) - Huntington, WV

West Virginia Regional Technology Park - S. Charleston, WV

- Building 704

- Building 740

- Building 770

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

West Virginia Regional Jails

West Virginia Army National Guard Projects

BridgeValley Community and Technical College - Montgomery, WV

Appalachian Regional Hospital (Multiple Projects) - Beckley, WV

The Plaza at the King of Prussia - Philadelphia, PA



JOHN PRUETT

PE, LEED AP

Sr. Mechanical Engineer

Mr. Pruett is responsible for overseeing the design of the HVAC systems, ensuring that the HVAC systems not only meet the program requirements, but meet the 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. He coordinates with the other disciplines in order to integrate the HVAC systems into the building. Mr. Pruett has participated on several LEED registered projects; one of his key contributions to these projects is conducting energy analyses and recommending energy use reduction alternatives.

Mr. Pruett began his career in engineering with a manufacturing company in 1994. In 1998, he made a career change and joined an engineering consulting firm as an HVAC design engineer. He has a broad range of experience in HVAC systems design, including K-12 schools, higher education facilities, office buildings, libraries, 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

Virginia
West Virginia
Indiana

Certifications:
- LEED Accredited Professional

PROJECT EXPERIENCE

Frederick County Public Schools - Frederick County, VA
- Middletown Elementary School HVAC Renovation
- Bass Hoover Elementary School HVAC Renovation
- Armel Elementary School HVAC Renovation & Natural Gas Piping
- School Board Office Restroom & Corridors Renovation

Scott Memorial Middle School Addition - Wythe County, VA

New Frankfort PK-4 School - Mineral County, WV

New Clendenin Elementary School - Kanawha County, WV

West Virginia School of Osteopathic Medicine - Lewisburg, WV
- New Testing Center

Cabell County Schools - Cabell County, WV
- Explorer Academy
- Martha Elementary School Addition
- New Meadow Elementary School
- Huntington High School Renovation
- Huntington East Middle School
- Cabell County Career and Technical Center

Dickenson County Public Schools - Dickenson County, VA
- New Ridgeview Elementary School
- Classroom Additions / Cafe at Ridgeview Elementary School



JAMES LOWRY

PE

Mechanical Engineer

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

Industrial:

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

Educational:

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

Commercial:

West Virginia Capitol Complex, West Virginia Parkways Authority

Health Care:

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

EDUCATION

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

LICENSURE

West Virginia, Pennsylvania, Ohio & Maryland

AFFILIATIONS

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

PROJECT EXPERIENCE

Marshall University - Huntington, WV
- Drinko Library Mechanical/Electrical Study
- Prichard Chiller Replacement
- Drinko - Science
- Smith Hall Cooling Tower
- Multi-Zone HVAC Replacements

BridgeValley CTC Stone and Thomas Renovation - Charleston, WV

Mountwest CTC Campus Development Plan - Huntington, WV

Wood County Technical Center - Parkersburg, WV

New River Community Technical College Welding Lab - Raleigh County, WV

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

WV Higher Education Policy Commission
- Southern CTC Various Projects

New River CTC Multiple Projects - Fayette County

Roanoke College - The Colket Center Kitchen - Salem, VA

Pleasant Hill Elementary School HVAC - Calhoun County

Keyser Middle School HVAC and Roof - Mineral County



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; providing him with the means to meet the clients' needs for each individual program. He has been actively involved in the design of a wide array of new structures and renovations to include K-12 educational buildings, higher education buildings, healthcare facilities, office buildings, banks, restaurants, hotels, automotive dealerships and service centers, apartment complexes and dorms, industrial facilities and warehouses, and athletic facilities. Whether working independently or in conjunction with other architects, engineers, and contractors, Mr. Kantsios excels at creating effective solutions and developing opportunities that further establish organizational goals.

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

West Virginia, Virginia, Ohio

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*



J. FRANKLIN HALE

Roofing Designer

Mr. Hale has served as an Architectural Designer for over 40 years. Mr Hale is responsible for general design development and drafting, development of construction documents, development of project presentation, as-built investigation and reports, building code analysis and construction administration.

Mr. Hale has 40 years of experience in the design and management of a wide variety of architectural projects including, educational, industrial, healthcare, historical, community, residential, military support facilities, and roofing replacement designs. Mr. Hale's experience includes many years of specialized work in Computer Aided Drafting and Design.

EDUCATION

New River Community College,
Associate of Applied Science - Architectural
Technology, 1983

PROJECT EXPERIENCE

Jefferson County Schools - WV

- **Blue Ridge Elementary School Roof Replacement**
- **T.A. Lowry Elementary School Roof Replacement**
- **South Jefferson Elementary School Roof Replacement**
- **Shepherdstown Elementary School Roof Replacement**
- **Wright Denny Intermediate School Roof Replacement**

Taylor County Schools - WV

- **Grafton High school Roof Replacement**

Lee County Public Schools - VA

- **Thomas Walker High School Roof Replacement**
- **Flatwoods Elementary School Roof Replacement**
- **Lee County High School Roof Replacement**
- **Lee County CTC Roof Replacement**
- **Dryden Elementary School Roof Replacement**

Concord University - WV

- **Beasley Student Center Roof Replacement**
- **Carter Center Roof Replacement**

Frederick County Public Schools - VA

- **Administration Building Roof Replacement**
- **Administration Building Restroom and Corridor Renovation**

Dept. of Behavioral Health and Developmental Services - VA

- **CCCA NFPA Life Safety and Behavioral Health Upgrades**
- **Catawba Hospital Repair/Replace Roof**
- **SWMHI Harmon and Laundry Building Roof Replacement**



TODD POFF, PE

PE

Structural Engineer

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

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

EDUCATION

Bachelor of Science
Virginia Polytechnic Institute & State
University, 1987

LICENSURE

West Virginia, Virginia, Ohio, North Carolina

PROJECT EXPERIENCE

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

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

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

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

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

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

Timber Ridge CTEC - Winchester, VA

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

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, Government, and Healthcare.

EDUCATION

Associate Degree, Mechanical Engineering
Pittsburgh Technical Institute - 1978

PROJECT EXPERIENCE

Mercer County Schools - Mercer County, WV

- Athens Elementary School
- Oakvale Elementary School
- Melrose Elementary School
- Sun Valley Elementary School
- Silver Springs Early Learning Center
- Lashmeet - Matoaka High School
- Bluefield Middle School
- Bluefield High School
- Montcalm High School
- Princeton Primary
- Princeton High School
- Spanishburg Elementary School
- New Timberwood Elementary School

Wayne County Schools - Wayne County, WV

- Wayne County High School
- Wayne County Middle School
- East Lynn Elementary School
- Buffalo Middle School

Braxton County Schools - Braxton County, WV

- Braxton County Middle School
- Braxton County High School

Boone County Schools - Boone County, WV

- Brookview Elementary School - Roof
- Sherman High School - Roof
- Van Jr./ Sr. High School - Roof
- Boone County Career and Technical Center - Roof

WV School of Osteopathic Medicine - Lewisburg, WV

- Testing Center
- Community Building
- Building B - Roof
- Byrd Center - Roof

Richwood High School - Nicholas County, WV



5.

CLIENT REFERENCES



May 4, 2022

I am writing this letter to acknowledge the excellent work provided by Adam Krason and ZMM Architects in designing and presenting the BridgeValley Campus Development Plan. After assessing the building inventory and square footage available on our campuses, they formulated and recommended a student to square foot ratio appropriate for the school's programs, enrollment, and resources. The Plan maximizes student opportunities for success and matches the college's long-term goals while maximizing efficiency.

While working with ZMM, we found their representatives took time and listened to the needs of all BridgeValley constituents. From the start of the project to completion, our experience working with ZMM has been nothing but positive. BridgeValley strongly feels that the quality of work, the timeliness of submissions, and attention to detail were exceptional and made ZMM a great group to work with. We look forward to the possibility of working with ZMM again in the future.

Sincerely,

casey sacks

Casey K. Sacks, Ph.D.
President
BridgeValley Community and Technical College



Thank You

FOR REVIEWING THIS MATERIAL.

ZMM.COM

BLACKSBURG
VIRGINIA

CHARLESTON
WEST VIRGINIA

MARIETTA
OHIO

MARTINSBURG
WEST VIRGINIA



State of West Virginia
 Agency Expression of Interest
 Architect/Engr

| | | | |
|---|----------------------------|-------------------------|---------------------------------|
| Proc Folder: 1379320 | | | Reason for Modification: |
| Doc Description: A&E Services-WVSU Sullivan Hall Renovations | | | |
| Proc Type: Agency Contract - Fixed Amt | | | |
| Date Issued | Solicitation Closes | Solicitation No | Version |
| 2024-02-15 | 2024-03-12 14:30 | AEOI 0490 WSC2400000002 | 1 |

BID RECEIVING LOCATION

WEST VIRGINIA STATE UNIVERSITY
 5000 FAIRLAWN AVENUE
 FERRELL HALL RM 301
 INSTITUTE WV 25112

VENDOR

Vendor Customer Code:

Vendor Name :

Address :

Street :

City :

State : 25302

Principal Contact :

Vendor Contact Phone:

RECEIVED
 MAR 12 2024
 WEST VIRGINIA STATE UNIVERSITY
 ACCOUNTS PAYABLE

[Handwritten Signature]
 11:09 AM

FOR INFORMATION CONTACT: VSU Sullivan Hall
 Jerry D Rush
 304-766-3009
 jerry.rush@wvstateu.edu

Vendor Signature X *[Handwritten Signature]* **FEIN#** 550676608 **DATE** March 12, 2024

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

SIGNATURE/CERTIFICATION

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.



(Name, Title)

Adam Krason, Principal

(Printed Name and Title)

222 Lee Street West, Charleston, WV 25302

(Address)

304.342.0159 / 304.345.8144

(Phone Number) / (Fax Number)

ark@zmm.com

(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this solicitation 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 Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the solicitation 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 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 the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

ZMM Architects & Engineers

(Company)



(Authorized Signature) (Representative Name, Title)

Adam Krason, Principal

(Printed Name and Title of Authorized Representative)

March 12, 2024

(Date)

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)