



ARCHITECTS & ENGINEERS

September 24, 2008

Ms. Krista Ferrell, Senior Buyer  
State of West Virginia - Purchasing Division  
2019 Washington Street, East  
PO Box 50130  
Charleston, WV 25305-0130

RECEIVED  
08 SEP 25 AM 9:18  
PURCHASING DIVISION  
STATE OF WV

**Subject: RFQ# GSD096410 – Renovations to Three (3) Office Buildings**

Dear Ms. Ferrell:

Thank you for giving **ZMM** the opportunity to submit our qualifications for the renovations to 324 Fourth Avenue, the Cornerstone Building, and the Cassis Building. **ZMM** is committed to assisting the State by providing fully-integrated architectural, interior design, sustainable design, engineering, and construction administrative services to develop efficient office space for the State of West Virginia.

**ZMM** is uniquely qualified to provide services on these projects due to our ability to provide complete design services from one location, our office in Charleston. **ZMM** will help expedite the project by applying the resources of our entire staff, which include six (6) registered architects, six (6) professional engineers, two (2) nationally certified interior designers, and four (4) LEED Accredited Professionals.

**ZMM** has assembled an experienced project team, with a strong background providing design services on both renovation and office projects, to lead our effort. Please note that this same design team recently completed the investigation and evaluation of State Office Buildings 5, 6, & 7 – an experience that will help ensure the quality of these renovation projects.

We look forward to meeting in the near future to discuss these renovation projects in greater detail, and (if selected) are committed to immediately commencing the existing facility evaluation, programming, space planning, and design process. Thank you again for giving **ZMM** the opportunity to present our qualifications, and to address specific requirements of your project.

Respectfully submitted,

**ZMM, Inc.**

Steve Branner, AIA, NCARB  
Principal

STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

**VENDOR OWING A DEBT TO THE STATE:**

*West Virginia Code* §5A-3-10a provides that: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

**PUBLIC IMPROVEMENT CONTRACTS & DRUG-FREE WORKPLACE ACT:**

*West Virginia Code* §21-1D-5 provides that: Any solicitation for a public improvement construction contract shall require each vendor that submits a bid for the work to submit at the same time an affidavit that the vendor has a written plan for a drug-free workplace policy in compliance with Article 1D, Chapter 21 of the West Virginia Code. A public improvement construction contract may not be awarded to a vendor who does not have a written plan for a drug-free workplace policy in compliance with Article 1D, Chapter 21 of the West Virginia Code and who has not submitted that plan to the appropriate contracting authority in timely fashion. For a vendor who is a subcontractor, compliance with Section 5, Article 1D, Chapter 21 of the West Virginia Code may take place before their work on the public improvement is begun.

**ANTITRUST:**

In submitting a bid to any agency for the state of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will convey, sell, assign or transfer to the state of West Virginia all rights, title and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the state of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the state of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to the bidder.

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership or person or entity submitting a bid for the same materials, supplies, equipment or services and is in all respects fair and without collusion or fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

**LICENSING:**

Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, West Virginia Insurance Commission, or any other state agencies or political subdivision. Furthermore, the vendor must provide all necessary releases to obtain information to enable the Director or spending unit to verify that the vendor is licensed and in good standing with the above entities.

**CONFIDENTIALITY:**

The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures and rules. Vendors should visit [www.state.wv.us/admin/purchase/privacy](http://www.state.wv.us/admin/purchase/privacy) for the Notice of Agency Confidentiality Policies.

Under penalty of law for false swearing (West Virginia Code §61-5-3), it is hereby certified that the vendor acknowledges the information in this said affidavit and is in compliance with the requirements as stated.

Vendor's Name: Evans, Inc

Authorized Signature: [Signature] Date: 24 Sept 08



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Respectfully submitted,

**ZMM, Inc.**

  
Steve Brannet, AIA, NCARB  
Principal

ZMM, Inc.  
222 Lee Street West • Charleston, West Virginia 25302  
304.342.0159 voice • 304.345.8144 fax  
**zmm.com**

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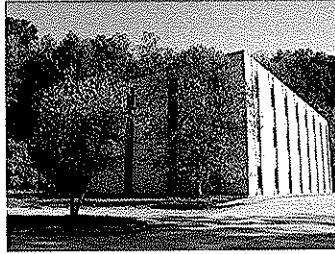
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## Proposed Method and Project Approach

The renovation of nearly 80,000 SF of office space located within three buildings (324 Fourth Avenue, the Cornerstone Building, and the Cassis Building) in



Kanawha County demands all disciplines of the building design profession. As a fully integrated architecture and engineering firm, **ZMM** can provide all of the professional services required to complete this complex task. **ZMM** has a long history of delivering renovation projects throughout West Virginia on schedule and within budget limitations. Furthermore, **ZMM** proposes to utilize the same project team that has worked successfully with the State of West Virginia renovating the Capitol Cafeteria and portions of State Office Buildings 5, 6, & 7.

### Renovation Approach

Renovation projects require a unique approach. The first step in a successful renovation project involves conducting a thorough examination of the existing facilities to identify both deficiencies and opportunities. This investigation will include participants from all disciplines, ensuring a comprehensive analysis. The result of this preliminary investigation will be a report that will serve as the basis for future project decisions. Our recent experience producing a similar detailed analysis of State Office Buildings 5, 6, & 7 will help expedite this process.

In addition to the analysis noted above, determining the vision and expectations of the State will also help guide future decisions of the project team. To ensure an efficient schedule through the design phase of the project, programming will occur simultaneously with the existing building evaluation. **ZMM** takes a unique approach to space planning by involving both our architectural and interior design staff in the process (as is currently being demonstrated through the space planning for the State of West Virginia Office of Technology). The programming and space planning effort is critical in a renovation project to ensure that the final design provides clear circulation, acoustical privacy, and open collaborative areas – all within the shell of the existing facility.

Throughout the evaluation, programming, and space planning process, **ZMM** will involve and seek approval from regulatory agencies such as the State Fire Marshal. **ZMM** will also coordinate the programming and space planning effort with the State agencies that will be occupying the renovated facilities. Once this effort is complete, **ZMM** will prepare an estimate of the probable construction cost. **ZMM** maintains historical cost data for our projects, and we are constantly

updating and adjusting this information to provide accurate projections. We have an outstanding record of meeting budgets and developing budget conscious design on renovation projects in West Virginia.

Once the cost projection is complete, the **Preliminary Design Report** will be submitted for approval. The report will contain the existing building analysis, cost projection, program, preliminary space plans (with agency approvals), as well as State Fire Marshal approval.

After the initial investigation, scope development, and preliminary design is complete, **ZMM** will deliver the construction documents utilizing the same team that participated in the initial investigation. Our ability to provide complete architectural, interior, and engineering design services in-house will allow us to compress the design schedule, and will help ensure the quality of the final design.

Below, please note our detailed approach for the design services identified in the request for proposals:

#### **Programming Services**

**ZMM** employs two nationally certified interior designers, Jill Watkins, NCIDQ, IIDA and Alana Pulay, NCIDQ, IIDA who will work closely with the project manager and the design team through the programming and space planning process. At the conclusion of the programming phase, **ZMM** will produce a programming document that will include a list of functional requirements, square footage standards, and an adjacency matrix.

The intent of this effort will be to develop current and future space needs (including: entry, office, work areas, reception, security, meeting rooms, conference rooms, training areas, kitchen facilities, delivery and mail room, as well as support spaces such as mechanical, electrical, data space, restrooms, and janitorial areas). Important adjacencies of the various work units and departments will also be developed during this phase.

The programming effort will be accomplished through a series of meetings and questionnaires with the staff assigned by the State. Involving the interior designers at this phase in the project ensures that the interior design and space layout is integrated with the overall renovation.

#### **Renovation of Interior Spaces**

The interior design process and the architectural design process are inherently intertwined. Each solves our clients' problems in different ways. The interior design process begins with the written program and translates it into graphic form through space plans and three-dimensional studies. Preliminary material selections and color palettes are also developed at this time. Color, form, and texture each have their own roles to play in the success of an interior space.



These are the things that give clarity and character, and are more than just mere decoration. The interior space must match the architecture in terms of quality, level of detail, and budget.

Another important part of the interior design process is furniture selection and specification. Because furniture is such an inherent part of the interior, it should complement the design and architecture in the same manner described above, as well as provide function for all levels of staff. We are fully versed on the latest ergonomic research, durable materials and construction techniques to help you make the best decision for the renovated office space.

### **Plumbing, HVAC, and Electrical Design**

All mechanical, electrical, and plumbing systems will be evaluated during the initial existing building analysis to determine the adequacy and condition of the existing systems. The results of this investigation will be included in the report, which will also detail recommended system improvements.

Plumbing fixture and toilet configurations will be analyzed, and modifications proposed as required to meet current accessibility codes and sustainability goals.

Mechanical systems and components will be analyzed to determine their efficiency and adequacy for continued use. Renovations of mechanical systems and components will be recommended based upon the evaluation, current building codes, and proposed sustainability goals.

Electrical and data systems will be evaluated to determine if they can meet the proposed loads of the new occupants. If necessary, electrical distribution systems will be upgraded, and low profile raised flooring may be recommended for flexibility. Life safety (fire alarm) and security components will be upgraded as required to meet current code requirements. Lighting systems will be updated to improve efficiency by adding task lighting, and by taking advantage of daylight. Mike Abernethy, IESNA (a nationally certified lighting designer) will examine current lighting conditions and recommend improvements.

### **Sprinkler System**

Where required, **ZMM** will coordinate the installation of a sprinkler system for the proposed renovations. Prior to designing the system, **ZMM** will coordinate testing to ensure both the pressure and capacity exist for the new sprinkler system.

### **ADA Issues**

**ZMM** recently reviewed the main and branch libraries for the Kanawha County Public Library to address accessibility (ADA) concerns raised by the Department of Justice. A similar review would be undertaken at each of the proposed renovations. The format of the review will prioritize improvements based upon the standard (36.304 Removal of Barriers) identified in 28 CFR Part 36 of the

Code of Federal Regulations – Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities. The priorities identified in the document are:

- “(1) A public accommodation should take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation.
- (2) A public accommodation should take measures to provide access to those areas of a place of public accommodation where goods and services are made available to the public.
- (3) A public accommodation should take measures to provide access to restroom facilities.
- (4) A public accommodation should take any other measures necessary to provide access to the goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.”

Where possible, the solutions for barrier removal will include bringing the facility into full compliance with the New Construction and Alterations (Subpart D) portion of 28 CFR Part 36; however, the Federal Regulation notes that (36.304(d)(2)), “If, as a result of compliance with the alterations requirements specified in paragraph (d)(1) of this section, the measures required to remove a barrier would not be readily achievable, a public accommodation may take other readily achievable measures to remove the barrier that do not fully comply with the specified requirements.” The code further states that readily achievable “means easily accomplished and able to be carried out without much difficulty or expense,” therefore, **ZMM** will recommend readily achievable options to resolve ADA concerns without negatively impacting the project design or budget.

#### **Elevator Replacement**

**ZMM** has recently participated on several elevator replacement or upgrade projects, including, Milton Elementary School for the Cabell County Board of Education, City Center East, and at Marshall University. It is critical to request preliminary input from both the State Fire Marshal and the elevator inspector to ensure a successful elevator replacement project.

#### **Construction Administration**

**ZMM** maintains a construction administration (CA) department that supports our architectural and engineering efforts. The Construction Specifications Institute (CSI) certified CA staff work under the leadership of Rod Watkins, Principal. The CA department will coordinate **ZMM's** effort during the construction phase, and will be responsible for ensuring timely reviews of contractor submittals, attend all construction progress meetings, verify that the construction complies with the





plans and specifications, and process applications for payment. The project manager will continue to be involved throughout the construction phase.

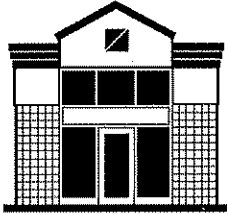
As construction nears completion, **ZMM** will prepare conduct an inspection and prepare a “punch-list” that will advise the contractor of all outstanding work that remains to be completed, or requires repair. **ZMM** will also coordinate the furniture installation, including coordination with the vendor. **ZMM’s** work does not end when the construction is complete. Our staff will remain available to the State as needed to ensure that the facilities operate as intended.

### **Sustainability**

At **ZMM** we strive to balance environmental responsibility, resource efficiency, occupant comfort and well-being, and community sensitivity. Buildings in the US consume more than 30% of our total energy and 60% of our electricity, while construction waste contributes more than 40% of the solid waste generated.

**ZMM** has a long history of employing sustainable design principles on our projects. There are currently less than thirty (30) LEED Accredited Professionals in the State of West Virginia – and four (4) are employed at **ZMM**. Several of our current projects, including the State of West Virginia Office Buildings 5, 6, & 7, as well as the Readiness Centers in Morgantown and Ripley are being designed to meet the LEED Silver standard. Past projects that have employed sustainability principles include the Comprehensive Lincoln County High School, the Erma Byrd Center in Beckley, and the CFMO Expansion.

Each of the current projects will be reviewed independently to determine opportunities for employing sustainable design principles. Overall project goals will include construction waste reduction, improved energy efficiency, use of local and regional materials, and the improved health of building occupants.



## HISTORY & PHILOSOPHY OF ZMM

Ray Zando, Ken Martin and Monty Milstead established the **Charleston, West Virginia** based Architectural and Engineering firm of Zando, Martin and Milstead in 1959 with a staff of five people. The firm obtained an early foothold in the professional services sector in the state and grew in both size and stature. Mr. Steven Branner, a recent graduate of the University of Cincinnati, joined the firm in 1967 as a project architect. Mr. Robert Doeffinger obtained a B. S. degree in Mechanical Engineering from West Virginia University and an M. S. degree in Architectural Engineering from The Pennsylvania State University before joining the firm in 1976.

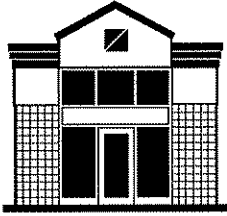


Mr. Zando, Mr. Martin and Mr. Milstead, reaching retirement age, transferred the ownership of the firm to Mr. Branner and Mr. Doeffinger in 1986 and they guided and expanded the firm to its **present size of approximately 35 people**. Recently, Dave Ferguson and Rod Watkins have joined in ownership of the firm.



The philosophy of ZMM was established early on by the original partners and continues today due to careful selection of contemporaries. At ZMM we are proud of our heritage of fine architecture, engineering and client service. This pride shows in everything we do, from the way we interface with clients to the way we delineate our designs.

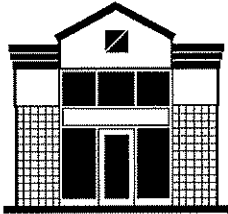




## HISTORY & PHILOSOPHY OF ZMM

Since the beginning, ZMM has been dedicated to the integrated approach to building design. The inclusion of engineering services (civil, mechanical, electrical and structural) as well as interior design makes ZMM unique among architectural firms and fulfills the needs of clients for single point responsibility. More importantly, an integrated approach provides better coordinated, accurate, and concise documents. ZMM's commitment to clients is to provide the highest quality professional services available. In order to maintain this high level of quality, we strictly conform to the Quality Assurance Program, a unique feature of ZMM.

We work hard at staying generalists, while, by virtue of maintaining a practice for over forty years, having extensive experience in different building types. We approach each project as a unique opportunity and execute each design accordingly. Nothing is done without our full, professional attention. ZMM has a demonstrated record of success in the specialization of architecture and engineering.

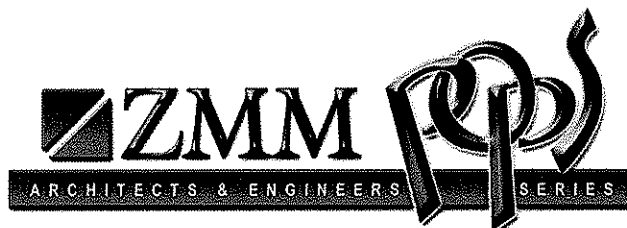


## HISTORY & PHILOSOPHY OF ZMM

### COMMUNITY SUPPORT

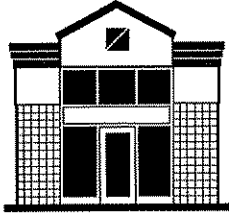
In addition to our design efforts, **ZMM** has been supportive of institutions and organizations that contribute to the cultural and educational landscape in West Virginia.

**ZMM** offers financial support to several community and state-wide institutions that reflect the superior quality that we strive to achieve on each of our projects. The following organizations also impact the educational environment through their support of local artisans, performances, broadcasts, and community service:



West Virginia Symphony Orchestra





## Professional Services

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

Additionally, ZMM is constantly working to improve the services we offer by addressing emerging and evolving trends that impact the design and construction market. Recently, several of our professionals have attained LEED Accreditation so that ZMM is fully capable of addressing the needs of our clients who are interested in designing buildings that meet the US Green Building Council's standards. This continues ZMM's active implementation of sustainable design principles on education projects, most recently featured at the Lincoln County Comprehensive High School.

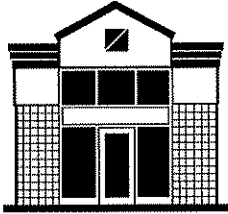
**ZMM offers all of the following professional services within our organization:**

### PRE-DESIGN

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

Executive Summary		Index (Pages)
<b>National Guard Bureau</b> Area (NSF)		
Operations	38,000	2
Sub-Total (NSF)	38,000	
<b>Total (GSF)</b>	<b>82,414</b>	
<b>Department of Energy</b> Area (NSF)		
Facility	4,100	3,4
Operations	18,900	
Information Resources	18,100	
Academy	300	
General Support	3,600	
Sub-Total (NSF)	45,000	
<b>Total (GSF)</b>	<b>65,720</b>	
<b>AFRC</b> Area (NSF)		
Facilities	0	6
Administration	12,100	
Site Storage	0	
Locker Rooms	0	
General Functions	0	
Sub-Total (NSF)	12,100	
<b>Total (GSF)</b>	<b>18,800</b>	
<b>Joint Interagency Training Center - East</b> Area (NSF)		
Administration	11,700	6
Education	21,000	
General	0	
Sub-Total (NSF)	32,700	
<b>Total (GSF)</b>	<b>45,878</b>	
<b>Bitling</b> Area (NSF)		
Building	28,200	7
Sub-Total (NSF)	28,200	
<b>Total (GSF)</b>	<b>73,628</b>	
<b>Total Building Area</b> Area (GSF)		
National Guard Bureau	52,414	
Department of Energy	65,720	
Armed Forces Breadhead Center	18,800	
Joint Interagency Training Center	45,878	
Bitling	73,628	
<b>Total (GSF)</b>	<b>256,870</b>	





## Professional Services

### DESIGN

Architectural Design  
Sustainable Design  
Interior Design  
Landscape Architecture  
Structural Engineering  
Mechanical Engineering

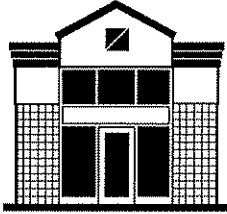
Electrical Engineering  
Civil Engineering  
Data System Design  
Lighting Design  
Energy Consumption Analysis



### POST DESIGN

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





**Repeat Clients:**



# Quality Assurance

The best way to determine our capabilities is by speaking to clients we have assisted on previous projects. Please review the recommendations letters contained in this brochure, or contact any of our previous clients. ZMM's quality assurance program will help ensure the success of your project.

We work hard at ZMM to be the best we can be. Quality professional services require a Quality Assurance Program and at ZMM this program assures our clients of designs which fully meet their expectations. Our program includes the following six major components:

**Goals of Quality Control Program**

**Identifying Client Expectations & Project Requirements**

**Selecting Project Team**

**On-Going Project Appraisal**

**Post Project Review**

**Staff Training, Assessment and Enhancement**

Knowing and understanding our clients expectations is our goal. Clients do not care what we know until they know that we care.

As part of our ongoing project appraisal we conduct quality assurance reviews at the following stages of every project:

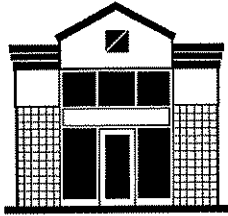
**Schematic Design Phase**

**Design Development Phase**

**Working Drawing Phase**

**Construction Phase**

We encourage our clients to participate in the quality assurance review process as much as possible. In most cases, the owner's participation is required to insure a quality project. The quality of our work is the key to our continued success and repeat client base.



## Personnel

### Architects

Steven Branner, AIA	Architect, President, Principal
David E. Ferguson, AIA	Project Architect, REFP, Principal
C. Henry Walker, AIA	Architect, LEED AP
Mark Epling, AIA	Architect, Specifications
Adam Krason, AIA	Architect, NCARB, LEED AP
Brian Estep, AIA	Architect

### Engineers

Robert Doeffinger, PE	Engineer, VP, Principal
Steve Cook, PE	Mechanical/Electrical Engineer
Scot Casdorff, PE	Electrical Engineer
Steve Hedrick, PE	Structural Engineer
Mary Jo Cleland, PE	Civil Engineer

### Designers & Technicians

Mike Abernethy	Electrical Design, LC, IESNA
Bob Groom	Mechanical Design Technician
Mike Flowers	Mechanical Design Technician
James Merritt	Intern
Matt Engle, AAIA	Designer
Lauren Smith, AAIA	Designer
Nate Spencer, AAIA	Designer
Jessica Olcott	Graphic Designer

### Interior Designers

Jill Watkins, IIDA	Interior Designer, Sustainability Coordinator, LEED AP
Alana Pulay, IIDA	Interior Designer, LEED AP

### Construction Administration

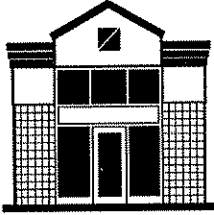
Glenn Savage, AAIA	Construction Administrator
David Unrue, AAIA	Construction Administrator
Theresa Dorsey	Administrative Assistant

### Administration and Support Services

Rod Watkins, AAIA, REFP	Marketing, Educational Planning, Vice President, Principal
Dr. David Stewart	Director, Institutional Development
Steve Ledahawsky	Business Manager
Lisa Bowles	Executive Secretary
Delores Fisher	Receptionist
Robert Estep	Production Assistant







## Steven Branner, AIA, NCARB

### Position

Principal, ZMM, Inc.  
Corporate Management  
Architectural Programming  
Architectural Design and Production

### Education

B.S., Architecture; *University of Cincinnati, Cincinnati, Ohio; 1967*

### Employment History

1967-1973, Project Architect; ZMM Inc.  
1973-1982, Director of Architecture; ZMM, Inc.  
1982-present, President; ZMM, Inc.

### Professional Credentials

Registered Architect (WV, VA, OH, KY, FL, NY, CA)  
NCARB Certification  
Professional Member; American Institute of Architects (WV)  
President, 1977 & 1978

### Civic Affiliations

Member; South Charleston Rotary Club  
Past member and Chairman, WV Archives & History Commission

### Professional Experience

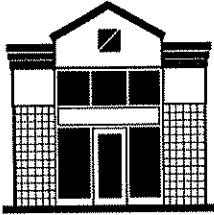
Mr. Branner has been employed with ZMM since 1967. His experience includes all aspects of the management, design, and production of small projects to those exceeding \$100M with an emphasis on Military / Public / Governmental Facilities, Correctional Facilities, and Industrial Facilities.

Mr. Branner also maintains an active role in each project in which he is the principal-in-Charge from it's inception through construction completion. Specific project responsibilities include contract negotiation, building programming, project budgeting, and scheduling, schematic design compliance with project requirements, cost estimating, quality control, and the general overview of each project to insure that client expectations are met.

### Major clients overseen by Steve include:

Kanawha County Public Library  
Charleston Area Medical Center (CAMC)  
Highland Hospital  
Dow Chemical Company  
NGK Spark Plug Company  
Cecil I. Walker Machinery Company  
West Virginia Army National Guard  
West Virginia General Services Division  
West Virginia Regional Jail & Correctional Facility Authority





## **Adam R. Krason, AIA, NCARB, LEED AP**

### **Position**

Project Manager, ZMM, Inc.

### **Education**

Bachelor of Architecture; *The Catholic University of America, Washington, D.C.; 1998*

B.S., Civil Engineering; *The Catholic University of America, Washington, D.C.; 1998*

### **Employment History**

2003 - *Present*, Project Architect, ZMM, Inc.

1998 - 2003, Project Architect, Charleston Area Architectural Firm

1998, Consultant, Anderson Consulting

### **Professional Credentials**

Registered Architect: West Virginia and Ohio

LEED Accredited Professional

Construction Specifications Institute – CDT

Member of American Institute of Architect

NCARB Certification

### **Civic Affiliations**

West Virginia Vision Shared-Sustainable Economic Development Team

West Side Main Street Design Committee, Charleston, West Virginia

West Virginia Qualifications Based Selection Council

Development Council, St. Agnes School, Charleston, West Virginia

### **Professional Experience**

Mr. Krason's experience includes all aspects of the design and production of small and large projects with an emphasis on Military, Public, Government Facilities, Educational Facilities and Industrial Facilities. Mr. Krason also serves on ZMM's Board of Directors.

Specific project responsibilities: building programming, code compliance review, assistance with the preparation of architectural specifications, project budgeting and scheduling, schematic design compliance with project requirements, and the general overview of each project to ensure client expectations.

### **Project Experience**

West Virginia Army National Guard - Logan Readiness Center

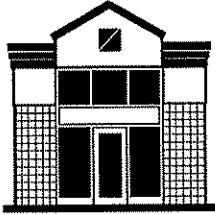
West Virginia Army National Guard - CFMO Expansion Project

Judge Donald F. Black Courthouse Annex

Nicholas County High School Renovation and Additions

The Boulevard at 2412 - Residential Development





## Robert C. Doeffinger, P.E.

### Position

Principal, ZMM, Inc.  
Corporate Management, Project Management and Coordination,  
Engineering Programming and Design

### Education

B.S., Mechanical Engineering; *West Virginia University,  
Morgantown, West Virginia; 1973*  
M.S., Architectural Engineering; *Pennsylvania State University,  
University Park, Pennsylvania; 1976*

### Employment History

*1982-present*, Vice-President, Secretary and Treasurer; ZMM, Inc.  
*1977-1982*, Director of Engineering; ZMM, Inc.  
*1976-1977*, Mechanical and Architectural Engineer; ZMM, Inc.

### Professional Credentials

National Council of Examiners for Engineering and Surveying  
(NCEES)  
Registered Engineer (WV, TN, FL, PA, VA, NC, SC, ME, OH, NH,  
NY, KY)  
Member; ASHRAE - Chairman, Technical Committee 4.1 - HVAC  
Load Calculations

### Civic Affiliations

Councilman; City of Point Pleasant, WV  
Director; Mason County Development Authority  
Director; Point Pleasant River Museum  
Member; West Virginia Institute of Technology Electrical Engineers  
Technical Advisory Committee

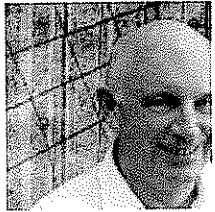
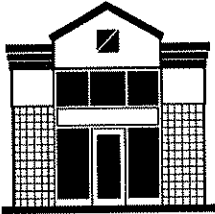
### Professional Experience

Mr. Doeffinger is Principal-in-Charge of Engineering. It is his responsibility to ensure that the mechanical and electrical engineering components of ZMM's design are coordinated and integrated into the final product.

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

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





## Michael D. Abernethy, LC, IESNA

### Position

Electrical and Lighting Designer

### Education

A.S. Drafting and Design Engineering Technology, WV Institute of Technology, 1970

IESNA Certificate of Technical Knowledge (TKE) in Lighting Design

### Employment History

1970-1973, FMC Chemicals, Designer/Draftsman

1970-1972, US Army, Construction Draftsman/Model Maker

1973-1988, ZMM, Inc., Electrical Designer/Technician

1988-1992, W. Va. Signal & Light, Inc., Construction Estimator/  
Purchasing Agent & Office Manager

1992-Present, ZMM, Inc., Electrical Designer/Technician

### Professional Credentials

Lighting Certified by the National Council on Qualifications for the Lighting Professions (NCQLP)

Master Electricians License (West Virginia)

### Professional Experience

Mr. Abernethy is responsible for interior and exterior building lighting design, lighting control and energy management system design, building electrical power distribution design, data system design, sound system design, fire alarm system design, security system design, closed circuit TV System design, emergency generator system design, Division 16 specification writing, commercial building electrical cost and budget estimating, electrical design and production time estimating and existing and new facilities inspection and documentation at ZMM.

In addition to Mr. Abernethy's design responsibilities, he also serves on ZMM's AutoCAD production committee.

Mr. Abernethy started his career in 1970 in the field of drafting for the United States Army and FMC Chemicals in Charleston, WV. He began his electrical design experience in 1973 at ZMM. He is a certified Lighting Designer recognized by the National Council on Qualifications for the Lighting Professions and a Licensed Master Electrician in the State of West Virginia.

### Project Experience

Southside Elementary/Huntington Middle School

Martha Elementary School

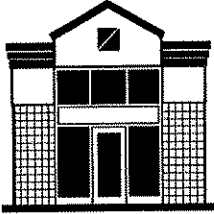
Greenbrier East High School

Lincoln County High School

St. Albans High School

Erma Byrd Higher Education Center





## Robert F. Groom

### Position

Mechanical and Plumbing Designer, ZMM, Inc.

### Education

Mechanical and Plumbing Drafting; Center College, Charleston, West Virginia; 1968-1969

### Employment History

1969-present, Mechanical and Plumbing Designer; ZMM, Inc.

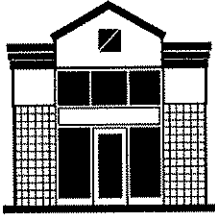
### Professional Experience

Mr. Groom's background includes nearly 40 years of mechanical and plumbing design.

This experience has been acquired through working on a variety of projects including: commercial, industrial, office, educational, healthcare and correctional.

### Project Experience

WV Regional Jails and Correctional Facilities  
WV Air national Guard Training Facility  
Pratt & Whitney Aircraft of WV  
King of Prussia Mall  
Walker Machinery Company  
Camp Dawson - Regional Training Institute  
Saint Albans High School  
Lincoln County High School  
West Virginia State Office Buildings  
Multiple Plumbing Projects



## Brian Estep, AIA

### Position

Project Manager, Project Architect

### Education

Bachelor of Architecture; University of Tennessee, Knoxville, Tennessee; 1992

### Employment History

2003-Present, Project Architect, ZMM, Inc.

2001-2003, Director of Architecture, West Virginia Area Architectural Firm

1997-2001, Project Architect/Associate, Florida Area Architectural Firm

1992-1997, Intern/Project Architect, ZMM, Inc.

### Professional Credentials

Registered Architect (West Virginia)

Professional Member, American Institute of Architects

### Professional Experience

Mr. Estep began his career in Architecture with ZMM, Inc. in 1992. In 1997, he moved to St. Petersburg, FL and worked as a Project Architect at a large Architectural Design Firm where he gained additional experience in Commercial Design. He returned to ZMM, Inc. in 2003.

Mr. Estep is responsible for the overall work process relating to design, documentation and bidding. In addition to his project management responsibilities, Mr. Estep also manages ZMM's Design Review Program.

He is also responsible for generating construction details as necessary to ensure compliance with design intent, performing building code/ordinance analysis, coordinating structural, mechanical and electrical systems, and establishing project goals consistent with the contract and project schedules. He presides at project kick-off meetings with design teams to communicate construction budgets, goal, and schedules and conducts regular team meetings to update information, changes, budgets, and facilitates communications among team members.

### Project Experience

Erma Byrd Center

Kanawha County Public Library

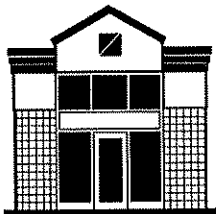
Jaeger - Big Creek High School

Milton Middle School

Bradshaw Elementary

Big Otter Elementary School





## Stephen E. Hedrick II, PE

### Position

Structural Engineer, ZMM, Inc.

### Education

B.A., Civil Engineering, West Virginia University Institute of Technology, Montgomery, WV, 1996-2001

M.A., Civil Engineering - Structural, University of Tennessee Knoxville, TN, 2001-2003

### Employment History

2007-Present, ZMM, Inc.

2003-2007, Principal Engineer, McCall Engineering, LLC, Sarasota, FL

2001-2003, Teaching Assistant and Thesis Research, University of Tennessee, Knoxville, TN

### Professional Credentials

Professional Engineer (PE), 2007

Certified Engineer in Training (EIT), 2001

### Professional Experience

Responsible for structural engineering design of residential structures, commercial structures, institutional structures and small scale bridges.

Researched and developed design criteria for structural insulated panels.

Prepared design calculations for earthquake and wind design of FRP tanks.

Supervised work of design engineers in preparation of construction documents.

### Project Experience

Glen Jean Armed Forces Center - Joist Reinforcement

WV Cultural Center

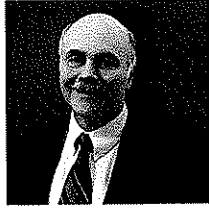
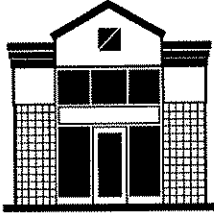
Highland Hospital Design

Hacker Valley Elementary - Supplemental Support

Barboursville Middle School - Supplemental Support

Southside Elementary/Huntington Middle School

New River Elementary - Supplemental Support



## Steven L. Cook, P.E.

### Position

Senior Mechanical and Electrical Engineer, ZMM, Inc.

### Education

B.A., English, West Virginia University, 1972

2 Years toward B. S., Mechanical Engineering, WVIT, 1974-1975

M.A., Humanities, Marshall University Graduate College, 2004

### Employment History

1989-Present, ZMM, Inc., Senior Mechanical Engineer

1976-1989, Charleston Area Engineering Firm, Project Manager

1972-1976, Charleston Area Engineering Firm, Designer

### Professional Credentials

Registered Engineer (WV)

Member of ZMM's Board of Directors

Member of ASHRE

### Professional Experience

Mr. Cook started his career in 1972 as a designer for an engineering firm in Charleston, WV. He is a Professional Engineer registered in West Virginia. He has designed and engineered many projects throughout the state of West Virginia.

#### Responsibilities Include:

Mechanical Design and Engineering.

Serves as liaison between clients and utility companies.

Design of sanitary and gas site utilities, site utility specifications.

In-house review of plumbing, sprinkler system, fire pump, and domestic water booster pump designs.

Review of plumbing, fire protection specifications, and temperature control design.

Equipment selection - air handling units, pumps, and boilers, site visits, observation reports and punch lists.

### Project Experience

Saint Albans High School

Lincoln County High school

Glen Jean Armed Forces Center

Logan Readiness Center

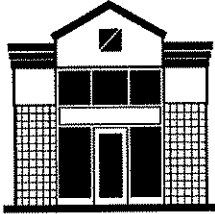
CFMO Expansion

State of WV Regional Jails

State of WV Juvenile Detention Centers

Judge Black Courthouse Annex





## Alana Pulay, IIDA, LEED-AP

### Position

Interior Designer, ZMM, Inc.

### Education

B.S., Interior Design; *The Ohio State University, Columbus, Ohio;*  
2003

### Employment History

2003 - Present, Interior Designer, ZMM, Inc.  
2002 - 2003, Interior Design Intern, The Ohio State University Office  
of Student Affairs

### Professional Credentials

LEED-Accredited Professional (Commercial Interiors), 2008  
Registered Interior Designer (WV)  
NCIDQ Certificate, 2005  
Professional Member IIDA

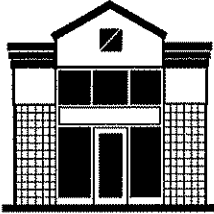
### Professional Experience

Ms. Pulay has experience detailing and specifying interior elements and furnishings to successfully create design solutions that satisfy the clients within budget limitations. She has worked on many educational, correctional, corporate, industrial and retail projects.

Ms. Pulay is also actively involved in the programming and space planning efforts at ZMM. This involvement helps ensure that the interior environment matches the architectural design in quality, level of detail, and budget. Her involvement continues through the selection and installation of furnishings.

### Project Experience

Lincoln County High School  
Erma Byrd Higher Education Center  
Wayne Elementary School  
Martha Elementary School  
Valley Dale Elementary School  
Salem/Gore Middle School  
Kellogg  
War K-8  
Jaeger- Big Creek High School  
CFMO Expansion  
Glen Jean Armed Forces Center  
Western Regional Jail  
Robert L. Shell - Juvenile Center



## J. Matt Engle, Associate AIA

### Position

Designer, ZMM, Inc.

### Education

A.A.S., Computer Aided Drafting and Design; ITT Technical Institute, Louisville, KY, 1997

### Employment History

2006 - Present, Designer, ZMM, Inc.

2001 - 2006, CAD Manager, Senior CAD Technician, Charleston Area Architectural Firm

1996 - 2001, CAD Drafter, Johnson Romanowitz Architects, Louisville, KY

### Professional Credentials

Associate Member; American Institute of Architects (WV)

### Professional Experience

Mr. Engle has been employed with ZMM since 2006. His experience consists of the development and production of Architectural drawings throughout all phases of a project.

Mr. Engle works closely with the project Architect and engineers to produce clear and accurate construction documents to ensure that client expectations are met. His background includes an emphasis on Governmental, Educational, Correctional, Financial and Retail Facilities.

Other past responsibilities include 3 Dimensional modeling and rendering, developing presentation boards for potential clients, and CAD management.

### Project Experience:

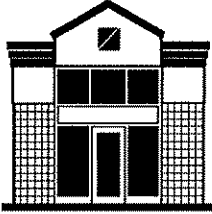
State of WV Office Buildings 5, 6 & 7

Southside Elementary/Huntington Middle School

Barboursville Middle School

Mountaineer Middle School

Salt Rock Elementary School - Window Replacements



## Nathaniel Spencer, Associate AIA

### Position

Designer, ZMM, Inc.

### Education

Bachelor of Architecture, University of Tennessee, Knoxville, TN, 2007

Architectural Drafting and Construction Technology, West Virginia State College, Institute, WV - College Credit received

### Employment History

2007 - Present, Designer, ZMM, Inc.

2003 - 2006, Summer Intern, ZMM, Inc.

### Professional Credentials

Associate Member; American Institute of Architects (WV)

### Professional Experience

Mr. Spencer has been employed by ZMM since 2003 when he started working as an intern. Experience includes the production of architectural drawings throughout all phases of the project. Mr. Spencer has background developing both 3-D and physical models along with construction document production.

Mr. Spencer works closely with the project architect to efficiently produce clear and accurate drawings to ensure that client expectations are met.

### Project Experience:

Martha Elementary School

Hacker Valley Pre-K-8 School

Southside Elementary/Huntington Middle School

The Boulevard at 2412

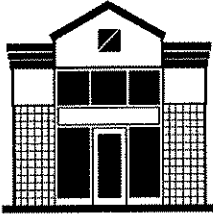
Logan Readiness Center

Morgantown Readiness Center

Ripley Readiness Center

Judge Black Courthouse Annex

CFMO Expansion



## Glenn R. Savage, CSI-CDT, CSI-CCS

### Position

Construction Administrator, ZMM, Inc.

### Education

B.S., Environmental Science; *University of Charleston, Charleston, West Virginia; 1997*

A.S., Mathematics; *West Virginia State University, Institute, West Virginia; 1992*

### Employment History

*1998-present*, Construction Administrator; ZMM, Inc.

*997-1998*, Environmental Project Manager; West Virginia Area Engineering Firm

*1992-1997*, Environmental and Construction Quality Control Manager; West Virginia Area Construction Company

*1981-1992*, Field and Laboratory Testing Manager; West Virginia Area Environmental Engineering Firm

### Professional Credentials

CSI, Certified Construction Specifier (Construction Specification Institute)

CDT, Certified Construction Document Technologist

### Professional Experience

Mr. Savage has performed construction administration services on a variety of building types including: Educational Facilities; Correctional Facilities; and Office/Light Industrial Facilities.

Mr. Savage's past experience in the construction testing and environmental fields is a benefit to clients during the site preparation and foundation installation.

### Project Experience

Mountaineer Middle School

Nicholas County High School

East Greenbrier High School

Western Regional Jail

Alderson Federal Prison Camp

Gauley Bridge Elementary

Summersville Hospital Medical Building

Cacapon State Park

Blackwater Falls State Park

Ronceverte Elementary School

Mount View High School


Jean Dean Safety/Law Enforcement Building



## Statement of Qualifications

### Contact Information

Mr. Steve Branner, AIA, NCARB  
**ZMM, Inc.**  
222 Lee Street, West  
Charleston, West Virginia 25302  
304.342.0159 phone  
304.345.8144 fax  
[steve@zmm.com](mailto:steve@zmm.com)



Signature

24 SEPT 08

Date

### ZMM Staff

Please see Section 3, which contains staff information and resumes, as well as Section 5, which contains a project organizational chart.

### Consultants/Sub-Consultants

**ZMM** is a fully integrated A/E firm. All required services for this project will be provided by **ZMM** employees.

### Ability to Handle the Project in its Entirety

As stated above, **ZMM** is a full service A/E firm with 35 employees in our Charleston, West Virginia office. Due to our integrated design approach, **ZMM** is uniquely qualified among West Virginia design firms to provide services on a project of this scale with an aggressive deadline. Our ability to provide services that exceed expectations is demonstrated through the quantity of our repeat clients.

**ZMM is able to handle this project, including all programming, architectural design, interior design, sustainable design, engineering, and construction administration – in its entirety – with ZMM staff located in our office on Charleston's West Side.**

### Statement of Acceptance of Work Product Ownership

**ZMM** understands and accepts that any and all work produced as a result of the contract will become property of the Agency, and can be used or shared by the Agency as deemed appropriate.

### Ability to Conform with Codes/Regulations

The vast majority of **ZMM's** effort is designing projects that are constructed in West Virginia. We are familiar with all local, state, and federal regulations, and are also familiar with the local construction industry, contractors, and State Purchasing procedures.



The design of the renovations will comply with the International Building Code (IBC), NFPA 101, Title 87 of the State Fire Code, ASHRAE 90.1, ASHRAE 62.1, 28CFR Part 36 (ADA), as well as all WV Department of Health and Environmental Protection standards.

Additionally, **ZMM** currently employs four (4) LEED Accredited Professionals, and will design the building to meet the level of sustainability determined by the State.

#### **Litigation/Arbitration Proceedings**

1. **TMARO v. ZMM** – This is an action brought by a construction contractor claiming that **ZMM** failed to properly “direct the work” of the contractor. Architects never direct the work of contractors. The project is a National Guard facility at Camp Dawson, WV. Material witnesses are out of the country on National Guard deployment. The matter has been continued generally until they return.
2. **Boggs v. ZMM and others** – This is an action brought by previous property owners who sold a portion of their land to the Clay County Board of Education on which to build an elementary school. Their action claims trespassing, among other things, none of which **ZMM** was involved with. All parties are engaged in written discovery. The BOE has instituted condemnation proceedings to acquire any additional property needed for the school. We hope for dismissal.
3. **Blankenship and others v. ZMM and others** – This case is a result of the WV Dept. of Highways providing a temporary road access for a state highway closed for construction and relocation at Bradshaw, WV, to create a site for a new laeger/Big Creek High School and Bradshaw Elementary School. The temporary bypass apparently created dust and other issues for home owners adjacent to the bypass. There is no scheduling order in place and limited paper discovery has been initiated by the WV DOT. We plan to file a motion to dismiss.

## Staff Availability and Schedule Control

### Availability of ZMM to Commence Work and Meet the Project Schedule

Due to our ability to offer complete and integrated, Architectural, Interior Design and Engineering services from one location, **ZMM** is uniquely qualified amongst West Virginia firms to provide quality professional services that will meet aggressive project schedules. **ZMM** will commit the resources and project team immediately (if selected) to begin the existing building analysis and programming process. Additionally, **ZMM** has proposed a project team that has recent experience designing renovation projects for the State of West Virginia. This experience will help expedite the programming and design process.

### Aggressive Schedules / Construction Delivery Methods

If the State of West Virginia desires an aggressive schedule for the completion of these projects, there are several ways to achieve that goal. Since the physical construction is the longest and most labor intensive part of the process it is also the one that offers the most opportunities to compress schedules.

**ZMM** has successfully completed projects in virtually every conceivable construction delivery method, from design-build to construction management with separate prime contracts, and pre-ordered construction materials to design-bid-build. **In many of these instances it is important to select the construction team early in the design process so that many pre-construction tasks can be completed before final designs are complete.** This can accelerate construction time significantly.

Compressing design time is also possible, and is a direct function of available staff for production. **ZMM** will commit all staff required to meet the anticipated schedule. As one of the largest A/E firms in the state, we maintain a staff that can accommodate the tightest of schedules.

## Schedule Description

### Anticipated June 2009 Completion

As requested in the RFQ, please find attached a proposed schedule with a project completion date of June 31, 2009. This schedule is based upon **ZMM's** current understanding of the project and the proposed scope. To meet this schedule, **ZMM** anticipates immediately beginning the existing building evaluation and programming process. The evaluation, programming, and budgeting will be complete in November, and construction documents will be completed the first week of January 2009. A construction duration of five (5) months has been identified, which includes the furniture installation and State move-in.

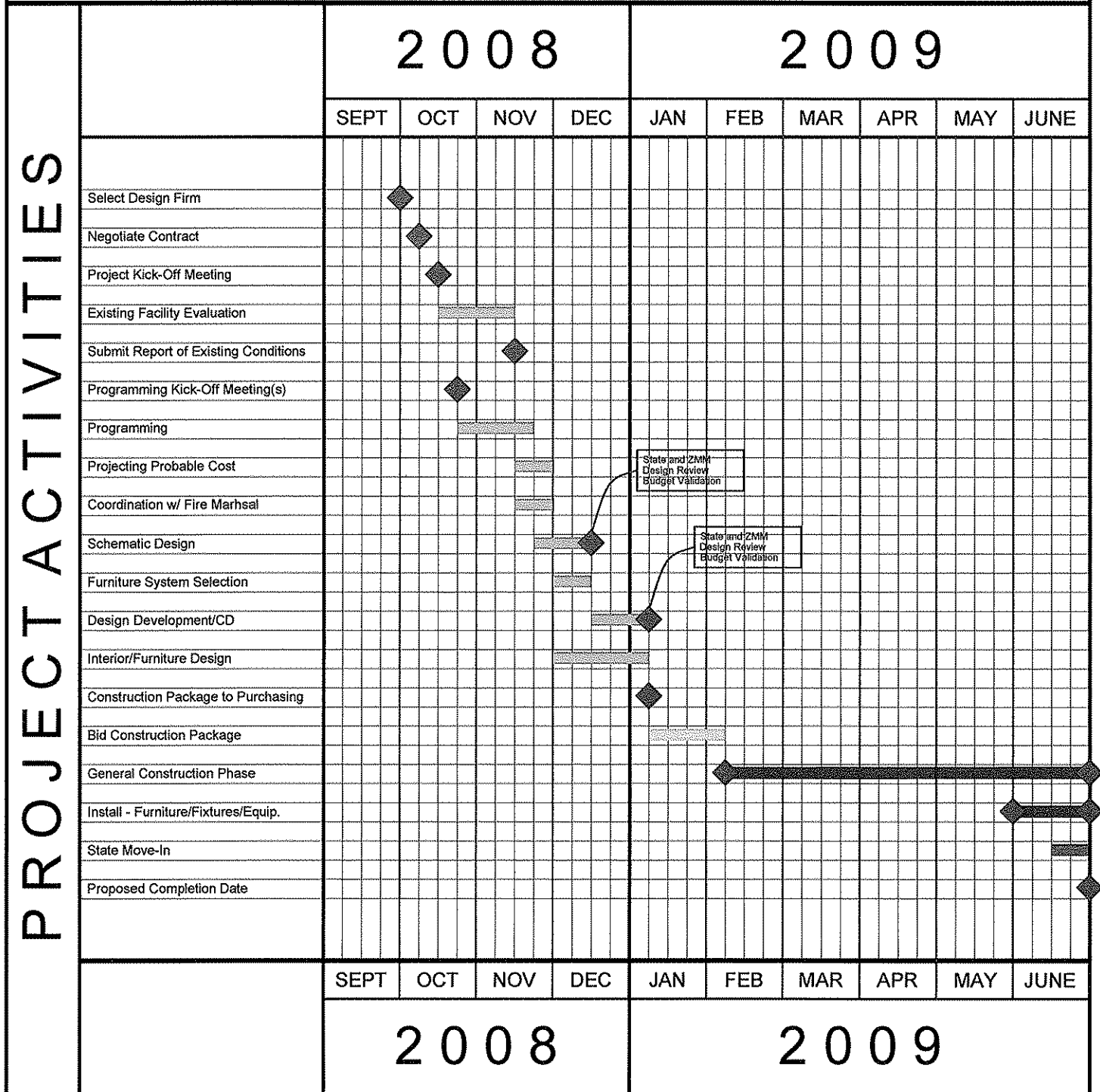
Please note that this schedule will be revised with input from the State to ensure that **ZMM** meets all critical deadlines and objectives.





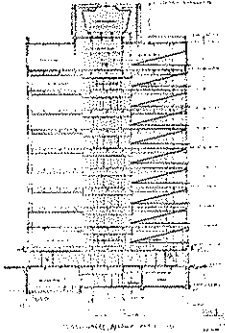
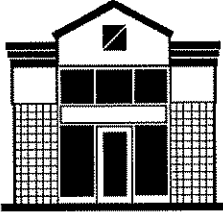
# Renovate Three Office Bldgs.

## PROJECT SCHEDULE



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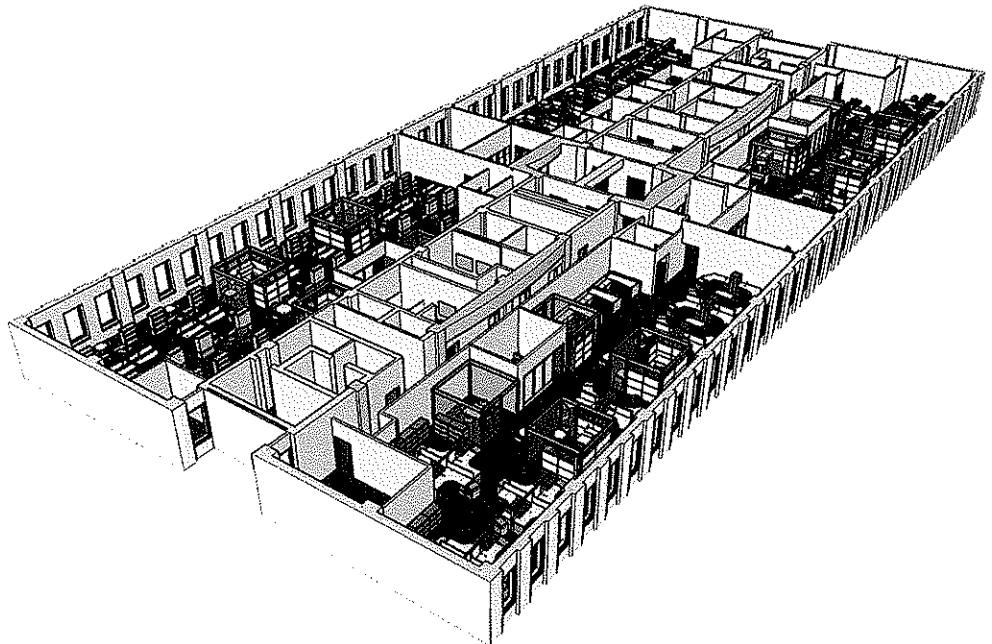
## Renovation Projects

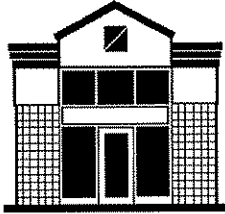
### State of West Virginia Capitol Complex Buildings 5, 6, 7 Feasibility Study - Master Plan

ZMM is currently undertaking an in-depth analysis of Buildings 5, 6, and 7 on the Capitol Campus. The study includes the preparation of as-built plans, as well as an analysis of all building systems, including: Life Safety; Vertical Transportation; Mechanical; Electrical; Data; Façade; Structure; and Roofing. The analysis also includes a study related to potential hazardous materials in the facility.

Once the initial analysis is complete, ZMM will develop several options related to the rehabilitation of the existing facility. Prototypical floor plans are being designed currently as well as major infrastructure and utility upgrades. ZMM is also determining sustainable design principles that will be applicable as the renovations are undertaken. This study is scheduled for completion in June of 2008

**Size:** 500,000 SF  
**Cost:** TBA  
**Completed:** TBA  
**Owner:** Mr. David Oliverio, Director  
General Services Division  
1900 Kanawha Blvd., East  
Charleston, WV 25305  
304.558.3517





## Renovation Projects

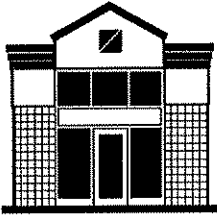
### State of West Virginia Capitol Cafeteria Renovation Charleston, WV

This project involved renovating an existing food service area in the WV Capitol Building. The new renovations include 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 included design of the first phase of a wet pipe sprinkler system that will serve the entire Capitol. In addition, ZMM also provided the documents to replace the Capitol medium voltage transformers located in the basement vault. ZMM met stringent timeline for a critical construction completion date.

**Size:** 14,000 SF  
**Cost:** \$3.7M  
**Completed:** 2007  
**Owner:** Mr. David Oliverio, Director  
General Services Division  
1900 Kanawha Blvd., East  
Charleston, WV 25305  
304.558.3517





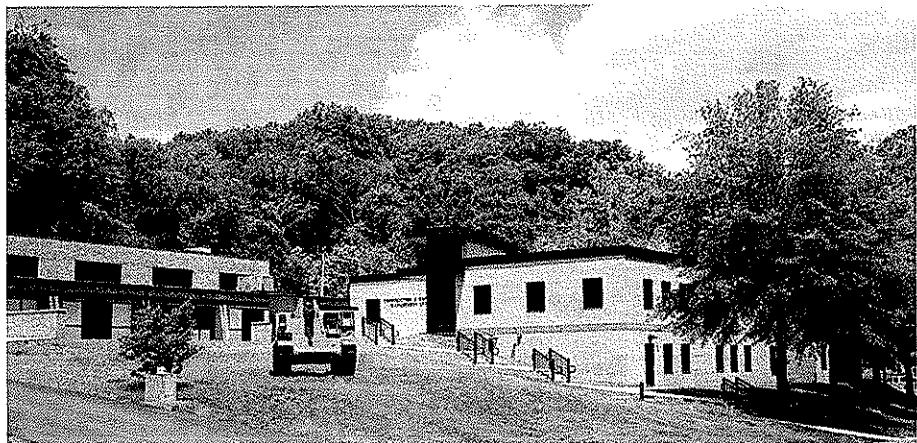
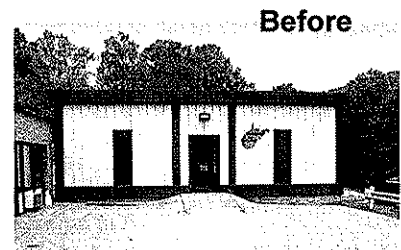
## Renovation Projects

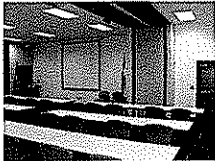
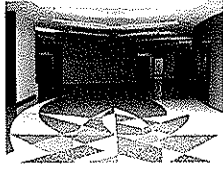
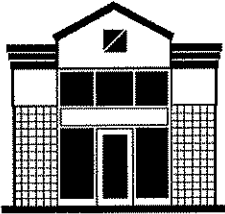
### Construction & Facilities Management Office Charleston, WV

The Construction and Facilities Management expansion project will bring all of the operations of the CMFO together under one roof. The branches that will occupy this facility include: Director of Engineering, Environmental, Planning and Programming, Facility Operations & Maintenance, Business Management, Resource Management, and Design and Construction. This new facility 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. This transitional space was designed to connect the two structures, 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 at the rear of the building (on the north side) to take advantage of large expanses of glazing located to capture indirect light and views of Coonskin Park.

**Size:** 19,935 SF  
**Cost:** \$2.7M  
**Completed:** November 2007  
**Owner:** General Melvin Burch  
CFMO Officer  
1703 Coonskin Drive  
Charleston, WV 25311  
304.561.6450





## Renovation Projects

### Judge Black Courthouse Annex

Parkersburg, WV

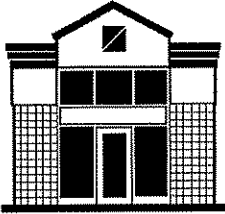
The Judge Black Annex project involved renovating an existing commercial building into county office and courtroom space for the Sheriff's Tax Office, Assessor's Office, Prosecuting Attorney's Office, and the Family Court. The design provided both secure and non-secure circulation, while taking advantage of the existing structural configuration to create large open volumes that lend the building prominence.

The interior design utilized rich colors and dramatic visual accents in public areas, with finishes selected for durability. Layered planes of varying colors accent the building's depth, and skylights provide daylight to county staff throughout the renovated office areas. Exterior improvements included the elimination of an existing storefront system as well as a change in the fenestration, to more closely match the existing courthouse and to change the character and typology of the existing facility.

**Size:** 36,828 SF  
**Cost:** \$3.5M  
**Completed:** 2005  
**Owner:** Mr. Rick Modesitt, Commissioner  
The County Commission of Wood County  
No. 1 Court Square, Suite 203  
Parkersburg, WV 26101  
304.424.1984

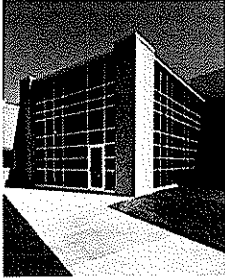
ZMM





## Renovation Projects

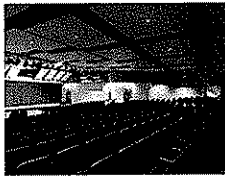
### St. Albans High School Kanawha County Schools St. Albans, WV



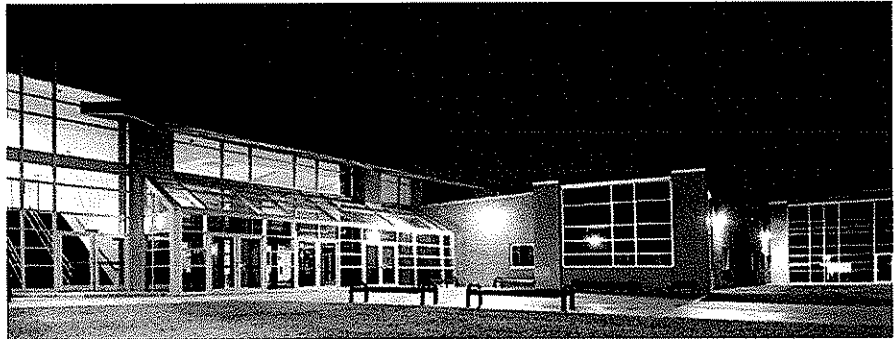
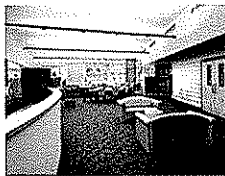
The renovation and additions to St. Albans High School included the razing of about 40% of the existing structure and the construction of 124,000 SF of new construction. The completed facility will house 1050 students, grades 9 thru 12.

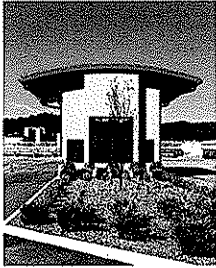
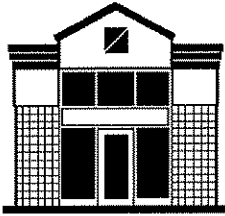


The new facility includes a distance learning center with duplex teleconferencing, and a state of the art media center with technology distribution throughout the entire facility. It also includes complete food service facilities and a commons/dining area, which serves as the focal point for access to the gymnasiums and auditorium.



**Size:** 172,596 SF  
**Project Cost:** \$24M  
**Completed:** 2003  
**Owner:** Dr. Ronald E. Duerring, Superintendent  
Kanawha County BOE  
200 Elizabeth Street  
Charleston, WV 25311  
304.722.0112





## Renovation Projects

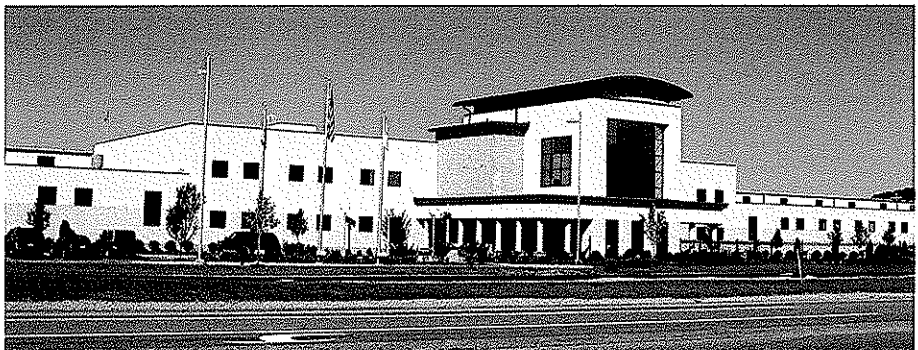
### Dow Plant Headquarters Building

Dow Chemical Company  
South Charleston, WV

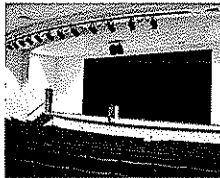
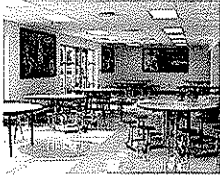
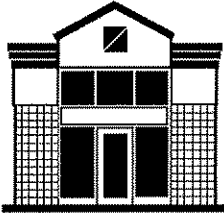
ZMM was responsible for the master planning as well as architectural and engineering design for renovations and additions to the existing plant shop to serve as the main plant headquarters housing all plant maintenance and engineering personnel.

The design includes open office space, an emergency operations center, locker room, a lunch room and plant conference center.

**Size:** 27,200 SF  
**Cost:** \$3M  
**Completed:** 1998  
**Owner:** Mr. Dan Wilcox, Facilities Manager (Retired)  
Post Office Box 8004  
South Charleston, WV 25303  
304.747.3418 (Office)







## Renovation Projects

### Greenbrier East High School

Greenbrier County Schools  
Lewisburg, WV

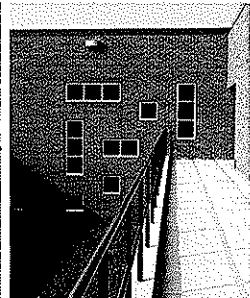
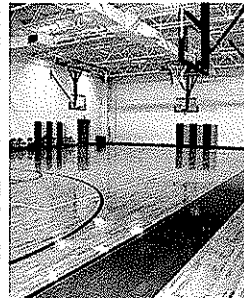
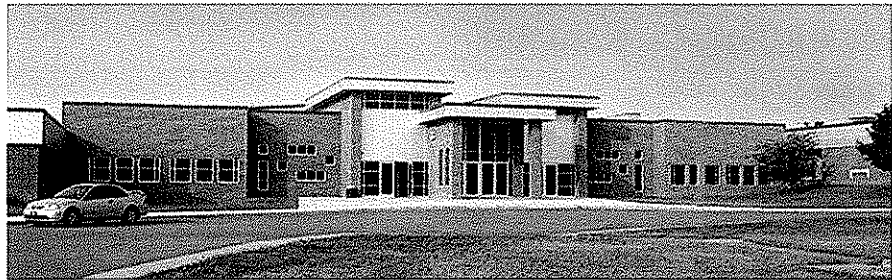
Greenbrier East High School was a campus style plan with six individual disconnected buildings. The County desired to construct a seventh disconnected structure to house 300 ninth grade students which would be moved to this facility to achieve a true middle school configuration in the County.

Instead, ZMM designed a concept that integrated ninth grade students into the existing facilities which allowed for a smaller addition to accommodate the enlarged enrollment. Also, the scheme provided enclosed connections between all buildings which eliminated 22 exterior, unsupervised entrances.

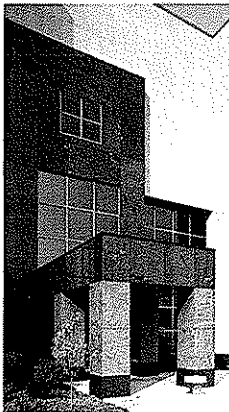
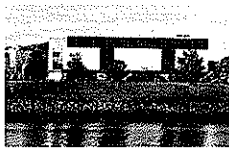
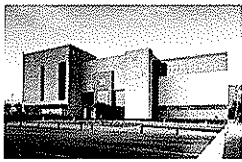
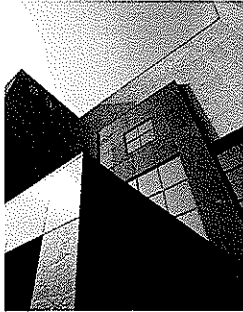
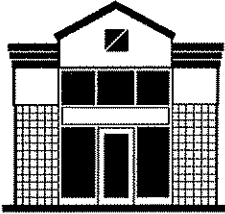
All seven buildings have different floor elevations, some differ by as much as 10 feet, but all are now fully accessible via interior corridors, ramps and elevators.

Included in this extensive renovation was replacement the 35 year old HVAC system, a new auxiliary gym, new classroom lighting and electrical systems, all of which will improve the learning environment for all 1200 students.

**Existing Size:** 205,057 SF  
**Cost:** \$11.8M  
**Completed:** Fall 2005  
**Owner:** John D. Curry, Superintendent  
202 Chestnut Street  
Lewisburg, WV 24901  
304.647.6470







## Renovation Projects

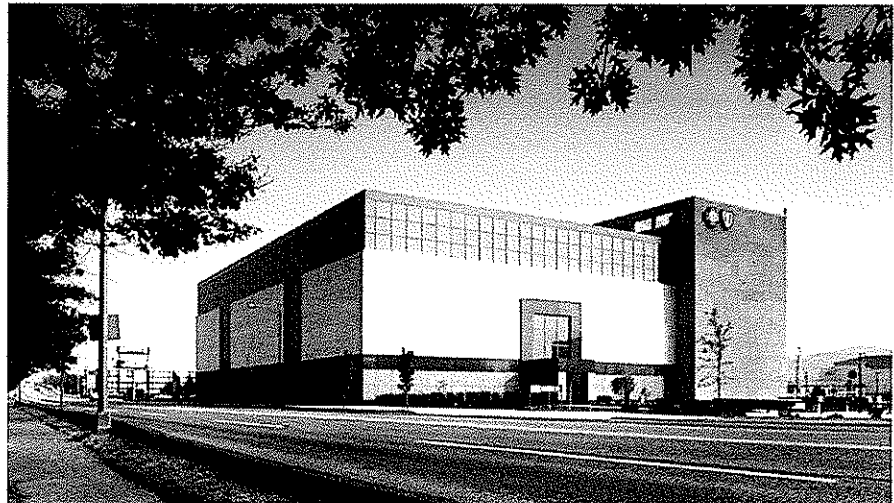
### Blue Cross Blue Shield Headquarters Building

Charleston, West Virginia

An existing three story Sears Roebuck retail facility was purchased by this client and completely renovated and expanded to provide space for corporate headquarters. A fourth floor of 25,000 SF was added, a significant structural engineering feat, and the exterior of the building was clad in limestone and granite veneer with reflective glass windows and spandrel panels, masking the new floors' presence.

The facility includes open landscaped office areas, conference and meeting rooms, a central computer room, and employee dining with lounge areas. Two high speed elevators and a new entrance were added to provide internal circulation. Each floor is served by new, individual VAV air conditioning systems. This facility was awarded *The West Virginia Society of Architects Design*.

**Size:** 110,000 SF  
**Cost:** \$9M  
**Completed:** 1990  
**Owner:** Mr. Robert Young  
Blue Cross Blue Shield - CASCI  
200 Kanawha Boulevard, East  
Charleston, WV 25301  
304.353.7200





## Renovation Projects

### **The Plaza at King of Prussia - Philadelphia, Pennsylvania**

MP Services – Design Build

2,500,000 SF, 4,000-Ton Chilled Water Plant, VAV and CV

Air Handling System

Existing and New Spaces

### **The Court at King of Prussia - Philadelphia, Pennsylvania**

MEP Services

Addition of a 3,000-Ton Chilled Water Plant Including

New Structure and Replacement of All Air Handling Units

### **The Plaza at King of Prussia - Philadelphia, Pennsylvania**

MEP Services

Addition of 800-Tons of Chilled Water Air Handlers Units

Cost: \$30M

Completed: 2006

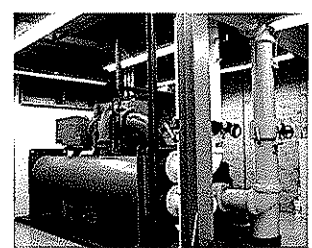
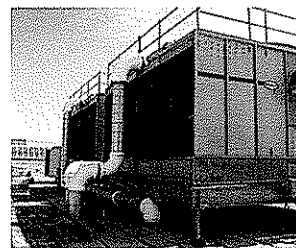
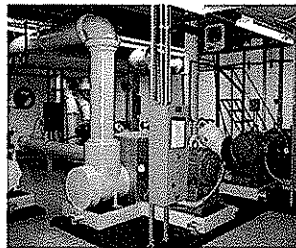
Owner: Mr. Mickey McLaughlin

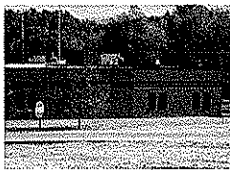
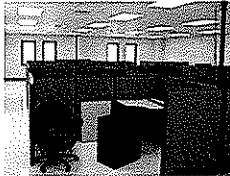
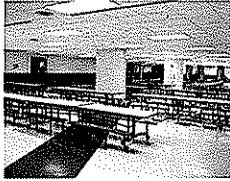
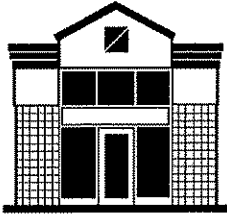
The Plaza Mall Management

160 North Gulph Road

King of Prussia, PA 19406

610.337.9272





## Renovation Projects

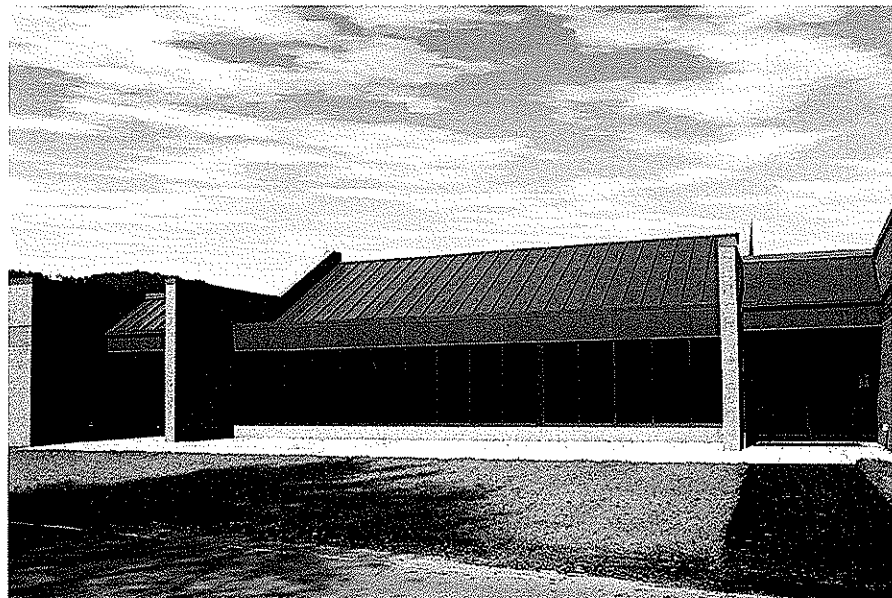
### Nicholas County High School

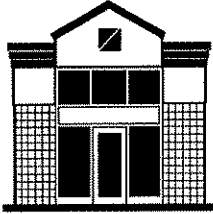
Nicholas County Schools  
Summersville, WV

The Additions and Renovations to Nicholas County High School include new science labs, classroom space, an auxiliary gym, and restrooms, as well as a new teacher preparation area. In addition to providing these new spaces, ZMM used the expansion to improve the functionality of the existing facility by expanding the commons area and connecting parallel corridors to improve circulation. The exterior design utilized materials that matched the existing facility, to seamlessly blend the new construction creating a consistent appearance.

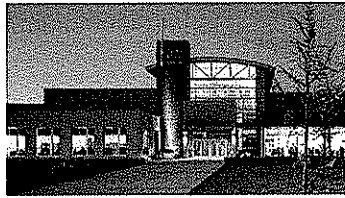
The new construction improved the building layout, infrastructure and life safety. Upgrades were also undertaken, including new sprinkler and fire alarm systems for the entire building. ZMM and Nicholas County Schools focused the construction funds on critical and spatial needs, therefore upgrading the facility at a reasonable set budget.

**New Construction:** 17,490 SF  
**Renovation:** 94,820 SF  
**Project Budget:** \$2.5M  
**Completed:** August 2006  
**Owner:** Beverly Kingery, Superintendent  
400 Old Main Street  
Summersville, WV 26651  
304.872.3611





## AWARD WINNING DESIGN



2008

### **Erma Byrd Center**

Beckley, West Virginia

**AIA HONOR AWARD** West Virginia Chapter  
Excellence in Architecture

**AMERICAN SCHOOL & UNIVERSITY**  
Outstanding Building Design



2007

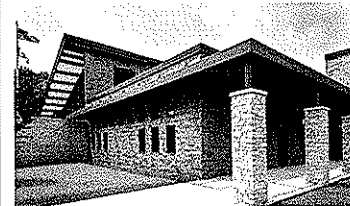
### **Lincoln County High School**

Hamlin, West Virginia

**AIA HONOR AWARD** West Virginia Chapter  
Excellence in Architecture

**EDUCATION DESIGN SHOWCASE**  
Project of Distinction award

**AMERICAN SCHOOL & UNIVERSITY**  
Outstanding Building Design



2006

### **Gene Spadaro Juvenile Center**

Mount Hope, West Virginia

**AIA MERIT AWARD** West Virginia Chapter  
Achievement in Architecture



2004

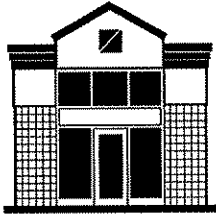
### **St. Albans High School**

St. Albans, West Virginia

**IMPACT ON LEARNING AWARD**  
Effective Transformation

**EDUCATION DESIGN SHOWCASE**  
Outstanding Building Design

**AMERICAN SCHOOL & UNIVERSITY**  
Outstanding Building Design



## **ADDITIONAL AWARD WINNING DESIGN**

### **WEST VIRGINIA SOCIETY OF ARCHITECTS Design Honor Awards**



**Corporate Headquarters Facility**  
Blue Cross / Blue Shield of West Virginia  
Charleston, West Virginia



**John XXIII Pastoral Center**  
Wheeling-Charleston Diocese  
Charleston, West Virginia



**Corporate Office Building**  
Contractors' Association of West Virginia  
Charleston, West Virginia



**One Bridge Place Office Renovation**  
Fisher-Bryson Properties  
Charleston, West Virginia

### **UNITED STATES NAVY**

#### **Admiral's Commendation**

**Operations Building Alterations**  
Naval Security Group  
Sugar Grove, West Virginia

### **CONSTRUCTION SPECIFICATIONS INSTITUTE**

#### **Honorable Mention**

**Restoration and Renovation Projects**  
Cottage Renovations to Federal Prison Camp  
Alderson, West Virginia

### **STONEWALL JACKSON LAKE**

#### **Merit Award**

**Design and Environmental Program**  
Recreation Area Basic Park  
Weston, West Virginia



## **Client References (Renovation Projects)**

### **Project: Construction and Facilities Management Office (CFMO) Expansion and Renovation – Charleston, WV**

The CFMO Expansion and Renovation expanded an existing 8,000 SF pre-engineered metal building into a 20,000 SF office at the entry to Coonskin Park for the West Virginia Army National Guard. The design concealed the existing entry to the metal building, and re-oriented the facility on a new connecting corridor, with a vertical element at the new entry. Daylighting was introduced through the use of North facing glazing and skylights. The facility was completed in 2008 for \$2.7M.

#### **GEN Melvin Burch, Construction and Facilities Management Office**

West Virginia Army National Guard  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6450

### **Project: Judge Black Courthouse Annex – Parkersburg, West Virginia**

The Judge Black Annex, designed for the Wood County Commission, included office space for the Prosecuting Attorney, Family Court, Sheriff's Tax Department, and the Assessor. An existing mixed-use facility that included offices, restaurants, and movie theatres was demolished back to the existing structure, and redeveloped as a Courthouse Annex. The renovations included 37,000 SF at a cost of \$3.5M. Two independent points of entry and interior circulation were developed to provide the required security for the Prosecutor and Family Court, while allowing unrestricted public access to other portions of the facility.

#### **Commissioner Rick Modesitt**

The Wood County Commission  
No. 1 Court Square, Suite 203  
Parkersburg, WV 26101  
304.424.1984

## Client References, continued

### **Project: Real Estate Resources, Inc. (RERI) - Charleston, West Virginia**

ZMM has an ongoing relationship providing interior design and space planning services at various office locations throughout the Kanawha Valley. ZMM has completed projects for RERI at City Center East and the United Center buildings.

**Mr. Pat McGivern**

**Ms. Donna McGivern**

Real Estate Resources, Inc.

United Center, Suite 595

500 Virginia Street, East

PO Box 1085

Charleston, WV 25301

304.345.9348

### **Project: St. Albans High School Renovation and Expansion, St. Albans, WV**

The renovation and additions to St. Albans High School included the demolition of 40% of the existing structure, and 124,000 SF of new construction. The new facility includes a distance learning center with duplex teleconferencing, and a state of the art media center with technology distribution throughout the entire facility. The facility was completed in 2003 at a cost of \$24M.

### **Impact on Learning Award – Effective Transformation**

**Dr. Ronald E. Duerring, Superintendent**

Kanawha County BOE

200 Elizabeth Street

Charleston, WV 25311

304.722.0212

### **Project: Dow Plant Headquarters Building, South Charleston, West Virginia**

ZMM was responsible for the master planning as well as architectural and engineering design for renovations and additions to the existing plant shop. The renovated facility serves as the main plant headquarters housing all plant maintenance and engineering personnel. The 27,200 SF project was completed in 1998 for \$3M.

**Mr. Dan Wilcox, Facilities Manager (Retired)**

PO Box 8004

South Charleston, WV 25303

304.747.3418 (Office)



# The County Commission of Wood County

No.1 Court Square, Suite 203  
Parkersburg, West Virginia 26101  
(304) 424-1984



**ROBERT K. TEBAY**

**RICK MODESITT**

**DAVID BLAIR COUCH**

COUNTY ADMINISTRATOR

Marty Seufert  
424-1976

COUNTY CLERK

Jamie Six  
424-1850

March 3, 2008

Dear Sir/Madam:

This is a letter of reference for Adam R. Krason, ZMM, Inc. The County Commission of Wood County has employed ZMM, Inc. on several projects, most notably the renovation of the Judge Black Annex.

Mr. Krason has always been extremely professional and has proven himself to be very flexible in meeting our needs. He is friendly and easy to work with. He has proven to be an asset to the County and we anticipate a long-term relationship with ZMM, Inc. in the coming years.

Sincerely,

THE COUNTY COMMISSION OF WOOD COUNTY

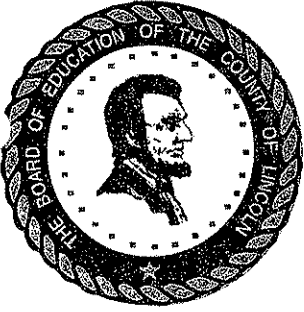
Robert K. Tebay, President

Rick Modesitt, Commissioner

David Blair Couch, Commissioner

WCC:ah





# Lincoln County Schools

David L. Roach  
SUPERINTENDENT

Jeff Huffmar  
ASSISTANT SUPERINTENDENT

January 22, 2008

To Whom It May Concern:

As the previous superintendent of Cabell County Schools and present superintendent of Lincoln County Schools, I am in the unique position to comment on the services of ZMM, Inc., Architects and Engineers. They provided professional services in both of these counties and I found their services in both counties to be of the highest quality.

I have found, through my experiences with ZMM, that their services are equivalent to having additional employees of the school system. I base this statement on the fact that their representatives consistently monitor budget expenditures in order to stay within the project budget. Change orders are minimal and always justified. ZMM is present and accessible before, during and after project completion to assure the interests of the school system are being met. I particularly appreciate their support in dealing with contractors who may have remaining obligations or product deficiencies that need to be resolved following project completion.

Simply stated, ZMM works to assure that the interests of the client are met and refuses to bow to contractors by accepting less than quality work. I believe this is a rare quality and makes ZMM an elite company.

Sincerely,

A handwritten signature in cursive script that reads "David L. Roach".

David L. Roach  
Superintendent of Schools

# The Higher Education Foundation

200 MAIN STREET, BECKLEY, WEST VIRGINIA 25801-4613

TELEPHONE 304 929-2010

FACSIMILE 304 929-2009

forwardswv@earthlink.net

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January 22, 2008

Mr. Rod Watkins, Vice-President, AAIA, REFP  
ZMM, Inc.  
222 Lee Street West  
Charleston, WV 25302

Dear Rod,

Last week, January 14, 2008, we began the second semester of use of The Erma Byrd Center at the Public Higher Education Center campus, Beaver, West Virginia. This endeavor has been a significant triumph for our area and is the first of its kind in West Virginia. Seven public colleges/universities have come together in a single center in a spirit of cooperation rather than competition.

This is a note to thank you and the ZMM family for the critical role with excellence that you played in this project. Initially, we had worked with another architect in Pittsburgh, but unfortunately a series of events made continuance with them impossible. We were then met with crucial deadlines for reformulating an entire building with a very constricted timeline and an equally restricted budget. We turned to ZMM.

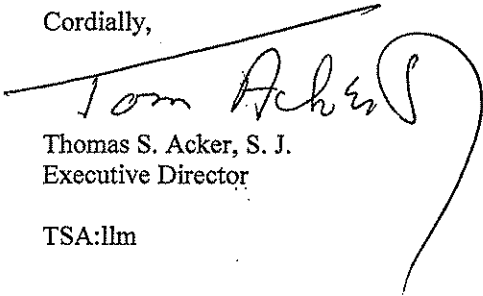
Our contract with you began in December, 2005. We had to complete architectural plans, bid the building, secure a contractor, and begin construction by July, 2006, in order to meet an opening date of August, 2007. ZMM was the perfect partner with us as we forged a new building on a yet raw campus and made it work.

The building designed by ZMM was elegant, yet simple. The budget parameters were met, including a striking view from I-64. The building design impresses all.

Radford & Radford was chosen as the builder, and ZMM worked with them expeditiously and effectively. The architectural plans were exceptionally clean, and the few change orders were almost entirely initiated by the owner as some afterthoughts developed. The project was completed on time, and the first semester was excellent. Over 131 classes were taught engaging 1,990 students.

I simply wanted to send you this note of thanks for accepting a very daunting task, completing it with excellence, maintaining the very restricted budget, and making this whole project successful. We are now looking forward to a second building, and while we probably need by state law to seek architectural services through an RFP, I hope that ZMM will engage in the process. It would be to our benefit if ZMM were the winning architects. You have my highest recommendation and most sincere thanks.

Cordially,



Thomas S. Acker, S. J.  
Executive Director

TSA:llm