



Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

State of West Virginia
 Centralized Expression of Interest
 Architect/Engr

Proc Folder: 1286876			Reason for Modification:
Doc Description: A&E - Coopers Rock New Laundry Facilities			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2023-09-06	2023-09-26 13:30	CEOI 0310 DNR2400000003	1

BID RECEIVING LOCATION

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 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

09/26/23 09:26:01
 WV Purchasing Division

VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers

Address :

Street : 222 Lee Street, West

City : Charleston

State : West Virginia **Country :** USA **Zip :** 25302

Principal Contact : Adam Krason

Vendor Contact Phone: 304.342.0159 **Extension:** 234

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

Vendor Signature X  **FEIN#** 550676608 **DATE** September 26, 2023

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

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

(Printed Name and Title) Adam Krason, Principal

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


(Phone Number) / (Fax Number) 304.342.0159 304.345.8144

(email address) ark@zmm.com

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

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

ZMM Architects and Engineers



(Signature of Authorized Representative)

Adam Krason, Principal (9/26/23)

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

304.342.0159 304.345.8144

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)



EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services:

COOPERS ROCK STATE FOREST LAUNDRY AND WOOD STORAGE FACILITY

DNR2400000003
September 26, 2023

ZMM.COM



September 26, 2023

Mr. Josh Hager, Senior Supervisor
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305

Subject: Statement of Qualifications – A/E Services for Coopers Rock New Laundry Facilities (DNR240000003)

Dear Mr. Hager:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and qualifications to provide architectural, engineering, and construction phase services for the proposed new laundry and wood storage facility located at Coopers Rock State Forest. ZMM has extensive experience providing design services for the WVDNR, including experience in the current A-frame structures at Cooper Rock State Forest.

ZMM understands that the laundry and wood storage facility needs to compliment the aesthetics of the A-frame cabins currently underway, as well as to incorporate both the laundry and wood storage requirements under one structure. ZMM's recent experience assisting the WVDNR with project at Coopers Rock State Forest provides our team with the best opportunity to ensure the successful implementation of the proposed laundry and wood storage facility project.

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. Additional qualifications of our team include:

Experience.

ZMM has recent experience successfully collaborating with the West Virginia Division of Natural Resources (WVDNR) on the Tomblin WMA project noted above, Claudia L. Workman Wildlife Education Center at Forks of Coal State Natural Area, renovations to the McKeever and Mountain Creek Lodges at Pipestem State Park, as well as on the proposed cabins at Beech Fork State Park.

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 twenty-four statewide design awards since 2005 by the West Virginia Chapter of the American Institute of Architects – recognition of a commitment to design quality that is unrivaled in West Virginia.

Most importantly, the ZMM team has worked collaboratively with the West Virginia Division of Natural Resources on a variety of projects. We are hopeful that you observed our commitment to design quality, budget and schedule control, and client service demonstrated on these projects.

Talent.

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

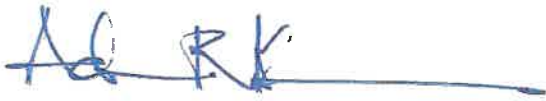
BLACKSBURG
1116 S. Main Street
Blacksburg, VA 24060

CHARLESTON
222 Lee Street West
Charleston, WV 25302
304.342.0159
ZMM.COM

MARTINSBURG
5550 Winchester Avenue
Berkeley Business Park, Suite 5
Martinsburg, WV 25405

Thank you for taking the time to review the attached qualifications that includes information about our firm history, ZMM's project approach, relevant project experience, team member qualifications, and references. Additionally, please visit our website at 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 project and look forward to the opportunity to assist the WVDNR on the Coopers Rock New Laundry Facilities.

Respectfully submitted,
ZMM Architects and Engineers



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

BLACKSBURG
1116 S. Main Street
Blacksburg, VA 24060

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5550 Winchester Avenue
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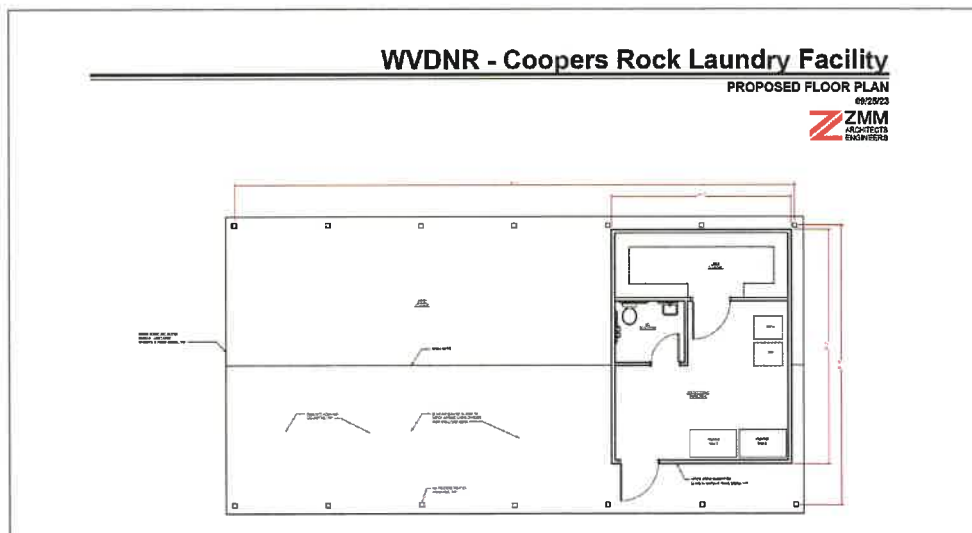
PROJECT APPROACH AND METHODOLOGY

PROJECT APPROACH AND METHODOLOGY

Project Understanding

The Request for Expression of Interest indicates that the State of West Virginia Division of Natural Resources needs professional architecture and engineering services to design a laundry and wood storage facility located at Coopers Rock State Forest. ZMM is familiar with working at Coopers Rock State Forest.

The scope of the current project is to provide architectural and engineering services, including construction administrative services, for the proposed laundry and wood storage facility located at Coopers Rock State Forest. ZMM Architects and Engineers has provided design services for similar laundry facilities within many of our projects for education, medical, corrections, and the proposed Beach Fork State Park Lodge. ZMM has developed an initial floor plan of the potential facility to demonstrate our commitment to the project and the WVDNR. The design contained within this proposal would consist of 6X6 posts supporting a wood framed gable roof with a standing seam metal roof and a concrete floor. The wood storage will occupy approximately 2/3 of this space and will be open air. The laundry building will be built under this roof with the exterior walls going to the roof sheathing. The gables of the roof and the walls of the laundry will have the same Hardie Board and Batten siding as the 'A' cabins currently underway at Coopers Rock State Forest. The laundry will have the main work area with the washer, dryer and folding tables, handicap restroom and lined storage in a separate area.



The EOI also contains the following goals and objectives:

Goal/Objective 1: Review existing plans and conditions as well as the operation of the facility and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility and meet all objectives.

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

Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Design Approach (To Meet the Stated Goals and Objectives)

The first step in any successful new construction project is to establish the Owner's vision for the project. Although this seems like a simple step it highlights the fact that the ZMM team will be delivering the WVDNR's vision for the project. Once the vision has been established, the team will undertake the programming and planning phase. At the completion of the programming and planning phase, all required needs will be identified, and any scope/budget

PROJECT APPROACH AND METHODOLOGY

Once the programming and planning phase is complete, ZMM will develop conceptual plans and renderings reflecting the proposed Laundry and Wood Storage Facility that meets each need identified, while looking toward potential future growth. The renderings will be used to help communicate your vision for the facility to all WVDNR stakeholders. Once the conceptual design is approved our team will develop plans, specifications, and bidding documents for the project.

Drawings, specifications, and estimates will be submitted for review at the end of each design phase (schematic, design development, and construction documents). Our previous relevant experience working on similar projects will help ensure that all documents meet your requirements and standards – saving the WVDNR from expending additional effort and expediting the design phase of the project. The ZMM team will also submit the drawings and specifications to all required regulatory agencies including the State Fire Marshal's Office for approval prior to the project going out to bid.

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 conducting and preparing minutes of 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 your team, with the objective of ensuring the seamless delivery of the project for the WVDNR.

Construction Phase Services

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

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

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

PROJECT APPROACH AND METHODOLOGY

ZMM Team

ZMM Architects & Engineers has assembled a project team capable of addressing the varied and unique needs of the project. 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 project, and that this team provides the WVDNR with the best opportunity for a successful project. The full design team will include:

Role

Principal/PM
Architecture
Designer
Sr. Interior Designer
Engineering Principal
Sr. Mechanical Engineer
Civil Engineer
Structural Engineer
Electrical Engineer
Construction Admin.
Construction Admin.
CA Assistant
Estimating

Proposed Staffing

Adam Krason, AIA, LEED-AP
Nathan Spencer, AIA
Billy Simms
Carly Chapman
Bob Doeffinger, PE
John Pruett, PE, LEED AP
Ben McMillan, PE, LEED AP
Ronnie Burdette, PE
Frankie Kantsios, PE
Keith Gonzales
Barrow Koslosky
Amy Rhodes
Win Strock

Resumes detailing the experience of the proposed team members are found in Section 4.



PROJECT APPROACH AND METHODOLOGY

Many members of our proposed team recently collaborated on the design of the Tomblin WMA Office/Shop and Elk Viewing Platform, the Forks of Coal Claudia Workman Fish and Wildlife Education Center, the proposed Beech Fork, the A-Frame at Coopers Rock, 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 Laundry and Wood Storage Facility.

Project Communication

During the design phase Adam Krason, AIA, LEED-AP and Nathan Spencer, AIA 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 projects – 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 will 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 Billy Simms. Additionally, all submittals, pay applications, and RFI's will be logged and tracked by Amy Rhodes – and available to the WVDNR and Contractor on ShareFile. Ms. Rhodes will update the entire project team (WVDNR, ZMM, and Contractor) weekly regarding outstanding items. ZMM utilizes ShareFile during the construction phase to provide all team members with timely access to project documents.

Budget Control

Our team has been providing professional design services in West Virginia for more than sixty five (65) years. This experience has allowed our team to develop a thorough understanding of the various construction markets and associated bidding regions that exist throughout West Virginia, but with a focus on projects around the WVDNR Coopers Rock Laundry and Wood Storage Facility. 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::

- Coopers Rock State Forest - 'A' Frame Cabins
- Claudia L. Workman Fish and Wildlife Education Center
- Beech Fork Lodge
- Coonskin Park Maintenance Building
- Clendenin Elementary School
- 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 – Various Projects



PROJECT APPROACH AND METHODOLOGY

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 RFIs 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 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 sixty-five (65) employees ZMM provides an integrated design approach by delivering all building-related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. Our architects and engineers are highly qualified and have worked together to deliver projects with similar scope and complexity.

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
Civil Engineering
Structural Engineering
Mechanical Engineering
Electrical and Low Voltage Engineering
Plumbing and Fire Protection Engineering
Energy Consumption Analysis
Net Zero Design



PROJECT APPROACH AND METHODOLOGY

Post Design

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



Summary

ZMM's relevant design experience, recent WVDNR experience, local design experience, and project approach ensure the successful delivery of the new Laundry and Wood Storage Facilities at Coopers Rock State Forest for the West Virginia Division of Natural Resources. Our team's previous experience working on a project in the same state forest, 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.



2

ZMM HISTORY AND SERVICES

ABOUT ZMM ARCHITECTS & ENGINEERS

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

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



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

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

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to its present size of 35 people. Over the past 20 years David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm. In 2020, Randy Jones also joined in ownership of the firm when ZMM acquired Blacksburg-based OWPR Architects & Engineers to create a regional design firm that employs more than 60 highly-skilled professionals.

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



About ZMM Architects & Engineers (cont.)

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

ZMM's building-related design services include:

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming
Feasibility Studies
Site Evaluation and Analysis
Construction Cost Estimating

Design

Architectural Design
Interior Design
Lighting Design

Sustainable Design
Landscape Architecture

Engineering

Civil Engineering
Mechanical Engineering
Energy Consumption Analysis

Structural Engineering
Electrical Engineering
Net Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering
Post-Occupancy Evaluation

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





3

RELEVANT EXPERIENCE



CLAUDIA L. WORKMAN FISH & WILDLIFE EDUCATION CENTER

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

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

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

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





BEECH FORK STATE PARK LODGE

LOCATION | COMPLETION | COST
LVALETTE, WV | TBD | \$28.49M

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, WV, 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.





PIPESTEM STATE PARK MCKEEVER LODGE INTERIOR RENOVATIONS

LOCATION PIPESTEM, WV	SIZE VARIOUS	COMPLETION 2021	COST \$100M
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Pipestem State Park received interior renovations and upgrades to guestrooms and public spaces. The lobby and other spaces have a fresh new upgraded look with modern finishes and new carpet.

Renovations included improvements to 88 guestrooms on first floor, bathroom expansions on the 7th floor, renovations to the dining area with a bar addition, renovations to all conference rooms, and finish renovations in the lobby. The lodge also received a new day spa area.

ZMM will be replacing the ceilings and lightings in all public spaces and guestroom corridors in the main McKeever lodge building. Mountain creek lodge that sits below McKeever Lodge will receive a new roofing on the guestroom buildings and restroom will be renovated in the main tram building.



ADDITIONAL WVDNR EXPERIENCE

Cooper Rock State Park Cabins - Bruceton Mills, WV

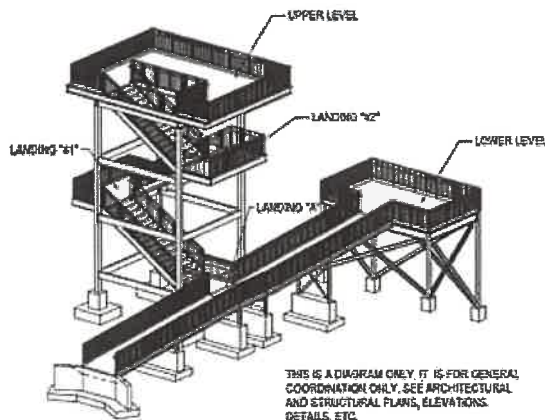
Beech Fork State Park Cabins - Kenova, WV

Hawks Nest State Park Miscellaneous Projects - Ansted, WV

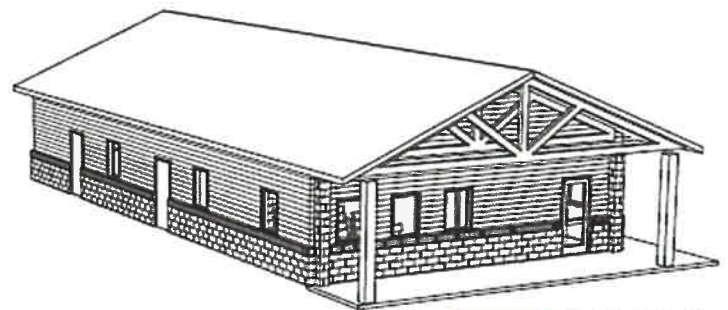
Twin falls State Park - Lodge and Convention Expansion and Master Plan - Mullens, WV

District V Headquarter Renovation - Alum Creek, WV

Tomblin Wildlife Management Area Office/Shop and Elk Viewing Platform, and Visitor Center - Alum Creek, WV



THIS IS A DIAGRAM ONLY. IT IS FOR GENERAL COORDINATION ONLY. SEE ARCHITECTURAL AND STRUCTURAL PLANS, ELEVATIONS, DETAILS, ETC.





VALLEY PARK COMMUNITY CENTER

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

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

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

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





HIGHLAND HOSPITAL

LOCATION CHARLESTON, WV	SIZE 87,300 SF	COMPLETION 2012	COST \$26M
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ZMM provided design services for a five-level, 87,3000 SF, \$26 million addition to Highland Hospital in Charleston.

The addition includes administrative offices, training spaces, 165 patient beds, nurses stations, an out-patient treatment department, pharmacy, laundry, and building service spaces. A pedestrian bridge connects the facility to the existing hospital.

The design complements the existing Highland Hospital, and was coordinated with a variety of community organizations, as well as the City of Charleston Planning Department. Site design features include a "pocket-park" that utilizes a permeable pavement system for the walkways, reducing the need for storm water detention.

The floor plan for the mental/behavioral health facility was designed to give direct visual control of the entire facility from the nurses station. In addition, security and safety are monitored through the use of state-of-the-art security systems. The patient floors are designed to allow flexible segregation of patient types based on current patient classifications. Patient toilet room entrances are visible from the nurses stations. Additional security features include secure drywall ceilings in patient rooms, tamper-proof sprinkler heads, security suspended ceilings in the corridors, and bolt-down furniture in the group meeting or "dayroom" area.





C

TEAM QUALIFICATIONS



ADAM KRASON

AIA, LEED AP, ALEP

Principal

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

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

EDUCATION

Bachelor of Architecture
The Catholic University of America, 1998

Bachelor of Civil Engineering
The Catholic University of America, 1997

LICENSURE

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

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President

American Institute of Architects,
Strategic Council

Charleston Area Alliance, Board Chair

Goodwill Industries of Kanawha Valley,
Past Board Chair

Clay Center, Advisory Board

WV Symphony Orchestra, Board of Directors

Charleston Main Streets, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

Education Alliance, Board Chair

PROJECT EXPERIENCE

Capital Sports Center Conceptual Design - Charleston, WV

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

State Office Building #5, 10th Floor Renovation (Office of Technology) - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV

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

Wood County Justice Center - Parkersburg, WV

Wood County Resiliency Center - Parkersburg, WV

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

Shawnee Sports Center - Institute, WV

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

Christ Church United Methodist - Charleston, WV



Nathan Spencer

AIA

Project Architect

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

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

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.

EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Member

PROJECT EXPERIENCE

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Center - Institute, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

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

Buckhannon Readiness Center - Buckhannon, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Marshall Readiness Center - Moundsville, WV

Kenova AFRC SCIF Building - Kenova, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV



BILLY SIMMS

AAIA

Designer

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

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

PROJECT EXPERIENCE

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

WVDNR District 5 Headquarters - Alum Creek, WV

WVDNR Pipestem State Park Lodge - Pipestem, WV

WVDNR Cabins - Coopers Rock State Forest - Bruceton Mills, WV

Coonskin Maintenance Facility - Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

Charleston Coliseum and Convention Center - Charleston, WV

WV Lottery Headquarters Building Envelope Study - Charleston, WV

INTUIT Prosperity Hub - Bluefield, WV

Goodwill Industries - Parkersburg and Teays Valley, WV

AIP Building Accessment and Renovations - Dunbar, WV

Toyota Engineering Office Addition - Buffalo, WV

Salvation Army Building - Beckley, WV

EDUCATION

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

AFFILIATIONS

American Institute of Architects, Associate
Member

CARLY CHAPMAN

Sr. 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.

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

EDUCATION

Bachelor of Interior Design
University of Charleston - 2012

AFFILIATIONS

Association for Learning Environments

PROJECT EXPERIENCE

Wood County 911 Call Center - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV

Goodwill Industries - Parkersburg, WV

WV State Capitol Senate Bathroom Renovations - Charleston, WV

State Office Building #6 Renovations - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Capital Sports Center - Charleston, WV

Charleston EDGE - Charleston, WV

Valley Park Community Center - Hurricane, WV

Pipestem Resort State Park Lodge Interior Renovations - Pipestem, WV

Cabell County Career and Technical Center - Huntington, WV

WV School of Osteopathic Medicine Multiple Projects - Lewisburg, WV

Wood County Schools - Wood County, WV

- **Williamson Elementary School**

- **Wood County Tech Center**

Nicholas County Schools - Nicholas County, WV

- **Nicholas County High School / Summersville Middle School / NCCTC**

- **Cherry River Elementary / Richwood Middle School**



Robert Doeffinger

PE

Principal

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

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

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

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

EDUCATION

Master of Science
The Pennsylvania State University, 1976

Bachelor of Science
West Virginia University, 1973

LICENSURE

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

AFFILIATIONS

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

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

2019 Marshall University Honorary Alumni Award of Distinction College of Engineering

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

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

PROJECT EXPERIENCE

Charleston Coliseum & Convention Center - Charleston, WV

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

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

Marshall University (Multiple Projects) - Huntington, WV

West Virginia Regional Technology Park - S. Charleston, WV

- Building 704

- Building 740

- Building 770

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

West Virginia Regional Jails

West Virginia Army National Guard Projects

BridgeValley Community and Technical College - Montgomery, WV

Appalachian Regional Hospital (Multiple Projects) - Beckley, WV

The Plaza at the King of Prussia - Philadelphia, PA



JOHN PRUETT

PE, LEED AP

Senior Mechanical Engineer

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

EDUCATION

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

LICENSURE

West Virginia, Virginia, Indiana

LEED Accredited Professional

AFFILIATIONS

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

United States Marine Corps - 14 Years

PROJECT EXPERIENCE

WV Army National Guard - WV

- Camp Dawson Building 106
- Camp Dawson Building 245
- Camp Dawson Building 246
- Camp Dawson Building 301
- Camp Dawson Mail Facility
- Marshall County Readiness
- Camp Dawson Job Challenge Academy

WVDNR District 5 Headquarters - Alum Creek, WV

WV State Police Headquarters - So. Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Development Fund Office Building - Charleston, WV

Tucker County Courthouse Renovations - Parsons, WV

Gilmer County Courthouse Renovations - Glenville, WV

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

Jackson County Maintenance and Transportation - Ripley, WV

Jackson County EMS Building - Ripley, WV



BENJAMIN S. MCMILLAN

PE, LEED AP

Civil Engineer

Mr. McMillan has 15 years' experience and knowledge in land development throughout Virginia. Mr. McMillan has experience in creating site plans and producing reports and specifications for institutional, commercial, residential, utility-scale solar, and one utility-scale wind project. Site plan preparations included layout, utility plans, grading, drainage, stormwater management, and erosion and sediment control.

Mr. McMillan also attends meetings, interacts with clients and contractors, performs various construction administration duties, and visits projects throughout the design and construction phases. Additional experience includes:

- Experienced in land development for institutional, multi-family residential, commercial, industrial, and utility-scale solar projects.
- Knowledgeable of all phases of land development from schematic design through project close-out.
- Complied with and obtained approval from many different municipal and state agencies in multiple states.
- Proficient in AutoCAD Civil 3D and familiar with other engineering design programs such as Autodesk Storm & Sanitary Analysis, HydraFLOW, HydroCAD, Flowmaster, and PondPack.
- Coordinated site designs with other design disciplines including Architects, Landscape Architects, Mechanical Engineers, Electrical Engineers, Structural Engineers, and Geotechnical Engineers.

EDUCATION

Bachelor of Science, Civil Engineering
Virginia Polytechnic Institute and State University, 2007

LICENSURE

West Virginia, Virginia, Kentucky

AFFILIATIONS

Registered Professional Engineer

PROJECT EXPERIENCE

Wood County Resiliency Center - Parkersburg, WV

Wood County 911 Center - Parkersburg, WV

WVDNR Tomblin WMA New Visitor Center and Bunkhouse - Logan, WV

West Virginia Regional Technology Building 2000 Parking Loop - Charleston, WV

WV Department of Agriculture Lab Building - Charleston, WV

New River Health - Oak Hill, WV

Salvation Army - Beckley, WV



RONNIE BURDETTE

PE

Structural Engineer

Mr. Burdette serves as a Structural Engineer at ZMM. The experience he has gained while at ZMM includes Educational (Additions/Renovation to existing structures and Construction of new structures), Municipal (Community Centers), and Residential projects. Mr. Burdette's responsibilities include design and analysis of structural systems and documentation of design results.

Project Experience:

Mr. Burdette has served as Structural Engineer on a variety of projects. His responsibilities included analysis and design of multiple building materials (Steel, Timber, & Concrete) and production of structural drawing sets.

EDUCATION

Bachelor of Science in Civil Engineering,
West Virginia University, 2015

Master of Business Administration,
University of Charleston WV, 2016

LICENSURE

West Virginia

PROJECT EXPERIENCE

New River Primary / Oak Hill Middle School - Oak Hill, WV

Valley Park Community Center - Hurricane, WV

Charleston EDGE - Charleston, WV

WV Department of Natural Resources - WV

- Tomblin Visitor's Center

- Tomblin Headquarters Building

- Tomblin Wildlife Viewing Tower

Wood County 911 Center - Parkersburg, WV

Valley Health Clinic - Milton, WV

Cabell County Schools - WV

- Huntington High School Renovations

- Midland High School Renovations

Wood County Resiliency Center - Parkersburg, WV

National Weather Service Building - S. Charleston, WV



FRANKIE KANTSIOS

PE

Electrical Engineer

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

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

Virginia

PROJECT EXPERIENCE

Dickenson County Public Schools - Clintwood, VA
- New Ridgeview Elementary School

Frederick County Public Schools - Frederick County, VA
- Fourth High School Design

Waynesboro Public Schools - Waynesbor, VA
- Waynesboro High School Addition and Renovation
- Waynesboro New Career and Technical Education Annex

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

Wythe County Public Schools - Wythe County, VA
- George Wythe High School Addition and Renovation

Warren County Public Schools- Warren County, VA
- A.S. Rhodes Elementary School Renovations

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

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

Roanoke City Public Schools - Roanoke, VA
- Ruffner Career and Technical Education Center*

**Previous Employer Experience*

KEITH L. GONZALES

Construction Administrator



Mr. Gonzales describes his role with ZMM as Construction Administrator as an exciting and challenging opportunity with new experiences every day. From varying jobsite conditions to the differing professionals, he works with daily, Mr. Gonzales approaches construction administration with over 40 years' experience in the construction industry and the desire to help provide the best outcomes possible for each project.

Mr. Gonzales prior to coming on board with ZMM oversaw the CAD/BIM coordination and design of major projects in the Columbus area. Mr. Gonzales project variety includes Educational (K-12 and University), Commercial, Military, Office, Justice (Courthouses, Justice Centers), Healthcare (Health Departments), Roof replacement projects.

EDUCATION

Associate Degree, Mechanical Engineering
Pittsburgh Technical Institute - 1978

PROJECT EXPERIENCE

Wood County Resiliency Center - Parkersburg, WV

Wood County Courthouse - Bell Tower Renovation - Parkersburg, WV

WV State Office Buildings 5, 6, & 7 - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Girl Scouts of Black Diamond Renovation - Charleston, WV

Christ Church United Methodist - Charleston, WV

National Weather Center Building (NOAA) - So. Charleston, WV

WVDNR - Pipestem State Park Resort Renovations - Pipestem, WV

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

BOYD CAT- Nitro and Belle Locations, WV

YMCA Sojourners Shelter - Charleston, WV

BridgeValley CTC Nursing Wing Renovation - So. Charleston, WV

New River Health Medical Center Renovation - Oak Hill, WV

Valley Health Systems - Huntington, WV



BARROW KOSLOSKY

AIA, NCARB

Architect / Construction Administrator

Barrow currently serves as a Construction Administrator at ZMM. I have a long-tested relationship with being an owner rep at West Virginia Division of Natural Resources Planning Engineering and Maintenance Department, Healthcare, Retail, Mixed Use, Office Up-Fits, K-12 Public Schools, Universities, Charter Schools, and Custom Home clients.

EDUCATION

Masters of Architecture
Virginia Polytechnic Institute and State University, 2002

Bachelor of Science in Architecture/
Engineering Technology, Fairmont State University, 1998

Associate of Science in Architecture/
Engineering Technology, Fairmont State University, 1996

LICENSURE

West Virginia
NCARB Certified
OSHA Certified

PROJECT EXPERIENCE

WVDNR Beech Fork State Park - Cabins - Lavalette, WV

WVDNR Coopers Rock State Park - Cabins - Morgantown, WV

WVDNR Pipestem Resort State Park - McKeever Lodge Renovations - Pipestem, WV

WVDNR District 4 New Headquarters - Beckley, WV

WVDNR Tomblin Wildlife Management Area - New Visitors Center and Elk Observation Tower - Logan, WV

United Bank - Charleston, WV

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

Dickenson County Schools - Dickenson County, VA
- **Ridgeview Elementary School**

Lee County Schools - Lee County, VA
- **Elydale Middle School Roof Replacement**

Wytheville County Schools - Wytheville County, VA
- **Scott Memorial Middle School**



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CLIENT REFERENCES

CLIENT REFERENCES

Bradley Leslie, PE, Assistant Chief (Retired)
WVDNR
State Parks Section
324 4th Avenue
So. Charleston, 25303
304.389.7663 cell

Todd Reynolds, Deputy Branch Chief
WVARN
1707 Coonskin Drive
Charleston, WV 25311
304.380.7226 cell

Dr. David Sovine, Superintendent
Frederick County Transportation
1415 Amherst Street
Winchester, VA 22601
540.662.3888

Blair Couch, Commissioner
Wood County Resiliency Center
1 Court Square #203
Parkersburg, WV 26101
304.834.0306 cell

Mag. Shallon R. Oglesby
WV State Police
Chief of Staff Services
725 Jefferson Road
So. Charleston, WV 25309
304.746.2107



Thank You

FOR REVIEWING THIS MATERIAL.

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Martinsburg, WV 25405