

NOTICE

Please note that this bid from Zmm Architects & Engineers for CEOI DCH24*01 was received in the Purchasing Division prior to the bid opening date and time, on OCTOBER 10, 2023. It was read during the public bid opening, however the time stamp was missing



Beverly Toler

Support Services Supervisor



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

Proc Folder: 1277414			Reason for Modification:
Doc Description: Renovation and Restoration for Discovery Center - NCHAA			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2023-09-13	2023-10-10 13:30	CEOI 0432 DCH2400000001	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects & 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
 Larry D McDonnell
 304-558-2063
 larry.d.mcdonnell@wv.gov

Vendor Signature X  **FEIN#** 550676608 **DATE** 10/10/23

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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



(Signature of Authorized Representative)

Adam Krason, Principal 10/10/23

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

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI DCH24*01

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

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

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

ZMM Architects & Engineers

Company



Authorized Signature

October 10, 2023

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.
Revised 6/8/2012



EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services:

Renovation and
Restoration for the
Discovery Center - NCHAA

DCH240000001
October 10, 2023

ZMM.COM

October 10, 2023

Mr. Larry McDonnell
Purchasing Division
2019 Washington St E
Charleston, West Virginia 25305



Subject: Statement of Qualifications to Provide Architectural and Engineering Services for the Renovation and Restoration for Discovery Center - NCHAA DCH240000001

Mr. McDonnell:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide professional architectural and engineering services related to the Discovery Center's renovation, restoration, and adaptive reuse of a commercial building in the national district of Mount Hope, West Virginia. This project will provide an architectural assessment of the interior building materials and systems, then in partnership with our historic preservation consultant, will work with the NCHAA to establish a project scope and budget to then develop construction drawings and bid documents. The NCHAA will be turning the current historical building into a showcase located in the heart of the Mount Hope historic district that will house the National Coal Heritage offices, while also welcome visitors to a museum, gift shop, and a interpretive visitor center.

Established in 1959, ZMM is a Charleston based, full service A/E firm, and is noted for design excellence and client focus. Our team's integrated design approach, our commitment to quality and sustainability, as well as our experience designing both historical structures and interactive visitor centers makes ZMM the right team to ensure the successful completion of this project for the National Coal Heritage Area Authority.

ZMM is well versed in providing similar assessments on historical structures, as well as assisting with the tax credit application process. Our team for this engagement will include Mike Gioulis, Historic Preservation Consultant. Mr. Gioulis has been active in Historic Preservation in West Virginia since 1977. He previously served as Historical Architect for the West Virginia Division of Culture and History and as Assistant Director of the Historic Preservation Unit. ZMM and Mike Gioulis have partnered on a variety of recent restoration and rehabilitation projects including the rehabilitation of the former Stone & Thomas building in Charleston is a project for BridgeValley Community College and the replacement of roofing and copper gutters on the State Capitol Building. The history Houston Coal Company Store for the McDowell County EDA had a similar scope as your project that ZMM and Mike Gioulis were able to partner together.

Below, please find information about ZMM's qualifications that are relevant to the WV Children's Home project, and demonstrate our ability to assist the West Virginia DHHR with the project:

Relevant Design Experience

ZMM has extensive experience providing design services on historic structures across West Virginia. In addition to the Houston Coal Company Store mentioned above, ZMM's experience includes the Staats Building Study for Educational Adaptive Reuse, the Pocahontas County Courthouse, the Tucker County Courthouse Annex, the Keith Albee Performing arts Center Restoration, all projects teamed with Mr. Gioulis. Our team also has extensive experience designing interactive museum spaces and adaptive reuse facilities. Some of these projects include:

- Intuit Prosperity Hub
- Girl Scouts of Black Diamond County Volunteer Resource Center
- Goodwill Prosperity Center

BLACKSBURG
1116 South 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

- New River Health Clinic
- Claudia L. Workman Fish & Wildlife Education Center
- Clay Center for the Arts & Sciences of WV

Quality

ZMM has a history of providing high quality design services throughout West Virginia. 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.

Talent

With sixty local employees ZMM employs an integrated design approach by providing 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 of similar scope and complexity.

Thank you for taking the time to review the attached expression of interest that includes information regarding the history, services, personnel, experience, and qualifications of the ZMM team. 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 us from a client's perspective. We appreciate your consideration for this important assignment and look forward to working with the National Coal Heritage Area Authority.

Respectfully submitted,
ZMM Architects and Engineers



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

BLACKSBURG
1116 South Main Street
Blacksburg, VA 24060

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5550 Winchester Avenue
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FIRM HISTORY

ABOUT ZMM ARCHITECTS & ENGINEERS

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

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



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

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

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

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



About ZMM Architects & Engineers (cont.)

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

ZMM's building-related design services include:

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming
Feasibility Studies
Site Evaluation and Analysis
Construction Cost Estimating

Design

Architectural Design
Interior Design
Lighting Design

Sustainable Design
Landscape Architecture

Engineering

Civil Engineering
Mechanical Engineering
Energy Consumption Analysis

Structural Engineering
Electrical Engineering
Net Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering
Post-Occupancy Evaluation

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



AWARD WINNING DESIGN

2020

AIA West Virginia Chapter: Merit Award
Achievement in Architecture for New Construction
Mountain Valley Elementary School
Bluefield, West Virginia

AIA West Virginia Chapter: Merit Award
Achievement in Architecture
Ridgeview Elementary School
Crab Orchard, West Virginia



2019

AIA West Virginia Chapter: Honor Award
AIA West Virginia Chapter: Citation Award
AIA West Virginia Chapter: People's Choice Award
Charleston Coliseum & Convention Center
Charleston, West Virginia



2018

AIA West Virginia Chapter: Citation Award
Unbuilt Project
Charleston EDGE
Charleston, West Virginia



2017

AIA West Virginia Chapter: Merit Award
Achievement in Architecture
Explorer Academy
Huntington, West Virginia

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



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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, North Carolina, New Jersey, and
Pennsylvania

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President

American Institute of Architects,
Strategic Council

Charleston Area Alliance, Board Vice Chair

Goodwill Industries of Kanawha Valley,
Past Board Chair

Clay Center, Board of Directors

WV Symphony Orchestra, Board of Directors

Charleston Main Streets, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

PROJECT EXPERIENCE

Capital Sports Center Conceptual Design - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Shawnee Sports Complex - Institute, WV

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

BridgeValley Community and Technical College - Davis hall and Master Plan - Montgomery, WV

Mountaineer Challenge Academy - South Renovations - Montgomery, WV

WVDNR Beech Fork State Park Cabins - Lavalette, WV

WVDNR Cooper's Rock Cabins- Morgantown, WV

Pipestem State Park Lodge Renovations - Pipestem, WV

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

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV

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

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



MIKE GIOULIS

Historic Preservation Consultant

Mike started his own consulting practice in 1984 and works on a wide range of historic preservation projects for many types of clients. He is fully versant in interpreting standards for the rehabilitation of existing and historic buildings, and meets the Secretary of the Interior's professional qualifications for Architectural Historian as outlined in 36 CRF 61 through the West Virginia Division of Culture and History, State Historic Preservation Office. This certification assures that the Gioulis firm is qualified and has a background in the performance of historic preservation in accordance with specified standards.

Mike's expertise includes rehabilitation projects, master plans, building analyses, design guidelines, tax credit applications, Section 106 proceedings, National Register nominations, historic surveys, and grant applications and management. He has been the Design Consultant to the Main Street West Virginia Program since 1988. His Main Street services relating to design assistance programs for downtown structures have resulted in over 1,200 individual design projects, as well as numerous workshops, committee trainings, resource team visits and technical assistance responses. Multiple entities and individuals consult with Mike for his professional expertise in all phases of historic rehabilitation.

EDUCATION

Bachelor of Science in Architecture;
Bachelor of Science
University of New York, City College

Continuing Education
On-going workshops, conferences, and training related to advancements in historic preservation and tax incentives for historic rehabilitation

LICENSURE

Certified Architectural Historian

AFFILIATIONS

West Virginia Preservation Alliance

PUBLICATIONS

Articles and/or Contributions
Wonderful West Virginia
Goldenseal
WV Encyclopedia and E-Encyclopedia

Author/Co-Author
Historic Resource Surveys in WV
Tax Credits for Historic Properties
Courthouses of WV Documentary
Home Grown Video
Downtown Property Owner's Maintenance Manual

PROJECT EXPERIENCE

TAX CERTIFICATIONS Advise, review and prepare tax credit applications for multiple property types including large commercial buildings, schools, private residences, apartment buildings, hotels and individual commercial buildings.

GENERAL CONSULTING Additional consulting on rehabilitation efforts, historic preservation, adaptive reuse plans, storefront restorations, sensible but sensitive additions and renovations, streetscapes, downtown building revitalizations, paint analyses, street and building signage, design guidelines, retrofitting for ADA compliance and grant applications and oversight.

NATIONAL REGISTER NOMINATIONS Research, document, prepare and submit nominations for downtown historic districts, residential historic districts and individual commercial and residential properties.

HISTORIC RESOURCE SURVEYS Reconnaissance and intensive surveys to document existing resources in cities, towns, and counties; New Deal Era resources in Monongalia County; and CCC resources in selected WV state parks and forests.

SECTION 106 REPORTS Review and documentation for projects including federal, state, and municipal buildings; housing projects; commercial buildings; flood mitigation areas; mine sites; schools; refuse piles; railroad depots; coal company stores; and individual properties.

NATIONAL REGISTER NOMINATIONS Research, document, prepare and submit nominations for downtown historic districts, residential historic districts and individual commercial and residential properties.

FEDERAL PROJECT EXPERIENCE

MULTIPLE COURTHOUSE PROJECTS

RAILROAD DEPOTS



RODNEY PAULEY

AIA

Project Manager

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

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

EDUCATION

Bachelor of Architecture
University of Tennessee - 1992

Associate of Science
West Virginia Institute of Technology, 1986

LICENSURE

West Virginia

AFFILIATIONS

West Virginia AIA Member

PROJECT EXPERIENCE

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

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Capitol Guard House - Charleston, WV

WV Lottery Headquarters - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

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

INTUIT Prosperity Hub - Bluefield, WV

WV School of Osteopathic Medicine Multiple Projects - Lewisburg, WV

Wood County Resiliency Center - Parkerburg, WV

National Weather Center Building - So. Charleston, WV

Pipestem State Park Lodge Renovations - Piepsetem, WV

WVU Institute of Technology Renovations - Montgomery, WV

BridgeValley CTC Master Plan - Montgomery, WV

Previous Employment Experience:

Printpack Headquarters Office Building, Atlanta, GA

Gwinnett Professional Center II, Lawrenceville, GA

Central Square Government Complex - Albany, GA

McGinnis Park Office Building 100 and 200, Suwanee, GA

One Federal Place - Birmingham, AL

Department of Juvenile Justice

30 Allan Plaza - Southern Company HQ (Lobby and Corner Tower), Atlanta, GA



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



CARLIE RAY

Interior Designer

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

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

EDUCATION

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

AFFILIATIONS

NCIDQ Certification ID#35513
West Virginia University - Interior
Architecture Advisory Board Member

PROJECT EXPERIENCE

Capital Sports Center Conceptual Design - Charleston, WV

National Weather Service Building - Charleston, WV

Coonskin Park Clubhouse Renovations - Charleston, WV

WVDNR Cooper's Rock Cabins- Morgantown, WV

WVDNR Beech Fork State Park Cabins - Lavalette, WV

KRT New Laidley Transit Ticket Booth - Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WVARNG Buckhannon Readiness Center Addition - Buckhannon, WV

Goodwill Industries - Parkersburg, WV

Salvation Army - Beckley, WV

Steptoe & Johnson Law Office Renovation - Charleston, WV

Premier Bank - Spencer, WV

Williamson Health and Wellness Renovation - Williamson, WV

New River Health Medical Mall - Fayetteville, WV

WVSOM Community Health Center - Lewisburg, WV

Cabell County Career and Tech Renovation - Huntington, WV

Staats Building Renovation - Charleston, WV

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



JAMES LOWRY

PE

Mechanical Engineer

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

Industrial:

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

Educational:

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

Commercial:

West Virginia Capitol Complex, West Virginia Parkways Authority

Health Care:

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

EDUCATION

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

LICENSURE

West Virginia, Pennsylvania, Ohio & Maryland

AFFILIATIONS

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

PROJECT EXPERIENCE

Marshall University - Huntington, WV

- **Drinko Library Mechanical/Electrical Study**
- **Prichard Chiller Replacement**
- **Drinko - Science**
- **Smith Hall Cooling Tower**
- **Multi-Zone HVAC Replacements**

BridgeValley CTC Stone and Thomas Renovation - Charleston, WV

Mountwest CTC Campus Development Plan - Huntington, WV

Wood County Technical Center - Parkersburg, WV

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

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

WV Higher Education Policy Commission
- **Southern CTC Various Projects**

New River CTC Multiple Projects - Fayette County

Roanoke College - The Colket Center Kitchen - Salem, VA

Pleasant Hill Elementary School HVAC - Calhoun County

Keyser Middle School HVAC and Roof - Mineral County



FRANKIE KANTSIOS

PE

Electrical Engineer

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

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

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*



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



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

MIKE FLOWERS

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.

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

PROJECT EXPERIENCE

WVWV - WV

- Morgantown Readiness Center
- Logan-Mingo Readiness Center
- Jackson County AFRC
- Mountaineer Challenge Academy
- Buckhannon Readiness Center
- Buildings 202, 246, and 301
- Camp Dawson Mail facility

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Tucker County Courthouse - Annex - Parsons, WV

Wood County Justice Center - Parkersburg, WV

WV State Police Headquarters Building Renovation - So. Charleston, WV

Goodwill Industries - Parkersburg, 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**



3

RELEVANT EXPERIENCE



ZMM / MIKE GIOULIS TEAM EXPERIENCE

Houston Company Store - McDowell County, WV

West Virginia State Capitol Roof - Charleston, WV

Keith Albee Performing arts Center Restoration - Huntington, WV

Staats Building Study for Educational Adaptive Reuse - Charleston, WV

Pocahontas County Courthouse - Pocahontas County, WV

Tucker County Courthouse Annex - Parsons, WV

Charleston EDGE - Parsons, WV





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.





THE HOUSTON COAL COMPANY STORE

LOCATION	SIZE	COMPLETION	COST
KIMBALL, WV	7,100 SF	2015	\$1.8M

ZMM Architects and Engineers, in association with Mike Gioulis, Historic Preservation Specialist, have been assisting the McDowell County Economic Development Authority with the restoration of the Houston Coal Company Store. The Company Store, located in Kimball, WV, is at the intersection of Route 52 and Carswell Hollow Road. It was constructed in 1923 and served as a coal company store until the 1940's. The building has since served as a dairy company, office and storage facility for a construction company, and currently sits vacant.

The 7,100 square foot facility includes a full basement, storage sheds, and a loading dock. The main portion of the building is 5,750 square feet, excluding the storage sheds and loading dock. The project team began by investigating all available historical documentation for the original facility. ZMM and Mr. Gioulis also visited the building site several times to assess the conditions of the architecture, structure, building systems, and surrounding cultural landscape.

To ensure the accuracy of the proposed improvements, a building information model (BIM) was created for analysis and documentation. The model was created based upon measurements and documentation performed on-site by the project team. Once the documentation was complete, a proposed floor plan was developed that included office space for the McDowell County Economic Development Authority staff, display areas for coal heritage artifacts, public restrooms, a gift shop, and a coffee shop. There are also plans to convert the outdoor storage sheds into an artisan's row.



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TUCKER COUNTY COURTHOUSE ANNEX

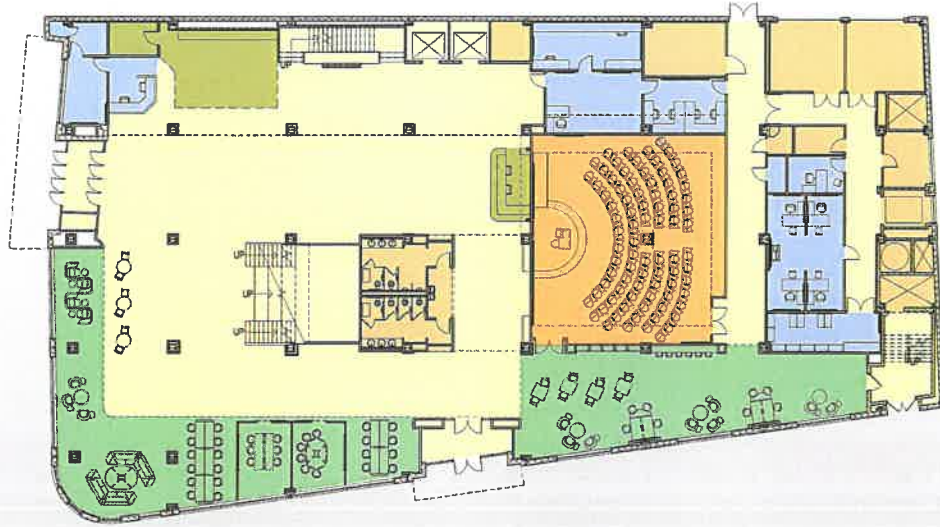
LOCATION | SIZE | COMPLETION | COST
PARSONS, WV | 21,000 SF | 2013 | \$4M

The Tucker County Courthouse Annex is a four-story, 21,000 SF building located adjacent to the Tucker County Courthouse in Parsons, WV.

The annex sits on the same lot as the courthouse, with the original jailor's residence between the two. The location of the jailor's residence, which is listed on the National Register of Historic Places, created a challenging dilemma. ZMM explored three options for developing the courthouse annex. The first option anticipated connecting the annex at multiple levels via a connector, although the jailor's residence appeared like a building stuck within a larger complex. ZMM also explored relocating the jailor's residence, an approach that proved not feasible. The solution that was implemented involved adding a separate elevator to the existing courthouse and connecting the entry to the two facilities with an enclosed single-level connector. Offices and courtroom spaces occupy the upper three floors, with enclosed parking on the ground floor.

The architecture of the annex is meant to complement the existing Romanesque and Flemish styles of the courthouse and jailor's residence. The red brick, stone base, brick banding, arched openings, and sloped rooflines help to create a unified feel, while the wall of glass adjacent to the public corridor that overlooks the courthouse brings a touch of modernity to the campus and provides natural light to the interior of the building.





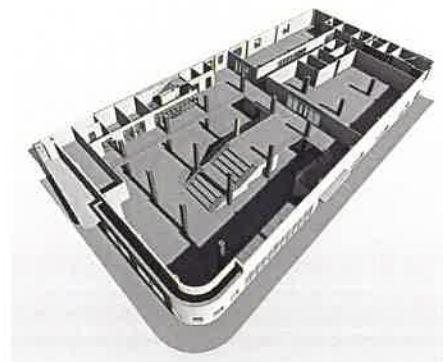
BRIDGEVALLEY CTC STONE & THOMAS

LOCATION CHARLESTON, WV	SIZE 128,021 SF	COMPLETION TBD	COST \$26M
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BridgeValley Community & Technical College plans to renovate the existing Stone & Thomas building in downtown Charleston and relocate their headquarters to this location.

The Stone & Thomas building is five stories with a full basement and mezzanine level. Originally a department store, it consists of an open floor plan and a two-story main floor. ZMM, in association with Michael Gioulis, is assisting in the design and development. The existing building has several elements that will be restored in an effort to obtain historic tax credits. The exterior of the building will be maintained in its current configuration, except for adding windows and mechanical louvers on the alley elevations. The street elevations will be restored, including glass-framed entrances, marble-clad façades, and the iconic building signage. New contemporary elements will complement the historic features.

The renovations include creating a student union and life spaces on the basement level. The street level will contain student life spaces, digital learning commons, 100-person classroom, and lecture stair to access the mezzanine level. The mezzanine will contain student services spaces. The second and third floors will contain classrooms, as well as administrative and faculty offices. The fourth floor is comprised of allied health programs, with a simulated hospital floor for an enhanced education experience. The fifth floor contains multi-function laboratory spaces.





SOUTHSIDE ELEMENTARY / HUNTINGTON MIDDLE SCHOOL

LOCATION | SIZE | COMPLETION | COST | AWARDS
HUNTINGTON, WV | 158,194 SF | 2010 | \$27M | 2011 AIA WV HONOR AWARD

ZMM designed the facility to maintain the historic character of the façade and auditorium, while replacing the remainder of the school. The community has maintained a landmark, while developing state-of-the-art schools.

The two schools that previously occupied the site of the Southside Elementary School and Huntington Middle School were Cammack Elementary School and Cammack Middle School. The facility houses a combined 1,014 elementary and middle school students. When the Cabell County Board of Education proposed a \$61 million bond issue in 2006, the Huntington community expressed the importance of saving this neighborhood landmark. The facilities were designed to blend with the architectural character of the existing facility. More than 70% of the existing building was demolished and the portion remaining was completely renovated. Two stair towers provide a vertical architectural element that separates the existing structure from the new construction. The result is a cohesive design that blends the unique elements of the former school into a modern educational complex.

Although the facility houses both an elementary and a middle school, each have their own distinct entrance and administrative complex and the students remain physically separated on opposite sides of the facility. The schools only share a kitchen, which has been located to serve separate dining facilities.





EDUCATIONAL HISTORIC PROJECT EXPERIENCE

Clendenin School - Clendenin, WV

Completed initial feasibility study to convert abandoned school to two floors of housing and one of community health clinic. Consultant to developers and architects during construction to secure historic preservation rehabilitation tax credits.

Glenwood Elementary School - Charleston, WV

Advisor and consultant on rehabilitation and tax credit work for converting school to housing.

Douglas High School - Huntington, WV

Converted school to community health center and community center. Advisor to the architect/owner for tax credits and state historic preservation grant administration.

First Ward School - Elkins, WV

Initial study and structural investigation for stabilizing and preserving school building for future rehabilitation work.

Miller School - Fairmont, WV

Completed National Register Nomination for the school. Advisor and consultant on rehabilitation and tax credit work for converting school to senior housing.

Preston School - Bluefield, WV

Study and documentation for renovation of the former Preston Street School into transitional housing for women. In conjunction with Southern Regional Drug Court and Mercer Day Court, qualified low risk female offenders will have the opportunity to participate in this program to gain skills and new goals to re-enter the mainstream. Also at this location is another one of our Early Head Start centers for children ages birth to three years old.



Project Experience (cont.)

Wiles Hill School - Morgantown, WV

National Register Nomination: Feasibility Study and Master Plan for conversion to senior center.

Sutton Middle School - Sutton, WV

Beginning phases of investigation to convert to housing. Research National Register eligibility.

Greenville School - Greenville, WV

Master Plan Study, Section 106 review.

Salem University - Salem, WV

Advice on rehabilitation and continued use for school administration building.

Old Sutton High School - Sutton, WV

National Register Nomination.

Bruceton Mills School - Bruceton Mills, WV

Recording, research, documentation, section 106 review.

Rowlesburg School/Szilagy Center for the Visual and Performing Arts - Rowlesburg, WV

Advise and assessment report as part of WV OnTrac program.

Arthurdale-West Preston Middle School - Preston County, WV

Recording, research, documentation, section 106 review.

Big Creek High School - War, WV

Recording, research, documentation, section 106 review.

Star City Hall Building - Star City, WV

ADA access, interior alterations





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.





OPPORTUNITY APPALACHIA STAATS HOSPITAL

LOCATION	SIZE	COST
CHARLESTON, WV	33,300 SF	TBD

The proposed renovation of Staats Hospital on Charleston's West Side would include a complete renovation of all 4 floors.

This mixed-use facility would include a market community space open to the public and young professionals. The market on the first floor would include retail and as well as food vendors, as well as work areas. The second, third, and fourth floor will be designed for mixed-use housing and apartments.

The purpose of this project is to provide a facility that will provide both affordable downtown housing and collaborative community space, in the heart of the Elk City district. The design will compliment the historic character of the existing building, while maximizing the potential redevelopment as residential space.





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.





NEW RIVER HEALTH CLINIC

LOCATION OAK HILL, WV	SIZE 95,440 SF	COMPLETION 2022	COST \$14M
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This project involves renovation of a former retail store into a multi-use community health and outreach facility.

A new main entrance and drop-off canopy punctuates the exterior renovations, which include updates and modernizations for a clean, new look for NRHA. The renovations include new HVAC, plumbing, electrical, and sprinklers. It will receive an all-new roof with upgraded insulation, as well as insulation added to the perimeter walls to make the building even more energy efficient.

The building is 95,440 SF on one level, not including the former storage mezzanine, which is being removed as it would be too costly to bring up to code for this new use. As a former retail facility, there is more than ample parking, as well as on-grade access around 80 percent of the perimeter.

The project includes an urgent care, a multi-discipline clinic, medical imaging, rehabilitation gym for cardiac rehab, physical and chiropractic therapy, full-retail pharmacy with drive-through, dietary/healthy lifestyle training facility, retail lab, a community event and conference center, retail café, a large daycare facility, and space for a retail gym. It will also house the new main corporate administrative offices and boardroom for NRHA.

The multi-discipline clinic includes spaces for several general practitioners, as well as audiology, optometry, podiatry, behavioral health/MAT, dentistry, visiting clinicians, and possible tele-med.





CHARLESTON EDGE

LOCATION CHARLESTON, WV	SIZE 22,000 SF	COST EST. \$5M	AWARDS 2018 AIA WV CITATION
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The proposed Charleston EDGE mixed-use facility contains twelve residential units, with retail on the first level, and program and amenity space on the roof.

The purpose of the Early Dynamic Guided Engagement (EDGE) project is to provide a facility that will provide both affordable downtown housing and collaborative community space, that aims to attract and retain young talent to the Charleston community. The project commenced with the design team obtaining input from community leaders and young professionals. After investigating potential locations, it was decided to approach the project as an adaptive reuse of a dilapidated structure. The design intent was to compliment the historic character of the existing building, while maximizing the potential redevelopment as residential space.

The majority of potential EDGE program participants preferred a one-bedroom space with a separate office area. A typical residential unit plan was developed and then modified to meet the constraints of the existing structure, creating a variety of unique unit types that all respond to a shared vision. To support community engagement, flexible meeting spaces were added on the roof level. This space was set back from the major building elevations to diminish the impact of the new construction on the historic nature of the building, which created the opportunity for a large exterior gathering space on the roof.





CLAUDIA L. WORKMAN FISH & WILDLIFE EDUCATION CENTER

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





CLAY CENTER FOR THE ARTS & SCIENCES OF WV

LOCATION | COMPLETION | COST
CHARLESTON, WV | 2020 | \$2.1M

The Clay Center in Charleston is a 240,000 SF facility that is dedicated to promoting performing arts, visual arts, and the sciences.

The rear of the Clay Center contained a brick plaza with little connection to the interior. When the *Waterworks* exhibit was developed, new windows were added. Once the visual connection was made to the plaza, improvements were needed to maximize its potential. ZMM provided planning and design services for a complete overhaul. The plan provided three outdoor “rooms” which create the opportunity to listen, reflect, and interact. The design team developed an event space covered with a tensile fabric canopy and enhanced a landscape area with a reflecting pool and fountain that includes a feature sculpture at the center. Finally, a paved area was enhanced with new seating, lighting, and landscape materials.

ZMM has also been assisting with a variety of updates and new exhibits, such as providing structural design services for a *Lucky Climber*, a 52-foot climber made of wood and metal, in the main atrium space. Other improvements included serving as architect and engineer of record for the *My Town* and *Waterworks* exhibits, designed by Argyle Design. ZMM provided code compliance reviews, as well as architectural, mechanical, electrical, plumbing design, and standard construction phase services. As part of the *Waterworks* exhibit, ZMM provided architectural and structural design services to create two new large curtainwall windows.





4

PROJECT APPROACH

PROJECT APPROACH

Project Approach

ZMM Architects and Engineers recommends the following approach to complete the project for the National Coal Heritage Area Authority's Discovery Center renovation, restoration, and adaptive reuse of the commercial building located in the national historic district of Mount Hope, West Virginia.



Following the onsite meeting(s), ZMM would commence the investigative phase of the project. The investigative work and research for the project will ensure a feasibility report along with the historic preservation requirements are met. ZMM's evaluation will include:

- Conduct an in-depth study of any existing drawings for the specific project.
- Review the Structural Integrity of the existing commercial building.
- Assess the overall condition of the facility, as well as the individual spaces to include the office space and the interactive museum's exhibits in the visitor's center.
- Determine accessibility needs.
- Develop the historic preservation requirements.
- Work with NCHAA on the project.

Once the investigative effort is complete, ZMM will commence with the design effort. Drawings, assessments, and estimates will be submitted for review. The ZMM team will also submit the drawings and reports to all required regulatory agencies including the State Fire Marshal's Office for approval and assist in the submission for any historical preservation grant(s) and tax credits. Once the documents have been approved, and the NCHAA is ready to proceed with completing the needed renovations to the existing facility, the ZMM team will assist with developing drawings for bidding, the bidding process, and construction phases of the project, including participation in a pre-bid meeting, developing any required addenda, responding to RFIs, 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 NCHAA.

COMMUNICATION PROTOCOL

ZMM will utilize a traditional project manager led communication strategy for project correspondence, we have become adept at utilizing a variety of platforms (including Zoom and Microsoft Teams video conferencing) to conduct design efforts, as well as meeting in-person.

During the design phase Adam Krason, AIA will serve as the primary contact for the design team and will coordinate the work of our engineering team. Rodney Pauley, AIA will serve as a major contact as well, attending the meeting as the Project Architect and being the face you see day-to-day. These key team members as well as all primary NCHAA contacts would be included on all communication to facilitate an open discussion throughout the projects – in a manner that allows the NCHAA 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.

PROJECT APPROACH (CONT.)

During the construction phase additional resources will be added to ensure prompt and efficient responses to any issue that may arise. The lead engineer, James Lowry, PE will coordinate the effort of the design team, and will be assisted by Barrow Koslosky. Additionally, all submittals, pay applications, and RFI's will be logged and tracked by Amy Rhodes. Ms. Rhodes will update the entire project team (NCHAA, ZMM, and Contractor) weekly regarding outstanding items. ZMM currently utilizes ShareFile to provide real time access to all project information during the construction phase.

BUDGET CONTROL

As part of our effort to ensure our ability to meet your budget, ZMM will rely on both historic bidding data as well as independent estimates. This approach has been utilized on a variety of recent projects, including:

- NOAA-NWS, West Virginia Regional Tech Park
- Smith Hall Renovation at Marshall University
- **Beech Fork Lodge**
- West Virginia State Police Information Services Center
- West Virginia State Lottery Headquarters Renovation
- **Brooks Manor Addition and Renovation**
- **WWRTP Building 740 Improvements**
- **Camp Dawson Building 202 Improvements**
- Marshall County Readiness Center
- Logan-Mingo Readiness Center
- **Building 5, 6, & 7 Improvements**

ZMM has a history of working to successfully projects under challenging budget and schedule constraints for clients throughout West Virginia. Recent examples demonstrating the effectiveness of our approach include:

- NOAA-NWS, WV Regional Tech
\$70K Under \$7M Budget
- Smith Hall Renovation, Marshall University
\$400K Under \$1.2M Budget
- New River Health, Oak Hill, WV
\$4M Under \$18M Budget



EXPERIENCE WITH REQUIRED DISCIPLINES

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) 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. Additionally, the quality of ZMM's design effort has been recognized by the American Institute of Architects West Virginia Chapter with twenty-four design awards since 2005 – an achievement that is unrivaled in West Virginia.

PROJECT APPROACH (CONT.)

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

Post Design

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



HISTORIC ANALYSIS

ZMM Team: Adam Krason –Project Manager, Mike Gioulis – Historic Preservation Consultant

Mr. Gioulis will examine the historic nature of the facility that may be impacted by the project, as well as all other relevant historic resources. This process will include a preliminary discussion with the State of West Virginia Historic Preservation Office to determine their expectations for the project.

UNDERSTANDING LOCAL CONSTRUCTION MARKET

ZMM Architects and Engineers has been providing design services in West Virginia for 60 years. As an integrated architecture and engineering firm, ZMM regularly provides design and construction phase services on projects (located in West Virginia) exceeding \$100M yearly. The depth of our local experience has provided us the opportunity to work with nearly every general contractor and major sub-contractor in the region. This experience has led ZMM to become a trusted resource in the local design and construction industry.

SUMMARY

ZMM possesses the relevant design experience and project approach to ensure the successful delivery of the National Coal Heritage Area Authority's Discovery Center project. Our team's previous experience collaborating with State of West Virginia, our commitment to design quality, and our approach to control the project budget and schedule makes us the right partner for this engagement.



5

REFERENCES

REFERENCES

Ms. Beth Casey, Chief Executive Officer
Girl Scouts of Black Diamond Council
321 Virginia Street, W.
Charleston, WV 25302
304.553.7028
beth.casey@bdgsc.org



Mr. Al Najjar, President and CEO
Clay Center
1 Clay Square
Charleston, WV 25301
304.561.3570
rgillispie@theclaycenter.org



Mr. Bradley Leslie, Chief Engineer (Retired)
WV State Parks Division
324 4th Ave
So. Charleston, WV 25303
304.389.7663 cell



Mr. John Schultz, CEO
New River Health
497 Mall Road
Oak Hill, WV 25303
304.465.2258 cell



Thank You

FOR REVIEWING THIS MATERIAL.

BLACKSBURG

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