

# Blackwater Lodge Renovations



Expression of Interest: AEOI DNR1900000012  
A/E Services for Blackwater Falls Lodge Renovations  
and Redecorating in Davis, WV

June 14, 2019





June 14, 2019

Ms. Angela White Negley, Buyer  
West Virginia Division of Natural Resources  
Property and Procurement Office  
324 4th Avenue  
South Charleston, WV 25303



**Subject: A/E Services for Blackwater Falls Lodge Renovations & Redecoration  
Davis, WV (AEOI DNR19\*12)**

Dear Ms. White Negley:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and qualifications to provide architectural, interior design, engineering, and construction phase services for the Blackwater Falls Lodge Renovations & Redecoration project. "Blackwater Falls State Park is located in the Allegheny Mountains of Tucker County, West Virginia. The centerpiece of the park is Blackwater Falls, a 62-foot cascade where the Blackwater River leaves its leisurely course in Canaan Valley and enters rugged Blackwater Canyon." The Blackwater Falls Lodge was built in the 1950's, and "offers 54 rooms with sweeping views of the densely forested gorge below." ZMM Architects and Engineers previously provided design services for an addition to the lodge, which included a 5,400 SF conference center, and a 5,000 SF addition for an indoor pool. The additions were designed to complement the original mid-century architectural style of the lodge.

The proposed improvements include guest room renovations, hallway renovations, and may include other portions of the lodge (budget permitting). The scope of services may also include electrical, plumbing, and mechanical upgrades. As a full-service design firm, ZMM Architects and Engineers is qualified to provide services on complex renovation and interior improvement projects. Established in 1959, ZMM is a local architecture and engineering firm, and is noted for design excellence and client focus. Our integrated design approach makes ZMM unique among design firms in West Virginia, and will help to ensure the quality of the services that we will provide. Due to the depth of our design experience and the qualifications of our key team members, ZMM has become trusted resource for renovation projects in West Virginia. Additional qualifications of our team include:

- **Experience.** ZMM has recent experience successfully collaborating with the West Virginia Division of Natural Resources (WVDNR) on the Forks of Coal project, the District V Headquarters Improvements, as well as on the proposed Beech Fork Lodge. Our team also has significant renovation design experience. *This experience has led us to be entrusted with designing improvements to some of West Virginia's most prominent buildings, including the Charleston Coliseum and Convention Center, the Culture Center, the Clay Center, and the State Capitol.*
- **Quality.** ZMM has a history of providing high quality design services throughout West Virginia. The quality of the services we provide is demonstrated by the number of our repeat clients, and the recognition of our work with both statewide and national planning and design awards. *In fact, ZMM has been recognized with eighteen statewide design awards in the past decade by the West Virginia Chapter of the American Institute of Architects – recognition of a commitment to design quality that is unrivaled in West Virginia.*



- **Talent.** With over thirty-five local (WV) employees ZMM provides an integrated design approach by delivering all building-related design services including architecture, interior design, engineering (structural, mechanical, and electrical), and construction administration in-house. Our architects, interior designers, and engineers are industry leaders, and have worked together to deliver projects with similar scope and complexity.

Thank you for taking the time to review the attached expression of interest that has been formatted to meet your requirements. Additionally, please visit our website at [www.zmm.com](http://www.zmm.com) to see the full range of projects that we have designed, and to learn about working with ZMM from a client's perspective. We appreciate your consideration for this endeavor, and look forward to the opportunity to continue our work with the West Virginia Division of Natural Resources.

Respectfully submitted,  
**ZMM Architects and Engineers**



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



# Table of Contents

Cover Letter  
Table of Contents

1. Project Understanding and Approach
2. About ZMM
  - History and Services
  - Award Winning Design
3. Qualifications
  - Team Resumes
4. WVDNR / Recreation Experience
5. Additional Experience
6. References









# Blackwater Falls State Park: Lodge Renovations and Redecoration Davis, WV

## Approach and Methodology for Meeting Goals and Objectives

### Project Understanding

The Request for Expression of Interest indicates that the State of West Virginia Division of Natural Resources intends to construct certain improvements (renovation and redecoration) to the Lodge at Blackwater Falls State Park. The proposed improvements include guest room renovations, hallway renovations, and may include other portions of the lodge (budget permitting). The scope of services may also include electrical, plumbing, and mechanical upgrades.



“Blackwater Falls State Park is located in the Allegheny Mountains of Tucker County, West Virginia. The centerpiece of the park is Blackwater Falls, a 62-foot cascade where the Blackwater River leaves its leisurely course in Canaan Valley and enters rugged Blackwater Canyon.” The falls are one of the main attractions of Blackwater Falls State Park, are visible from several viewing platforms. The lodge, built in the 1950’s, “offers 54 rooms with sweeping views of the densely forested gorge below.” ZMM Architects and Engineers previously provided design services for an addition to the lodge, which included a 5,400 SF conference center, and a 5,000 SF addition for an indoor pool. The additions were designed to complement the original mid-century architectural style of the lodge.

As a full-service design firm, ZMM Architects and Engineers is qualified to provide services on complex renovation and interior improvement projects. Our in-house team includes architects and interior designers, as well as structural, mechanical, electrical, and plumbing engineers. For the Blackwater Falls Lodge project ZMM Architects and Engineers has assembled a project team that is capable of meeting the varied project requirements. Please note that aside from the independent cost estimating that ZMM is proposing to provide all design services in-house without the use of any consultants. We are confident that this is the most efficient manner to provide design services for

the projects, and that this team provides the WVDNR with the best opportunity for a successful project. The full design team will include:

<b>Team Member</b>	<b>Role</b>	<b>Proposed Staffing</b>
ZMM Architects & Engineers	Principal/PM	Adam Krason, AIA, LEED-AP
	QA/QC	David Ferguson, AIA
	Architect	Nathan Spencer, AIA
	Interior Designer	Carly Chapman
	Specification	Mark Epling, AIA
	Engineering Principal/PM	Bob Doeffinger, PE
	Structural Engineer	Mike White, PE
	Electrical Engineer	Scot Casdorff, PE
	Mechanical Engineer	Sam Butzer, PE
	Construction Admin.	Falena Perry
	CA Assistant	Amy Rhodes
Win Strock	Estimating	Win Strock

Many members of our proposed team recently collaborated on the design of the proposed Forks of Coal Claudia Workman Fish and Wildlife Education Center, the Tomblin WMA, the proposed Beech Fork Lodge, and the District V Headquarters projects. This experience working with the DNR helped to establish a relationship where our team functioned as an extension of the DNR, with a singular focus of implementing your vision for the project. We propose a similar relationship for the Blackwater Falls project. Below, please find additional information regarding our proposed renovation project approach (and how it addresses your goals/objectives), qualifications, project communication protocol, budget control, construction timeframe control, and our experience in professional disciplines required to successfully deliver the project.



### **Renovation Project Approach**

Renovation projects require a unique approach, and ZMM has provided design services on renovation projects throughout West Virginia. Our experience has led us to develop a two phased approach that starts with a detailed architectural and engineering assessment, which runs concurrently with the visioning and programming process.

#### *Goal/Objective #1: Review and Evaluate*

As noted above, the first phase in a successful renovation project involves conducting a thorough examination of the existing facilities to identify deficiencies and opportunities. The purpose of the investigation is to determine the condition of the major building systems. ZMM will commence the

investigation by reviewing (and if needed developing) as-built plans of the existing facility. These plans will be created by manually verifying the existing construction and utilizing any existing plans that are available. All major mechanical and electrical equipment will be identified on the plans. Once these plans are complete, ZMM will conduct a facility evaluation with a team of architects and engineers. The team will focus the investigation on the following systems:

- Life Safety and Egress (Coordinated with the State Fire Marshal)
- Accessibility
- Interior Conditions and Finishes – Critical Focus
- Plumbing Systems
- Electrical Service and Distribution, Emergency Power
- Lighting
- Mechanical Systems
- Data/IT Infrastructure
- Security Improvements

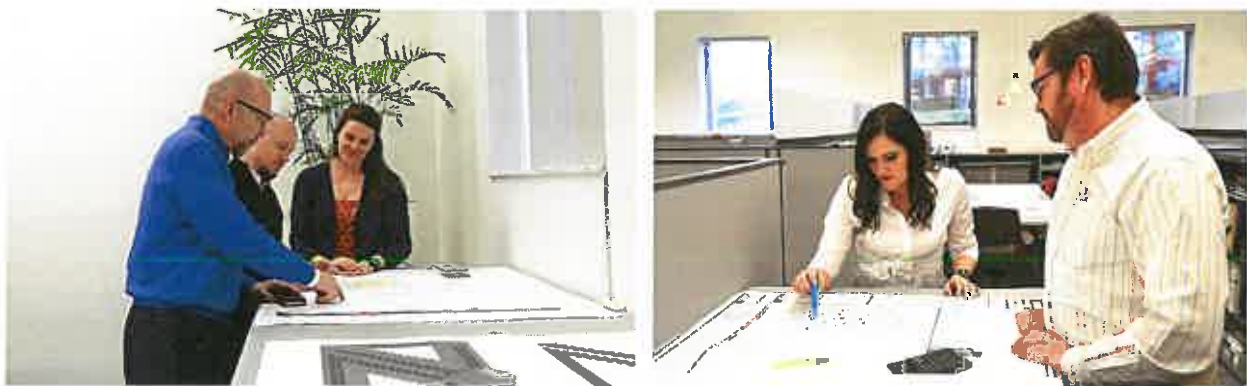
ZMM will simultaneously work with WVDNR on further refining the scope and budget for the project.

#### *Goal/Objective #2: Design*

Once the first phase is completed, ZMM will develop plans, specifications, and bidding documents for the proposed improvements. Drawings, specifications, and estimates will be submitted for review at the completion of the schematic design, design development, and construction documents phases of the project. The focus of the design phase will be on interior improvements, including material selection and furniture, fixture, and equipment upgrades. Our experience providing these services for the Beech Fork Lodge (unbuilt) will help inform this process.

#### *Goal/Objective #3: Construction Phase Services*

Once the documents have been approved, ZMM will assist with the bidding and construction phases of the project, including participation in a pre-bid meeting, developing any required addenda, responding to RFI's, reviewing submittals, and attending construction progress meetings. Our efforts will continue through substantial and final completion inspections, and include an eleven month warranty walk through. Our goal throughout this process will be to act as part of the WVDNR team, with the objective of ensuring the seamless delivery of your project.



#### **Qualifications**

Our team has significant renovation design experience. *This experience has led us to be entrusted with designing improvements to some of West Virginia's most prominent buildings, including the*



*Charleston Coliseum and Convention Center, the Culture Center, the Clay Center, and the State Capitol.* Below, please find a list of relevant projects (projects designated with a \* remained operational throughout the renovation process):

- Charleston Coliseum and Convention Center Improvements\*
- Clay Center for the Arts & Sciences - Various Improvements\*
- State Capitol Building Roof Replacement\*
- West Virginia Lottery Building (Renovation of Floors 7, 8, 9)\*
- Christ Church United Methodist Education Wing Renovation, Charleston, WV\*
- Girl Scouts of Black Diamond Council Headquarters (Renovation), Charleston, WV
- Davis Hall Improvements, Montgomery, WV\*
- Wood County Justice Center/Judge Black Annex, Parkersburg, WV
- WVARNG CFMO Expansion, Charleston, WV
- Prosperity Center (Renovation of Charleston Transit Company) for Goodwill of Kanawha Valley\*
- West Virginia Culture Center Grand Hall Re-Lighting\*
- West Virginia Capitol Complex Buildings 5, 6, & 7 – Various Improvements\*
- Southside Elementary/Huntington Middle School (Cammack Renovation), Huntington, WV
- Houston Coal Company Store Restoration, Kimball (McDowell County), WV



### **Project Communication**

During the design phase architects Adam Krason, AIA, LEED-AP and Nathan Spencer, AIA, as well interior designer Carly Chapman, will serve as the primary contacts for the design team. These key team members as well as all primary WVDNR contacts would be included on all communication to facilitate an open discussion throughout the project – in a manner that allows the DNR 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. Our team's recent experience working with the WVDNR help facilitate this open communication.

During the construction phase additional resources will be added to ensure prompt and efficient responses to any issue that may arise. The project architect, Nathan Spencer, AIA will coordinate the effort of the design team, and will be assisted by Falena Perry. Additionally, all submittals, pay applications, and RFI's will be logged and tracked by Amy Rhodes. Ms. Rhodes will update the entire project team (WVDNR, ZMM, and Contractor) weekly regarding outstanding items.

## Budget Control

Our team has been providing professional design services in West Virginia for over sixty years. Over this time we have developed a thorough understanding of the various construction markets and associated bidding regions that exist throughout West Virginia, which includes multiple projects in the Mid-Ohio Valley. Our team for this project will include Win Strock, a former contractor that regularly provides independent estimates to ZMM. Mr. Strock and ZMM have successfully collaborated on the following projects:



- Beech Fork Lodge (Unbuilt)
- Forks of Coal Claudia Workman Fish and Wildlife Education Center
- Coonskin Park Maintenance Building
- Williamstown Elementary School
- Edgewood Elementary School
- Jackson County Armed Forces Reserve Center
- Logan-Mingo Readiness Center
- Morgantown Readiness Center
- State Police Information Services Center
- State Office Building 5 & 6 Renovations – Various Projects

The design team, with the assistance of Mr. Strock will evaluate the projected cost at the end of each phase, confirming the estimate with recent experience and historical bidding data. Recent experience demonstrating our ability to control the project budget includes:

- Smith Hall Renovation, Marshall University  
Bid 05/17 - \$400K under \$1.2M Budget
- Williamstown Elementary School, Wood County BOE  
Bid 01/18 - \$1.3M under \$14.1M Budget
- Oak Hill Pre-K-2, Fayette County BOE  
Bid 01/18 - \$1M under \$11.2M Budget
- Shawnee Park, Kanawha County Commission  
Bid 12/17 - \$2M under \$15M Budget



## Construction Duration

Nearly every project that our team is engaged to perform design services for has a 'hard' deadline for completion, many times tied to the availability or expiration of project funding. ZMM consistently delivers on projects with challenging schedule constraints. ZMM will ensure that this project will be completed in the agreed construction period utilizing the following methods:

- ZMM has developed Division 1 documents that tie the receipt of all deliverables required to administer the construction phase of the project to payment applications. ZMM will reject any payment application that is not accompanied by all required information including submittal schedules and logs, RFI logs, updated project schedules, etc.
- ZMM monitors all construction phase submittals and correspondence to verify that we are returning information at a pace that will help expedite project completion. ZMM management reviews the status of all RFI's and submittals weekly. ZMM will also staff the construction phase with staff that will be able to provide immediate answers at the project site to expedite the work.
- ZMM will work with the WVDNR to develop a realistic construction schedule that includes anticipated weather days. This schedule will be included in the specifications, and reviewed at the pre-bid meeting to reinforce the critical nature of meeting the schedule, and the intent of enforcing liquidated damages.

## Experience with Each Required Discipline

ZMM Architects and Engineers has assembled a team to meet all of the unique requirements of the project. Our team is comprised of some of the leading professionals in West Virginia, and is experienced in each discipline noted below. With over thirty-five local employees ZMM provides an integrated design approach by delivering all building-related design services including architecture, engineering (structural, mechanical, and electrical), interior



design, and construction administration in-house. ZMM's team includes seven registered architects, nine professional engineers (civil, structural, mechanical, and electrical), interior and lighting designers, and construction administrators. Our architects and engineers are highly qualified, and have worked together to deliver projects with similar scope and complexity. ***Additionally, the quality of ZMM's design effort has been recognized by the American Institute of Architects West Virginia Chapter with eighteen design awards in the last decade – an achievement that is unrivaled in West Virginia.***

## Pre-Design

Planning

Programming



Space Planning  
Feasibility Studies  
Existing Building Evaluation  
Site Evaluation and Analysis  
Master Planning  
Construction Cost Estimating

### **Design**

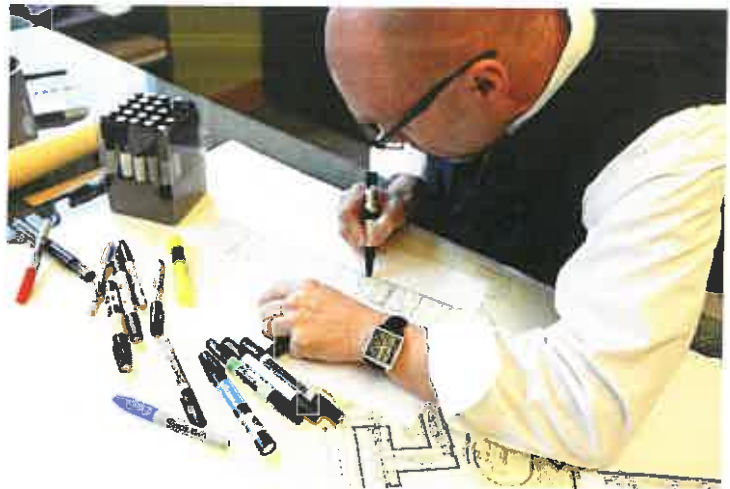
Architectural Design  
Sustainable Design  
Interior Design  
Landscape Architecture  
Structural Engineering  
Engineering (MEP)  
Energy Consumption Analysis  
Net Zero Design

### **Post Design**

Construction Administration  
Value Engineering  
Life Cycle Cost Analysis  
Post-Occupancy Evaluation

### **Summary**

ZMM possesses the relevant design experience, recent WVDNR experience, and project approach to ensure the successful delivery of the Blackwater Falls Lodge Renovation and Redecoration project for the West Virginia Division of Natural Resources. Our team's previous experience working on similar projects, our commitment to design quality, and our approach to control the project budget and schedule makes us the right partner for the WVDNR for this engagement.











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Charleston, WV

**CONTACT:**  
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Fax 304.345.8144  
[www.zmm.com](http://www.zmm.com)



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 from our office in Charleston. Our integrated design approach makes ZMM unique among architectural firms in West Virginia, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.

Over the last decade, ZMM has become a leader in sustainable or 'green' design in West Virginia. In addition to participating in sustainable design and construction seminars throughout the State (Beckley, Fayette County, Morgantown, Charleston, and Parkersburg), ZMM designed one of the first sustainable educational facilities in West Virginia (Lincoln County High School). ZMM's unique design approach has proven invaluable on projects that employ sustainable design principles, which often require a more integrated approach to building design.

As ZMM enters our second half-century providing professional design services in West Virginia, we remain committed to the ideal of providing high quality, client focused, design solutions that meet budget and schedule requirements. This commitment to quality has been recognized through both State and National design awards, as well as through the long-term client relationships that we have developed.



ZMM has been dedicated to the integrated approach to building design which is unique to architectural firms of our size. Our past successful experience demonstrates that providing multi-disciplined services within one organization results in a fully coordinated project. ZMM has the qualified professionals available to provide services throughout the duration of a project from the initial planning phases through post-occupancy evaluations and beyond.

**Advantages of an integrated Design Approach:**

- The Owner has a Single Point of Design Responsibility
- Improved Design Schedule
- Improved Coordination of Documents
- Improved Construction Phase Services
- Well Coordinated Documents Lead to Better Bids for the Owner

Additionally, ZMM is constantly working to improve the services we offer by addressing emerging and evolving trends that impact the design and construction market. ZMM has seven LEED accredited Professionals on staff to address the needs of our clients who are interested in designing buildings that meet the US Green Building Council's standards. This continues ZMM's active implementation of sustainable design principles on our projects.

**Services**

**Pre-Design**

- Educational Facility Planning
- Programming
- Space Planning
- Feasibility Studies
- Existing Building Evaluation
- Site Evaluation and Analysis
- Master Planning
- Construction Cost Estimating

**Design**

- Architectural Design
- Sustainable Design
- Interior Design
- Landscape Architecture
- Civil Engineering
- Structural Engineering
- Engineering (MEP)
- Energy Consumption Analysis
- Net Zero Design

**Post Design**

- Construction Administration
- Value Engineering
- Life Cycle Cost Analysis
- Post-Occupancy Evaluation





## Award Winning Design



### **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



**AIA West Virginia Chapter: Merit Award**  
**Achievement in Sustainability**  
Logan - Mingo Readiness Center  
Holden, West Virginia

### **2016**

**AIA West Virginia Chapter: Merit Award**  
**Achievement in Architecture in Interior Design**  
Christ Church United Methodist  
Charleston, West Virginia



**AIA West Virginia Chapter: Merit Award**  
**Achievement in Architecture**  
Gauley River Elementary School  
Craigsville, West Virginia

### **2015**

**AIA West Virginia Chapter: Honor Award**  
**Achievement in Architecture in Sustainable Design**  
Edgewood Elementary School  
Charleston, West Virginia



# Award Winning Design



**AIA West Virginia Chapter: Merit Award**  
***Achievement in Architecture***  
Kenna Pk-5 School  
Kenna, West Virginia

## **2014**

**AIA West Virginia Chapter: Merit Award**  
***Achievement in Architecture in Sustainable Design***  
Huntington East Middle School  
Huntington, West Virginia

**AIA West Virginia Chapter: Merit Award**  
***Achievement in Architecture***  
Southern West Virginia Community & Technical College  
Williamson, West Virginia

**AIA West Virginia Chapter: Merit Award**  
***Achievement in Architecture in Interiors/Graphics***  
Girl Scouts of Black Diamond Council  
Charleston, West Virginia

## **2012**

**AIA West Virginia Chapter: Honor Award**  
***Excellence in Architecture***  
West Virginia Housing Development Fund Building  
Charleston, West Virginia

## **2011**

**AIA West Virginia Chapter: Honor Award**  
***Excellence in Architecture in Historical Preservation***  
Southside Elementary/Huntington Middle School  
Huntington, West Virginia

**AIA West Virginia Chapter: Honor Award**  
***Excellence in Architecture***  
Joint Interagency Training & Education Center  
Kingwood, West Virginia

**AIA West Virginia Chapter: Merit Award**  
***Excellence in Architecture in Interiors***  
WV State Office Building #5, 10th Floor Renovation  
Charleston, West Virginia









# Adam R. Krason, AIA, LEED AP, ALEP



**Role**  
Principal

## Professional Registrations

Registered Architect (WV, OH, KY, VA, MD, NJ)  
LEED Accredited Professional  
Accredited Learning Environment Professional  
NCARB (55,984)  
Construction Specifications Institute (CSI)  
Construction Documents Technician (CDT)

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 in West Virginia, participating in a variety of sustainable design seminars throughout the State, and serving on the West Virginia School Building Authority Green Schools Sub-Committee. Recently, Mr. Krason helped coordinate the "Making the Business Case for Sustainability" conference at the University of Charleston that included speakers from Armstrong Industries, American Electric Power, CB Richard Ellis, and Interface Raise. Mr. Krason also assisted Habitat for Humanity Kanawha and Putnam County develop a commercial recycling program to fill a void in the sustainable design infrastructure in West Virginia. Mr. Krason has noted that, "I became a LEED Accredited Professional because I believe that good design has value, and the ability to impact our daily lives. Sustainable design showcases the value of design through demonstrated improvements in the performance of the students and employees who occupy our buildings." In addition to his design and project management responsibilities, Mr. Krason serves on the Board of Directors and is responsible for business development at ZMM.

## Project Experience

### Charleston Civic Center, Charleston, WV

Mr. Krason served as principal-in-charge of the expansion and renovation to the Charleston Civic Center. The \$75M, 283,000 SF design-build project is being completed as a collaboration

## Education

Bachelor of Architecture, The Catholic University of America, 1998

Bachelor of Civil Engineering, The Catholic University of America, 1997

## Employment History

2007 - Present, Principal, ZMM  
2007 - Present, Board of Directors, ZMM  
2003 - Present, Architect, Project Manager, ZMM  
1998 - 2003, Architect, Project Manager, Charleston Area Architectural Firm

## Civic Affiliations

- WV American Institute of Architects, President
- Habitat for Humanity Kanawha & Putnam County, Board of Directors 2011 - 2014
- WV Qualification Based Selections Council. President, 2012/2013
- Leadership WV 2010 - 2012
- Charleston Rotary
- West Side Main Street, Board of Directors 2008 - 2014
- City of Charleston Land Trust 2008 - 2014

with tvsdesign and BBL Carlton. Mr. Krason was responsible for the overall management of the design team, coordination with the client, and also has input critical project management decisions. The design commenced in the spring of 2015, and construction was complete in 2018.

**State Office Building #5, 10<sup>th</sup> Floor Renovation (Office of Technology), Charleston, WV**

Mr. Krason led an architectural and engineering team that completed a detailed assessment of State Office Buildings 5, 6, & 7. Once the assessment was complete, ZMM had the opportunity to implement the proposed improvements on the 10<sup>th</sup> Floor of State Office Building #5 for the Office of Technology. The renovations, aiming for LEED-CI Certification, re-oriented the layout by drawing all private offices into the building core, providing access to daylight and views for all employees. The design also utilized acoustical ceiling clouds and bulkheads to maximize the acoustical performance, while also increasing the volume of the space.

**Joint Interagency Training & Education Center (WVARNG), Kingwood, WV** Mr. Krason was responsible for the preliminary programming, and participated in the schematic design of the 180,000 SF addition to the Regional Training Institute at Camp Dawson. Mr. Krason was also responsible for managing the production effort for the billeting (hotel) expansion, which increased the total billeting capacity at the JITEC to 600 rooms. This project received LEED Gold Certification.

**Morgantown Readiness Center (WVARNG), Morgantown, WV**

Mr. Krason was the project architect on the new Morgantown Readiness Center. This facility is a unique due to its location on an abandoned airport runway at the Morgantown Municipal Airport. The 54,000 SF Readiness Center occupies a 35-acre tract at the airport. This center supports traditional military functions including the 1-201<sup>st</sup> Field Artillery. A significant portion of the Morgantown Readiness Center supports the 249<sup>th</sup> Army Band. The Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas.

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

Mr. Krason was responsible for the programming, architectural design, and project management of the office expansion. The project included the renovation and addition to an existing pre-engineered metal building. The design, which was honored with a 2009 AIA Merit Award, focused the client's resources on a new entry and corridor that separated the existing office space from the addition.

**Bridgemont Community and Technical College - Davis Hall Renovation and Master Plan, Montgomery, WV** Mr. Krason led an architectural and engineering investigation into the condition of Davis Hall to help Bridgemont Community and Technical College to develop a scope for the current renovation project, as well as a plan to undertake deferred maintenance at the facility. The project scope included remedying several life safety deficiencies, as well as improvements to the building envelope.

**Edgewood Elementary School, Charleston, WV**

Mr. Krason was the project manager on the new Kanawha County Elementary School on Charleston's West Side. The school is being designed as a 21<sup>st</sup> Century Learning Environment, with a focus on integrating technology into the delivery of the curriculum. Instructional areas will be located off of an open 'exploratorium' that is being designed to function like a children's museum, providing a variety of learning opportunities, and flexible educational spaces. The school will also visibly integrate sustainable design principles to serve as a teaching tool for the students. Mr. Krason worked with students from Watts and Robbins Elementary Schools in Kanawha County, assisting them in an effort to actively participate in the design process.

**Participated on the team that won the following awards and acknowledgements:**

2017 WV AIA Merit Award Logan-Mingo Readiness Center, Holden, WV

2016 WV AIA Merit Award Christ Church United Methodist, Charleston, WV

2015 WV AIA Merit Award Edgewood Elementary School, Charleston, WV

2014 WV AIA Merit Award Girl Scouts of Black Diamond Council, Charleston, WV

2011 WV AIA Honor Award Joint Interagency Training and Education Center (JITEC), Kingwood, WV

2011 AIA Honor Award State Office Building #5, 10<sup>th</sup> Floor Renovation, Charleston, WV

2009 AIA Merit Award WVARNG Construction and Facilities Management Office, Charleston, WV

# David E. Ferguson, AIA, REFP



**Role**  
QA/QC

## **Professional Registrations**

Registered Architect (WV, OH)  
Recognized Educational Facility Planner (REFP)

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 began his career at ZMM in 1984 working on a variety of retail, educational and military projects throughout West Virginia, Pennsylvania, Ohio, Virginia, Maryland, New York, North Carolina, South Carolina, Florida, and Washington DC. In 1996 Mr. Ferguson expanded his expertise into the Healthcare and Industrial and Corporate Office facilities and since then has led the effort at ZMM in Educational Design. 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.

Mr. Ferguson has also participated in developing West Virginia Department of Education's Policy 6200 *Handbook on Planning School Facilities* and the West Virginia School Building Authority's *Handbook of Quality and Performance Standards*. In addition to Mr. Ferguson's project management responsibilities, as a principal of the firm he has corporate administrative duties and serves on the Board of Directors.

## **Project Experience Highlights**

### **Nicholas County Schools**

Mr. Ferguson is currently leading the recovery effort for the of \$160 million dollar school system. On June 23, 2016 a flood destroyed three schools. These facilities were left unsafe and un-inhabitable. ZMM has worked with the County Board of education, FEMA, and the State of WV to design and program

## **Education**

Bachelor of Science, Industrial  
Technology/Architectural Design,  
West Virginia State University, 1979

## **Employment History**

2007 - Present, Vice President,  
Secretary/Treasurer, ZMM  
2002 - 2007, Vice President, ZMM  
2001 - Present, Board of Directors, ZMM  
1996 - Present, Architect, Project  
Manager, ZMM  
1984 -1996, Designer, ZMM

## **Civic Affiliations**

- A4LE Southeast Region Board of Directors – WV State Governor
- West Virginia Chapter, American Institute of Architects, Past President
- West Virginia Chapter, American Institute of Architects, Board Director
- American Institute of Architects, Member
- Member, Association for Learning Environments(A4LE)
- Recognized Educational Facility Planner (REFP) by the A4LE
- Professional Member, US Green Building Council
- High School Mentoring/Job Shadowing Program for 6 County School Systems
- WV AIA IDP Program Mentor/Advisor

temporary schools and develop a long range plan to rebuild. ZMM is working on the programming and design for the two new facilities. A community school which will include spaces for the community to access, and a comprehensive High School/Middle School which will include a Career Technical Center. Mr. Ferguson has conducted community Meetings, established goals and priorities, created overall budgets and a project scope all stakeholders will support.

**Explorer Academy, Huntington, WV** Mr. Ferguson was the project manager/architect on the this new Expeditionary Learning Incubator School. The new Academy is the consolidation of Peyton Elementary and Geneva Kent Elementary in the east end of Huntington. The schools were combined and housed in the former Beverly Hills Middle School facility that will be remodeled to fit the mold of the Expeditionary Learning model. The curriculum for the program is very hands on, and is a real-world way of learning. Students will be working a lot with community partners, people who are experts in their fields. The students learn by conducting learning expeditions eather than sitting in a classom with one subject being taught as a time.

**Huntington East Middle School, Huntington, WV** Mr. Ferguson was responsible for the programming, design, and project management for the new 800 student, 94,000 SF facility. This is projected to be the first LEED Silver Middle School in West Virginia and encompasses the latest in technology and distance learning within the classroom. The building will be used as a teaching tool along with large interactive monitors throughout the building. Students will be able to learn how the building operates through hands on learning and monitoring the building systems.

**Southside Elementary and Huntington Middle School, Huntington, WV** Mr. Ferguson led the programming and design effort on this 156,000 SF facility. This project encompasses all phases of construction; demolition, major renovation and new construction. The original historic 26,000 SF three story school building was preserved and the remaining less than adequate facility was strategically removed to accommodate the new addition. The existing facility was completely renovated and brought up to new construction standards to blend with the new addition. The project consisted of two distinct school facilities existing on the same piece of property. The new construction blends seamlessly with the older historic structure.

**Lincoln County High School, Hamlin, WV** Mr. Ferguson was responsible for the programming and design effort for this one-of-a-kind facility. This 800 student, 217,000 SF school was a ground breaking facility for the county, West Virginia School Building Authority and the WV Department of Education. This facility was the first school in West Virginia to incorporate "green" design principals. The school was the first school east of the Mississippi River to encompass a fully comprehensive High School, Vocational School, Health Clinic (open 12 months a year), and Community College within one building. This facility is also the proud recipient of the 2007 WV AIA Honor Award.

**Wood County Bond Program:** Mr. Ferguson assisted Wood County in developing budgets, project scopes for a \$40 Million Dollar Bond Program. The bond created the New Williamstown Elementary School, Willamstown Middie School Addition and an addition to the Wood County Technical Center. The overall process involved community meetings, establishing goals and priorities, creating overall budgets and a project scope that the citizens would support. ZMM assisted Wood County Schools with distributing information, working with the bond committee and Bond Council to establish the actual Bond Call and assisting with public awareness throughout the county.

**Cabell County Bond Program:** Mr. Ferguson assisted Cabell County in developing budgets, project scopes and passing the largest bond program in West Virginia. This encompassed four projects and with additional funding from the West Virginia School Building Authority exceeded \$72 million dollars. As Principal, Mr. Ferguson led the programming and design effort on all four facilities.

**Participated on the team that won the following awards and acknowledgements:**

2017 WV AIA Merit Award Explorer Academy, Huntington, WV

2016 WV AIA Merit Award Gauley River Elementary School, Craigsville, WV

2015 WV AIA Merit Award Kenna Elementary School, Kenna, WV

2014 WV AIA Merit Award Southern WV Community & Technical College, Williamson, WV



## Nathan Spencer, AIA



**Role**  
Architect

**Professional Registrations**  
Registered Architect (WV)

Mr. Spencer is responsible for coordinating the efforts of the design team in preparing thorough and clear design documents. He has experience in all phases of design working on a wide range of building types including; military, educational, office, justice, and residential.

He has worked on several projects that are currently pursuing LEED certification. In addition to production, Mr. Spencer, is also experienced in 3d modeling. He has worked on several preliminary concept study models as well as high quality renderings and 3d models later in the design process. Mr. Spencer is also experienced in high quality physical models.

Mr. Spencer began his career in architecture with ZMM in 2003, working as a summer intern. After graduating in 2003, he began working at ZMM full time.

### **Project Experience**

#### **Charleston Civic Center, Charleston, WV**

Mr. Spencer served as project architect on the expansion and renovation to the Charleston Civic Center. The \$75M, 283,000 SF design-build project is being completed as a collaboration with tvsdesign and BBL Carlton. The design commenced in the spring of 2015, and construction was completed in 2018.

#### **Logan-Mingo Readiness Center, Holden, WV**

Mr. Spencer was the architect on the new Logan-Mingo Readiness Center. The exterior aesthetic of the facility was driven by the location within an industrial park on a reclaimed surface mined site. 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 150<sup>th</sup> Armored Reconnaissance Squadron and the 156<sup>th</sup> Military Police (LNO) Detachment. 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.

#### **Jackson County AFRC, Millwood, WV**

Mr. Spencer participated in the schematic design of the 76,000 SF Reserve Center in Jackson County, West Virginia. Mr.

### **Education**

Bachelor of Architecture, University of Tennessee, 2007

### **Employment History**

2009 - Present, Architect, ZMM  
2007 - 2009, Intern Architect, ZMM  
2003 - 2007, Summer Intern, ZMM

### **Civic Affiliations**

- American Institute of Architects, Member

Spencer was also responsible for coordinating the production effort for the project. Mr. Spencer also produced several 3D models throughout the design process. The project is aiming for LEED Silver Certification.

**Joint Interagency Education and Training Center (WVARNG), Kingwood, WV** Nate participated in the schematic design of the 180,000 SF addition to the Regional Training Institute at Camp Dawson. Mr. Spencer was also responsible for coordinating the production effort for the billeting (hotel) expansion, which increased the total billeting capacity at the JITEC to 600 rooms. This project received LEED Gold Certification.

**Morgantown Readiness Center, Morgantown, WV**

Mr. Spencer was a member of the production team for the 58,000 SF project, which housed the Army Band and associated performance spaces. Mr. Spencer also produced several 3d models throughout the design process. He also participated on all production work through all phases. The project is aiming for LEED Silver Certification.

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

Mr. Spencer was the project architect for the Courthouse Annex renovation project. The Annex is a 4-story 21,000 Square Foot building that is adjacent to the Tucker County Courthouse. The annex will house spaces for the Circuit Court, Circuit Clerk, Family Court, Magistrate Court, Prosecuting Attorney, County Commission, County Clerk, Community Corrections, and Probation Office.

**Judge Black Courthouse Annex, Parkersburg, WV**

Mr. Spencer assisted with the design and programming of the adaptive reuse of a former commercial space and movie theaters into a modern courthouse annex. The Judge Black Annex included two independent circulation paths – a secure entry and lobby for access to the Family Court and Prosecuting Attorney, and public access to the Assessor and Sheriff's Tax Department. The facility also houses several large public meeting rooms.

**Cabell County Bus Transportation Complex, Huntington, WV** Mr. Spencer was the project Architect on the Cabell County Transportation Complex is located on the site of the old Cox Landing Junior High School. Challenges on the project involved retrofitting the old school and site to accommodate the new use. The rear portion of the school was demolished to make room for the new maintenance portion of the building. The remaining front section of the school was renovated to include office space, storage areas, and a new staff development room. The new maintenance area includes a high-bay metal building with 14 back to back workbays, three of which have hydraulic bus lifts. A hand wash bay and a state of the art automatic wash bay were also included in the project. Extensive sitework was also involved in the retrofit project including a fueling station, bus parking, a sediment pond, and an extensive rework of the existing site utilities.

**Highland Hospital, Charleston, WV**

Mr. Spencer was the project architect on Highland Psychiatric Hospital. Mr. Spencer was responsible for coordinating the production effort for the 60,000+ SF mental health facility. Mr. Spencer also produced several 3-D models throughout the design process. This project consisted of 87,300 SF, \$26M addition to Highland Hospital in Charleston. The addition will include: administrative offices, training spaces, 165 patient beds, nurses stations, an out-patient treatment department, pharmacy, laundry, and building service spaces. A pedestrian bridge will connect the new facility to the existing hospital.

**Edgewood Elementary School, Charleston, WV** Mr. Spencer participated on the design team that developed the new Kanawha County Elementary School on Charleston's West Side. The school was designed as a 21<sup>st</sup> Century Learning Environment, with a focus on integrating technology into the delivery of the curriculum. Instructional areas will be located off of an open 'exploratorium' that is being designed to function like a children's museum, providing a variety of learning opportunities, and flexible educational spaces. The school integrates sustainable design principles to serve as a teaching tool for the students. A dental and health clinic is also on site for all enrolled students in the Kanawha County School District.



## Carly Chapman



**Role**  
Interior Designer

Mrs. Chapman serves as the 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.

### Project Experience

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.

#### **Bluefield Primary School, Bluefield, WV**

The new school is the result of a consolidation of two local schools in the Bluefield area. The county wanted to bring in architectural elements from both of the former schools. This was accomplished by oval vaulted ceilings and circular windows throughout the building. The school will house Pre-k-2<sup>nd</sup> grade students. Keeping the Bluefield Beavers in mind, the school colors are found throughout the design with the addition of complimentary colors to create a colorful learning environment for the students. No school can be designed without a little fun in mind... A large dry erase mural spans the length of the media center allowing students to express their imaginations.

#### **Ravenswood Middle School, Ravenswood, WV**

Ravenswood Middle School is an addition to Ravenswood Highschool. The project allows for both schools to share one cafeteria and improve the exterior of the existing high school with the new entrance of the middle school. The interiors were clean and pattern filled using the school colors, insuring an easy transition from one school to the other.

#### **Williamstown Elementary School, Williamstown, WV**

When designing a new school built on tradition, the initial thought of school colors and clean lines comes to mind. This was not the case with the new Williamstown Elementary School. Using the school colors as our basis of design, the county was open to adding complimentary colors to entice the

### **Education**

Bachelor of Interior Design, University of Charleston, 2012

### **Employment History**

2016 - Present, Interior Designer, ZMM

2012 - 2016, Project Manager/Interior Designer, Contemporary Galleries, Inc.

2003 - Present, Architect, Project Manager, ZMM

2010 - 2012, Interior Design Intern, ZMM

students for a bright and exciting learning environment. Colorful floor pattern adorns the corridors, using the tile for wayfinding and structure for students. In the media center you will find a custom designed tree, dripping in lights mimicking fireflies and a perfect campfire setting for storytelling. The tradition is kept alive with the pops of Maroon and Gold throughout the cafeteria and gym.

#### **Mountain Valley Elementary School, Green Valley, WV**

Mountain Valley is a new facility currently under construction and set to open fall of 2019. The concept for the school was simple – fundamentals. Primary colors and geometric shapes create a fun and easy way to keep the students engaged and ready to learn, while sticking to the basics. A large wall in the media center allows for quiet areas to study or play with built in casework depicting the word “READ” allowing for shelving and seating within the oversized letters. The scheme continues throughout the school seen in the polished concrete floor pattern and 3D shapes protruding above the main entrance for a guaranteed jaw dropping design.

#### **PK-2 & New Collins Middle, Oak Hill, WV**

These schools were designed as separate schools sharing the same site and are connected by a mechanical wing. This building called for a challenging design concept. The schools each had their own unique design theme, but were delicately connected in small aspects of color or architectural techniques, allowing the interiors to flow seamlessly. The PK-2 is community driven in the design. House facades and custom glass adorn the halls drawing the eye to the exposed structure above. The ceilings reflect the sky and are divided by clouds. Collins Middle also was design with the environment in mind. Using biophilic design, wood planked feature walls are found in the entrance corridor and expand to the open structure above.

#### **Charleston Civic Center, Charleston, WV**

Mrs. Chapman assisted in the construction administration and interiors of the expansion and renovation to the Charleston Civic Center. The \$75M, 283,000 SF design-build project is being completed as a collaboration with tvsdesign and BBL Carlton. Construction was complete in October 2018.

#### **ARH Chemotherapy, Beckley, WV**

This project was a renovation of a hospital wing to be redesigned for optimal health and wellness for patients undergoing chemotherapy treatment. Both aesthetics and general sanitary design requirements were crucial to making this project successful.

#### **Valley Park Community Center, Hurricane, WV**

The new community center replaced an existing structure that was recently demolished earlier this year. The new building houses a commercial kitchen, administration wing, ballroom, and a locker room complex with administration quarters for the attached Wave Pool.

#### **Charleston EDGE, Charleston, WV**

The Charleston Edge renovation focused on bringing life to an old existing structure in the heart of downtown Charleston. The concept of the design was to create contemporary living quarters for the young urbanites of the city, while also providing a communitive atmosphere by including a rooftop gathering space for locals to enjoy.

#### **CAMC Post Op, Teays Valley, WV**

This project was a renovation of a hospital wing to be redesigned for recovery of Post Operation patients. This project included patient rooms, nurse's stations, and designing the space for optimal health and wellbeing.

#### **Clarksburg, Richmond, Huntington, Salem VA Hospitals**

During previous employment, Mrs. Chapman was heavily involved with renovations to various VA hospitals. Renovations included redesign implementing DIRT wall systems, renovations to nurse, admirative and patient areas, as well as common's areas.

## **Robert Doeffinger, PE**



**Role**  
Engineering Principal

### **Professional Registrations**

Professional Engineer (WV, VA, PA, OH, TN, KY, NY, NH, ME, NC, SC, FL, NJ, GA)

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 35 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.

### **Project Experience**

#### **Charleston Civic Center, Charleston, WV**

Mr. Doeffinger was the mechanical project engineer on the expansion and renovation to the Charleston Civic Center project. The \$75M, 283,000 SF design-build project was a collaboration with tvsdesign and BBL Carlton. The design commenced in the spring of 2015, and construction was completed in October 2018. The mechanical design is expected to reduce the energy requirements defined by ASHRAE 90.1-2013 by an estimated 25% and extensive water savings will be shown. The project includes a new chilled and hot water central plant with extensive replacement and upgrades to the facilities existing mechanical systems. Multiple phases of construction will allow the Civic Center to remain operational throughout the construction progress.

### **Education**

Master of Science Architectural Engineering, Pennsylvania State University, 1976

Bachelor of Science Mechanical Engineering, West Virginia University, 1973

### **Employment History**

2005 - Present, President, ZMM  
1976 - 2005, Vice President and Engineering Principal, ZMM

### **Civic Affiliations**

- ASHRAE – Member of the Technical Committee Load Calculations Data and Procedures for 15 years, serving as chairman. Presently Chairman of the Research Subcommittee
- Advisory Board for the Department of Electrical Engineering Technology, Bridgemont Community and Technical College
- City of Pt Pleasant, WV – 2<sup>nd</sup> Ward Councilman for 20 years

**State Office Buildings #5, 10<sup>th</sup> Floor Charleston, WV** Mr. Doeffinger was the Project Engineer for this renovation project. The renovation of the tenth floor of State Office Building #5 on the State of West Virginia Capitol Campus was recently completed for the Office of Technology. The renovation was designed to meet the United States Green Building Council's LEED for Commercial Interiors standard. The renovations also include a low profile cable management system which maximizes the flexibility of the space. To commence the project, ZMM conducted a detailed investigation of State Office Buildings 5, 6, & 7, which included recommendations for improvement of the facilities. The renovation of the 10<sup>th</sup> floor of Building #5 was the first major interior renovation project that responded to the recommendations.

**West Virginia Capitol Complex - Buildings #5, 6, & 7, Charleston, WV** Mr. Doeffinger was the Project Engineer for the in-depth analysis of Buildings #5, 6, & 7 at the State Capitol Campus. The study included the preparation of as-built plans, as well as an analysis of all building systems, including: Life Safety; Vertical Transportation; Mechanical; Electrical; Data; Façade; Structure; and Roofing. The analysis also included a study related to potential hazardous materials in the facility.

**West Virginia Regional Jails**, Mr. Doeffinger was the Project Engineer on ten West Virginia Regional Jails. In 2009 he was responsible for the HVAC renovation on four regional jails, including the replacement of rooftop HVAC units and Building Automation Systems.

**West Virginia Army National Guard, Joint Interagency Training & Education Center, Camp Dawson, WV** Mr. Doeffinger was responsible for the mechanical engineering design of the 600 room billeting expansion to the Regional Training Institute at Camp Dawson. The project is served by a 4 - pipe hot and chilled water system with an energy recovery ventilation system. This project received LEED Gold Certification.

**West Virginia Research, Education, and Technology – Building 704, South Charleston WV** Mr. Doeffinger is the engineering principal-in-charge of preparing a life safety analysis of the building as well as design services to improve the exterior façade of Building 704 at the WV Research, Education, and Technology Park. Building 704 had previously been utilized as a campus maintenance facility by Union Carbide and DOW Chemical. Bridgemont began utilizing the facilities for instruction in the Spring of 2011.

**West Virginia Regional Technology Park (WVRTP) - Building 740, South Charleston WV** Mr. Doeffinger is the engineering principal-in-charge of the new Steam Plant for Building 740. This project involves designing and constructing the Interim Steam Heating System throughout Building 740.

**Bridgemont (BridgeValley) Community and Technical College Davis Hall Renovation, Montgomery, WV** Mr. Doeffinger led an architectural and engineering investigation into the condition of Davis Hall to help Bridgemont Community and Technical College to develop a scope for the current renovation project, as well as a plan to undertake deferred maintenance at the facility. The project scope included remedying several life safety deficiencies, as well as improvements to the building envelope.

**NGK Oxygen Sensor and Spark Plug Plant, Sissonville, WV** Mr. Doeffinger was in charge of engineering design of the 250,000 SF NGK facility. The most recent 130,000 SF expansion moved NGK's spark plug production for the west coast to West Virginia. For both the oxygen sensor plant and spark plug plant Mr. Doeffinger designed a cycle water system for the manufacturing equipment.

**The Plaza at King of Prussia, Pittsburgh, PA** One of the largest retail centers in the east. Mr. Doeffinger has performed engineering services for the past 20 years. The project consists of a 5,000 -ton chilled water plant and 1,500,000 cfm variable volume system for tenants and constant volume air system for common areas and an engineered smoke control system. The most recent project is a 2011, 100,000 square foot expansion of tenant spaces, a renovation of the food court, and a 1,250-ton chiller addition to the central chilled water plant.

# Samuel Butzer, PE, LEED AP BD+C



## Role

Mechanical Project Engineer

## Professional Registrations

Professional Engineer (WV, WI, IL)  
LEED Accredited Professional

Mr. Butzer is a registered Professional Engineer with design experience in HVAC, Piping (Mechanical, Industrial, Laboratory, Medical Gas), Fire Protection and Plumbing systems. He has been responsible for an extensive range of projects that include Hospitals, Civic Complexes, Laboratories, Medical and Dental Office Buildings, Retail, Military Installations, Churches, Restaurants, K-12 Schools, Higher Education Facilities, Pharmaceutical Manufacturing, Natatoriums and Historical Renovations.

Mr. Butzer began his career in engineering with a mechanical contractor located in Wisconsin. His collective engineering experience includes projects that were design-build, design-assist and plan & spec. His background in engineering and 3D BIM design and coordination has provided him with extensive experience in the "real world" of HVAC and piping constructability. That experience has forged him into a leader at the integration of all construction disciplines into a multitude of building types and space constraints.

Mr. Butzer's dedication to the community and his civic affiliations demonstrates a strong connection to the engineering principles of energy efficiency, sustainability, occupant comfort and health.

## Project Experience

### Charleston Civic Center, Charleston, WV

Mr. Butzer was the Mechanical Project Engineer on the expansion and renovation to the Charleston Civic Center project. The \$75M, 283,000 SF design-build project was completed as a collaboration with tvsdesign and BBL Carlton. The design commenced in the spring of 2015, and construction is complete in October 2018. The mechanical design is expected to reduce the energy requirements defined by ASHRAE 90.1-2013 by an estimated 25% and extensive water savings will be shown. The project included a new chilled and hot water central plant with extensive replacement and upgrades to the facilities existing mechanical systems. Multiple phases of construction allowed the Civic Center to remain operational throughout the construction progress.

## Education

Bachelor of Science, Mechanical Engineering, University of Wisconsin at Madison, 2007

Associate of Science, Madison Area Technical College, Madison, WI, 2004

## Employment History

2018 - Present, Board of Directors, ZMM  
2013 - Present, Project Engineer, ZMM  
2007 - 2013, Mechanical Engineer, WI  
2005 - 2007, Mechanical Engineer Intern, UW-Madison FP&M

## Civic Affiliations

- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), President of West Virginia State Chapter
- United States Green Building Council (USGBC), Board Member of West Virginia State Chapter
- Marshall University Engineering Advisory Board Member
- Kanawha City Community Association Board Member



**Harrisville Elementary School, Harrisville, WV**

Mr. Butzer was responsible for designing the HVAC systems for the renovation and additions to the elementary school. Initial design development consisted of variable refrigerant flow (VRF) systems coupled with dedicated outdoor air (DOAS) systems for the Classrooms and Administration areas. Roof mounted air conditioning and exhaust equipment were provided for the new Cafeteria, Kitchen and existing Gymnasium. Budget and space constraints forced the design to evolve into individual, self-contained, interior air handling units for each Classroom. The units were able to meet ASHRAE 62.1 requirements for ventilation, the Acoustical Society of America's (ASA) requirement for sound, and every other standard such as individual classroom temperature and dehumidification control as set forth by the School Building Authority (SBA).

**Appalachian Regional Hospital, Beckley, WV**

Mr. Butzer is the Mechanical Project Engineer currently working with the hospital on multiple renovations. The ICU and OR departments will undergo Mechanical and Architectural upgrades in a multiphase project while the hospital remains operational. The existing kitchen will receive a new make-up air unit, and fan coil units to improve pressure and air balance relationships within the hospital. A dedicated HVAC unit was provided for the endoscopy suite to improve thermal comfort and provide code-required ventilation, air-changes and humidity.

**Glenwood Elementary School, Princeton, WV**

Mr. Butzer was the Mechanical Project Engineer for this successful project that came in under budget, on-time and with zero change orders. The first phase was duct cleaning and sealing that improved indoor air quality and reduced system demand by 8 tons. The second phase was the HVAC improvements which replaced all existing constant volume, single compressor, multizone, air handling units (AHUs) with new variable speed, multi-compressor AHUs. VAV terminal units were installed to create separate zones for each classroom. A new building automation system was provided for system controls and to incorporate the facility into the existing county-wide controls network. All electric heating was abandoned to maximize use of the hot water heating system. Mechanical upgrades saved the school an estimated 18.5% in the electric usage and provided them with over \$13,000 in rebates from the electric utility.

**Nicholas County Courthouse, Summersville, WV**

The Nicholas County Courthouse is a Historic building constructed in 1898 with an addition executed by the Works Progress Administration in 1940. The courthouse was added to the U.S. National Register of Historic Places in 1991. Mr. Butzer led a project team responsible for upgrading an existing 2-pipe fan coil system into a 4-pipe system to provide simultaneous heating and cooling and meet the climate and comfort needs of specific occupants. A new 4-pipe system, variable speed pumps and 3-way valves were provided in the basement to achieve integration of the new system into the existing. Construction had to be phased to allow installation of the new heating loop while the existing system remained in cooling operation; the new cooling loop would be installed once the building switched over to the new heating loop. Welding and soldering were not allowed so materials such as PEX, pressure-seal copper and mechanical joint steel piping were specified. A new Building Automation System with most of the communication occurring wirelessly was chosen to minimize disturbances to the historical architecture of the building.

**Gestamp West Virginia, South Charleston, WV**

Mr. Butzer led a design team that was tasked to provide a mechanical system to separate out, or divert hydraulic fluid collected along with chilled water released from immense, automobile component stamping machines. The design included an aboveground oil-water separator, density meters, 3-way valves, storage tanks and a controls system to monitor fluid flow and guarantee separation or storage of non-compliant sanitary discharges.



**Role**

Specifications Writer

**Professional Registrations**

Registered Architect (WV, OH,)

LEED Accredited Professional

NCARB Certification

Construction Documents Technologist (CDT)

Mr. Epling is responsible for the creation and coordination of Project Manuals including specifications for all ZMM projects. The coordination duties include the incorporation of specifications from several design disciplines including structural, plumbing, HVAC, and electrical specifications.

Mr. Epling's duties also include determining the type and number of bid packages and resulting construction contracts for a particular project, and following through with the incorporation of the appropriate contract forms and contract conditions into the Project Manuals.

Mr. Epling began his career as a licensed Architect in October 1982 and has acquired experience in all aspects of the architectural practice working on a variety of building types including single-family homes, medical clinics, industrial facilities, theatre restoration, commercial-retail buildings, and college dormitory and elementary school remodeling.

Mr. Epling began working at ZMM in February 1998 and has worked in preparation and coordination of working drawings, construction contract administration, and beginning in June of 2006, took on the role of specifications writer and has remained in that capacity.

**Project Experience**

Mr. Epling's recent project experience includes the preparation of Project Manuals for the following ZMM projects:

- Charleston Civic Center - Expansion and Renovation
- WV State Capitol Roof Replacement
- WV State Office Building #5, 6, & 7
- WV Housing Development Fund
- CFMO Expansion
- Houston Company Store
- Erma Byrd Center
- Joint Interagency Training & Educational Center (JITEC)
- Huntington East Middle School
- WV Army National Guard - Glen Jean AFRC

**Education**

Bachelor of Architecture;  
Virginia Polytechnic Institute and State University, 1977

**Employment History**

1998 - Present, Project Architect & Specifications Writer, ZMM

1997 - 1998, Project Architect, OH Firm

1982 - 1997, Architect, Self Employed, Located in OH

1978 -1982, Intern Architect, OH Firm

**Civic Affiliations**

- American Institute of Architects, Member
- West Virginia Symphony Chorus, Member

WV Army National Guard - Jackson County AFRC  
WV Army National Guard - Morgantown Readiness Center  
WV Army National Guard - Logan-Mingo Readiness Center  
WV Army National Guard - Marshall Readiness Center  
Wood County Justice Center  
Tucker County Courthouse Annex  
Southern WV Community & Technical College  
Bridgemont Community & Technical College  
Milton Middle School  
Barboursville Middle School  
Kenna Elementary School  
Craigsville Elementary School  
Southside Elementary/Huntington Middle School  
laeger - Big Creek High School  
Lincoln County High School  
St. Albans High School  
Bradshaw Elementary School  
Edgewood Elementary School  
Hacker Valley Pre K-8 School  
Beech Fork State Park Lodge  
CAMC Teays Valley  
Highland Hospital



## Scot Casdorff, PE



### **Role**

Electrical Engineer

### **Professional Registrations**

Professional Engineer (WV)

Mr. Casdorff serves as an Electrical Engineer with ZMM providing electrical design services for a vast number of projects consisting of commercial, educational, correctional, institutional, and military facilities.

Mr. Casdorff is responsible for many facets of the project pertaining to electrical design such as interior and exterior lighting, power distribution, data system design, security, fire alarm, low voltage control systems, equipment specifications and performs electrical assessments during construction prior to the project's substantial completion date. Mr. Casdorff has participated on several LEED registered projects using energy conserving methods and utilizing lighting control systems and other means to meet or exceed ASHRAE 90.1, LEED, and energy code requirements.

### **Project Experience**

#### **Charleston Civic Center, Charleston, WV**

Mr. Casdorff was the electrical engineer on the expansion and renovation to the Charleston Civic Center project. The \$75M, 283,000 SF design-build project is being completed as a collaboration with tvsdesign and BBL Carlton. The design commenced in the spring of 2015, and construction was complete in October 2018.

#### **Joint Interagency Education and Training Center**

**(WVARNG), Kingwood, WV** Mr. Casdorff was responsible for the electrical design of the 180,000 SF 3-story billeting/hotel expansion for the Army National Guard campus style facility for training and operational mission support. The expansion more than triples the facility size and increases the total capacity from 189 guest rooms to 600 guest rooms and suites. This project reached LEED Gold Certification.

#### **Jackson County Armed Forces Reserve Center,**

**(WVARNG), Millwood, WV** Mr. Casdorff was responsible for the electrical design of the 76,000 SF single story military reserve center which serves both the West Virginia Army National Guard and the United States Army Reserves (USAR) units. The multi-use facility provides educational spaces for classrooms, distance learning, physical training and a weapons

### **Education**

Bachelor of Science, West Virginia  
Institute of Technology, 1995

### **Employment History**

2000 - Present, Electrical Engineer, ZMM  
1995 - 2000 Electrical Controls Systems  
Manager, WV Engineering Firm

simulation center. The project is targeted for LEED Silver Certification.

**Glen Jean Armed Forces Reserve Center, (WVARNG), Glen Jean, WV** Mr. Casdorff was responsible for the electrical design of the 102,000 SF military training facility which houses the Armed Forces Reserve Center (AFRC), Military Entrance Processing Station (MEPS), and an Organizational Maintenance Shop (OMS). The AFRC contains the administrative and training space for the 77<sup>th</sup> Brigade Troop Command, the 1863<sup>rd</sup> Transportation Company, and the 150<sup>th</sup> Armored Regiment Company. The MEPS houses their administrative, medical, headquarters, testing and storage functions at the facility. A comprehensive 8,500 SF OMS vehicle maintenance shop provides space for six large service workbays for maintaining the military fleet.

**Southside Elementary and Huntington Middle School, Huntington, WV** Mr. Casdorff was the electrical engineer on this 156,000 SF facility. This project encompasses all phases of construction; demolition, major renovation and new construction. The original historic 26,000 SF three story school building was preserved and the remaining less than adequate facility was strategically removed to accommodate the new addition. The existing facility was completely renovated and brought up to new construction standards to blend with the new addition. The project consisted of two distinct school facilities existing on the same piece of property. The new construction blends seamlessly with the older historic structure.

**Gauley River Elementary School, Craigsville, WV**

Mr. Casdorff was responsible for the electrical design of the new elementary school. The project is consolidating Beaver Elementary School and Craigsville Elementary School into a new 375-student school. The school houses 3 Pre-Kindergartens, 3 Kindergartens, 2 first grade, 12 1<sup>st</sup>-5<sup>th</sup> grade classrooms, activity room, cafeteria, kitchen, media center, and administration spaces.

**Lincoln County High School, Hamlin, WV** Mr. Casdorff was responsible for the electrical power distribution throughout the 216,000 SF facility containing high school classes, vocational education, technical community college classes and a community health clinic. The project was a 2007 AIA Honor Award Winner.

**Milton Middle School, Milton, WV** Mr. Casdorff was responsible for the electrical design of the new 96,000 SF facility housing 700 middle school students grades 6 through 8.

**Fort Gay PK-8 School, Fort Gay, WV**

Mr. Casdorff was the electrical engineer and was responsible for the electrical power distribution and design. The New Fort Gay PK-8 School replaces the existing facility that has been in disrepair and lacking the spaces and technology delivery system required for 21<sup>st</sup> century learning skills. The total enrollment for the school is 603 Students. The new grade configuration separates the Elementary students from the Middle School students, but still allows use of the common spaces within the building. They share the Dining Room, Gymnasium, Media Center and a Stage.

**Southern WV Community & Technical College, Williamson WV** Mr. Casdorff was responsible for the electrical power and lighting distribution design of this 22,000 SF higher education facility. This project is being designed to meet the USGBC LEED Silver.

**West Virginia Research, Education, and Technology – Building 704, South Charleston, WV**

Mr. Casdorff is the electrical engineer for building 704 and responsible for electrical power and lighting distribution. Building 704 had previously been utilized as a campus maintenance facility by Union Carbide and DOW Chemical. Bridgemont began utilizing the facilities for instruction in the Spring of 2011.

**West Virginia Housing Development Fund Office, Charleston, WV** Mr. Casdorff was responsible for the electrical design of the 37,000 SF office building which provides natural daylighting into its interior spaces coupled with an automatic dimming system and motorized shade controls. This 2-story administrative facility houses approximately 95 to 100 employees with a flexible open office floor plan utilizing modular under-floor wiring to accommodate any future modifications of the workspace with minimal disruption to the employees. The project is targeted for LEED Silver Certification.



**Role**  
Structural Engineer

**Professional Registrations**  
Professional Engineer (WV, KY, IN, TN, OH, SC)

Mr. White has more than 10 years of Civil/Structural design and engineering experience. Project experience includes new construction and renovation work involving the design and analysis of reinforced concrete, wood, structural steel, masonry and cold formed steel.

**Project Experience**  
WVDNR Forks of Coal  
Milton PK School  
Midland Trail High School  
Valley Park Community Center  
Marshall County Readiness Center

**Other Jobs from Past Employers:**  
Monongalia County Justice Center - Morgantown, WV  
Lewis Co. Judicial Annex - Weston, WV  
Charleston Correctional Work Release Center - Charleston, WV  
Stevens Correctional Facility - Welch, WV  
Marsh Fork Elementary School - Naoma, WV  
WVANG Camp Dawson, Multi-Purpose Building - Kingwood, WV  
BridgeValley Advanced Technology Center - South Charleston, WV  
New River Community and Technical College Headquarters Building - Beaver, WV  
Lewisburg Elementary School - Lewisburg, WV  
Rainelle Elementary School - Rainelle, WV  
Boone County Honors Academy Addition - Madison, WV  
WVU Parkersburg Center for Early Learning - Parkersburg, WV  
WVU Parkersburg Applied Technologies Center - Parkersburg, WV

**Education**  
B S , Civil Engineering, West Virginia University Institute of Technology, Montgomery, WV, 2006

**Employment History**  
2016 - Present, Structural Engineer, ZMM  
2016, Civil/Structural Lead, Jacobs Engineering Group  
2013 - 2016, Structural Engineer, Chapman Technical Group  
2010 - 2013, Structural Engineer/Project Manager, Moment Engineers  
2007 - 2010, Structural Engineer/Project Manager, Advantage Group Engineers, Inc (Cincinnati, OH)



## FaLena Perry, CDT



### Role

Construction Administrator

### Professional Registrations

EIT

Mrs. Perry describes her role with ZMM as Construction Administrator as an exciting and invigorating opportunity with new experiences every day. From varying jobsite conditions to the differing professionals she encounters on a daily basis, Mrs. Perry approaches construction administration with a fresh set of eyes and desire to help provide the best outcomes possible for each project.

Mrs. Perry has nearly six years experience working as a Structural Engineer with two of those being a Project Manager. Structural engineering experience includes projects ranging from everything including \$135M university buildings down to residential homes and even historic restoration projects. Project variety includes Educational (K-12 and university), Commercial, Military, Office, Justice (Courthouses, Justice Centers, Police Department and Correctional), Multi-Use Residential, Civic (WWTP), Healthcare (Health Departments), Fitness (Gyms), Religious, Historic Restoration and an Arena. These projects are spread over Kentucky, West Virginia and Ohio.

### Project Experience

#### **Valley Park Community Center, Hurricane, WV**

Mrs. Perry served as Construction Administrator on the new Community Center building and renovation at Valley Park. The \$15M construction project included a new community building, ball fields and a playground. Mrs. Perry was responsible for the administrative duties, performing on-site observations and tracking construction progress. Mrs. Perry collaborated with the client, design team and contractors to confirm that project guidelines are satisfactorily met. The facility reached completion in May 2018.

#### **Ravenswood Middle School, Ravenswood, WV**

Mrs. Perry is serving as Construction Administrator of the high school addition that will house the two-story Ravenswood Middle School making this the 20<sup>th</sup> facility in WV that will combine both high school and middle school students. This project is limited with available space as it is to fit into the existing high school footprint.

**Midland Trail High School, Fayetteville, WV** Mrs. Perry is serving as Construction Administrator of the six room high school addition that will include a STEM lab as well as other

### Education

Bachelor of Science, Civil Engineering,  
University of Kentucky, 2003

Masters of Science, Civil Engineering,  
University of Kentucky, 2005

### Employment History

2017 - Present, Construction  
Administrator, ZMM

2009 - 2010, Design Engineer, Moment  
Engineers, Charleston, WV

2004 - 2008, Engineer, Project Manager,  
BFMJ Inc., Lexington, KY

2003 - 2004, Graduate Assistant,  
University of Kentucky College of  
Engineering

### Civic Affiliations

- Project Coordinator, Forrest Burdette UMC, Family Life Center
- Sunday School Teacher for Young Professionals
- Cub Scout Den Leader Pack 236

classrooms. The large space planned for the STEM lab will encourage hands-on exploration, learning, and technology integration. This addition will address the under utilization of Midland Trail as well as Anstead Middle.

**Project Experience Other Firms**

**University of Kentucky Biopharmacy Building, Lexington, KY**

Mrs. Perry worked as team member in the design the new \$134M College of Pharmacy Biopharmacy research building. The research facility builds on the state's initiative to address health challenges and disparities in KY. The building featured expansive auditorium style classrooms and a self-supporting stair, of which Mrs. Perry modeled and designed.

**Kentucky Transportation Cabinet, DOH, District Five Office Building, Louisville, KY**

Mrs. Perry acted as the Project Manager for this new office space for the Department of Highways. This project consisted of concrete and steel structural members. Mrs. Perry coordinated design efforts with a team of engineers, architects and the owner.

**Moses Residence, Huntington, WV**

Mrs. Perry was responsible for the structural design of the Moses Residence which includes ICF walls, timber, steel and concrete. This home is a zero net energy home and has platinum LEED certification.



# Winfield H. Strock

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## Role

Construction Management/Estimator

## Professional Registrations

Licensed Contractor (WV 000010)

Mr. Strock is a licensed contractor in West Virginia. When the West Virginia Contractor Licensing Act was passed in 1990, Mr. Strock was selected as Chairman of the Contractor Licensing Board and served in that capacity until his resignation in 1995. Mr. Strock's has served as Chief Estimator, Field Engineer, and Project Manager on multiple jobs. Mr. Strock has also been the Principal/ Owner of his construction company for 17 years.

ZMM and Mr. Strock have successfully collaborated on a number of projects, including:

- District V Headquarters
- Forks of Coal
- Beech Fork Lodge
- Camp Dawson Building 202 Improvements
- Marshall County Readiness Center
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- New Kanawha County (Clendenin) Elementary School
- New Mercer County Elementary School
- Mountain Valley Elementary School
- Williamstown Elementary School
- Building 5, 6, & 7 Improvements
- West Virginia State Police Information Services Center
- Edgewood Elementary School
- West Virginia State Lottery Headquarters Renovation
- Brooks Manor Addition and Renovation
- WVRTP Building 740 Improvements
- Charleston EDGE (Mixed-Use Housing)

## Major Projects Estimated 2005-2012

### Charleston Area Medical Center

Robert C. Byrd Clinical Teaching Center - \$70M

CAMC Cancer Center - \$40M

CAMC Memorial 48 Bed Addition - \$30M

### West Virginia K-12 Schools

McDowell County Schools Relocation Program - \$50M

Putnam County Schools Bond Program - \$65M

Greenbrier West High School - \$21M

Mingo County High School - \$27M

Pikeview Middle School - \$16M

Spring Mills Primary School - \$13M

Edgewood Elementary School - \$16M

## Employment History

1995 - Present, Principal, Construction Manager, Winfield Strock

1978 - 1995, Owner, President, Kenhill Construction Company

1965 - 1978, Field Engineer, Estimator, Project Manager, Messer Construction, Cincinnati, OH

## Civic Affiliations

- Associated General Contractors of America - *Past Director*
- Contractors Association of West Virginia - *Past President/Director*
- Kanawha Valley Builders Association - *Past President*

**West Virginia Applied Technology Centers**

Williamson, WV - \$6M  
Marion County, WV - \$14M

**West Virginia Army National Guard Readiness Centers**

Elkins, WV - \$22M  
Ripley, WV - \$11M  
Logan/Mingo Counties, WV - \$13M

**New River Community College**

Lewisburg, WV - \$6M  
Beckley, WV - \$17M





# Claudia L. Workman Fish and Wildlife Education Center

Forks of Coal State Natural Area



**LOCATION:**  
Alum Creek, WV

**CONTACT:**  
Bradley Leslie, PE  
Assistant Chief  
WVDNR  
State Parks Section  
324 4th Avenue  
So. Charleston, 25303  
304.558.2764 x 51823

**SIZE:**  
7,000 SF

**COST:**  
\$5M Est.



The team has provided preliminary site and building design for the Claudia L. Workman Fish and Wildlife Education Center at the Forks of Coal Natural Area. Services include the development of a property survey, topographic mapping, site analysis, review of existing infrastructure and required utility upgrades, preliminary entry road and parking design, site master planning and key development renderings, site development cost estimates, and trail mapping. Our team also coordinated preliminary planning phase services with environmental, architectural, exhibit design and marketing team members.

The new facility, the Claudia L. Workman Fish and Wildlife Education Center, is a nearly 7,000 SF building nestled in the beautiful West Virginia landscape. The building layout concentrates on both the visitor and user experience while creating a dynamic space to celebrate some of West Virginia's greatest natural treasures. One of the key concepts of the building is to represent our wild and wonderful state by incorporating natural materials such as stone, a variety of woods, and other natural finishes.

A central axis is formed by the main entrance, the lobby, and a small exterior platform which frames an inspiring view. This central space sets the tone for the visitor's experience with heavy timber, vaulted ceilings, and natural light.





# Claudia L. Workman Fish and Wildlife Education Center

## Forks of Coal State Natural Area



The versatility of the space also allows for a variety of uses ranging from a large open assembly area, to an additional display area that flows seamlessly into the exhibit space.

Upon entering the building, non-exhibit spaces are organized for intuitive navigation and ease of use. The northwest quadrant of the building is dedicated to administration, and to a classroom function, as well as a chair/table storage room that is strategically placed to serve both the classroom and/or the large central space. The southwest quadrant is primarily composed of utilitarian spaces such as accessible restrooms, a data closet, a mechanical room, and a large corner conference room highlighted by natural light and views. Additional basement space below the first level may serve as storage, and could also provide room for electrical and additional mechanical space as necessary. The site topography allows for easy access to a lower level, and locating utilitarian spaces on this level works perfectly with the building placement.

The entire eastern half of the building is devoted to exhibit space. The layout will allow one large expansive space or be used as multiple smaller spaces to allow visitors to interact within one space, while creating the opportunity in another space for exhibits to be updated. The angled walls, placement of exterior glass, and door placement creates a naturally vibrant exhibit space as the outdoors become part of the exhibit experience as a large elevated deck spans across the landscape, creating the ultimate viewing platform for the breathtaking views of the Forks of Coal Natural Area.





# Beech Fork State Park Lodge

Lodge Design

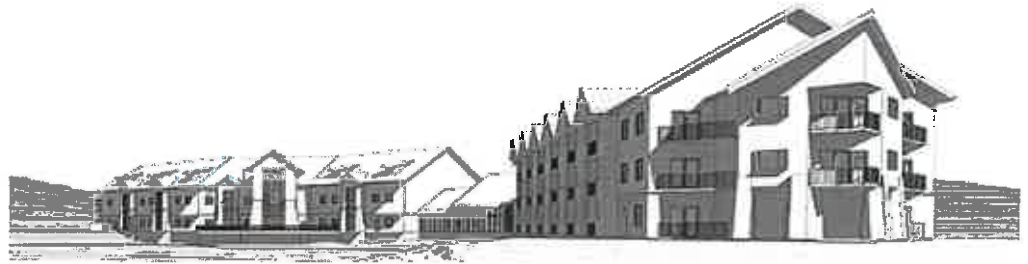


LOCATION:  
Wayne, WV

COMPLETION:  
TBD

COST:  
Est. \$34M

CONTACT:  
Bradley Leslie, PE  
Assistant Chief  
WVDNR  
State Parks Section  
324 4th Avenue  
So. Charleston, 25303  
304.558.2764 x 51823



The goal of the lodge study was to help determine the feasibility for a new lodge at Beech Fork. This objective was achieved through the development of a concept for a 75-room lodge located on the banks of Beech Fork Lake in Wayne County, West Virginia, which is designed to benefit a variety of visitors. The form of the building was influenced by the site configuration as well as the functions contained within it.

The floor plan is arranged in a way to separate the guestrooms and other guest-only facilities from the more public functions of the building such as the restaurant, pub, gift shop and meeting room. This allows visitors who may not be staying at the lodge to use these areas without encroaching on the privacy of lodge guests. All of the guestrooms are arranged to have access to views of the lake. Those views are also shared by the restaurant, meeting room and the recreation areas.

The exterior of the building is designed to simulate the craftsman style to evoke a more relaxed, comfortable and informal feel for guests and visitors. The brick, stone, siding and roof materials are common to the area and offer low maintenance and durability to provide a long-lasting, attractive structure.





# Cacapon Resort State Park

WV Division of Natural Resources



**LOCATION:**  
Berkeley Springs, WV

**SIZE:**  
7,600 SF New  
8,100 SF Renovated

**COMPLETION:**  
1998

**COST:**  
3,200,000

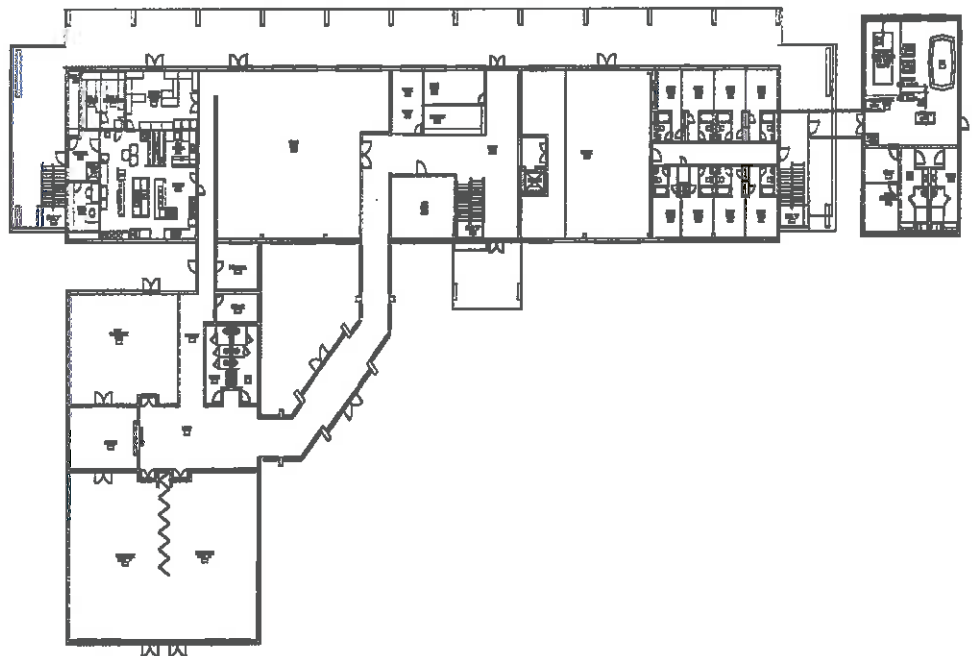
**CONTACT:**  
Tom Ambrose  
Superintendent  
818 Cacapon Lodge Drive  
Berkeley Springs, WV  
304.258.1022



In 1998 ZMM completed an addition and renovation project to Cacapon State Park Lodge Building. This project included a new 7,600 SF conference center, providing a large 3,000 SF dividable conference room, a smaller 1,000SF conference room with connecting entrance lobby, toilets and storage facilities.

The existing kitchen facility was enlarged and renovated to provide banquet capabilities. An elevator was added to improve access to upstairs bedrooms and downstairs multi-use areas. The downstairs multi-use and meeting area were renovated along with the reception and office area.

Bid documents were prepared for a 2,500 SF health spa addition to the lodge building, but this portion of the project was not constructed. Other ZMM projects completed at Cacapon State Park include life safety compliance renovations to the WPA Old Inn building and a 4 bedroom cabin that is ADA accessible.





# Blackwater Falls State Park

WV Division of Natural Resources



LOCATION:  
Davis, WV

COMPLETION:  
1998

COST:  
\$2,600,000

SIZE:  
10,400 SF Addition

CONTACT:  
Robert Gilligan  
Park Superintendent  
P.O. Drawer 490  
Davis, WV 26260  
304.259.5216



ZMM completed an addition and renovation to the historic Blackwater Falls State Park lodge building. This project included a 5,400 SF conference center addition providing a large 3,000 SF dividable conference room, entrance, lobby, toilets, and storage facilities.

To meet the owner's intent of reducing the visual impact of the construction, ZMM utilized existing building roof lines and materials for the building addition, which compliments to the original lodge design.

A 5,000 SF spa addition was added to the North Western end of the building provide a swimming pool, large Jacuzzi and a glass walled exercise area with locker rooms/showers. Interior office areas were also renovated with upgrades to mechanical, electrical, and fire alarm systems.





# Valley Park Community Center

Putnam County Commission



LOCATION:  
Hurricane, WV

COST:  
\$8M

SIZE:  
31,360 SF

COMPLETION:  
2018



The new 31,360 SF Community Center building is the centerpiece of a multi-million dollar renovation to existing Valley Park in Hurricane, WV. Site work amenities being provided under a separate contract will include new baseball fields, soccer fields, tennis courts, playground space and additional parking. The project is being constructed for the Putnam County Parks and Recreation Commission with funds supplied by the Putnam County Commission.

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

The meeting rooms can accommodate individual events in three, separate rooms or can be expanded to provide 450 table-seated guests or 1,200 in a standing room only configuration. It will feature the latest technology in internet access, sound and lighting systems along with high-end interior finishes making it a perfect site for conferences and wedding receptions. The full service commercial kitchen will provide cooking and storage facilities for everything from small caterings to multi-day-day events. At the rear of the facility has a three-tiered concrete activity deck leading visitors to the Wave Pool.



# Valley Park Community Center

Putnam County Commission



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





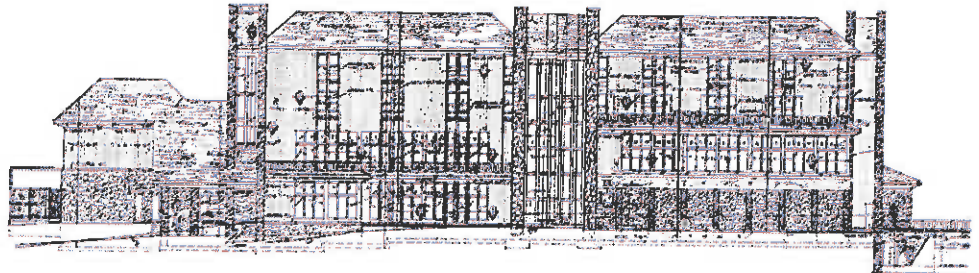
# Canaan Valley State Park Lodge

WV Division of Natural Resources



LOCATION:  
Daniels, WV

COMPLETION:  
Un-Built Project



In 1968 ZMM was selected to provide design services for a variety of facilities at Canaan Valley State Park. Many of the facilities remain actively utilized. A description of the various components can be found below.

## Lodge Facility

An original design for a four-story lodge and convention facility containing 60 guest rooms, dining, and kitchen facilities, a conference facility seating 300, an indoor pool and support space, was not constructed. Funding restraints required the construction of a lodge of reduced scope.

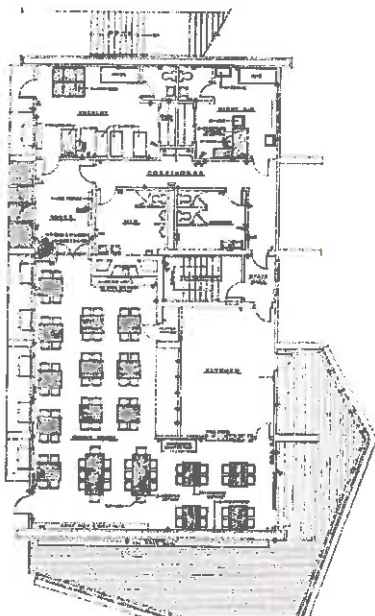
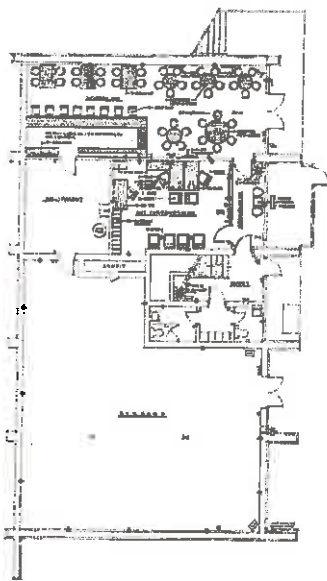
The original design concept utilized masonry bearing walls and a precast floor system with exterior materials of stone and wood to reflect the natural environment and concept of the park. Each guest room was designed to contain two double beds, bath, and toilets facilities.

## Other Facilities

- New Park Cabins
- Golf Club House
- Ski Base Facility
- Park Headquarters Building

These one and two-story buildings were designed to withstand the harsh winter climate of Canaan Valley and are of wood frame and stone masonry construction. Exposed laminated wood beams are used in selected areas for aesthetic and structural purposes. Native materials, both for interior and exterior applications, have been used to help the buildings blend in with their surroundings.

Each building has its own, energy efficient, heating and cooling system, which on concert with the well insulated walls and roof keep overall energy costs to a minimum. The buildings were, each, situated on their respective sites to create a minimum of site disruption.





# Additional WV State Park Experience

WV Division of Natural Resources



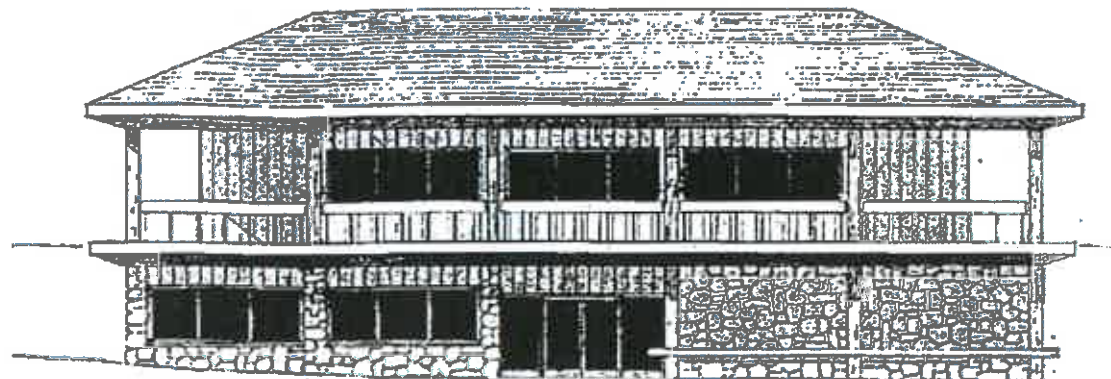
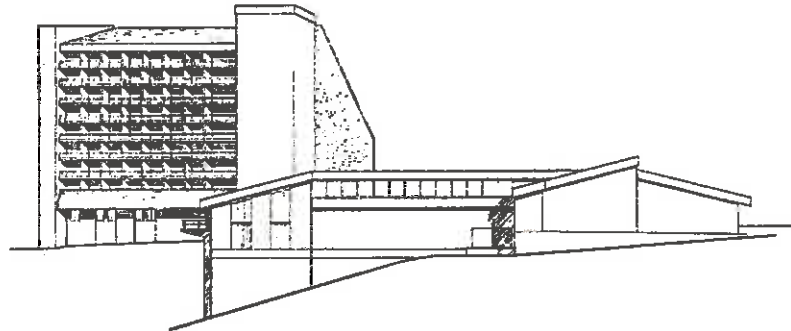
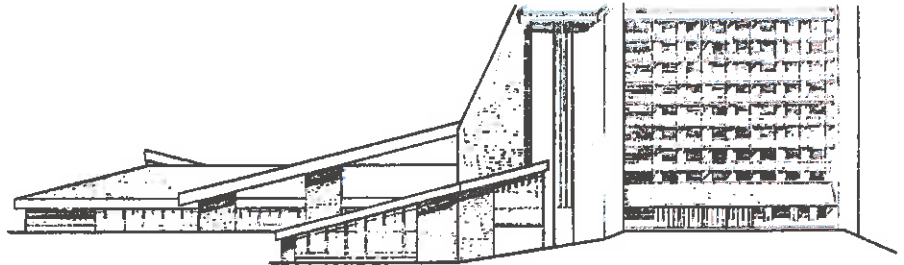
## Miscellaneous Services:

Pipestem State Park  
Hawks Nest State Park

## Twin Falls State Park

Lodge and Convention Facility  
Expansion Master Plan

- 25,000 SF Increasing Room Capacity from 20 to 50 Rooms
- The Expansion Increases the Dining, Kitchen, and Meeting Space for up to 200 People



SOUTH ELEVATION

Scale 1/8" = 1'-0"





## John XXII Pastoral Center

Wheeling/Charleston Catholic Diocese

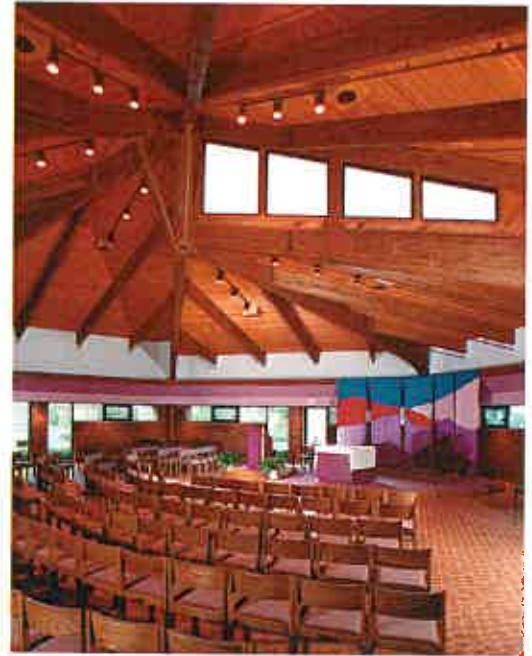
- 53,000 SF
- Dormitory Space for 60 Guests
- Food Service Facility
- Dining Room Seating for 300
- Meeting/seminar rooms and a chapel

## Robert C. Byrd - Regional Training Center

- Indoor Swimming Pool
- Fitness Center
- Full Service Dining Hall & Snack Bar
- Auditorium
- Lodging
- "Break out" & Study Rooms

## Charleston Family YMCA

- Indoor Tennis Courts
- Racquetball Courts
- Indoor Swimming Pool
- Exercise Rooms
- 130,000 SF - Two Story Facility





# Shawnee Park Multi-Sport Complex



**LOCATION:**  
Dunbar, WV

**COMPLETION:**  
2018

**CONTACT:**  
Ben Salango  
Kanawha County  
Commission  
Preston & Salango, P.L.L.C  
108 1/2 Capitol Street  
Suite 300  
Charleston, WV 25301  
304.342.0512

**SIZE:**  
\$10M

The new Shawnee Park Multi-Sport Complex will be a travel tournament destination for soccer, lacrosse, baseball, and softball. The multi-sport complex site is over 100 Acres located near Dunbar and Institute, WV. The complex include six artificial turf collegiate soccer/lacrosse fields and four artificial turf collegiate size baseball fields.

An expansive grass field area is also proposed. The artificial turf fields will accommodate multiple age groups with movable mounds, bases, outfield fences, and goals. The grass fields will be lined as required by the tournaments. The clover baseball field layout includes a center structure with restrooms, concessions, and a second story press box to view all four fields. A welcome center structure with concessions and restrooms are located near the parking area. The parking lot has over 600 parking spaces dedicated to the facility.









# Charleston Coliseum & Convention Center



**LOCATION:**  
Charleston, WV

**SIZE:**  
283,000 SF

**COMPLETION:**  
Est. 2018

**COST:**  
\$75M

**CONTACT:**  
John Robertson, Director  
200 Civic Center Drive  
Charleston, WV 25301  
304.345.1500



The Charleston Coliseum and Convention Center (formerly named Charleston Civic Center) Expansion and Renovation is a transformational project for both the city of Charleston and West Virginia. Our team was influenced by the strong authentic character of Charleston to remake the Charleston Civic Center into a more efficient, more sustainable, more dynamic and a more iconic best-in-class destination.

The design of the expansion and renovation of the Charleston Coliseum & Convention Center is inspired by the story of West Virginia. Defined by a rugged landscape, the early history of the state was dominated by extractive industries – salt, coal, timber, trapping. This set the local character. With a foundation rich in resources, manufacturing added value to the raw materials with crafts like glass making and industries like chemicals and energy. This attracted a rich diversity of immigrants and a culture of craftsmanship that set the urban character. The economy is shifting from industry and service to information and technology. Again, the landscape and industry that shaped the region gives Charleston real advantages to exploit. The Creative Class, critical for the information and technology age, can live and work anywhere - what they want is access to the outdoors; real places with real character; and continuous education and entertainment.

Our design starts with an organizational concept inspired by this history. The Kanawha River is the social organizing link throughout the region, with settlement zones developing on whatever flatland the river provided --creating nodes of activities among the hills and valleys.





# Charleston Coliseum & Convention Center



The renovated facility is a building that emerges from this iconic landscape, with the architecture and topography working together. The Coliseum & Convention Center also has distinct active nodes to celebrate each activity: arena, convention, and banquet, and these nodes are connected like the hills and cut rock faces that are seen throughout the state as people work to connect to each other through the landscape.

The first critical design objective was to create separate entries and identities for the arena and convention center. This allows for simultaneous events and clarity of use. For the convention center to thrive, it needs a real ballroom assembly space. Located overlooking the Elk River, the new ballroom pre-function space is the most dramatic feature of the center. Together, the three glass enclosed nodes –arena lobby, convention lobby, ballroom –define a unique Charleston event campus. As described above, the spaces that connect these nodes are inspired by the hills and cut rock faces that connect the towns along the Kanawha River. With the building emerging from the landscape and expressed as cut rock walls, the connecting areas are designed to be expressive and economical backdrops to the glass boxed nodes.

While the expansion transforms the southeast to the middle of the northern zone of the site, the existing building mass still dominates a portion of the northern and eastern campus. The dominant expression along these existing facades is the landscaped berms. As we imagined the new building expression emerging from the landscape, a strategy developed to transform these berms to reflect, at the pedestrian level, the overall design theme. Above the level of the berms, the new concourse level windows will open up the facade and provide a much needed break in the massing. The upper part of the arena was painted in two tones to match the new building, playing off the different faces. The north, south, east and west faces painted a lighter shade; and the northeast, southeast, southwest and northwest faces a darker shade. Dramatic exterior color-changing lighting on the northeast, southeast, southwest and northwest faces transform the look and feel of the center into a fun and festive landmark.



# Joint Interagency Training & Education Center

WVARNG - Billeting (Hotel)



**LOCATION:**  
Kingwood, WV

**SIZE:**  
285,000 SF

**COMPLETION:**  
2013

**COST:**  
\$78.4M

**OWNER:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6367

**AWARD:**  
2011 AIA Honor Award  
West Virginia Chapter  
*Excellence in Architecture*



ZMM, in association with AECOM, is providing architectural and engineering design services for the Joint Interagency Training and Education Center (JITEC), an Army National Guard campus-style facility for training and operational mission support. Sited on 30 acres at the northern end of Camp Dawson between the Cheat River and the foot of Brier Mountain, this 283,000-SF project includes the design of a new operations building; expansion of the billeting facility; renovation of the training facility; creation of a new base entry checkpoint and visitor center; and design for walkway connectors between all the facilities.

The project began with a review of the existing base master plan, followed by a revision of the master plan concept. JITEC is a training and educational facility – the vision behind the site design and updated master plan is that of a college campus atmosphere. The design intent is to create a campus environment that integrates existing buildings with new ones by using compatible, yet distinct building materials.

As the scale of the project includes several miles of roads, parking, and utility upgrades affecting the entire base, the project is being phased over a four-year construction period. Simultaneous construction of all of the new facilities, as well as phased construction in existing buildings, will minimize the disruption to current operations.

The new facilities are designed to meet all anti-terrorism/force protection criteria and are slated for LEED-NC silver certification from the U.S. Green Building Council. The new 82,000-SF operations building is prominently sited as the main focal point upon entering Camp Dawson through the secure access control point and visitor's center, also designed by AECOM. The building's exterior complements its West Virginia setting. The entire building front, composed of glass and pre-cast concrete walls, is open and inviting with glazing that reflects the surrounding trees and hills. Security requirements for the command center influenced the design of the attached, copper-clad "black box" that is an homage to the native rock stratification seen throughout the state.

The building consists of four distinct areas: the Joint Operations Center; a suite of secure training rooms; base headquarters and JITEC administrative offices; and a 6,000-SF server and telecommunications room.



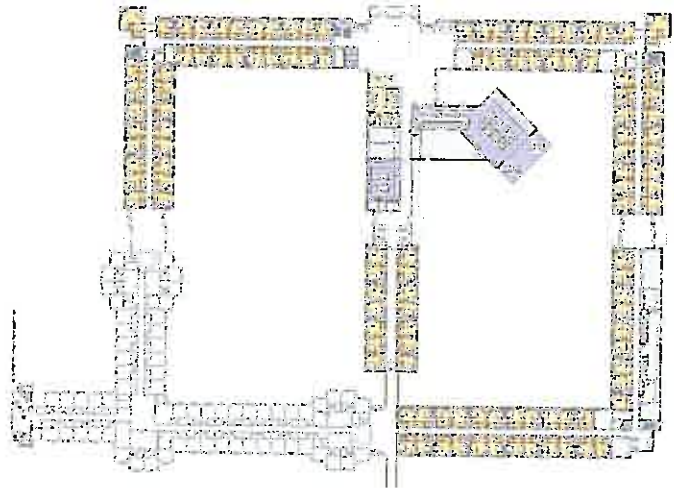
# Joint Interagency Training & Education Center

WVARNG - Billeting (Hotel)



Entry to the Joint Operations Center (JOC) is provided by a secure mantrap adjacent to a dedicated security office. 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. Within the JOC is a secure area consisting of workstations, offices, and two divisible conference rooms with secure video conferencing capabilities. The secure area construction dictates a windowless environment, requiring proper lighting and creative use of materials to create an agreeable work atmosphere.

Adjacent to the JOC are three large training rooms, capable of seating 70 persons each. Lining the front of each room are LCD video walls with large, open areas for workstations, desks, and office equipment, as well as space for private offices. These rooms function primarily as training areas; however, their close proximity to the JOC allows maximum flexibility in securing the entire area from the rest of the building by means of card access-only doors.



The 180,000-SF billeting (hotel) expansion more than triples the facility size and increases the total capacity from 189 guest rooms to 600 guest rooms and suites. Designed to relate to the existing architecture with similar scale, materials, textures, and massing, the addition also brings in new elements, such as iconic glazed building corner elements, to integrate the design of the new operations building. A new dedicated lobby with terrazzo tile flooring leads to a monumental stair with terrazzo treads, open risers, and a glass/stainless steel railing for access to the open lounge areas on the second and third floors.

The lobby's design provides a hotel atmosphere, underscored by the new Liberty Lounge, an upscale bar and restaurant area, with wood finishes salvaged from the gymnasium floor in the existing headquarters building. The new six "executive suites", are designed to the full amenities of corporate hotels.



# The New Retreat at Glade Springs Resort

## Multi-Unit Housing



**LOCATION:**  
Daniels, WV

**COMPLETION:**  
TBD

**COST:**  
\$249,000 - \$269,000  
(per unit cost)

**CONTACT:**  
Mr. Doug Pauley  
Encore Management Co.  
1591 Washington Street, E  
Charleston, WV 25311  
304.343.3535



The New Retreat at Glade Springs is a gated community located in a wooded area near the 3<sup>rd</sup> hole of the Stonehaven Golf Course. Several townhouses had already been constructed on the site by a previous developer. Due to the wooded hillside site the new 2 and 3 bedroom units were designed to resemble a mountain lodge, while also blending with the existing townhouses.

The material palette was selected to help define the lodge aesthetic and for ease of maintenance, and includes a stone veneer, prefinished composite siding and trim, as well as natural wood doors. The layout of the units was developed to provide end unit master suites with no second level, and a core that includes an open floor plan with a two story living room. Additional bedrooms and loft space are located on the upper level. Each unit has a distinct and well defined entry, while the overall grouping of townhomes resembles a mountain lodge.

ZMM's services included the preparation of a preliminary site design, as well as full architectural, engineering, and interior and lighting design services for a variety of units that could be configured in various manners to fit the site conditions. ZMM also assisted the client in determining a base finish, plumbing, lighting fixture, and appliance package for the units. Construction of Phase I of the townhouse development is scheduled to commence in late 2010.





# Charleston EDGE Complex



**LOCATION:**  
Charleston, WV

**SIZE:**  
41,250 SF

**COMPLETION:**  
TBD

**COST:**  
\$10M

**CONTACT:**  
City Manager  
City of Charleston  
501 Virginia Street, E.  
Room 101  
Charleston, WV 25301  
304.348.8014

**AWARD:**  
2018 AIA Citation Award  
West Virginia Chapter  
Unbuilt Project



The proposed Charleston EDGE mixed use facility is unlike a traditional mixed-use development. While the facility may contain 30-40 residential units, with program space, and retail on the first level, the real purpose of EDGE is to provide a facility that will serve to provide housing and activity space for an innovative program that aims to attract and retain young talent to the Charleston community. EDGE will help to cultivate the young talent that participates in the program, and will serve as a sustainable economic development tool in our urban village district.

ZMM Architects and Engineers in association with Cooper Carry is currently assisting in the design and development of the Charleston EDGE Complex. The ZMM-Cooper Carry team conducted a visioning and design session where the design team obtained input from various community leaders and young professionals to investigate scenarios to optimize the potential development.



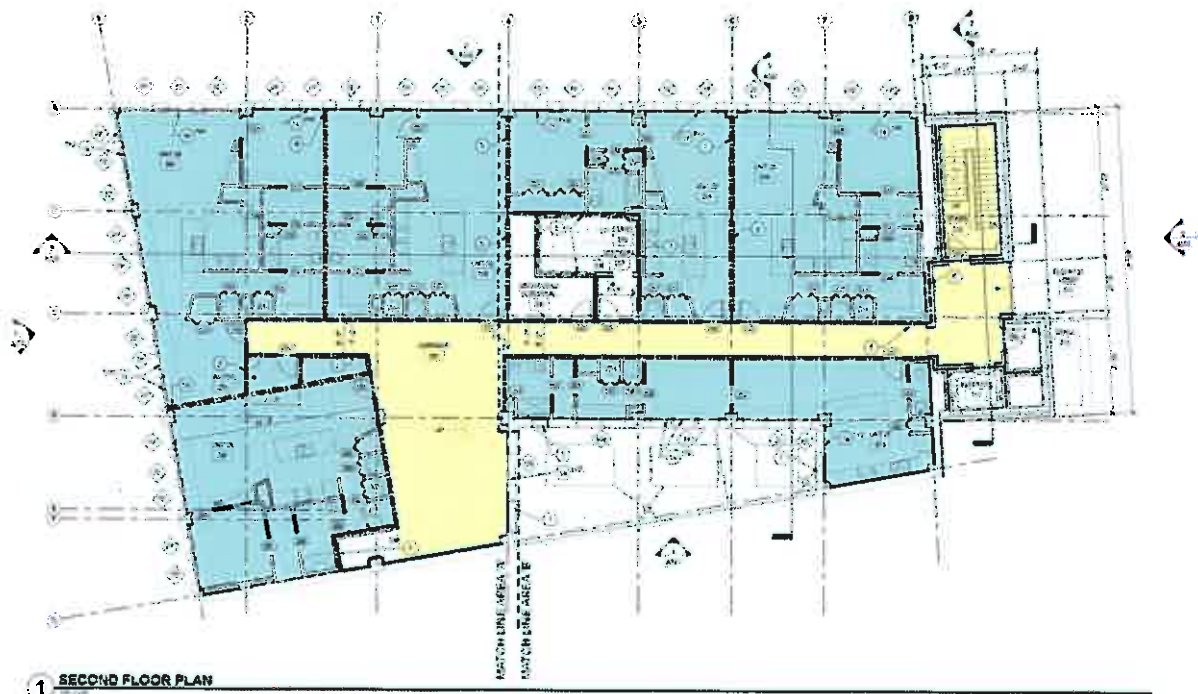


# Charleston EDGE Complex



Following these meetings, ZMM has been developing several of the strategies to facilitate decision making by the project stakeholders. The current design solutions include a retail, lobby, and surface parking pedestal, with a variety of unit types occupying the upper levels.

The pedestal creates the opportunity for a raised amenity deck, with an adjacent club room and activity spaces. The advancements that Charleston has made to develop a vibrant downtown, create an active arts community, and engage young talent through organizations like Leadership Kanawha Valley and Generation Charleston have paid dividends for the business community – and Charleston EDGE is the next step in facilitating a bright future for the Charleston area.





# The New Retreat at Glade Springs Resort

*Multi-Unit Housing*



**LOCATION:**  
Daniels, WV

**COMPLETION:**  
TBD

**COST:**  
\$249,000 - \$269,000  
(per unit cost)

**CONTACT:**  
Mr. Doug Pauley  
Encore Management Co.  
1591 Washington Street, E  
Charleston, WV 25311  
304.343.3535



The New Retreat at Glade Springs is a gated community located in a wooded area near the 3<sup>rd</sup> hole of the Stonehaven Golf Course. Several townhouses had already been constructed on the site by a previous developer. The objective of the new developer was to provide a design that met his vision while also blending with the existing townhouses. Due to the wooded hillside site the new 2 and 3 bedroom units were designed to resemble a mountain lodge, while colors and material choices blended with the existing townhouses.

The material palette was selected to help define the lodge aesthetic and for ease of maintenance, and includes a stone veneer, prefinished composite siding and trim, as well as natural wood doors. The layout of the units was developed to provide end unit master suites with no second level, and a core that includes an open floor plan with a two story living room. Additional bedrooms and loft space are located on the upper level. Each unit has a distinct and well defined entry, while the overall grouping of townhomes resembles a mountain lodge.

ZMM's services included the preparation of a preliminary site design, as well as full architectural, engineering, and interior and lighting design services for a variety of units that could be configured in various manners to fit the site conditions. ZMM also assisted the client in determining a base finish, plumbing, lighting fixture, and appliance package for the units. Construction of Phase I of the townhouse development began in fall 2011.





# Girl Scouts of Black Diamond Council Renovations



LOCATION:  
Charleston, WV

SIZE:  
27,928 SF

COST:  
\$5M

COMPLETION:  
Fall 2013

CONTACT:  
Beth Casey, CEO  
GSBDC  
321 Virginia Street, W.  
Charleston, WV 25302  
304.345.7722

AWARDS:  
2014 AIA Merit Award  
West Virginia Chapter  
Achievement in  
Architecture  
in Interiors/Graphics



Interior Before Pictures



The New Girl Scouts of Black Diamond Council Volunteer Resource Center and Girl Zone/Urban Camp is located on the West Side of Charleston, WV. The 24,650 SF project completely renovates and upgrades the existing buildings at 321 Virginia Street. The buildings were built in the early and mid-1900's, and were used as a car dealership showroom and parts building until 2008. By the time the Girl Scouts took possession of the building, it had fallen into a state of disrepair. The facility required environmental remediation, and the entire roof structure was damaged and had to be removed.

The Girl Scouts of Black Diamond Council purchased the vacant buildings in 2011 with the intent of converting them into a girl-centered facility for members and a volunteer-enrichment center for program resources and training. The program for the facility includes administrative offices, community/meeting gathering spaces, as well as a small hotel (Urban Camp) for Girl Scouts visiting Charleston. The Girl Scouts undertook the effort to transform the facility, creating an architectural style that would appeal to girls and young women, while utilizing colors and materials that would not become dated.

The main building brings all of the operations of the Girl Scouts of Black Diamond Council together under one roof and on one level. This building includes a volunteer meeting room, employee office space, flexible conference spaces, and a retail shop. The Virginia Street façade of the existing facility was removed, and more contemporary elements are utilized to speak to each of the functions. The Girl Zone/Urban Camp reflects a more residential/outdoor tone with the use of a wood veneer, while the retail store has floor to ceiling storefront.





The storefront is etched with images of girl scouts and scouting slogans. The storefront is backlit in the evening, allowing the entire façade to reflect the function of the building. The entry is accentuated with a more vertical element and signage, giving hierarchy to the various elements, while the office areas are recessed from the corner with smaller openings, and a masonry veneer. Each zone has a unique identity.

The adjacent Girl Zone/Urban Camp conveys the feeling of a hotel or hostel and offers a place that Girl Scouts can stay during a visit to Charleston. While the main entry to the building faces Virginia Street, the entry for the Girl Scouts will be at the rear of the building. A small addition was developed to create a “check-in” area similar to a hotel. Adjacent to the “check-in” area is a great room where troops can gather to cook, congregate, and socialize. The “hotel rooms” utilize a dormitory arrangement, while the finishes and furnishings will be more like a youth hostel than a camp. The rear of the Girl’s Zone/Urban Camp will reflect a more traditional camp environment, and includes an outdoor dining area and a fire pit.

With the mixed-use functions of retail, office, and residential, this unique project will be a vibrant addition to the emergent West Side community. The modern aesthetic of the facility will appeal to Girl Scouts and reflect the one of the Girl Scout’s Journeys – “It’s Your World – Change It!”

# State Office Building #5, 10th Floor

## Office of Technology



**LOCATION:**  
Charleston, WV

**SIZE:**  
22,000SF

**COST:**  
\$3.7M

**COMPLETION:**  
2010

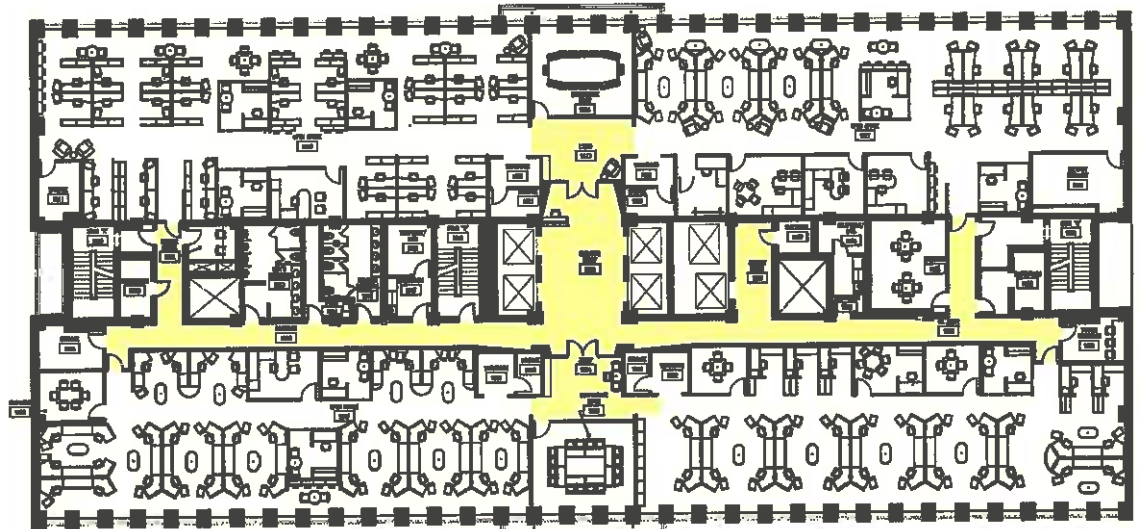
**CONTACT:**  
Greg Melton, Director of  
General Services  
Capitol Complex Building  
Building 1, Room MB-60  
1900 Kanawha Blvd., E.  
Charleston, WV 25305  
304.558.2317

**AWARD:**  
2011 AIA Merit Award  
West Virginia Chapter  
*Achievement in  
Architecture Interiors*



The renovation of the tenth floor of State Office Building #5 on the State of West Virginia Capitol Campus was recently completed for the Office of Technology. The renovation was designed to meet the United States Green Building Council's LEED for Commercial Interiors standard. To commence the project, ZMM conducted a detailed investigation of State Office Buildings 5, 6, & 7, which included recommendations for improvement of the facilities. The renovation of the 10<sup>th</sup> floor of Building #5 was the first major interior renovation project that responded to the recommendations. The renovation was technically intensive, and included demolition of the existing construction back to the building structure, as well as significant hazardous material abatement.

ZMM, working with the State of West Virginia General Services Division, the Real Estate Division, and the Office of Technology developed a strategy to renovate 22,000 SF of space to accommodate 137 employees. The design includes a mix of private and open office space, and responds to current workplace trends. The renovations include a low profile cable management system which maximizes the flexibility of the space. ZMM also developed the interior, furniture, fixture, and equipment design with significant coordination with the Office of Technology.





## State Office Building #5, 10th Floor



To improve the opportunity for daylighting, office spaces have been “pulled-in” to the core of the building. This decision will allow for daylight to be introduced deep into the interior work areas, and will allow access to the daylight and views for all employees. The perimeter structural bays of the open office areas have a “coffered” ceiling. Ductwork for mechanical distribution is terminated at a bulkhead at the interior edge of the perimeter structural bay, allowing for more open volume and a more contemporary aesthetic.

The design of the 10<sup>th</sup> floor renovation also provided the opportunity to introduce a standard “transverse” core. The transverse core includes all of the major entry, meeting, and workroom functions. In addition to the office areas, the elevator lobby has been updated to create a consistent look and level of finish at the entry point to the Office of Technology.





# Morgantown Readiness Center

WVARNG



**LOCATION:**  
Morgantown, WV

**SIZE:**  
54,000 SF

**COMPLETION:**  
2013

**COST:**  
\$18.5M

**CONTACT:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446



The Morgantown Readiness Center is a unique military facility for several reasons. While the Readiness Center supports traditional military functions including the 1-201<sup>st</sup> Field Artillery, a significant portion of the Morgantown Readiness Center supports the 249<sup>th</sup> Army Band. To support the band, the Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas.

To efficiently create the stage and performance area the design team utilized a variety of dual function spaces. The stage is actually a large rehearsal space with an adjacent elevated recording area. Two large operable partitions are used – one to separate the rehearsal area from the remainder of the stage and the auditorium – while the other separates the auditorium from the Drill Hall. This configuration allowed the design team to maximize the West Virginia Army National Guard's investment by utilizing federally authorized space to also function as a large performance area. Acoustically, this challenge was met by creating a Drill Hall with an irregular shape that was contained within a rectilinear sloped barrel arch form. The geometry was complimented by acoustically engineered interior surfaces and finishes to create a vibrant and rich auditorium.

The facility is also unique due to its location on an abandoned airport runway at the Morgantown Municipal Airport. The 54,000 SF Readiness Center occupies a 35 acre tract at the airport. Additionally, the Readiness Center is located approximately twenty (20) miles from Camp Dawson, a large State and Federal training campus. As troops will often be travelling to Camp Dawson through the Morgantown Readiness Center, the facility needed to function as a 'gateway.'

# Morgantown Readiness Center

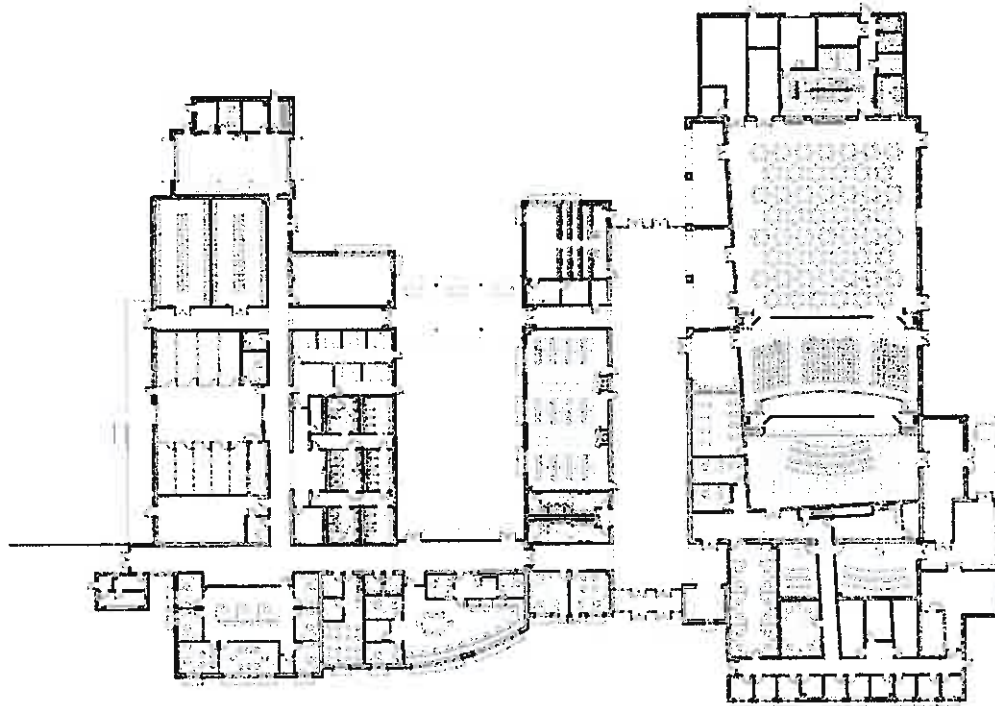
WVARNG



The creation of a 'gateway' facility was accomplished through exterior material choices (compatible with Camp Dawson), as well as the decision to utilize a tower-like feature to mark entry – a very prominent feature of the Regional Training Institute (RTI) at Camp Dawson. Where the RTI utilized a large cylindrical mass, the tower at the Morgantown Readiness Center respects the context of the former runway by reflecting the aesthetic of an airport control tower.

The Morgantown Readiness Center is also a sustainable building, and is in the process of pursuing LEED Certification from the USGBC. 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. Additional sustainable features include a reflective roof, the use of regional materials, and efficient lighting and HVAC systems.

While many features are addressed in the design of the Morgantown Readiness Center, the final result is a harmonious composition that reflects both its function and the environment, while deferring to its location on an abandoned runway.



# Mountaineer Middle School

Harrison County Schools



LOCATION:  
Clarksburg, WV

SIZE:  
71,238 SF

COMPLETION:  
2007

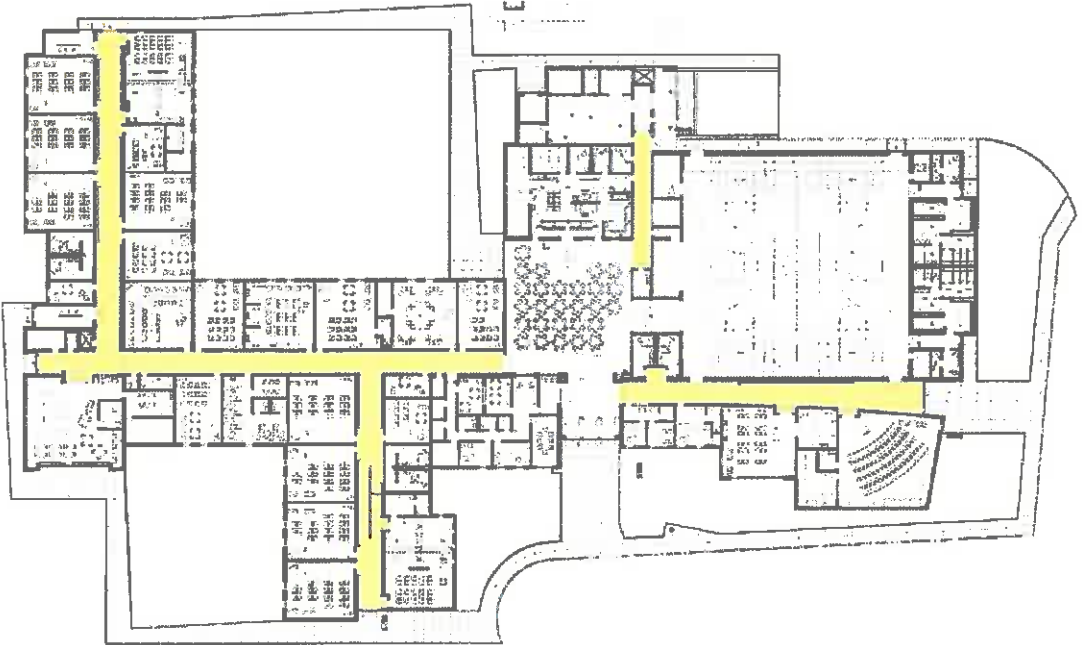
COST:  
\$11.2M

CONTACT:  
Dr. Mark Manchin  
Superintendent  
Harrison County Schools  
PO Box 1370  
Clarksburg, WV 26302  
304.326.7345



Mountaineer Middle School is designed to accommodate 475 students in grades 6 through 8, and located in Clarksburg, West Virginia. This middle school includes a commons/cafeteria common use space, stage, full size gymnasium, food preparation facilities, science, art, and music classroom spaces, and is designed around a true middle school curriculum.

Each grade level is located in a separate area along a core group of shared classrooms. Each grade level accommodates 2 teaching teams, with a science lab in each area. Shared core classrooms are technical education, consumer homemaking, and a separate science classroom for each grade level.











## References

Mr. Bradley Leslie, PE, Assistant Chief WVDNR  
State Parks Section  
324 4<sup>th</sup> Avenue  
South Charleston, WV 25303  
304.558.2764

Mr. Greg Melton, Director of General Services  
Capitol Complex Building (Renovations)  
Building 1, Room MB-60  
1900 Kanawha Blvd., E.  
Charleston, WV 25305  
304.558.2317

Mr. John Robertson, Director  
Charleston Coliseum & Convention Center (Renovations/Expansion)  
501 Virginia Street, East  
Charleston, WV 25301  
304.348.8014

MAJ Dan Clevenger, WVARNG  
Joint Interagency Training & Education Center (Billeting Wing)  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6367

Ms. Beth Casey, CEO  
Girl Scouts of Black Diamond Council (Renovations)  
3211 Virginia Street, East  
Charleston, WV 25302  
304.345.7722





**State of West Virginia  
Expression of Interest  
Architect/Engr**

**Procurement Folder : 579838**

**Document Description : A/E for Blackwater Falls Lodge Renovations & Redecoration**

**Procurement Type : Agency Contract - Fixed Amt**

Date Issued	Solicitation Closes	Solicitation No		Version	Phase
2019-05-14	2019-06-14 13:30:00	AEOI 0310	DNR1900000012	1	Draft

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	<b>Vendor Name, Address and Telephone</b> ZMM, Inc. (dba ZMM Architects and Engineers) 222 Lee Street, West Charleston, WV 25302 (304) 342-0159

**FOR INFORMATION CONTACT THE BUYER**

Angela W Negley  
 (304) 558-3397  
 angela.w.negley@wv.gov

Signature X 

FEIN # 55-0676608

DATE 6-13-2019

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







State of West Virginia  
 Expression of Interest  
 Architect/Engr

Procurement Folder : 579838

Document Description : Addendum No. 01 A/E for Blackwater Falls Lodge Renovation

Procurement Type : Agency Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No		Version	Phase
2019-06-04	2019-06-14 13:30:00	AEOI 0310	DNR1900000012	2	Draft

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	Vendor Name, Address and Telephone ZMM, Inc. (dba ZMM Architects and Engineers) 222 Lee Street, West Charleston, WV 25302 (304) 342-0159

**FOR INFORMATION CONTACT THE BUYER**  
 Angela W Negley  
 (304) 558-3397  
 angela.w.negley@wv.gov

Signature X  FEIN # 55-0676608 DATE 6-13-2019

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



STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: ZMM, Inc. (dba ZMM Architects and Engineers)

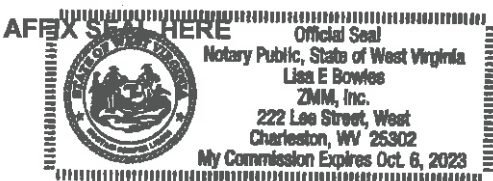
Authorized Signature:  Date: 6-13-2019


State of WV

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 13<sup>th</sup> day of June, 2019

My Commission expires 10-6, 2023



NOTARY PUBLIC 



**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: AEOI DNR19\*12**

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

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

Addendum Numbers Received:

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

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

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

ZMM, Inc. (dba ZMM Architects and Engineers)

\_\_\_\_\_  
Company

  
\_\_\_\_\_  
Authorized Signature

6-13-2019

\_\_\_\_\_  
Date

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





**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.

ARK, PRINCIPAL  
(Name, Title)  
Adam R. Krason, AIA, LEED AP, 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 wvOASIS, 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 State 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.

ZMM, Inc. (dba ZMM Architects and Engineers)  
(Company)

ARK ADAM R. KRASON, PRINCIPAL  
(Authorized Signature) (Representative Name, Title)

Adam R. Krason, AIA, LEED AP, Principal  
(Printed Name and Title of Authorized Representative)


6-13-2019  
(Date)

(304) 342-0159 (304) 345-8144  
(Phone Number) (Fax Number)



The Owner and Architect hereby agree to the full performance of the covenants contained herein.

IN WITNESS WHEREOF, the Owner and Architect have entered into this Agreement as of the date and year as written below.

Owner:	Architect:
	Adam R. Krason, AIA, LEED AP
By: _____	By:  _____
Title: _____	Title: <u>Principal</u>
Date: _____	Date: <u>6-13-2019</u>

This Supplementary Conditions to AIA Document B101-2017, Standard Form of Agreement Between Owner and Architect, has been approved as to form on this 10th day of October, 2018, by the West Virginia Attorney General's office as indicated in the signature line below. Any modification of this document is void unless expressly approved in writing by the West Virginia Attorney General's Office.

PATRICK MORRISSEY, ATTORNEY GENERAL  
BY:  \_\_\_\_\_  
DEPUTY ATTORNEY GENERAL

