



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: 1098548

Doc Description: EOI-WV Lottery 6th Floor/13th Floor Renovations

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2022-09-01	2022-09-20 13:30	CEOI 0705 LOT2300000001	1

BID RECEIVING LOCATION

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON WV 25305

US

09/20/22 12:48:12
Purchasing Division

VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers

Address : 222 Lee Street, West

Street :

City : Charleston

State : WV

Country : USA

Zip : 25302

Principal Contact : Adam Krason

Vendor Contact Phone: 304.342.0159

Extension: 234

FOR INFORMATION CONTACT THE BUYER

Toby L Welch

(304) 558-8802

toby.l.welch@wv.gov

Vendor
Signature X

FEIN# 550676608

DATE 9/20/22

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.

(Name, Title) AK RK
(Printed Name and Title) Adam Krason, Principal
(Address) 222 Lee Street, Charleston, WV 25302
(Phone Number) / (Fax Number) 304.342.159 / 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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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 I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

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

ZMM Architects and Engineers

(Company)

(Authorized Signature) (Representative Name, Title)

Adam Krason, Principal

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

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)

(Email Address)



Statement of Qualifications

WV Lottery Headquarters
6th and 13th Floor Renovations
LOT2300000001

September 20, 2022





September 20, 2022

Mr. Toby Welch, Senior Buyer
State of West Virginia – Purchasing Division
2019 Washington Street East
Charleston, WV 25305

**Subject: Expression of Interest for WV Lottery 6th Floor/13th Floor Renovations
CEOI – LOT2300000001**

Dear Mr. Welch:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide professional architecture and engineering services for the WV Lottery Building 6th Floor and 13th Floor Renovations. Established in 1959, ZMM is a Charleston based, multidisciplinary A/E firm, and is noted for design excellence and client focus. Our integrated design approach makes ZMM unique among design firms of our size, and our ability to provide comprehensive design services has made us a trusted resource for complex renovation projects throughout West Virginia.

It is ZMM's understanding that the current project includes several distinct improvements, including:

- Removal of the existing commercial kitchen and adjacent cafeteria. Renovation of the space into offices and a janitorial storage room for the WV Lottery.
- Remove the carpet and wood laminate flooring on the entire 13th floor. Replacement of the flooring will match the current (carpet in offices, wood in public spaces). Improvements on the 13th floor will also include the combination of two adjacent offices into one larger office.
- Removal of a person door and hardware near the loading dock.
- Removal of wallpaper in the lobby hallway area (behind the main lobby). Patch and paint the walls after removal.

We are confident that ZMM Architects and Engineers is the most qualified firm to provide professional design services for the WV Lottery on this project for the following reasons:

- **Experience.** ZMM has renovated buildings throughout the region. Our experience includes several recent projects at the WV Lottery Building where ZMM assisted with interior renovations, parking garage upgrades, a roofing replacement, as well as exterior envelope and lobby improvements. ZMM also has a history of providing services on improvement projects to our state's landmark buildings including the West Virginia State Capitol, the Culture Center, the Charleston Coliseum and Convention Center, State Office Buildings 5, 6, & 7, and the Clay Center.
- **Quality.** ZMM has a history of providing high quality design services on renovation projects. Recent experience includes the Charleston Coliseum and Convention Center,

Blacksburg
200 Country Club Drive SW
Plaza One, Building E
Blacksburg, Virginia 24060
540•552•2151

Charleston
222 Lee Street West
Charleston, West Virginia 25302
304•342•0159
www.zmm.com

Martinsburg
5550 Winchester Avenue
Berkeley Business Park, Suite 5
Martinsburg, West Virginia 25405
304•342•0159

- **Quality.** ZMM has a history of providing high quality design services on renovation projects. Recent experience includes the Charleston Coliseum and Convention Center, the Explorer Academy and Southside Elementary Schools (Cabell County Schools), Renovation of the Education Wing at Christ Church United Methodist, the Girl Scouts of Black Diamond Council Headquarters, Renovation of the 10th Floor of State Office Building #5, and the CFMO Expansion for the West Virginia Army National Guard. All seven projects were honored with statewide design awards. *In fact, ZMM's commitment to design quality has been recognized by the American Institute of Architects West Virginia Chapter with twenty-four design awards since 2005 – an achievement unrivaled in West Virginia.*
- **Proximity.** All the design professionals for this engagement will be providing services from our office on Charleston's West Side – which is ½ mile from the WV Lottery Building. With over thirty-five local employees ZMM provides an integrated design approach by delivering all building related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. Our architects and engineers are highly qualified and have worked together to deliver projects with similar scope and complexity.

Thank you for taking the time to review the attached expression of interest, which has been formatted as requested. 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 important assignment.

Respectfully submitted,

ZMM Architects and Engineers



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

TABLE OF CONTENTS

	COVER LETTER
1	PROJECT UNDERSTANDING AND APPROACH
2	ZMM HISTORY & SERVICES
3	RELEVANT EXPERIENCE
4	TEAM QUALIFICATIONS
5	CLIENT REFERENCES

WV Lottery 6th Floor and 13th Floor Renovations

Approach to Meet Goals and Objectives, Project Management Plan, Quality Control Plan, Cost Control Plan



BACKGROUND

ZMM's previous experience includes several recent projects at the WV Lottery Building where our team assisted with interior renovations, parking garage upgrades, a roofing replacement, as well as exterior envelope and lobby improvements. Based upon the information contained in the Expression of Interest, we understand that the goals and objectives for the project are to assist with the implementation of the following scope of work:

- Removal of the existing commercial kitchen and adjacent cafeteria. Renovation of the space into offices and a janitorial storage room for the WV Lottery.
- Remove the carpet and wood laminate flooring on the entire 13th floor. Replacement of the flooring will match the current (carpet in offices, wood in public spaces). Improvements on the 13th floor will also include the combination of two adjacent offices into one larger office.
- Removal of a person door and hardware near the loading dock.
- Removal of wallpaper in the lobby hallway area (behind the main lobby). Patch and paint the walls after removal.

ZMM proposes to provide the following services to help implement the project:

- Develop Additional As-Built Documentation of Existing Facility
- Develop a Preliminary and Budget

- Working Collaboratively with the Owner and Construction Team
- Serve as the Liaison Between the Owner and Contractor
- Participate in Regular Site Visits/Construction Progress Meetings
- Participate in Pre-Installation Meetings
- Certify Applications for Payment by the Contractor
- Process RFI's, Submittals and Change Orders
- Conduct HVAC and Electrical Inspections
- Conduct Punch-List and Final Inspections
- Coordinate Testing & Balancing or Commissioning (When Required)
- Issue Certificate of Substantial Completion
- Schedule/Coordinate 11 Month Warranty Inspection

ZMM has extensive commercial office renovation experience. Recent projects include the Intuit Prosperity Hub located in Bluefield, improvements to multiple floors of State Office Buildings 5, 6, & 7, as well as improvements to multiple floors of Chase Tower in Charleston for Steptoe & Johnson. Additionally, ZMM has a history of providing services on improvement projects to our state's landmark buildings including the West Virginia State Capitol, the Culture Center, the Charleston Coliseum and Convention Center, State Office Buildings 5, 6, & 7, and the Clay Center.



PROJECT MANAGEMENT PLAN

ZMM Architects and Engineers proposes to provide services on the project with a team of design professionals that have worked together on a variety of renovation projects throughout the state. The team will be led by Adam Krason (Principal) and Rodney Pauley (Project Manager). Mr. Krason and Mr. Pauley have led ZMM's effort on a variety of recent commercial office renovation projects – including those listed above. Other key team members will include:

Carly Chapman	Interior Designer
Grant White, PE	Electrical Engineer
John Pruett, PE	Mechanical Engineer
Mike Flowers	Plumbing Designer
Mark Epling, AIA	Specifications Writer
Keith Gonzales	Construction Administrator
Amy Rhodes	Construction Administrative Assistant

ZMM has developed a series of QA/QC review documents that are completed during each phase, and include a programmatic review, technical review, and review of the project schedule and budget.

5. Post Project Review

At the completion of every project, ZMM staff members participate in a learning session to gain insight useful for future projects.

6. Staff Training, Assessment and Enhancement

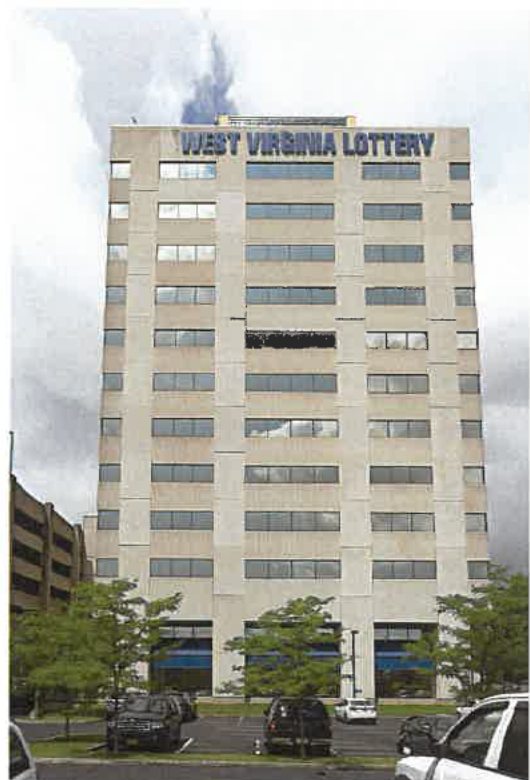
Ongoing staff development and training is very important to ZMM, and providing increased opportunities for learning and advancement leads to improved employee performance and more successful projects for our clients.

ZMM COST CONTROL PLAN

As part of our effort to ensure our ability to meet the WV Lottery's budget, ZMM will rely on both historic bidding data as well as independent estimates to verify the project budget. For this project ZMM would utilize Win Strock to provide the independent estimate. ZMM and Mr. Strock have successfully collaborated on a number of projects, including:

- Previous West Virginia State Lottery Headquarters Renovation Projects
- Camp Dawson Building 202 Improvements
- WVSP Information Services Center
- Marshall County Readiness Center
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Williamstown Elementary School
- Building 5, 6, & 7 Improvements
- Beech Fork Lodge
- West Virginia State Police Information Services Center
- Edgewood Elementary School
- Brooks Manor Addition and Renovation
- WVRTP Building 740 Improvements
- Charleston EDGE (Mixed-Use Housing)

ZMM has a history of working to successfully projects under challenging budget and schedule constraints. We commit to working with you to meet the budget and schedule for the proposed improvements to implement the WV Lottery 6th Floor and 13th Floor Renovation project.



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 50 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



AWARD WINNING DESIGN

2020

AIA West Virginia Chapter: Merit Award

Achievement in Architecture for New Construction

Mountain Valley Elementary School

Bluefield, West Virginia

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Ridgeview Elementary School

Crab Orchard, West Virginia

2019

AIA West Virginia Chapter: Honor Award

AIA West Virginia Chapter: Citation Award

AIA West Virginia Chapter: People's Choice Award

Charleston Coliseum & Convention Center

Charleston, West Virginia

2018

AIA West Virginia Chapter: Citation Award

Unbuilt Project

Charleston EDGE

Charleston, West Virginia

2017

AIA West Virginia Chapter: Merit Award

Achievement in Architecture

Explorer Academy

Huntington, West Virginia

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





WEST VIRGINIA LOTTERY HEADQUARTERS

LOCATION CHARLESTON, WV	SIZE 42,082 SF	COMPLETION 2016	COST \$7.5M
----------------------------	-------------------	--------------------	----------------

This project is an extensive renovation of an existing 13-story office building and 7-story parking garage in downtown Charleston, WV.

Renovations within the office building consist of three existing tenant floors, relocation of the fitness center, and replacement of the roof. The WV Division of Insurance is being relocated to floors 7, 8, and 9. Off the renovated elevator lobbies on each floor is a reception area which leads to an interior space of enclosed offices. A tenant space on the sixth floor is being renovated into the new fitness center. Construction on the roof includes the replacement of insulation and membrane and the installation of new roof davits and stainless-steel guardrail.



The parking deck will be undergoing renovation, including structural repairs, electrical upgrades, and an addition to the storage warehouse. It was determined that bearing pads need to be replaced under the framing members, concrete structure and topping slabs needed repair, and spandrel panels required epoxy injection to repair cracking. Driving surfaces are receiving new waterproofing, sealant joint replacement, and restriping. The circulation connector required partial reconstruction of the steel deck and floor slabs. Electrical improvements will consist of new LED lighting and additional pole fixtures on the top level. The storage warehouse is being increased by 1,800 SF and will consist of masonry walls clad in EIFS with a sloped steel-framed roof and single-ply membrane system.





INTUIT PROSPERITY HUB

LOCATION	SIZE	COMPLETION	COST
BLUEFIELD, WV	44,000 SF	2020	\$4.4M

ZMM worked in collaboration with CBRE, Gensler, the City of Bluefield, and Pray Construction to assist Intuit with the development of its next “Prosperity Hub.”

The former First National Bank building was constructed in 1970. The two-story modern building with marble, aluminum, and glass veneer is comprised of two connecting structures and a parking garage. CBRE was responsible for project management, while Gensler was responsible for programming and the tenant fit-up schematic design. ZMM was responsible for core and shell architectural and engineering work, as well as the fit-up portion from design development through completion. ZMM's effort commenced with a facilities assessment to assist with the scope and budget, which determined the condition of the major building systems, and identified immediate and long-term enhancements required.

The intent was to convert the facility into an office space/customer support center with administrative suites, training rooms, and a break space. The upper levels have an open plan for workstations. One of the challenges involved converting this building with varying floor heights into an accessible office, which was met through the use of creative space planning, refurbished elevators, and raised access flooring. The final design provides a contemporary, safe, and healthy work environment that highlights the branding and contemporary finishes desired by Intuit.





WV STATE OFFICE BUILDINGS 5, 6, & 7

LOCATION
CHARLESTON, WV

AWARDS
2011 AIA WV MERIT AWARD

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

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

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





CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

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

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

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

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

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





GIRL SCOUTS OF BLACK DIAMOND COUNCIL

LOCATION	SIZE	COMPLETION	COST	AWARDS
CHARLESTON, WV	24,650 SF	2013	\$5M	2014 AIA WV MERIT AWARD

The Girl Scouts of Black Diamond Council Volunteer Resource Center and Girl Zone/Urban Camp is located in Charleston, WV.

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 together under one roof. This building includes a volunteer meeting room, employee office space, flexible conference spaces, and a retail shop. 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 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. The "hotel rooms" utilize a dormitory arrangement, while the finishes and furnishings are more like a youth hostel than a camp. The rear of the Girl Zone/Urban Camp reflects 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 is a vibrant addition to the emergent west side community.





GOODWILL PROSPERITY CENTER

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	10,200 SF	2015	\$960K

Goodwill's renovated Prosperity Center is located on Virginia Street (West) in Charleston. This facility will help prepare members of the community for the workforce and will expand Goodwill's outreach opportunities.

Inside the facility are several classrooms, a computer room, and a career center that is equipped with all the tools needed to prepare and apply for a job. A spacious and colorful lobby provides a relaxed atmosphere for visitors. Inside the center is a "Suited for Success" room, where work-appropriate clothing will be available to those who need it.

The building, which was once the Charleston Transit Authority's bus garage, underwent a major exterior transformation. Layers of stucco were removed to open up the old garage bays and glass was infilled into these openings to give the center a tremendous amount of natural light. The original brick was exposed, repointed, and painted. The improvements made to the exterior showcase the historic nature of the building, while upholding the modern amenities needed for today.





TOYOTA ENGINEERING OFFICE ADDITION

LOCATION	SIZE	COMPLETION	COST
BUFFALO, WV	13,600 SF	2018	\$4M

ZMM Architects & Engineers partnered with TERRADON to design a 13,600 SF Engineering Office Addition to an existing production facility.

The project was a collaborative effort with ZMM and TERRADON working closely with the owner's corporate and local team.

Due to the location of the addition near the entry to the complex, the project endeavored to create a contemporary addition to the existing industrial building (a pre-engineered metal structure). The project also intended to compliment the main building administrative structure, which is located across an access road, while providing a secondary entrance for employees.

A steel framed masonry and curtainwall veneer single-story design solution was developed to meet aggressive design, schedule, and budget constraints. In addition to 6,000 SF of engineering office and support spaces, the project houses a clinic, fitness center, breakout (collaboration) spaces, and a safety training center. The exterior design blended seamlessly with the contemporary interior, which incorporated corporate branding and influences of biophilic design, creating an inspiring and healthy place to work.





WEST VIRGINIA STATE CAPITOL

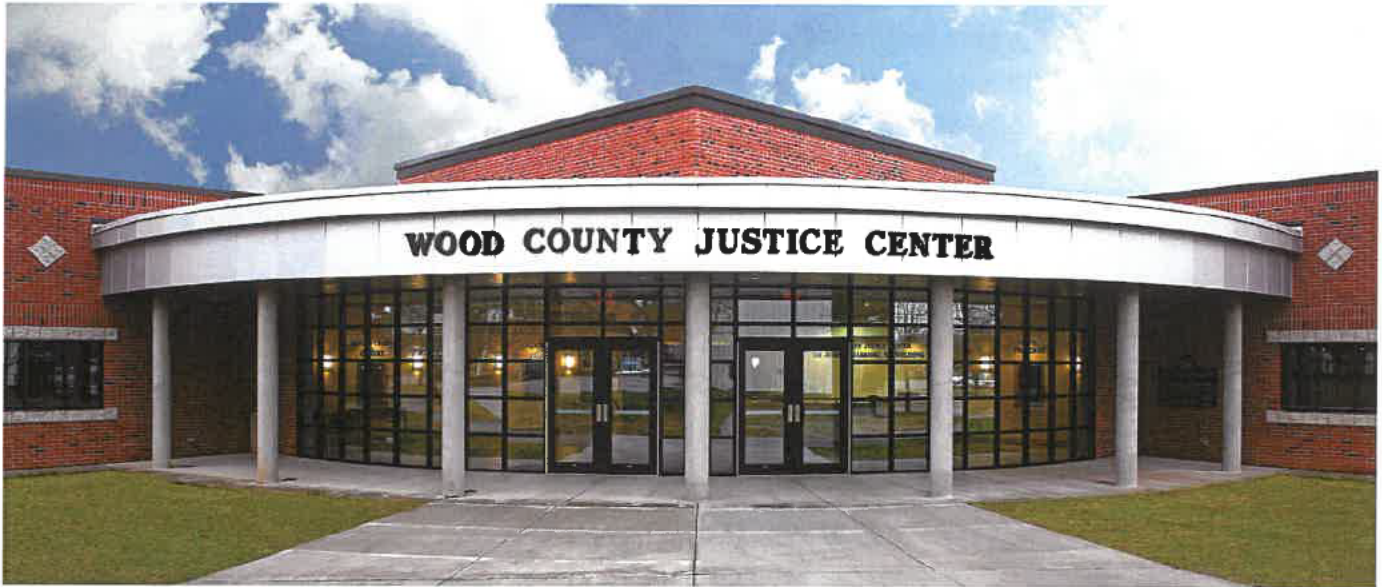
LOCATION | COMPLETION
CHARLESTON, WV | 2007-2021

ZMM Architects & Engineers has completed a variety of improvement project to the State of West Virginia Capitol Building.

The improvements included a renovation to the lower-level food court, a roofing replacement, toilet renovations, and various HVAC improvements – including a project to increase safety during the Covid-19 pandemic. The food court renovations included a full-service kitchen, self-serve area, and seating for 300 people. ZMM worked with a kitchen consultant and provided demolition drawings, base architectural, mechanical, and electrical drawings. The project also included the design of the first phase of a wet pipe sprinkler system. In addition, ZMM also provided the documents to replace the Capitol medium-voltage transformers. ZMM met a stringent timeline for a critical construction completion date.

ZMM replaced the roof of the Capitol Building, which included the main buildings, connectors, and base of the dome. All roof system components were reviewed for integrity and ability to control moisture collection and removal. The components included in the project were parapet walls, railings, wall conditions, colonnades, roof penetrations, roof drains, roof equipment, and walking surfaces. Additional projects included improvements to the Senate toilets, a report that mapped all of the mechanical equipment in Capitol Building, and various mechanical improvements to make portions of the Capitol more safe for occupants during the pandemic.





WOOD COUNTY JUSTICE CENTER

LEED
CERTIFIED

LOCATION PARKERSBURG, WV	SIZE 32,000 SF	COMPLETION 2011	COST \$5M
-----------------------------	-------------------	--------------------	--------------

This project was an extensive renovation of a 15-year-old, 32,000 SF, single-story office building located in downtown Parkersburg, West Virginia.

The building was purchased by the Wood County Commission with the purpose of bringing together three government functions that had outgrown the three separate buildings that they occupied.

The renovated building consists of offices and three courtrooms for the county's Magistrate Court system, public service windows for document pickup and payment of fines, offices for the Sheriff's Department and Home Confinement, and a 12-hour inmate holding center.

Due to the building's new use, the interior was completely demolished, leaving only the shell. The building's main entrance was relocated and redesigned to provide a new, more prominent identity to the building and to align with the new parking area created by the demolition of the adjacent existing magistrate court building. The old HVAC system was removed and replaced with a more energy-efficient system and energy-efficient lighting was installed. The project was designed around the U.S. Green Building Council's New Construction and Major Renovation Guidelines and has achieved LEED Certification.



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

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 Coliseum & Convention 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

Rodney Pauley, AIA



Role

Project Manager

Professional Registrations

Registered Architect (WV)

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

Mr. Pauley began his career in 1992 with an architectural firm in Atlanta, Georgia, and for the next 12 years rose to the Associate level by designing and managing a wide variety of project types including educational, retail, historic renovation, medical, and entertainment, specializing in office and speculative office design.

From 2005 through 2010, he worked at a number of Atlanta firms designing and managing office, high-rise condominium, and hotel projects. In 2010, Mr. Pauley moved back to Charleston, WV, to take a project management position with ZMM where he supervises the design and production of military, correctional and higher education projects.

Project Experience

WV Lottery Headquarters, Charleston, WV

Mr. Pauley was the project manager and prepared construction documents for renovations to the existing WV Lottery Headquarters complex in Charleston, WV. Renovations to the existing 12-story office building include the demolition and reconstruction of three floors of tenant space and demolition and replacement of the existing roof along with various minor renovations throughout the office tower. The existing 5-story parking deck had extensive structural renovations. Renovations included: replacing bearing pads, patch & repair of concrete members and the addition of waterproofing protection. The existing warehouse under the parking deck was enlarged to provide additional storage space.

Education

Bachelor of Architecture, University of Tennessee, 1992

Associate of Science, West Virginia Institute of Technology, 1986

Employment History

2010 - Present, Project Manager, ZMM

2008 - 2010, Project Manager, GA Firm

2006 - 2008, Project Manager, GA Firm

2005 - 2006, Sr. Project Architect, GA Firm

Jan. 2005 - Aug. 2005, Project Architect, VA Firm

Civic Affiliations

- American Institute of Architects, Member

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.

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.

Project Experience

Intuit Prosperity Hub, Bluefield, WV

Mrs. Chapman served as the interior designer on the renovations to the Summit Community bank transforming it into the new prosperity hub. The lobby was transformed by exposing the structure and taking a minimalist approach to the finishes and lighting. The Intuit branding bounces throughout the clean design and creates the focus the company desired. Natural light floods the first floor, allowing staff to break away from the busy day and touch down in a relaxing environment and make full use of the kitchen. The second and third floors provide over 300 workstations with custom dividing panels and a pixelating gradient of flooring that defines each pod and breaks up the vast spread of the call center workplace. The building has Inspirational quotes and company values seen displayed throughout each floor.

Embracing the historical character of the original bank interiors, the vault doors remained to spark interest for all who enter the building. The facility provides multiple quiet space for conferencing and focused team meetings, glass walls and writable surfaces were included in the design. Other new spaces include a game room and a creative space and gathering area to allow for healthy conversation and teamwork.

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

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.
2010 - 2012, Interior Design Intern, ZMM

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 Coliseum & Convention 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 – 2nd Ward Councilman for 20 years

John Pruett, PE, LEED AP



Role

Senior Mechanical Engineer

Professional Registrations

Professional Engineer (WV, VA, IN)
LEED Accredited Professional

Mr. Pruett is responsible for overseeing the design of the HVAC systems, ensuring that the HVAC systems not only meet the program requirements, but meet the long-term needs of the owner. He performs heating and cooling load calculations and recommends the type of systems to be incorporated into the building. He coordinates with the other disciplines in order to integrate the HVAC systems into the building. Mr. Pruett has participated on several LEED registered projects; one of his key contributions to these projects is conducting energy analyses and recommending energy use reduction alternatives.

Mr. Pruett began his career in engineering with a manufacturing company in 1994. In 1998, he made a career change and joined an engineering consulting firm as an HVAC design engineer. He has a broad range of experience in HVAC systems design, including K-12 schools, higher education facilities, office buildings, libraries, hotels, restaurants, a convention center and several natatoriums. Having served in the Marines for 14 years, Mr. Pruett also led a design team for a "virtual memorial" for the birthplace of the U.S. Marine Corps.

Project Experience

Huntington East Middle School, Huntington, WV Mr. Pruett was responsible for the HVAC systems design. This school features numerous sustainable features, including an air monitoring system for verifiable indoor air quality, variable refrigerant flow (VRF) systems for portions of the school that will operate year-round, preheating of the domestic hot water with the heating hot water return. Mr. Pruett also conducted an extensive energy analysis of the building and all of its systems to maximize the effect of each component, resulting in a projected reduction in energy consumption of 32% compared to a baseline analysis.

Cabell County Schools

Barboursville Middle School - Additions and Renovations
Huntington East Middle School
Huntington High School - Controls system replacement for Explorer Academy
Cabell County Bus Garage

Education

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

Employment History

2021- Present, Board of Directors, ZMM
2010 - Present, Project Engineer, ZMM
2007 - 2009, Sr. Mechanical Engineer, IN
2003 - 2007, Mechanical Engineer, IN
1999-2003, Project Engineer, Fort Lauderdale, FL

Civic Affiliations

- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), Member
- United States Marine Corps – 14 Years

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.

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.

Project Experience

Intuit Prosperity Hub, Bluefield, WV

Mrs. Chapman served as the interior designer on the renovations to the Summit Community bank transforming it into the new prosperity hub. The lobby was transformed by exposing the structure and taking a minimalist approach to the finishes and lighting. The Intuit branding bounces throughout the clean design and creates the focus the company desired. Natural light floods the first floor, allowing staff to break away from the busy day and touch down in a relaxing environment and make full use of the kitchen. The second and third floors provide over 300 workstations with custom dividing panels and a pixelating gradient of flooring that defines each pod and breaks up the vast spread of the call center workplace. The building has inspirational quotes and company values seen displayed throughout each floor.

Embracing the historical character of the original bank interiors, the vault doors remained to spark interest for all who enter the building. The facility provides multiple quiet space for conferencing and focused team meetings, glass walls and writable surfaces were included in the design. Other new spaces include a game room and a creative space and gathering area to allow for healthy conversation and teamwork.

WVSOM Tech Building Expansion (Testing Center), Lewisburg, WV

Mrs. Chapman is currently the Interior Designer on the design

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.
2010 - 2012, Interior Design Intern, ZMM

Grant H. White, PE



Role
Electrical Engineer

Professional Registrations
Professional Engineer (WV)

Mr. White brings more than 14 years' experience and serves as the Electrical Engineer at ZMM. Mr. White provides electrical design services for a vast number of projects consisting of commercial, educational, correctional, institutional, and military facilities.

Mr. White 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.

Project Experience

Valley Health Systems, Huntington, WV
Keith Albee Theater - Renovations, Huntington, WV
WV School of Osteopathic Medicine, Lewisburg, WV
Braxton County Cooler Freezer
Jefferson County Schools – Transportation Technology Center
Jefferson County Schools – Ranson Elementary School
Jefferson County Schools – Sheperdstown Elementary School
Jefferson County Schools – Washington High School Aux Gym
Woodrow Wilson High School Renovations/Additions
Braxton County Middle School Renovations
WVDNR Tomblin Wildlife Management
Frederick County Public Schools -Old Aylor Middle School – HVAC Renovations
Frederick County Public Schools Board Office – Corridor and Restroom Renovations

Education

Marshall University Graduate College,
South Charleston, WV – Completed
Project Management and Engineering
Law classes in the Engineering
Management Program, 2007 - 2008

Bachelor of Science in Electrical
Engineering, West Virginia University
Institute of Technology, 2007

Employment History

2021 - Present, Electrical Engineer, ZMM
2018 – 2021, Electrical Engineer, CDI
Engineering
2017 – 2018, Controls Engineering
Specialist, Trane
2014 – 2017, Electrical Engineer, CDI
Engineering

Ronnie L. Burdette, PE



Role

Structural Engineer

Professional Registrations

Professional Engineer (WV)

Mr. Burdette serves as a Structural Engineer at ZMM. His 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.

Capitol Guard House, Charleston, WV
WVDOH Webster County HQ, Webster Springs, WV
Tomblin Wildlife Viewing Tower, HQ, and Visitor's Center, Logan, WV
Valley Health Clinic, Milton, WV

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

This project included two separate projects located on the same site. Both buildings were designed to be ICF and steel construction.

Valley Park Community Center, Hurricane, WV

This new community center replaced an existing one at the Valley Park Wave Pool. It was designed to be constructed from masonry, steel, and timber. 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.

Charleston EDGE, Charleston, WV

The Charleston Edge renovation project included many different structural materials. The existing building is brick and

Education

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

Master of Business Administration, University of Charleston (WV), 2016

Employment History

January 2017 – Present, Structural Engineer, ZMM

May 2016 – Dec 2016, Civil/Structural EIT, Jacobs Engineering

May 2015 – Dec 2015, Civil/Structural EIT, CDI Corporation

Mike Flowers



Role

Plumbing Designer/Mechanical Technician

Mr. Flowers is responsible for the design of Plumbing systems, ensuring that the systems are designed to meet the needs of the owner and utilize the latest plumbing technologies to provide the most energy efficient design possible. Mr. Flowers has participated on several LEED registered projects; one of his key contributions to these projects is selecting plumbing fixtures and accessories in his design that require less utility consumption, so significant utility savings are passed on to the owner and the environment as well.

Mr. Flowers has had extensive experience in the field of construction where he frequently visits ZMM's current projects under construction and thoroughly checks the contractors work to ensure compliance with project specifications and construction documents.

Project Experience

Mr. Flowers has a broad range of experience and knowledge in Plumbing and HVAC systems design. His experience includes K-12 Schools, Higher Education Facilities, Military Facilities, Office Buildings, and Juvenile and Adult Correctional Facilities.

- Morgantown Readiness Center
- Logan-Mingo Readiness Center
- Huntington East Middle School
- Southern WV Community & Technical College
- Lincoln County High School
- Camp Dawson:
Mountaineer Challenge Academy
Buildings 202, 246, 301, and the Mail Facility

Jackson County Armed Forces Reserve Center

(WVARNG): Mr. Flowers was responsible for the plumbing design on this project that utilized plumbing fixtures that reduced the total annual water usage by 30% as compared to using standard plumbing fixtures.

His design also incorporated 98% efficient water heating technology that dramatically reduced the total utility consumption for water heating.

Education

Associate in Mechanical Drafting and Design; 1990, Ben Franklin Career and Technical Center

Associate in Electronics Technology; 1987, Putnam Career and Technical Center

Associate of Science; 1988, West Virginia State University

Completed Dale Carnegie course in Effective Communications and Human Relations and Skills for Success

Employment History

2001 - Present, Mechanical and Electrical Technician, ZMM

1998 - 2001, Mechanical and Electrical Designer/Manager of CAD Services, ZDS, Inc.

1991 - 1998, Mechanical and Electrical Technician, ZMM

Civic Affiliations

- American Society of Plumbing Engineers (ASPE), Member Since 2009

CLIENT REFERENCES

Charleston Coliseum & Convention Center

David Molgaard, Former City Manager
200 Civic Center Drive
Charleston, WV 25301
304.389.2011 cell

Capitol Complex Building

Greg Melton, Director of General Services (Retired)
Building 1, Room MB-60
1900 Kanawha Blvd., E.
Charleston, WV 25305
304.965.1219 cell

Wood County Justice Center

Blair Couch, Commissioner
No. 1 Court Square
Suite 205
Parkersburg, WV 26101
304.834.0306 cell

WV Army National Guard

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

Girl Scouts of Black Diamond Council

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