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Purchasing Division
2019 Washington Street East
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Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest

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WV PURCHASING
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VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects & Engineers

Address :

Street : 222 Lee Street West

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

David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor
Signature X

AG RK

FEIN# 550676608

DATE 9/3/24

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

Date Printed: Aug 19, 2024

Page: 1

FORM ID: WV-PRC-CEOI-002 2020/05

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

9/3/24

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

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)



EXPRESSION OF INTEREST

To Provide Professional Architecture/
Engineering Services

CFMO (Building 1707)
HVAC Renovation Design

September 3, 2024
ADJ25000000010

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September 3, 2024

David H. Pauline
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305

Subject: CFMO (Building 1707) HVAC Renovation Design (ADJ25000000010)



Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and qualifications to provide professional architectural and engineering services related to renovation and replacement of the HVAC systems in Building 1707 (Construction and Facilities Management Office – CFMO Office) at the WV Army National Guard Base (Coonskin Complex) located in Charleston, WV. ZMM designed the CFMO Expansion in 2008, and we are well equipped to address this project's needs as we have the expertise, team and experience to accomplish the desired outcomes stated for this project.

Established in 1959, ZMM is a Charleston-based, full-service architectural and engineering firm, focused on excellence in design and client support. With more than 65 employees, ZMM provides an integrated approach by delivering all building-related design services in-house, including architecture, engineering, interior design, and construction administration. ZMM engineers are industry leaders involved in developing strategies and best practices for HVAC-related design issues on local and national levels. We have designed mechanical systems in some of West Virginia's most prominent buildings such as the WV Capitol Complex, the Clay Center for the Arts and Sciences, the Keith Albee Performing Arts Center in Huntington, and the Charleston Coliseum and Convention Center. Additionally, our commitment to design excellence has solidified ZMM's reputation as a trusted partner for complex projects.

As noted above ZMM designed the Construction and Facilities Management Office (CFMO), which was recognized in 2009 by the West Virginia Chapter of the AIA with a Merit Award for "Achievement in Architecture." Our extensive WVARNG work includes the Robert C. Byrd Regional Training Institute (RTI), the Joint Interagency Training and Education Center (JITEC), as well as the Jackson County AFRC, Glen Jean AFRC, Tackett Family Readiness Center, Morgantown Readiness Center, Logan-Mingo Readiness Center, Buckhannon Readiness Center, Marshall County Readiness Center and other renovation projects throughout West Virginia.

ZMM's team will be led by Adam Krason, AIA and Nathan Spencer, AIA. The engineering team will be led by Bob Doeffinger, PE, who brings more than 45 years of mechanical engineering experience to the project. The team will also include James Lowry, PE, and John Pruett, PE, to lead the mechanical engineering effort.

Thank you for taking the time to review the attached expression of interest that includes a project understanding and approaches to meet the Goals and Objectives outlined in the EOI, as well as ZMM's qualifications and relevant project experience. You can explore the full range of our projects on our website at zmm.com. We appreciate your consideration for this important endeavor and look forward to the opportunity to assist on the CFMO Building HVAC renovation project.

Respectfully submitted,
ZMM Architects and Engineers

A handwritten signature in blue ink, appearing to read 'A. R. Krason'.

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

BLACKSBURG
VIRGINIA

CHARLESTON
WEST VIRGINIA

MARIETTA
OHIO

MARTINSBURG
WEST VIRGINIA

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A

FIRM PROFILES

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, WV State Capitol Complex Buildings 5, 6, & 7, and armories for the West Virginia Army National Guard.

Maintaining a diverse practice for more than 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 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs more than 65 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



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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 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 providing high-quality, client-focused design solutions that meet budget and schedule requirements. We listen, respond promptly with innovative and efficient solutions, and deliver quality projects and develop lasting relationships. Because at ZMM, it's about more than architecture, it's about building your legacy.



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



B

RELEVANT EXPERIENCE

HVAC RENOVATION EXPERIENCE



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

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

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

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

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

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

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

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

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

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

City Center East (2008) - Chiller Replacement

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

HVAC RENOVATION EXPERIENCE (CONT.)



Additional HVAC Projects:

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



CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

LOCATION	SIZE	COMPLETION	COST	AWARDS
CHARLESTON, WV	19,935 SF	2008	\$3.5M	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.





TACKETT FAMILY READINESS CENTER

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	7,400 SF	2011	\$1.57M

The Family Support Center is a two-story brick building with a sloped roof stepped into the wooded hillside adjacent to the Army National Guard facilities in Charleston, West Virginia.

The building is designed to provide for a multitude of military family assistance, guidance, education, training, and mentoring programs. The support center contains 11 office spaces, a chapel, and a variety of classroom and meeting spaces for various programs. The building provides an abundance of natural light and a central fireplace to project a warm, comforting and supportive atmosphere.

To reduce the project cost, ZMM eliminated the need for an elevator by siting the building in a manner that provided accessible entrances and parking at both levels. On the interior, these levels are connected by an open gathering space where stairs surround a central hearth.





JACKSON COUNTY ARMED FORCES RESERVE CENTER

LOCATION MILLWOOD, WV	SIZE 75,000 SF	COMPLETION 2011	COST \$20M
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The building design was inspired by the adjacent Georgian-style Order of the Eastern Star facility.

The primary user for the WVARNG will be DET 1 821st Engineering Company, supported by a FSC of the 1092nd. USAR occupants include PLT AMMO 261 OD and PLT 1 (Postal) and PLT 6 (Postal) of the 44th Personnel Company. An expanded drill hall serves as a convention and meeting space. The relationship between the structures became crucial to the site layout. Once the aesthetic of the building was established, the massing of the facility was defined by breaking down the facility into smaller mass elements. The larger programmatic elements, such as the drill hall and the storage areas, employ an aesthetic that more closely implies their function.

The layout of the facility includes a main entry with the recruiting, family support, and administrative areas located on separate sides. A transverse wing houses all functions that have the potential for public use, while all primary military spaces developed along a similar perpendicular wing. This allows for separate entries to be developed for public functions, while the remainder of the facility can be secured. The layout also creates a large central courtyard, or parade field, that would be located at lower grade to define the edge facing the river. This edge is defined by a canopy that connects storage and locker areas to the expanded drill hall.



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LOGAN-MINGO READINESS CENTER

LOCATION	SIZE	COMPLETION	COST	AWARDS
HOLDEN, WV	54,000 SF	2015	\$12M	2017 AIA WV MERIT AWARD

The design of the Logan-Mingo Readiness Center was developed by examining both the program and building site, and developing strategies to design a facility that is functional, responds to site, security, and aesthetic parameters, while requiring minimal maintenance.

The building layout was developed by working closely with the end users to determine the appropriate configuration of building spaces to maximize the efficiency of the operations, and to respond to the unique missions of the 150th Armored Reconnaissance Squadron and the 156th Military Police (LNO) Detachment. This was accomplished through clear separation of public and private areas within the facility, unique office configurations related to training requirements, and the addition of state-funded additional spaces.

The exterior (and in many cases, the interior) aesthetic of the facility was driven by the location of the Readiness Center within an industrial park on a reclaimed surface mined site. The decision led to the use of reinforced cast-in-place retaining walls that became both a functional and visual focus. Similar walls are used to anchor the facility at the Distance Learning Center, while a cast-in-place retaining wall and natural stone serves as a part of the Anti-Terrorism/Force Protection design.





JOINT INTERAGENCY TRAINING AND EDUCATION CENTER (JITEC)

LEED
GOLD

LOCATION KINGWOOD, WV	SIZE 283,000 SF	COMPLETION 2013	COST \$100M	AWARDS 2011 AIA WV HONOR AWARD
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ZMM, in association with AECOM, provided architectural and engineering design services for JITEC, an Army National Guard campus-style facility for training and operational mission support.

Sited on 30 acres near Camp Dawson, this project included the design of a new operations building, expansion of the billeting facility, renovation of the training facility, and creation of a new base access control point (ACP) and visitor's center. The vision behind the site design and updated master plan is that of a college campus atmosphere. The facility is designed to meet all anti-terrorism/force protection criteria and has achieved LEED Gold Certification. The operations building is prominently sited as the main focal point upon entering Camp Dawson and consists of four distinct areas: the Joint Operations Center (JOC), a suite of secure training rooms, base headquarters and JITEC administrative offices, and a server and telecommunications room.

Built to SCIF standards, the JOC contains a state-of-the-art command center, housing 48 permanent work stations in a theater-style configuration, facing a large video wall, flanked by conference rooms and offices for both officers and support staff. The billeting (hotel) expansion's lobby design provides a hotel atmosphere, underscored by the Liberty Lounge, an upscale bar and restaurant area, with wood finishes salvaged from the gymnasium floor of the former Preston County Armory.



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MORGANTOWN READINESS CENTER

LOCATION	SIZE	COMPLETION	COST
MORGANTOWN, WV	54,000 SF	2013	\$22M

The Morgantown Readiness Center is a unique military facility. While supporting traditional military functions including the 1-201st Field Artillery, a significant portion of the building was designed for the 249th Army Band.

The Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas. The stage is a large rehearsal space with an adjacent elevated recording area. A large operable partition separates the auditorium from the drill hall. Acoustically, this challenge was met by creating a drill hall with an irregular shape contained within a rectilinear, sloped barrel arch form. The office space was developed for dual utilization as an emergency response center in the event of an emergency in the Morgantown area.

The facility is located on an abandoned airport runway approximately 20 miles from Camp Dawson. As troops will often travel through the Readiness Center, the facility needed to function as a "gateway." This was accomplished by utilizing similar materials and a tower-like feature to mark entry.

The Morgantown Readiness Center is also a sustainable building. The U-shaped layout of the facility improves access to daylighting and views, while also limiting public access to the Guard's administrative and storage areas. The final result is a harmonious composition that reflects both its function and the environment.





MOUNTAINEER CHALLENGE ACADEMY - SOUTH

LOCATION
MONTGOMERY, WV

SIZE
VARIOUS

COMPLETION
ON-GOING

Mountaineer Challenge Academy - South (MCA) involved the renovation of both Maclin Hall and the Tech Center at the old WVU Tech Campus in Montgomery to accommodate the expansion of the Mountaineer Challenge Academy.

The Maclin Hall dormitory was renovated to include a new security system to reflect the new user's needs. The Tech Center received more extensive renovations including a new roof. The lower level of the Tech Center was renovated to have two new classroom spaces.

The upper level was renovated into new classroom and office space. This floor will have three computer classrooms and one standard classroom. A new HVAC system, ceilings, finishes, and LED lighting are all a part of this renovation.

Additional renovations and upgrades are currently on-going and involve the replacement of boilers.





BUILDING 37 WINDOW, HVAC, ROOF, AND ENVELOPE UPGRADES

LOCATION	SIZE	COMPLETION	COST	AWARDS
CHARLESTON, WV	151,000 SF			

ZMM and WDP partnered to support upgrades at Building 37, also known as the Department of Environmental Protection.

Building 37 was constructed in 2003 and is a three-story building featuring ribbon windows and concrete masonry veneer with a large entrance curtain wall. Water infiltration around the windows was an ongoing issue with the building, leading to isolated repairs undertaken in 2011. However, these repairs did not address the underlying issues and further evaluation was required. WDP teamed with ZMM to perform an evaluation of the building that incorporated both building envelope components and HVAC systems.

ZMM's mechanical engineers performed a building assessment and developed upgrade recommendations. The HVAC system upgrades focus was on reliability, occupant health and comfort and energy efficiency.

WDP performed a field investigation and performed diagnostic water testing and exploratory openings to identify the root cause of the water infiltration. It was found that a water resistive barrier was not incorporated into the exterior wall and joints in the sill flashing permitted a significant amount of water to drain down into the wall cavity. Without a mechanism to properly drain this water out of the wall cavity, it is directed towards the interior of the building at the windows. This led to deterioration of the wood sill supports below the windows as well as corrosion of structural steel elements.





WV STATE OFFICE BUILDINGS 5, 6, & 7

LOCATION | AWARDS
CHARLESTON, WV | 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.



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WEST VIRGINIA LOTTERY HEADQUARTERS

LOCATION CHARLESTON, WV	SIZE 42,082 SF	COMPLETION 2016	COST \$7.5M
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This project is an extensive renovation of an existing 13-story office building and 7-story parking garage in downtown Charleston, WV.

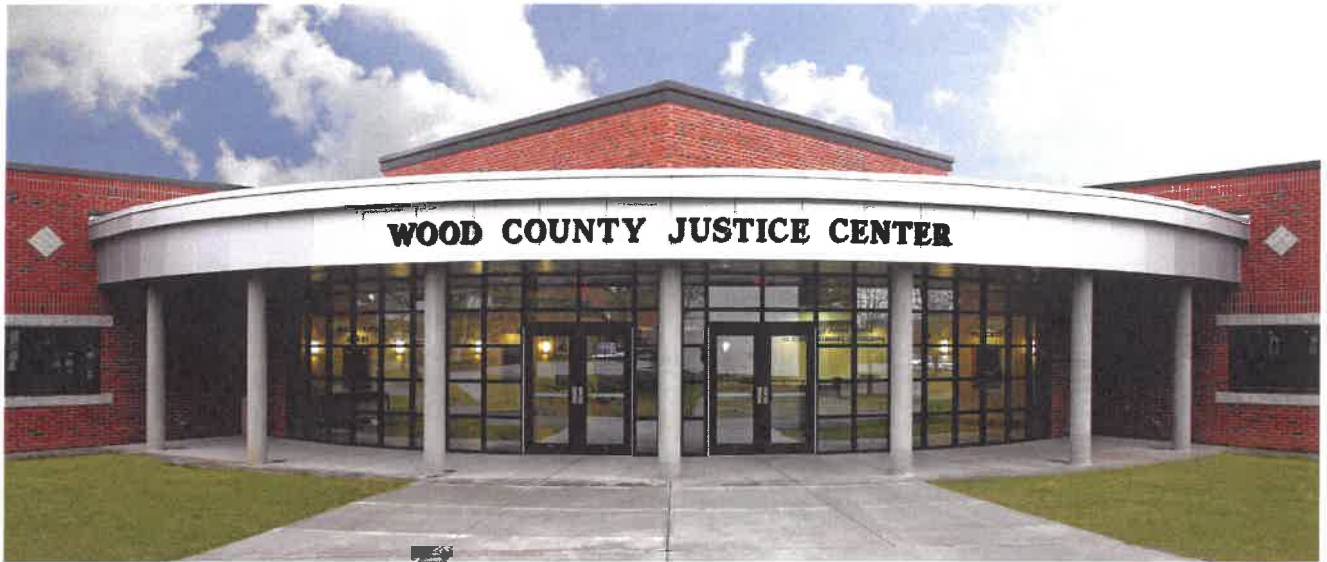
Renovations within the office building consist of three existing tenant floors, relocation of the fitness center, and replacement of the roof. The WV Division of Insurance is being relocated to floors 7, 8, and 9. Off the renovated elevator lobbies on each floor is a reception area which leads to an 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.



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WOOD COUNTY JUSTICE CENTER

LEED
CERTIFIED

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



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C

TEAM QUALIFICATIONS



ADAM KRASON

AIA, LEED AP, ALEP

Project Manager

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 as President/CEO and 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 the community, serving on a variety of statewide and local civic and non-profit boards.

EDUCATION

Bachelor of Architecture
The Catholic University of America, 1998

Bachelor of Civil Engineering
The Catholic University of America, 1997

LICENSURE

Virginia, West Virginia, Ohio, Kentucky,
Maryland, New Jersey, North Carolina,
Louisiana

AFFILIATIONS

Association for Learning Environments
WV Board of Architects, President (2019 - Current)
American Institute of Architects,
Strategic Council (2033/23)
Charleston Area Alliance, Board Chair
Goodwill Industries of Kanawha Valley,
Past Board Chair
Clay Center, Board of Directors
WV Symphony Orchestra, Board of Directors
Charleston Urban Works, Board of Directors
Charleston Municipal Planning Commission
Charleston Historic Landmarks Commission
Education Alliance, Board Chair (2022/23)

PROJECT EXPERIENCE

WV State Laboratory - So. Charleston, WV

WV Department of Agriculture Laboratory Evaluations - Guthrie, WV

Capital Sports Center - Charleston, WV

Shawnee Sports Center - Institute, WV

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

State Office Building #5, 10th Floor Renovation - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

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

Wood County Justice Center - Parkersburg, WV

Wood County Resiliency Center - Parkersburg, WV

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

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

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV

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EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Member

Nathan Spencer

AIA

Project Architect

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

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

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

PROJECT EXPERIENCE

Kenova AFRC SCIF Building - Kenova, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

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

Buckhannon Readiness Center - Buckhannon, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Marshall Readiness Center - Moundsville, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Highland Hospital - Charleston, WV

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Center - Institute, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV



EDUCATION

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

AFFILIATIONS

American Institute of Architects, Associate
Member

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



CARLIE RAY

Senior Interior Designer

Carlie serves as an Senior 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 University, 2017

AFFILIATIONS

NCIDQ Certification ID [REDACTED]

West Virginia University - Interior
Architecture Advisory Board Member

PROJECT EXPERIENCE

WVDNR Cooper's Rock State Park Cabins - Morgantown, WV

WVDNR Beech Fork State Park Cabins - Lavalette, WV

Capital Sports Center - Charleston, WV

National Weather Service Building - Charleston, WV

Coonskin Park Clubhouse Renovations - Charleston, 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

Woody William Center for Advanced Learning and Careers - Huntington, WV

Staats Building Renovation - Charleston, WV

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



JOHN PRUETT

PE, LEED AP

Senior Mechanical Engineer

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

EDUCATION

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

LICENSURE

West Virginia, Virginia, Indiana, Maryland,
Louisiana

LEED Accredited Professional

AFFILIATIONS

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

United States Marine Corps - 14 Years

PROJECT EXPERIENCE

WVDNR District 5 Headquarters - Alum Creek, WV

WV State Police Headquarters - So. Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Development Fund Office Building - Charleston, WV

Tucker County Courthouse Renovations - Parsons, WV

Gilmer County Courthouse Renovations - Glenville, WV

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

Jackson County Maintenance and Transportation - Ripley, WV

Jackson County EMS Building - Ripley, WV

WV Army National Guard - WV

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



JAMES LOWRY

PE, BCxA

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 University Institute of Technology, 2004

LICENSURE

West Virginia, Pennsylvania, Ohio & Maryland

ASHRAE Building Commissioning BCxP Certified

AFFILIATIONS

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

PROJECT EXPERIENCE

WVARNG - WV

- Mountaineer Challenge Academy South Renovations
- Kenova SCIF
- Camp Dawson Building 202
- STF Building B

WV State Capitol Building #6 - Charleston, WV

Capitol Guard House - Charleston, WV

Charleston Fire Department Fitness Center Assessment - Charleston, WV

GSD ASHRAE Building Assessment - Charleston, WV

GSD Building 37 HVAC/Building Assessment - Charleston, WV

GSD Consulting Survey-Elect Media - HVAC - Charleston, WV

The Greenbrier Chiller and HVAC Projects - White Sulphur Springs, WV

Marshall University - Huntington, WV

- Drinko Library Mechanical and Electrical Study
- Replacement Multizone HVAC
- Prichard Hall Chiller Replacement
- Drinko/Science Building
- Smith Hall Cooling Tower Replacement

Charleston Area Medical Center (Memorial) 6th Floor Fit-out, Boilers, Laboratory Renovations - Charleston, WV

Charleston Area Medical Center (General) Chiller Plant One-Line, and Chiller Replacement - Charleston, WV



FRANKIE KANTSIOS

PE

Electrical Engineer

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

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

West Virginia
Virginia

PROJECT EXPERIENCE

Carilion New River Valley Medical Center - VA
- Cardiology Expansion
- Infusion Clinic Alterations

HCA Healthcare - VA
- LewisGale Hospital Montgomery - 3rd Floor Graduate Medical Education Center

InnovAge PACE - VA
- New Richmond Facility
- New Roanoke Facility
- Roanoke Facility Study

Bath Community Hospital - VA
- New Pharmacy Building*

New Triumph Baptist Church - VA

Frederick County Sunny Side Voter Registrar's Office- VA
- A.S. Rhodes Elementary School Renovations

New River Community College - VA
- ADA Accessibility Improvements

City of Covington City Hall Renovations - VA*

Pulaski County Administration Building Renovation - VA*

**Previous Employer Experience*



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 related experience is listed below: 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, Ohio

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 contractor's 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

WVARNG - 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



D

PROJECT APPROACH

PROJECT APPROACH

BACKGROUND

It is ZMM's understanding that the project involves the renovation/replacement of the HVAC equipment at the CFMO Office (Building 1707). The facility HVAC needs to be replaced due to current HVAC equipment being inadequate. This facility will be renovated to support elements of the WV Army National Guard Command.



Our experience with HVAC improvement projects has provided us with the insight that multiple disciplines may need to be involved in the project, including mechanical and electrical engineers – as well as an architect to ensure that the 'above ceiling' conditions meet the requirements of the current life safety code. Utilizing a full team of design professionals will help ensure the quality of the project and will help eliminate risk for the West Virginia Army National Guard.

Perhaps most importantly, the ZMM team has worked collaboratively with the WVARNG on a variety of renovation projects that included HVAC replacements, including the following:

- MCA – South (3 Phases)
- Camp Dawson Building 202 Renovation
- MCA – Jobs Challenge Facility
- Camp Dawson Building 245 Renovation
- Camp Dawson Building 246 Renovation
- Camp Dawson Building 301 Renovation
- Camp Dawson Building 106 Renovation

Prior to commencing the investigation, ZMM will review any documentation including funding applications, plans, specifications, photographs, and any reports that exist. The investigation is conducted by a team of building design professionals including Architects, Civil, Structural, Electrical, and Mechanical Engineers. The team will focus the investigation on the systems currently identified for improvement, as well as other items that may need to be simultaneously brought up to the current building code.

Once the investigation effort is complete, the design team prepares an estimate of the probable construction cost. The estimate will then be used to confirm the scope. The result of the investigation will be a report that will serve as the basis for future project and design decisions. This comprehensive approach ensures that all improvements are made in a manner that supports the overall vision of the facility – and is the first step to delivering a project on budget – by clearly defining the scope and project expectations.

D. Project Approach and Understanding (cont.)



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 WVARNG facilities throughout the state. The team will be led by Adam Krason (Principal) and Nathan Spencer (Project Manager and Architect). Mr. Krason and Mr. Spencer have led ZMM's effort on our recent work for the WVARNG. ZMM's team has successfully collaborated on multiple projects for the WVARNG, and each team member is familiar with the standards, requirements, and processes that are utilized by the Guard.

ZMM QUALITY CONTROL PLAN

Quality control during the design phase begins with the selection of team members with experience working on projects that are like the current effort. ZMM Architects and Engineers staff possesses the WVARNG HVAC renovation design experience to ensure the success of the project. Quality control during the design phase will occur through regular, documented, project meetings between the design team and the Guard. In addition to the regular design phase meetings more formal QA/QC will occur at the end of each design phase. A more detailed description of the design phase quality control plan is noted below:

1. Selecting the Project Team

ZMM's diverse staff ensures that each project team is made up of highly qualified members, each dedicated to the project's success. Project team members are selected based upon relevant experience, and ability to help achieve the client's vision.

2. Identifying Project Requirements

Project team members are fully integrated in each phase of the design process, ensuring a quality project from the commencement. The project requirements are included in a 'Basis of Design' that each member of the project team can access. The 'Basis of Design' helps guide important project decisions.

3. Identifying Client Expectations

Knowing and understanding our clients' expectations is our goal. This knowledge gives ZMM a baseline for exceeding expectations. We will commence the design effort with a planning session to help identify your vision for the project.

D. Project Approach and Understanding (cont.)

4. Post Project Review

At the completion of every project, ZMM staff members participate in a learning session to gain insight useful for future projects. ZMM will also conduct an 11-month warranty inspection with the WVARNG to ensure that all systems are operating as designed, and to facilitate any final work with the contractor.



5. 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 WVARNG'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 multiple projects, including the following:

- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Camp Dawson Building 202 Improvements
- Buckhannon Readiness Center Phase 2
- Marshall County Readiness Center
- Mountaineer Challenge Academy - South
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Building 5, 6, & 7 Improvements
- WVDNR District 5 Office
- WVRTP Building 740 Improvements
- West Virginia State Lottery Headquarters Renovation
- West Virginia State Police Information Services Center



ZMM has a history of working to successfully deliver projects with challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule for the CFMO HVAC renovation design project.



E

CLIENT REFERENCES

CLIENT REFERENCES

Robert Kirkpatrick, Deputy Director

General Services Division of WV
103 Michigan Ave
Charleston, WV 25311
304.352.5491

Blair Couch, Commissioner

Wood County Commission
1 Court Square
Parkersburg, WV 26101
304.834.0306 cell

John Myers, Executive Director

WV Lottery Headquarters
900 Pennsylvania Avenue
Charleston, WV 25302
304.558.0500



Thank You

FOR REVIEWING THIS MATERIAL.

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