



## Request for Qualifications:

West Virginia Division of Natural Resources

Cacapon Resort State Park  
Old Inn Renovations and Remodel

11/10/15 13:11:22  
WV Purchasing Division

RFQ# DNR1600000004

November 10, 2015



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

State of West Virginia  
 Centralized Expression of Interest  
 02 - Architect/Engr

Proc Folder: 145935

Doc Description: AE Services for renovations of Cacapon Old Inn

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2015-09-16	2015-11-10 13:30:00	CEOI 0310 DNR1600000004	1

**BID RECEIVERS LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

**FOR INFORMATION CONTACT THE BUYER**

Guy Nisbet  
 (304) 558-2596  
 guy.l.nisbet@wv.gov

Signature X

FEIN # 55-0676608

DATE 06-NOV-15

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



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

State of West Virginia  
 Centralized Expression of Interest  
 02 -- Architect/Engr

Proc Folder: 145935

Doc Description: Addendum AE Services for renovations Cacapon Old Inn

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2015-10-13	2015-11-10 13:30:00	CEOI 0310 DNR1600000004	2

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

Vendor Name, Address and Telephone Number:

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 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

State of West Virginia  
 Centralized Expression of Interest  
 02 - Architect/Engr

Proc Folder: 145935

Doc Description: Addendum; AE Services for renovations Cacapon Old Inn

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No		Version
2015-10-21	2015-11-10 13:30:00	CEOI	0310 DNR1600000004	3

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

**FOR INFORMATION CONTACT THE BUYER**

Guy Nisbet  
 (304) 558-2596  
 guy.l.nisbet@wv.gov

Signature X ARK FEIN # 55-0676608 DATE 10 NOV 2015

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

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: DNR 16 000 000 07**

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

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

**Addendum Numbers Received:**

(Check the box next to each addendum received)

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

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

ZMM, INC.  
Company

ALPK  
Authorized Signature

06. NOV. 2015  
Date

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

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-3-10a, 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: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: ZMM, Inc.

Authorized Signature: *Ad RK*

Date: 06 NOV 2015

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 6<sup>th</sup> day of November, 2015

My Commission expires 10-6- 2018.



NOTARY PUBLIC *Kevin E. Bowles*

**CERTIFICATION AND SIGNATURE PAGE**

By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; understand the requirements, terms and conditions, and other information contained herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

ZMM, LLC.  
(Company)

ARK ADAM R. KRASON, PRINCIPAL  
(Authorized Signature) (Representative Name, Title)

304.342.0159 ; 304.345.6144 06. NOV. 2015  
(Phone Number) (Fax Number) (Date)



November 9, 2015

Mr. Guy Nisbet, Buyer Supervisor  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
P.O. Box 50130  
Charleston, West Virginia 25305-0130

**Subject: West Virginia Division of Natural Resources –  
Cacapon Resort State Park Old Inn Renovations and Remodel**

Dear Mr. Nisbet:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide professional architectural and engineering services for the Improvements to the Old Inn at Cacapon State Park. Established in 1959, ZMM is a Charleston based, full service A/E firm, and is noted for design excellence and client focus. Our integrated design approach makes ZMM unique among design firms in West Virginia, and will help to ensure the quality of the services that we will provide.

ZMM possesses the project background and knowledge, Cacapon Resort State Park experience, restoration and renovation design experience, WVDNR experience, and project approach to ensure the successful delivery of this project for the West Virginia Division of Natural Resources. Our team's commitment to preserving this cultural resource, as well as our demonstrated success in providing design and construction phase services on complex renovation project throughout West Virginia makes us the right partner for the WVDNR for this engagement. Additional qualifications of our team include:

- **Experience.** ZMM has been providing design services throughout West Virginia for fifty-five years. This experience includes the design of various projects for the WVDNR, most recently on the proposed lodge at Beech Fork State Park. ZMM also has experience assisting the WVDNR on projects at Cacapon Resort State Park, including life safety compliance renovations to the CCC era Old Inn. In addition to our experience working with the WVDNR, ZMM has provided design services on historic preservation and renovation projects throughout West Virginia on project including:

State Capitol Building Roof Replacement, State Capitol Complex  
Houston Coal Company Store Restoration, Kimball, WV  
Culture Center Relighting, State Capitol Complex  
State Office Buildings 5, 6, & 7 – Various Improvements, State Capitol Complex



Prosperity Center (Renovation of Charleston Transit Company) for Goodwill of Kanawha Valley  
Southside Elementary/Huntington Middle School (Historic Commack School Renovation)  
405 Capitol Street (Daniel Boone Hotel Renovation)

- **Quality.** ZMM has a history of providing high quality design services on restoration and renovation projects. Recent award winning renovation experience includes the Renovation of the 10<sup>th</sup> Floor of State Office Building #5 for the Office of Technology, the CFMO Expansion for the West Virginia Army National Guard, renovation of Southside Elementary/Huntington Middle School for Cabell County Schools, as well as new Girl Scout of Black Diamond Council Volunteer Resource Center. All four projects were honored with statewide design awards by the American Institute of Architects West Virginia Chapter. ***Additionally, ZMM's commitment to design quality has been recognized by the American Institute of Architects West Virginia Chapter with fourteen design awards in the last ten years – an achievement unrivaled in West Virginia.***
- **Commitment.** ZMM has a history of working to preserve historic structures in West Virginia. This has been demonstrated through our support of the West Virginia Courthouse Facilities Improvement Authority (WVCFIA), the West Virginia Humanities Council, and Charleston Main Streets - a program committed to historic preservation-based community revitalization. We are committed to working with the WVDNR to develop a strategy to maximize the improvements to the Old Inn.

Thank you for taking the time to review the attached proposal which includes our recommended project approach, as well as information regarding the history, services, personnel, experience, and qualifications of ZMM Architects and Engineers. Additionally, please visit our website at [www.zmm.com](http://www.zmm.com) to see the full range of projects that we have designed, and to learn about working with ZMM from a client's perspective. We appreciate your consideration for this important assignment. Please let me know if you have any questions or concerns regarding our proposal.

Respectfully submitted,  
ZMM, Inc.



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

# Table of Contents

**Cover**  
**Cover letter**

**Tab 1**      **Project Approach**

**Tab 2**      **Firm Profile**  
ZMM History and Services  
ZMM Awards and Honors

**Tab 3**      **Qualifications**  
Team Resumes

**Tab 4**      **Relevant Experience**  
WVDNR Projects

**Tab 5**      **Additional Projects**  
Renovation Projects

**Tab 6**      **References**

# Cacapon Resort State Park: Old Inn Renovation and Remodel

## Approach and Methodology for Meeting Goals and Objectives

### Background/History



The Request for Expression of Interest indicates that the State of West Virginia Division of Natural Resources intends to “make certain renovations and improvements to the Old Inn. The Inn is a CCC era structure first opened on July 1, 1937.” The proposed scope of the project includes HVAC, interior and exterior restoration and remodeling, minor exterior grading, and interior improvements (furnishings).

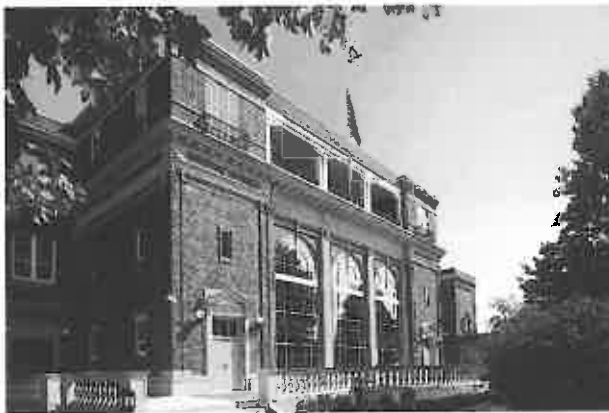
ZMM has experience assisting the WVDNR on projects at Cacapon Resort State Park. In 1998 ZMM completed an addition and renovation project to Cacapon State Park Lodge Building. This project included a new 7,600 SF conference center, providing a large 3,000 SF dividable conference room, a smaller 1,000SF conference room with connecting entrance lobby, toilets and storage facilities. The existing kitchen facility was enlarged and renovated to provide banquet capabilities. An elevator was added to improve access to upstairs bedrooms and downstairs multi-use areas. The downstairs multi-use and meeting area were renovated along with the reception and office area.

Bid documents were also prepared for a 2,500 SF health spa addition to the lodge building, but this portion of the project was not constructed. **Other ZMM projects completed at Cacapon State Park include life safety compliance renovations to the WPA Old Inn building and a 4 bedroom cabin that is ADA accessible.**

## Qualifications

Due to the historic nature of the Old Inn, the project will involve both a restoration and renovation component. ZMM's recent experience working on other historic structures in West Virginia, as well as our experience designing the proposed lodge at Beech Fork State Park provides our team with the tools and ability to successfully deliver this project for the WVDNR. Our recent work on historic structures includes:

- Houston Coal Company Store Restoration, Kimball (McDowell County), WV
- 2<sup>nd</sup> Avenue Community Center, Charleston, WV
- State Capitol Building Roof Replacement
- Tucker County Courthouse Improvements/Annex, Parsons, WV
- Prosperity Center (Renovation of Charleston Transit Company) for Goodwill of Kanawha Valley
- West Virginia Culture Center Grand Hall Re-Lighting
- West Virginia Capitol Complex Buildings 5, 6, & 7 – Various Improvements
- Southside Elementary/Huntington Middle School (Cammack Renovation), Huntington, WV



ZMM Architects and Engineers has a history of working to preserve historic structures in West Virginia. This has been demonstrated through our support of the West Virginia Courthouse Facilities Improvement Authority (WVCFIA), the West Virginia Humanities Council, and Charleston Main Streets - a program committed to historic preservation-based community revitalization. We are committed to working with the WVDNR to develop a strategy to maximize the improvements to the Old Inn at Cacapon Resort State Park – an amazing cultural resource.

## Renovation Project Approach

ZMM has developed a unique approach for renovation projects. The first step in a successful renovation project involves conducting a thorough examination of the existing facility to identify both deficiencies and opportunities. The purpose of the investigation will be to determine the condition of the major building systems, and to identify both immediate and long term enhancements that will be required to fully improve the building.

Prior to commencing the investigation, ZMM will review any documentation including plans, specifications, photographs, and reports that exist of the Old Inn – including the documents in our archives from the Life Safety Improvement project. If required, ZMM will prepare as-built plans of the building prior to the on-site investigation by the full A/E team.

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 following systems:

- Site Conditions, Site Cultural Resources, Landscaping
- Building Structure
- Life Safety and Egress (Coordinated with the State Fire Marshal)
- Accessibility
- Building Envelope
- Interior Conditions and Finishes
- Plumbing Systems
- Electrical Service and Distribution, Emergency Power
- Lighting
- Mechanical Systems
- Data/IT Infrastructure
- Special Systems
- Historic/Cultural Significance (Furniture, Finishes, etc.)

Once the investigation is complete, the team will conduct an analysis to develop a list of recommended improvements to the buildings. These recommendations will be developed with input from the WVDNR, so that the proposed improvements reflect the owner's vision for the project. Once the investigation effort is complete, the design team prepares an estimate of the probable construction cost. 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.

### **Project Communication**

During the design phase Adam Krason and Rodney Pauley would serve as the primary contacts for the design team. All of these key team members as well as all primary WVDNR contacts would be included on all communication to facilitate an open discussion throughout the project – in a manner that allows the DNR to remain actively involved in all design decisions. All correspondence will be copied to this core group. As the project progresses regular bi-weekly meetings will be held to review investigation/design progress, outstanding issues, as well as any regulatory or budget concerns. Meeting minutes will be produced to document discussion items, decisions, and responsibility for follow-up. ZMM's recent experience working with the WVDNR on the proposed Lodge at Beech Fork will help facilitate this open communication.

During the construction phase Glenn Savage will coordinate the effort of the design team. All submittals, pay applications, and RFI's will be logged and tracked by Lee Turley. Ms. Turley will update the entire project team (WVDNR, ZMM, and Contractor) weekly regarding outstanding items.

### **Budget Control**

ZMM has been providing professional design services in West Virginia for fifty-five years. Over this time we have developed a thorough understanding of the various construction markets and associated bidding regions that exist throughout West Virginia. Our team for this project will include Win Strock, a former contractor that regularly provides independent estimates to ZMM. Mr. Strock and ZMM have successfully collaborated on the following projects:

- Beech Fork Lodge
- Brooks Manor Addition and Renovations
- Edgewood Elementary School

- Ripley Readiness Center
- Logan-Mingo Readiness Center
- Morgantown Readiness Center
- State Police Information Services Center
- State Office Building 5 & 6 Renovations – Various Projects



The design team, with the assistance of Mr. Strock will evaluate the projected cost at the end of each phase, confirming the estimate with recent experience and historical bidding data. Recent experience demonstrating our ability to control the project budget includes:

- Ceredo-Kenova Elementary School, Wayne County BOE  
Bid 08/2015 - \$3M Under Budget
- Goodwill Prosperity Center, Goodwill Industries of Kanawha Valley  
ZMM Estimate \$1.19M, Construction Cost was Under \$900K
- Glenwood School HVAC Replacement, Mercer County BOE  
ZMM Estimate \$1.36M, Construction Cost of \$1M, 0.0% Change Orders
- Kenna Elementary School, Jackson County BOE  
Project was Under Budget, 0.2% Change Orders
- Huntington East Middle School, Cabell County BOE  
Project was \$1.2M Under Budget (\$23M), 1.7% Change Orders

### **Construction Duration**

Nearly every project that ZMM is engaged to perform design services for has a 'hard' deadline for completion, many times tied to the availability or expiration of project funding. ZMM consistently delivers on projects with challenging schedule constraints. ZMM will insure that this project will be completed in the agreed construction period utilizing the following methods:

- ZMM has developed Division 1 documents that tie the receipt of all deliverables required to administer the construction phase of the project to payment applications. ZMM will reject any payment application that is not accompanied by all required information including submittal schedules and logs, RFI logs, updated project schedules, etc.
- ZMM monitors all construction phase submittals and correspondence to verify that we are returning information at a pace that will help expedite project completion. ZMM management reviews the status of all RFI's and submittals weekly. ZMM will also staff the construction phase with staff that will be able to provide immediate answers at the project site to expedite the work.

- ZMM will work with the WVDNR to develop a realistic construction schedule that includes anticipated weather days. This schedule will be included in the specifications, and reviewed at the pre-bid meeting to reinforce the critical nature of meeting the schedule, and the intent of enforcing liquidated damages.

**Experience with Each Required Discipline**

As a full service design firm, ZMM Architects and Engineers employs all of the necessary staff to complete this project in-house. Our team is comprised of some of the leading professionals in West Virginia, and is experienced in each discipline noted below. Project experience and resumes demonstrating this expertise are contained in the attached proposal. ***Additionally, the quality of ZMM's design effort has been recognized by the American Institute of Architects West Virginia Chapter with fourteen design awards in the last ten years – an achievement unrivaled in West Virginia.***

Project Management	ZMM
QA/QC	ZMM
Civil Engineering	ZMM
Structural Engineering	ZMM
Architecture	ZMM
Interior Design	ZMM
Mechanical Engineering	ZMM
Electrical Engineering	ZMM
Estimating	Win Strock
Construction Phase	ZMM



**Summary**

ZMM possesses the project background and knowledge, design experience, restoration and renovation design experience, WVDNR experience, and the approach to ensure the successful delivery of the Old Inn Improvements at Cacapon State Park for the West Virginia Division of Natural Resources. Our team's commitment to preserving this cultural and recreational resource, as well as our demonstrated success in providing service on complex renovation project throughout West Virginia makes us the right partner for the WVDNR for this engagement.



## History of ZMM

**LOCATION:**  
222 Lee Street, West  
Charleston, WV

**CONTACT:**  
Phone 304.342.0159  
Fax 304.345.8144  
[www.zmm.com](http://www.zmm.com)



**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 from our office in Charleston. Our integrated design approach makes ZMM unique among architectural firms in West Virginia, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.**

**Over the last decade, ZMM has become a leader in sustainable or 'green' design in West Virginia. In addition to participating in sustainable design and construction seminars throughout the State (Beckley, Fayette County, Morgantown, Charleston, and Parkersburg), ZMM designed one of the first sustainable educational facilities in West Virginia (Lincoln County High School). ZMM's unique design approach has proven invaluable on projects that employ sustainable design principles, which often require a more integrated approach to building design.**

**As ZMM enters our second half-century providing professional design services in West Virginia, we remain committed to the ideal of providing high quality, client focused, design solutions that meet budget and schedule requirements. This commitment to quality has been recognized through both State and National design awards, as well as through the long-term client relationships that we have developed.**





ZMM has been dedicated to the integrated approach to building design which 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. 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.

**Advantages of an integrated Design Approach:**

- The Owner has a Single Point of Design Responsibility
- Improved Design Schedule
- Improved Coordination of Documents
- Improved Construction Phase Services
- Well Coordinated Documents Lead to Better Bids for the Owner

Additionally, ZMM is constantly working to improve the services we offer by addressing emerging and evolving trends that impact the design and construction market. ZMM has seven LEED accredited Professionals on staff to address 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 our projects.

**Services**

**Pre-Design**

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

**Design**

- Architectural Design
- Sustainable Design
- Interior Design
- Landscape Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Civil Engineering
- Lighting Design
- Energy Consumption Analysis

**Post Design**

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





## 2015

**AIA West Virginia Chapter: Honor Award**  
*Achievement in Architecture in Sustainable Design*  
Edgewood Elementary School  
Charleston, West Virginia

**AIA West Virginia Chapter: Merit Award**  
*Achievement in Architecture*  
Kenna Pk-5 School  
Kenna, West Virginia

## 2014

**AIA West Virginia Chapter: Merit Award**  
*Achievement in Architecture in Sustainable Design*  
Huntington East Middle School  
Huntington, West Virginia

**AIA West Virginia Chapter: Merit Award**  
*Achievement in Architecture*  
Southern West Virginia Community & Technical College  
Williamson, West Virginia

**AIA West Virginia Chapter: Merit Award**  
*Achievement in Architecture in Interiors/Graphics*  
Girl Scouts of Black Diamond Council  
Charleston, West Virginia

## 2012

**AIA West Virginia Chapter: Honor Award**  
*Excellence in Architecture*  
West Virginia Housing Development Fund Building  
Charleston, West Virginia

## 2011

**AIA West Virginia Chapter: Honor Award**  
*Excellence in Architecture in Historical Preservation*  
Southside Elementary/Huntington Middle School  
Huntington, West Virginia



## Additional Award Winning Design



**AIA West Virginia Chapter: Honor Award**  
*Excellence in Architecture*  
Joint Interagency Training & Education Center  
Kingwood, West Virginia

**AIA West Virginia Chapter: Merit Award**  
*Excellence in Architecture in Interiors*  
WV State Office Building #5, 10th Floor Renovation  
Charleston, West Virginia

### 2010

**AIA West Virginia Chapter: Honor Award**  
*Excellence in Architecture*  
Hacker Valley PK-8 School  
Hacker Valley, West Virginia

### 2009

**AIA West Virginia Chapter: Merit Award**  
*Excellence in Architecture*  
Construction & Facilities Management Office (CFMO)  
Charleston, West Virginia

### 2008

**AIA West Virginia Chapter: Honor Award**  
*Excellence in Architecture*  
Erma Byrd Center  
Beaver, West Virginia

### 2007

**AIA West Virginia Chapter: Honor Award**  
*Excellence in Architecture*  
Lincoln County High School  
Hamlin, West Virginia

### 2006

**AIA West Virginia Chapter: Merit Award**  
*Excellence in Architecture*  
Gene Spadaro Juvenile Center  
Mt. Hope, West Virginia



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



### Role

Architect, Principal

### Professional Registrations

Registered Architect (WV, OH, KY, VA)  
LEED Accredited Professional  
NCARB (55,984)  
Construction Specifications Institute (CSI)  
Construction Documents Technician (CDT)

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

Mr. Krason has been an advocate of sustainable design in West Virginia, participating in a variety of sustainable design seminars throughout the State, and serving on the West Virginia School Building Authority Green Schools Sub-Committee. Recently, Mr. Krason helped coordinate the "Making the Business Case for Sustainability" conference at the University of Charleston that included speakers from Armstrong Industries, American Electric Power, CB Richard Ellis, and Interface Raise. Mr. Krason also assisted Habitat for Humanity Kanawha and Putnam County develop a commercial recycling program to fill a void in the sustainable design infrastructure in West Virginia. Mr. Krason has noted that, "I became a LEED Accredited Professional because I believe that good design has value, and the ability to impact our daily lives. Sustainable design showcases the value of design through demonstrated improvements in the performance of the students and employees who occupy our buildings." In addition to his design and project management responsibilities, Mr. Krason serves on the Board of Directors and is responsible for business development at ZMM.

### Project Experience

#### State Office Building #5, 10<sup>th</sup> Floor Renovation (Office of Technology), Charleston, WV

Mr. Krason led an architectural and engineering team that completed a detailed assessment of State Office Buildings 5, 6, & 7. Once the assessment was complete, ZMM had the

### Education

Bachelor of Architecture, The Catholic University of America, 1998

Bachelor of Civil Engineering, The Catholic University of America, 1997

### Employment History

2007 - Present, Principal, ZMM  
2007 - Present, Board of Directors, ZMM  
2003 - Present, Architect, Project Manager, ZMM  
1998 - 2003, Architect, Project Manager, Charleston Area Architectural Firm

### Civic Affiliations

- American Institute of Architects, Member
- Habitat for Humanity Kanawha & Putnam County, Board of Directors 2011 - 2014
- WV Qualification Based Selections Council, President, 2012/2013
- Leadership WV 2010 - 2012
- Charleston Rotary
- West Side Main Street, Board of Directors 2008 - 2014
- City of Charleston Land Trust 2008 - 2014

opportunity to implement the proposed improvements on the 10<sup>th</sup> Floor of State Office Building #5 for the Office of Technology. The renovations, aiming for LEED-CI Certification, re-oriented the layout by drawing all private offices into the building core, providing access to daylight and views for all employees. The design also utilized acoustical ceiling clouds and bulkheads to maximize the acoustical performance, while also increasing the volume of the space.

**Joint Interagency Training & Education Center (WVARNG), Kingwood, WV** Mr. Krason was responsible for the preliminary programming, and participated in the schematic design of the 180,000 SF addition to the Regional Training Institute at Camp Dawson. Mr. Krason was also responsible for managing the production effort for the billeting (hotel) expansion, which increased the total billeting capacity at the JITEC to 600 rooms. The project received LEED Gold Certification.

**Girl Scouts of Black Diamond Council, Charleston, WV** Mr. Krason is the Project Manager on the new Volunteer Resource Center and Girl Zone/Urban Camp in Charleston, WV. The 18,000 SF project will completely renovate an old car dealership into administrative offices, a community gathering space, and a small hotel (Urban Camp) for Girl Scouts visiting the Charleston area. This new main building will bring all the operations of the Girl Scouts of the Black Diamond Council under one roof.

**Construction and Facilities Management Office Expansion (WVARNG), Charleston, WV** Mr. Krason was responsible for the programming, architectural design, and project management of the office expansion. The project included the renovation and addition to an existing pre-engineered metal building. The design, which was honored with a 2009 AIA Merit Award, focused the client's resources on a new entry and corridor that separated the existing office space from the addition.

**Charleston Civic Center, Charleston, WV**

Mr. Krason is serving as Principal-in-Charge of the expansion and renovation to the Charleston Civic Center. The \$75M, 283,000 SF design-build project is being completed as a collaboration with tvsdesign and BBL Carlton. Mr. Krason is responsible for the overall management of the design team, coordination with the client, and also has input critical project management decisions. The design commenced in the spring of 2015, and construction is scheduled for completion in 2018.

**Tucker County Courthouse Annex, Parsons, WV**

Mr. Krason was the Project Architect for the courthouse annex addition in Parsons, WV. The Annex is a 4-story, 21,000 Square Foot building that is adjacent to the Tucker County Courthouse. The annex will house spaces for the Circuit Court, Circuit Clerk, Family Court, Magistrate Court, Prosecuting Attorney, County Commission, County Clerk, Community Corrections, and Probation Office.

**Morgantown Readiness Center (WVARNG), Morgantown, WV** Mr. Krason was the Project Architect on the new Morgantown Readiness Center. This facility is a unique due to its location on an abandoned airport runway at the Morgantown Municipal Airport. The 54,000 SF Readiness Center occupies a 35 acre tract at the airport. This center supports traditional military functions including the 1-201<sup>st</sup> Field Artillery. A significant portion of the Morgantown Readiness Center supports the 249<sup>th</sup> Army Band. The Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas.

**Bridgemont Community and Technical College - Davis Hall Renovation, Montgomery, WV**

Mr. Krason led an architectural and engineering investigation into the condition of Davis Hall to help Bridgemont Community and Technical College to develop a scope for the current renovation project, as well as a plan to undertake deferred maintenance at the facility. The project scope included remedying several life safety deficiencies, as well as improvements to the building envelope.

**Participated on the team that won the following awards and acknowledgements:**

2015 WV AIA Merit Award *Edgewood Elementary School, Charleston, WV*

2014 WV AIA Merit Award *Girl Scouts of Black Diamond Council, Charleston, WV*

2011 WV AIA Honor Award *Joint Interagency Training and Education Center (JITEC), Kingwood, WV*

2011 AIA Honor Award *State Office Building #5, 10<sup>th</sup> Floor Renovation, Charleston, WV*

2009 AIA Merit Award *WVARNG Construction and Facilities Management Office, Charleston, WV*

## Robert Doeffinger, PE



### **Role**

Mechanical Engineering Principal

### **Professional Registrations**

Professional Engineer (WV, VA, PA, OH, TN, KY, NY, NH, ME, NC, SC, FL, NJ, GA)

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

After graduate school in Architectural Engineering, Mr. Doeffinger joined ZMM. He has 35 years design experience in mechanical and electrical systems for buildings. He has a broad range of engineering experience in education, industrial and manufacturing facilities, large retail, correctional and jails, office buildings, and military facilities.

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

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

### **Project Experience**

**State Office Buildings #5, 10<sup>th</sup> Floor Charleston, WV** Mr. Doeffinger was the Project Engineer for this renovation project. The renovation of the tenth floor of State Office Building #5 on the State of West Virginia Capitol Campus was recently completed for the Office of Technology. The renovation was designed to meet the United States Green Building Council's LEED for Commercial Interiors standard. The renovations also include a low profile cable management system which maximizes the flexibility of the space. To commence the project, ZMM conducted a detailed investigation of State Office Buildings 5, 6, & 7, which included recommendations for improvement of the facilities. The renovation of the 10<sup>th</sup> floor of Building #5 was the first major interior renovation project that responded to the recommendations.

### **Education**

Master of Science Architectural Engineering, Pennsylvania State University, 1976

Bachelor of Science Mechanical Engineering, West Virginia University, 1973

### **Employment History**

2010 - Present, President, ZMM

1976 - 2010, Vice President and Engineering Principal, ZMM

### **Civic Affiliations**

- ASHRAE – Member of the Technical Committee Load Calculations Data and Procedures for 15 years, serving as chairman. Presently Chairman of the Research Subcommittee
- Advisory Board for the Department of Electrical Engineering Technology, Bridgemont Community and Technical College
- City of Pt. Pleasant, WV – 2<sup>nd</sup> Ward Councilman for 20 years

**West Virginia Capitol Complex - Buildings #5, 6, & 7, Charleston, WV** Mr. Doeffinger was the Project Engineer for the in-depth analysis of Buildings #5,6,& 7 at the State Capitol Campus. The study included 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 included a study related to potential hazardous materials in the facility.

**West Virginia Army National Guard, Joint Interagency Training & Education Center, Camp Dawson, WV** Mr. Doeffinger was responsible for the mechanical engineering design of the 600 room billeting expansion to the Regional Training Institute at Camp Dawson. The project is served by a 4 - pipe hot and chilled water system with an energy recovery ventilation system. This project achieved LEED Gold Certification.

**West Virginia Regional Technology Park (WVRTP) - Building 740, South Charleston WV** Mr. Doeffinger is the engineering principal-in-charge of the new Steam Plant for Building 740. This project involves designing and constructing the Interim Steam Heating System throughout Building 740.

**West Virginia Research, Education, and Technology – Building 704, South Charleston WV** Mr. Doeffinger is the engineering principal-in-charge of preparing a life safety analysis of the building as well as design services to improve the exterior façade of Building 704 at the WV Research, Education, and Technology Park. Building 704 had previously been utilized as a campus maintenance facility by Union Carbide and DOW Chemical. Bridgemont began utilizing the facilities for instruction in the Spring of 2011.

**Bridgemont Community and Technical College Davis Hall Renovation, Montgomery, WV** Mr. Doeffinger led an architectural and engineering investigation into the condition of Davis Hall to help Bridgemont Community and Technical College to develop a scope for the current renovation project, as well as a plan to undertake deferred maintenance at the facility. The project scope included remedying several life safety deficiencies, as well as improvements to the building envelope.

**The Plaza at King of Prussia, Pittsburgh, PA** One of the largest retail centers in the east. Mr. Doeffinger has performed engineering services for the past 20 years. The project consists of a 5,000 -ton chilled water plant and 1,500,000 cfm variable volume system for tenants and constant volume air system for common areas and an engineered smoke control system. The most recent project is a 2011, 100,000 square foot expansion of tenant spaces, a renovation of the food court, and a 1,250-ton chiller addition to the central chilled water plant.

**The Boulevard at 2412, Charleston, WV** Mr. Doeffinger was on the design team for the proposed Kanawha Boulevard Condominium project. The sixty unit project, located in the East End Historic District, included a design that increased in height as it stepped back from the Kanawha River, providing the opportunity for a series of outdoor living areas, while also respecting the massing of the adjacent residences in the Historic District.

**West Virginia Regional Jails**, Mr. Doeffinger was the Project Engineer on ten West Virginia Regional Jails. In 2009 he was responsible for the HVAC renovation on four regional jails, including the replacement of rooftop HVAC units and Building Automation Systems.

**NGK Oxygen Sensor and Spark Plug Plant, Sissonville, WV** Mr. Doeffinger was in charge of engineering design of the 250,000 SF NGK facility. The most recent 130,000 SF expansion moved NGK's spark plug production for the west coast to West Virginia. For both the oxygen sensor plant and spark plug plant Mr. Doeffinger designed a cycle water system for the manufacturing equipment.

# Hank Walker, AIA, LEED AP



## Role

Architect

## Professional Registrations

Registered Architect (WV)  
LEED Accredited Professional

Mr. Walker is responsible for overseeing the planning, design, and construction of a variety of types of building projects to meet the needs of the clients. Mr. Walker works with other in-house engineers and design professionals throughout the building process to provide a thoroughly integrated product. Mr. Walker also coordinates with various consultants, code officials, and government agencies to provide a quality building.

Mr. Walker has broad experience in scopes of both new and renovation projects throughout his years at ZMM.

## Project Experience

### **Cedar Lakes Conference Center, Ripley, WV**

Mr. Walker has worked on several renovation projects at Cedar Lakes including the reroofing project which was completed in 2006. This project included new metal roofing to 11 buildings.

### **The Retreat at Glade Springs Resort, Daniels, WV**

Mr. Walker was responsible for the design of a variety of townhouses assembled into a multi-unit building that fit into the hilly terrain of the site.

### **Blackwater Falls and Cacapon WV State Parks, Davis, WV**

Mr. Walker was responsible for the design of additions to the existing historical lodge building for the two state parks. Mr. Walker incorporated new meeting rooms, elevator, pool and health spas into the existing lodge building and incorporated various renovations to existing buildings to make the buildings more usable for large groups.

### **Tackett Family Readiness Center (WVARNG), Charleston, WV**

Mr. Walker was responsible for the design of a two story building set on a sloped hillside. The new facility will provide a variety of offices and public spaces including a chapel, multi-purpose area, a lobby, and a lounge.

### **Alderson Federal Prison Camp - New Housing Units**

Mr. Walker was responsible for the design of two new 500 bed housing units. These units were constructed on the historical site of the first federal prison for women. The prison was in operation during the new construction of both housing units.

## Education

Bachelor of Science Architecture, 1973  
The University of Cincinnati

## Employment History

1979 - Present, Project Architect, ZMM  
1977 - 1979, Designer, ZMM  
1977, Designer, Holderby Engineering  
1973 - 1976, City Planning, American Peace Corps, Iran

## Civic Affiliations

- American Institute of Architects, Member
- West Virginia Society of Architects, Member
- Charleston Salvation Army advisory board 1990 – Present
- Advisory Board Chairman 1997 - 1998



**WV State Capitol Complex, Charleston, WV**

Mr. Walker has worked on several renovation projects on the State Capitol Complex including: roof replacements, culture center gift shop, window replacements to buildings 5, 6, & 7, door and security project, and renovations to building #5, 10<sup>th</sup> floor - Office of Technology.

**Barboursville Middle School, Barboursville, WV** Mr. Walker was part of the design team that was responsible for designing a replacement building for the existing middle school. The design required that the new school building be built where the existing building was occupied on the same size. An existing large gymnasium was renovated and incorporated into the next education complex.

**Braxton County Memorial Hospital, Gassaway, WV** Mr. Walker has worked on a variety of additions and renovations projects at the hospital. The renovations and additions were completed on the emergency room floor, medical surgical, radiology, laboratory, and outpatient areas while the hospitals departments were kept in operation.

**Awards and Acknowledgements:**

Design Award Received from the Corps of Engineers for: The Stonewall Jackson State Park Facilities.

Mr. Walker received recognition in the *Charleston Gazette* Newspaper for his own home residence, which incorporated "passive solar" and other "Green" Design principals.



**Role**  
Architect

**Professional Registrations**  
Registered Architect (WV)

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**

#### **Tucker County Courthouse Annex, Parsons, WV**

Mr. Spencer is the Project Architect for the Courthouse Annex renovation project. The Annex is a 4-story 21,000 Square Foot building that is adjacent to the Tucker County Courthouse. The annex will house spaces for the Circuit Court, Circuit Clerk, Family Court, Magistrate Court, Prosecuting Attorney, County Commission, County Clerk, Community Corrections, and Probation Office.

#### **Judge Black Courthouse Annex, Parkersburg, WV**

Mr. Spencer assisted with the design and programming of the adaptive reuse of a former commercial space and movie theaters into a modern courthouse annex. The Judge Black Annex included two independent circulation paths – a secure entry and lobby for access to the Family Court and Prosecuting Attorney, and public access to the Assessor and Sheriff's Tax Department. The facility also houses several large public meeting rooms.

#### **Jackson County Armed Forces Reserve Center, Ripley, WV**

Mr. Spencer participated in the schematic design of the 76,000 SF Reserve Center in Jackson County, West Virginia. Mr. Spencer was also responsible for coordinating the production effort for the project. Mr. Spencer also produced several 3D

### **Education**

Bachelor of Architecture, University of Tennessee, 2007

### **Employment History**

2009 - Present, Architect, ZMM  
2007 - 2009, Intern Architect, ZMM  
2003 - 2007, Summer Intern, ZMM

### **Civic Affiliations**

- American Institute of Architects, Member

models throughout the design process. The project is aiming for LEED Silver Certification.

**Joint Interagency Education and Training Center (WVARNG), Kingwood, WV** Nate participated in the schematic design of the 180,000 SF addition to the Regional Training Institute at Camp Dawson. Mr. Spencer was also responsible for coordinating the production effort for the billeting (hotel) expansion, which increased the total billeting capacity at the JITEC to 600 rooms. This project received LEED Gold Certification.

**Morgantown Readiness Center (WVARNG), Morgantown, WV**

Mr. Spencer was a member of the production team for the 58,000 SF project, which housed the Army Band and associated performance spaces. Mr. Spencer also produced several 3d models throughout the design process. He also participated on all production work through all phases. The project is aiming for LEED Silver Certification.

**Highland Hospital, Charleston, WV**

Mr. Spencer was the Project Architect on Highland Psychiatric Hospital. Mr. Spencer was responsible for coordinating the production effort for the 60,000+ SF mental health facility. Mr. Spencer also produced several 3-D models throughout the design process. This project consisted of 87,300 SF, \$26M addition to Highland Hospital in Charleston. The addition will include: administrative offices, training spaces, 165 patient beds, nurses stations, an out-patient treatment department, pharmacy, laundry, and building service spaces. A pedestrian bridge will connect the new facility to the existing hospital.

**Edgewood Elementary School, Charleston, WV** Mr. Spencer is currently participating on a design team that is developing the new Kanawha County Elementary School on Charleston's West Side. The school is being designed as a 21<sup>st</sup> Century Learning Environment, with a focus on integrating technology into the delivery of the curriculum. Instructional areas will be located off of an open 'exploratorium' that is being designed to function like a children's museum, providing a variety of learning opportunities, and flexible educational spaces. The school will also visibly integrate sustainable design principles to serve as a teaching tool for the students. A dental and health clinic is also on site for all enrolled students in the Kanawha County School District.

**Cabell County Bus Transportation Complex, Huntington, WV** Mr. Spencer was the project Architect on the Cabell County Transportation Complex is located on the site of the old Cox Landing Junior High School. Challenges on the project involved retrofitting the old school and site to accommodate the new use. The rear portion of the school was demolished to make room for the new maintenance portion of the building. The remaining front section of the school was renovated to include office space, storage areas, and a new staff development room. The new maintenance area includes a high-bay metal building with 14 back to back workbays, three of which have hydraulic bus lifts. A hand wash bay and a state of the art automatic wash bay were also included in the project. Extensive sitework was also involved in the retrofit project including a fueling station, bus parking, a sediment pond, and an extensive rework of the existing site utilities.

**Additional Projects:**

Wayne High School, Wayne, WV

Crum PK-8 School, Crum, WV

Logan-Mingo Readiness Center, Logan, WV

Goodwill Industries, Charleston, WV

**Role**

Electrical Engineer

**Professional Registrations**

Professional Engineer (WV, OH *pending*)

Mr. Casdorff serves as an Electrical Engineer with ZMM providing electrical design services for a vast number of projects consisting of commercial, educational, correctional, institutional, and military facilities.

Mr. Casdorff is responsible for many facets of the project pertaining to electrical design such as interior and exterior lighting, power distribution, data system design, security, fire alarm, low voltage control systems, equipment specifications and performs electrical assessments during construction prior to the project's substantial completion date. Mr. Casdorff has participated on several LEED registered projects using energy conserving methods and utilizing lighting control systems and other means to meet or exceed ASHRAE 90.1, LEED, and energy code requirements.

**Project Experience**

**Southside Elementary and Huntington Middle School, Huntington, WV** Mr. Casdorff was the electrical engineer on this 156,000 SF facility. This project encompasses all phases of construction; demolition, major renovation and new construction. The original historic 26,000 SF three story school building was preserved and the remaining less than adequate facility was strategically removed to accommodate the new addition. The existing facility was completely renovated and brought up to new construction standards to blend with the new addition. The project consisted of two distinct school facilities existing on the same piece of property. The new construction blends seamlessly with the older historic structure.

**Craigsville Elementary School, Craigsville, WV**

Mr. Casdorff was responsible for the electrical design of the new elementary school. The project is consolidating Beaver Elementary School and Craigsville Elementary School into a new 375-student school. The school houses 3 Pre-Kindergartens, 3 Kindergartens, 2 first grade, 12 1<sup>st</sup>-5<sup>th</sup> grade classrooms, activity room, cafeteria, kitchen, media center, and administration spaces.

**Lincoln County High School, Hamlin, WV** Mr. Casdorff was responsible for the electrical power distribution throughout the 216,000 SF facility containing high school classes, vocational

**Education**

Bachelor of Science, West Virginia Institute of Technology, 1995

**Employment History**

2000 - Present, Electrical Engineer, ZMM

1995 - 2000 Electrical Controls Systems Manager, WV Engineering Firm

education, technical community college classes and a community health clinic. The project was a 2007 AIA Honor Award Winner.

**Milton Middle School, Milton, WV** Mr. Casdorff was responsible for the electrical design of the new 96,000 SF facility housing 700 middle school students grades 6 through 8.

**Fort Gay PK-8 School, Fort Gay, WV**

Mr. Casdorff was the electrical engineer and was responsible for the electrical power distribution and design. The New Fort Gay PK-8 School replaces the existing facility that has been in disrepair and lacking the spaces and technology delivery system required for 21<sup>st</sup> century learning skills. The total enrollment for the school is 603 Students. The new grade configuration separates the Elementary students from the Middle School students, but still allows use of the common spaces within the building. They share the Dining Room, Gymnasium, Media Center and a Stage.

**Southern WV Community & Technical College, Williamson WV** Mr. Casdorff was responsible for the electrical power and lighting distribution design of this 22,000 SF higher education facility. This project is being designed to meet the USGBC LEED Silver.

**Joint Interagency Education and Training Center (WVARNG), Kingwood, WV** Mr. Casdorff was responsible for the electrical design of the 180,000 SF 3-story billeting/hotel expansion for the Army National Guard campus style facility for training and operational mission support. The expansion more than triples the facility size and increases the total capacity from 189 guest rooms to 600 guest rooms and suites. The project won LEED Gold Certification.

**West Virginia Research, Education, and Technology – Building 704, South Charleston, WV**

Mr. Casdorff is the electrical engineer for building 704 and responsible for electrical power and lighting distribution. Building 704 had previously been utilized as a campus maintenance facility by Union Carbide and DOW Chemical. Bridgemont began utilizing the facilities for instruction in the Spring of 2011.

**West Virginia Housing Development Fund Office, Charleston, WV** Mr. Casdorff was responsible for the electrical design of the 37,000 SF office building which provides natural daylighting into its interior spaces coupled with an automatic dimming system and motorized shade controls. This 2-story administrative facility houses approximately 95 to 100 employees with a flexible open office floor plan utilizing modular under-floor wiring to accommodate any future modifications of the workspace with minimal disruption to the employees. The project is targeted for LEED Silver Certification.

**Jackson County Armed Forces Reserve Center, (WVARNG), Millwood, WV** Mr. Casdorff was responsible for the electrical design of the 76,000 SF single story military reserve center which serves both the West Virginia Army National Guard and the United States Army Reserves (USAR) units. The multi-use facility provides educational spaces for classrooms, distance learning, physical training and a weapons simulation center. The project is targeted for LEED Silver Certification.

**Glen Jean Armed Forces Reserve Center, (WVARNG), Glen Jean, WV** Mr. Casdorff was responsible for the electrical design of the 102,000 SF military training facility which houses the Armed Forces Reserve Center (AFRC), Military Entrance Processing Station (MEPS), and an Organizational Maintenance Shop (OMS). The AFRC contains the administrative and training space for the 77<sup>th</sup> Brigade Troop Command, the 1863<sup>rd</sup> Transportation Company, and the 150<sup>th</sup> Armored Regiment Company. The MEPS houses their administrative, medical, headquarters, testing and storage functions at the facility. A comprehensive 8,500 SF OMS vehicle maintenance shop provides space for six large service workbays for maintaining the military fleet.

Oak Hill Elementary, Fayetteville, WV  
Valley High School, Smithers, WV  
Divide Elementary School, Lookout, WV

## Stephen Hedrick, PE



### **Role**

Structural Engineer

### **Professional Registrations**

Professional Engineer (WV)

Mr. Hedrick is responsible for overseeing the design of the Structural systems, ensuring that the structural systems not only meet the building code requirements, but meet the long-term needs of the owner. He performs the analysis and design of the structural components to resist the loads from lateral and gravity forces. He coordinates with the other disciplines in order to integrate the Structural system into the building, working with the architects to determine the most economical way to construct the components of the building. Mr. Hedrick has participated on several LEED registered projects. Mr. Hedrick also oversees the work of other engineers and coordinates the office structural standards.

Mr. Hedrick began his career in structural engineering by designing large scale residential and light commercial structures for hurricane force winds. He has a broad range of experience in masonry, concrete, steel and timber design. In 2007, Mr. Hedrick moved back to Charleston, WV, to take a structural engineering position with ZMM where he supervises the design and production of the structural engineering projects, as well as serving on the Board of Directors.

### **Project Experience**

#### **Wood County Justice Center, Parkersburg, WV**

Mr. Hedrick was responsible for the structural design for this adaptive reuse project in Parkersburg WV. The existing 32,000 SF building will create a new Magistrate Court and a Sheriff's Department. The project received LEED Silver Certification.

#### **Tucker County Courthouse Annex, Parsons, WV**

Mr. Hedrick was responsible for the structural design for the courthouse annex addition in Parsons, WV. The Annex is a 4-story, 21,000 Square Foot building that is adjacent to the Tucker County Courthouse. The annex will house spaces for the Circuit Court, Circuit Clerk, Family Court, Magistrate Court, Prosecuting Attorney, County Commission, County Clerk, Community Corrections, and Probation Office.

#### **Joint Interagency Training and Education Center**

**(WVARN) Kingwood, WV** Mr. Hedrick was responsible for the overall structural design of the three story billeting addition. The project met the requirements of the building code along

### **Education**

Master of Science, Civil Engineering,  
University of Tennessee, 2003

Bachelor of Civil Engineering,  
West Virginia Institute of Technology,  
2001

### **Employment History**

2013 - Present, Board of Directors, ZMM  
2007 - Present, Structural Engineer,  
ZMM  
2003 - 2007, Structural Engineer, McCall  
Engineering, Inc.

### **Civic Affiliations**

- American Institute of Steel  
Construction, Member

with the additional requirements of the Department of Defense for blast and progressive collapse resistance. The project won LEED Gold Certification.

**Edgewood Elementary School, Charleston, WV** Mr. Hedrick was involved with the structural design on the new Kanawha County Elementary School on Charleston's West Side. The school is being designed as a 21<sup>st</sup> Century Learning Environment, with a focus on integrating technology into the delivery of the curriculum. Instructional areas will be located off of an open 'exploratorium' that is being designed to function like a children's museum, providing a variety of learning opportunities, and flexible educational spaces. The school will also visibly integrate sustainable design principles to serve as a teaching tool for the students.

**Huntington East Middle School, Huntington, WV** Mr. Hedrick was responsible for the overall structural design of the single story school building. The design included masonry wall, metal panel walls and storefront glazing in order to allow additional light for the LEED designed project.

**Kenna Elementary School, Kenna, WV**

Mr. Hedrick was responsible for the structural design for the new Kenna Elementary School. The new school will serve approximately 375 students in grades Pre-Kindergarten through 5<sup>th</sup> Grade. The new facility replaces the existing school that was falling into disrepair and lacked the essential spaces for a thriving 21<sup>st</sup> Century learning environment. The site includes a separate bus drop-off area and parent drop-off area. There is also a designated Pre-K drop-off. A fenced Pre-K/K play area is provided, as well as a play area for the Grades 1-5. Several playing fields will be located on site as well.

**Charleston Civic Center, Charleston, WV**

Mr. Hedrick is currently the structural engineer on the Charleston Civic Center expansion and renovation project. The \$75M, 283,000 SF design-build project is being completed as a collaboration with tvsdesign and BBL Carlton. The design commenced in the spring of 2015, and construction is scheduled for completion in 2018.

**West Virginia Housing Development Fund Building, Charleston, WV** Mr. Hedrick was responsible for the overall structural design of the two story steel frame and masonry building. The structure consisted of a composite concrete floor slab supported by steel beams and columns supported on a deep pile foundation.

**Bridgemont Community and Technical College (Davis Hall, Building 704), Montgomery, WV**

Mr. Hedrick was responsible for the structural design for a design team that is currently preparing construction documents for the renovation to an existing 7-story, 77,215 SF educational building. The project scope includes remedying several engineering and life safety deficiencies, as well as architectural improvements to the building envelope.

**Southern West Virginia Community and Technical College, Williamson, WV** Mr. Hedrick was responsible for the structural design of the new 22,000 SF Applied Technology Center. The building featured large, flexible teaching areas that can adapt as the curriculum changes for each program. The project is targeting LEED Silver Certification.

**Jackson County Armed Forces Reserve Center, (WVARNG) Millwood, WV** Mr. Hedrick was responsible for the overall structural design of the single story armory type structure. The project included the design of light weight metal trusses and long-span steel joists in the drill hall.

**Other Firm Experience:**

Mr. Hedrick has researched and developed design criteria for structural insulated panels, prepared designs for earthquake and wind on FRP tanks. His role has also included supervising the work of design engineers in preparation of construction documents.

## Jennifer Sinclair



### Role

Interior Designer

Mrs. Sinclair is ZMM's Interior Designer. After earning a BS in Interior Design from West Virginia University, Mrs. Sinclair started her career in Savannah, GA working as a designer for a Steel case dealer. In 2006, Jennifer relocated to Atlanta, GA where she worked as an Interior designer for one of Atlanta's best design/build remodeling companies. While working in Atlanta, she had several projects published in Atlanta Home Improvement Magazine. After living and working in Atlanta for four years, Jennifer and her family relocated back to their home state of West Virginia where Jennifer joined ZMM as an Interior Designer.

Mrs. Sinclair has experience with private enterprises, government, healthcare, and educational design. As the interior designer for ZMM, Jennifer works with the client and the architect to plan the interior finishes for the project. Jennifer designs the floor finish patterns, custom casework, furniture arrangements, as well as selecting the appropriate paint colors, fabrics and window treatments for each project. She is responsible for creating all the interior finish plans for each project to be used during construction.

### Project Experience

#### **Goodwill Industries of Kanawha Valley, WV**

Mrs. Sinclair was responsible for the selection of the interior finishes and finish plans for the new Prosperity Center, located on Charleston's Westside. The Prosperity Center will help prepare members of the community for the workforce.

#### **Culloden Elementary School, Culloden, WV**

Mrs. Sinclair was responsible for the interior finish selections for the new addition of this elementary school. This addition added a new administration area, activity room, media center and new 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> grade classroom.

#### **Explorer Academy, Huntington, WV**

The Explorer Academy is an Expeditionary learning environment that is the first of its kind in West Virginia. The curriculum for this program is very hands-on and is a real-world way of learning. Mrs. Sinclair is responsible for the interior finish selection and plans of this new school, and the furniture procurement. The goal for the interiors is to achieve an inviting, homelike environment for its students.

### Education

Bachelor of Science in Interior Design,  
West Virginia University, 2002

### Employment History

2013 - Present, Interior Designer, ZNN  
2010 - 2012, Interior Designer, Smith  
Floor Covering, Inc.  
2008 - 2010, Interior Designer, Sinclair  
Interiors, LLC.  
2006 - 2008, Interior Designer,  
Sawhorse, Inc.

### Civic Affiliations

- USGBC, West Virginia Chapter  
Member



**Ripley Elementary Early Learning Center, Ripley WV**

This new Early learning Center is located in a former WV Army Reserve Center. Jennifer was responsible for all of the interior finish selections and interior finish plans for this remodeling project.

**Jackson County Sherriff's Office, Ripley, WV**

Jennifer worked closely with ZMM architects and engineers to fully develop the interiors for this new sheriff's office. Introducing rubber flooring over vct into the space has allowed for an easier and more maintenance friendly flooring. The client has been very satisfied with this project and has implicated similar finishes into other Jackson county project. Such projects, also designed by Mrs. Sinclair and the team at ZMM, include the Jackson County EMS Center and the remodel and addition for the Jackson County 911 center.

**Beech Fork State Park and Lodge, Wayne, WV**

Mrs. Sinclair worked closely with ZMM Architects and the WV Department of Natural Resources to develop and interiors package for this new lodge and conference center.

**Additional Experience:**

Relocation and remodel of the Mason County Board of Education offices, Pt. Pleasant, WV

Ceredo-Kenova Elementary School, Kenova, WV

Crum Elementary School, Crum, WV

Houston Company Store, Kimball, WV

WV Division of Insurance, Charleston, WV

HNTB – State police maintenance garage, Beckley, WV

General Service Division Surplus Property, Dunbar WV

**Role**

Civil Engineer

**Professional Registrations**

Professional Engineer (WV)

Ms. Cleland is responsible for the site design for ZMM projects. She coordinates with the project architects and mechanical and electrical engineers to integrate the site layout with the building requirements. Ms. Cleland works with the client and the architect to plan the site circulation, parking, and green space. She is responsible for storm water management and utility layout. For sites with environmental concerns, Ms. Cleland coordinates with the appropriate agencies and assists in permit applications.

Ms. Cleland began her career as a 2<sup>nd</sup> Lieutenant in the US Air Force as a project engineer for aerospace projects. After serving four years in the Air Force, she moved back to West Virginia and began her career in civil engineering. She began assisting lead engineers at an environmental and engineering consultant firm with air quality permitting, utility extension projects, and site development projects. After gaining experience at the consultant firm, Ms. Cleland joined ZMM as the civil engineer for the firm. She has experience with urban and rural site, storm water management system, and site design.

**Project Experience****Girl Scouts of Black Diamond Council, Charleston, WV**

Ms. Cleland was the Civil Engineer on the new Volunteer Resource Center and Girl Zone/Urban Camp in Charleston, WV. The 18,000 SF project will completely renovate an old car dealership into administrative offices, a community gathering space, and a small hotel (Urban Camp) for Girl Scouts visiting the Charleston area. This new main building will bring all the operations of the Girl Scouts of the Black Diamond Council under one roof.

**Tackett Family Readiness Center, Charleston WV**

Ms. Cleland was responsible for site design for a two story building located on a hillside. Due to the existing slopes, several analyses to determine the optimal finished floor elevations of the building. The building was set into the hillside to allow for on-grade access to both entrances. The access road was design with handicap parking at both entrances. The client wanted the building to have the least impact as practical for the site development. A large segmental block wall was

**Education**

Bachelor of Science in Education,  
West Virginia State University, 2001

Bachelor of Science in Aerospace  
Engineering, United States Naval  
Academy, 1993

**Employment History**

2009 - Present, Civil Engineer, ZMM  
2002 - 2009, Project Engineer, Potesta &  
Associates, Inc  
1993 - 1997, Aerospace Engineer,  
United States Air Force

**Civic Affiliations**

- National Society of Professional Engineers
- West Virginia Society of Professional Engineers

utilized to limit disturbance of cut slopes.

#### **General Service Division – Surplus Property, Dunbar, WV**

Ms. Cleland is currently the Civil Engineer on the Surplus Property. This property consists of a new 20,000 SF metal building storage facility inclusive of 5,000 SF of new administrative offices. The new building will replace the existing structures currently located in the floodplain, and will address several site issues including proper drainage, traffic flow, and correct floor elevations in regard to current floodplain requirements. The demolition of the existing structures along with the new construction will be phased to maintain continuous operation of the facility.

#### **West Side Elementary School, Charleston, WV**

Ms. Cleland was responsible for the site design and stormwater management for this site located within a city block. The site utilities were readily available and minimal grading was required for this site. The challenge was the stormwater management requirements. The pre-construction site conditions were a small school building and a large play field took up most of the site. The post- construction site conditions were the opposite creating a significant increase in stormwater runoff rate. A stormwater retention system was designed to infiltrate the majority of the stormwater and recharge the groundwater.

#### **Edgewood Elementary School, Charleston, WV**

Ms. Cleland was the Civil Engineer on the new Edgewood Elementary School. Ms. Cleland was responsible for the site development including utility extensions and relocations, stormwater drainage design, site pedestrian and traffic circulation, and parking area layout. The school was designed as a 21<sup>st</sup> Century Learning Environment, with a focus on integrating technology into the delivery of the curriculum. Instructional areas will be located off of an open 'exploratorium' that is being designed to function like a children's museum, providing a variety of learning opportunities, and flexible educational spaces. The school integrates sustainable design principles to serve as a teaching tool for the students.

#### **Harts PK-8 School, Harts, WV**

Ms. Cleland was responsible for site design and permitting. The site was constrained by the Guyandotte River, State Route 10, and an unmarked cemetery in the middle of the site. The site was laid out to avoid disturbance of the cemetery and create a building pad and access roads to satisfy the client, State Fire Marshall, and vehicular circulation. The site preparation package included building pad grading, rough site grading, and storm water management. Ms. Cleland coordinated with the local utility agencies, WV Department of Transportation, the United States Army Corps of Engineers, the local floodplain manager, and the WV Department of Environmental Protection.

#### **Bridgemont (BrideValley) Community and Technical College - Master Plan, Montgomery, WV**

Ms. Cleland is the Civil Engineer on the overall Master Plan services to Bridgemont CTC, ZMM worked with various stakeholders to develop a Master Plan for Bridgemont's current and future facilities at the Tech Park. The Master Plan incorporated the need to develop a consistency between Bridgemont's Montgomery and South Charleston campuses, while also integrating the Bridgemont brand into the Park. The final design included planning for a new classroom and laboratory building adjacent to Building 704, across from the Advanced Technology Center. Signage, site circulation, parking, and campus amenities were also included in this planning process.

**Project Experience with Other Firms:** Ms. Cleland assisted with site development projects, utility extensions, pump station design, outlet structure design, and wastewater treatment plant design prior to coming to ZMM. In the eastern panhandle of West Virginia, Ms. Cleland designed the site layout and utilities for a planned hill side community with phased development plans. She assisted on the site utilities and sanitary sewer extension project for a two schools in Southern West Virginia.

Ms. Cleland also has experience with environmental investigations and air quality permitting. She assisted industrial clients with preparation and assembly of air permit application to the West Virginia Department of Environmental Protection. Ms. Cleland coordinated with the agencies through to permit issuance.

## Glenn Savage, CSI-CDT



### **Role**

Construction Contract Administrator

Mr. Savage is responsible for overseeing the construction of ZMM projects. He is the liason between the Owner and Contractor. Responsible for biweekly site visits, attend progress meetings, certify applications for payment, change order processes, Request for information.

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**

- Cacapon State Park, Berkeley Springs, WV
- Blackwater Falls State Park, Davis, WV
- West Virginia State Police Office, So. Charleston, WV
- Edgewood Elementary School, Charleston, WV
- Divide Elementary School, Charleston, WV
- Craigsville Elementary School, Craigsville, WV
- Oak Hill Elementary, Oak Hill, WV
- Bridgemont (BridgeValley) Community & Technical College – Davis Hall
- Mountaineer Middle School, Clarksburg, WV
- Nicholas County High School, Summersville, WV
- East Greenbrier High School, Lewisburg, WV
- Southern West Virginia Community & Technical College, Williamson, WV
- CAMC Teays Valley IUC, Teays Valley, WV
- Highland Hospital, Charleston, WV
- Beech Fork Lodge, Wayne, WV
- The Retreat at Glade Springs, Daniels, WV
- WV State Police Office, South Charleston, WV
- WV State Office Building #5, 10<sup>th</sup> Floor, Charleston, WV
- Wood County Justice Center, Parkersburg, WV
- West Virginia Western Regional Jails
- Alderson Federal Prison Camp, Alderson, WV
- Jean Dean Safety Building, Huntington, WV
- Summersville Hospital Medical Building, Summersville, WV

### **Education**

Bachelor of Science, University of Charleston, 1997

Associate of Science, West Virginia State University, 1992

### **Employment History**

1998 - Present, Construction Contract Administrator, ZMM

1997-1998, Geotech

1992 -1997, Battle Ridge Construction

1981-1992, H. C. Nutting Geotechnical Testing Engineers

### **Civic Affiliations**

- Member CSI
- Kanawha Valley Leadership Course Graduate
- Maintained all certifications for WVDOT testing materials



# Cacapon Resort State Park

WV Division of Natural Resources

**LOCATION:**  
Berkeley Springs, WV

**SIZE:**  
7,600 SF New  
8,100 SF Renovated

**COMPLETION:**  
1998

**COST:**  
3,200,000

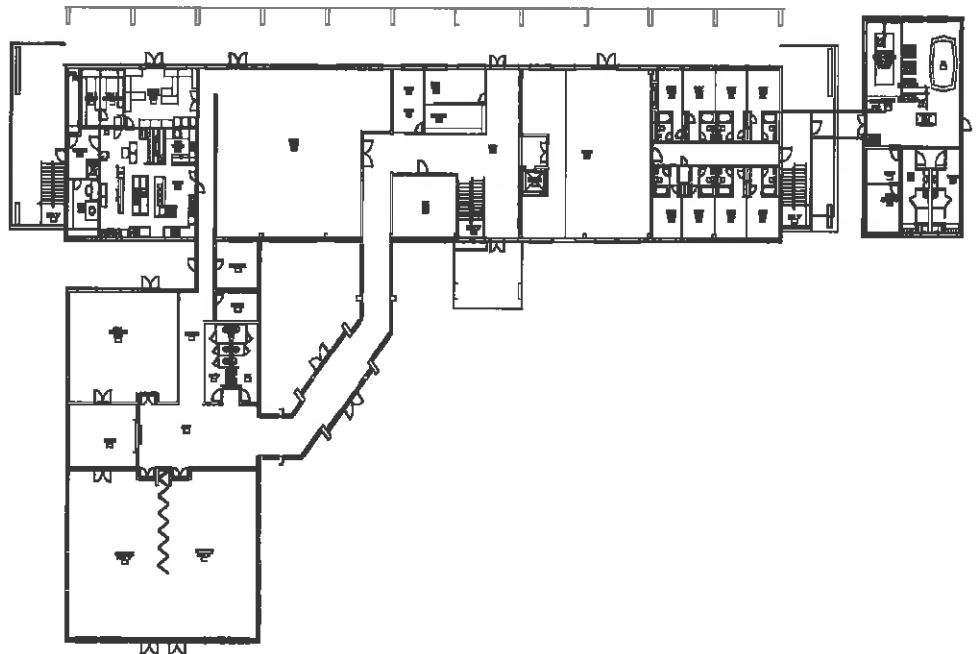
**CONTACT:**  
Tom Ambrose  
Superintendent  
818 Cacapon Lodge Drive  
Berkeley Springs, WV  
304.258.1022



In 1998 ZMM completed an addition and renovation project to Cacapon State Park Lodge Building. This project included a new 7,600 SF conference center, providing a large 3,000 SF dividable conference room, a smaller 1,000SF conference room with connecting entrance lobby, toilets and storage facilities.

The existing kitchen facility was enlarged and renovated to provide banquet capabilities. An elevator was added to improve access to upstairs bedrooms and downstairs multi-use areas. The downstairs multi-use and meeting area were renovated along with the reception and office area.

Bid documents were prepared for a 2,500 SF health spa addition to the lodge building, but this portion of the project was not constructed. Other ZMM projects completed at Cacapon State Park include life safety compliance renovations to the WPA Old Inn building and a 4 bedroom cabin that is ADA accessible.



# Beech Fork State Park Lodge

## Lodge Design



**LOCATION:**  
Wayne, WV

**COMPLETION:**  
TBD

**COST:**  
Est. \$34M

**CONTACT:**  
Bradley Leslie, PE  
Assistant Chief  
WVDNR  
State Parks Section  
324 4th Avenue  
So. Charleston, 25303  
304.558.2764 x 51823



The goal of the lodge study was to help determine the feasibility for a new lodge at Beech Fork. This objective was achieved through the development of a concept for a 75-room lodge located on the banks of Beech Fork Lake in Wayne County, West Virginia, which is designed to benefit a variety of visitors. The form of the building was influenced by the site configuration as well as the functions contained within it.



The floor plan is arranged in a way to separate the guestrooms and other guest-only facilities from the more public functions of the building such as the restaurant, pub, gift shop and meeting room. This allows visitors who may not be staying at the lodge to use these areas without encroaching on the privacy of lodge guests. All of the guestrooms are arranged to have access to views of the lake. Those views are also shared by the restaurant, meeting room and the recreation areas.

The exterior of the building is designed to simulate the craftsman style to evoke a more relaxed, comfortable and informal feel for guests and visitors. The brick, stone, siding and roof materials are common to the area and offer low maintenance and durability to provide a long-lasting, attractive structure.





# Blackwater Falls State Park

WV Division of Natural Resources

**LOCATION:**  
Davis, WV

**COMPLETION:**  
1998

**COST:**  
\$2,600,000

**SIZE:**  
10,400 SF Addition

**CONTACT:**  
Robert Gilligan  
Park Superintendent  
P.O. Drawer 490  
Davis, WV 26260  
304.259.5216



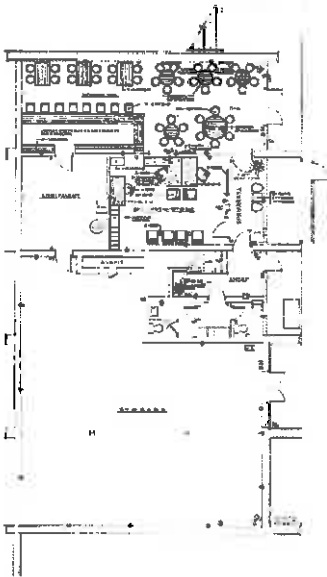
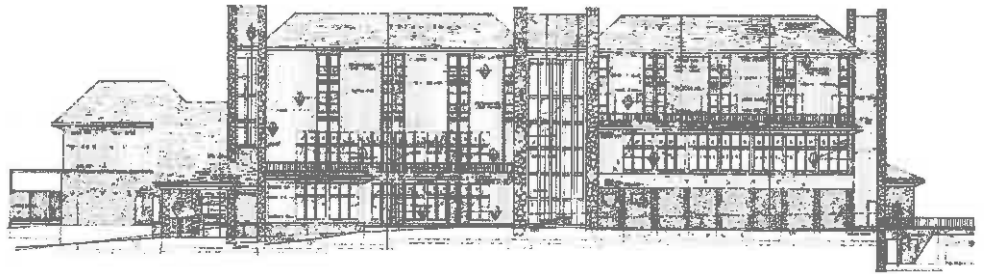
ZMM completed an addition and renovation to the historic Blackwater Falls State Park lodge building. This project included a 5,400 SF conference center addition providing a large 3,000 SF dividable conference room, entrance, lobby, toilets, and storage facilities.

To meet the owner's intent of reducing the visual impact of the construction, ZMM utilized existing building roof lines and materials for the building addition, which compliments to the original lodge design.

A 5,000 SF spa addition was added to the North Western end of the building provide a swimming pool, large Jacuzzi and a glass walled exercise area with locker rooms/showers. Interior office areas were also renovated with upgrades to mechanical, electrical, and fire alarm systems.

**LOCATION:**  
Daniels, WV

**COMPLETION:**  
Un-Built Project



In 1968 ZMM was selected to provide design services for a variety of facilities at Canaan Valley State Park. Many of the facilities remain actively utilized. A description of the various components can be found below.

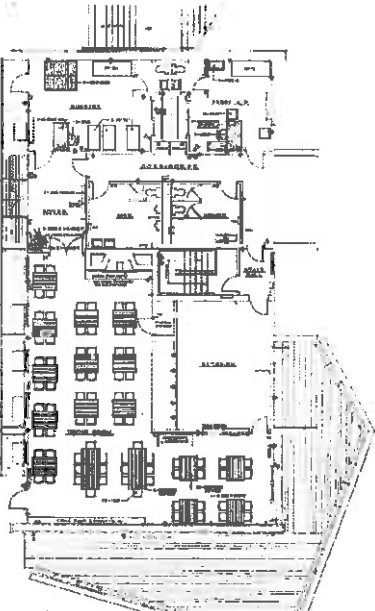
### **Lodge Facility**

An original design for a four-story lodge and convention facility containing 60 guest rooms, dining, and kitchen facilities, a conference facility seating 300, an indoor pool and support space, was not constructed. Funding restraints required the construction of a lodge of reduced scope.

The original design concept utilized masonry bearing walls and a precast floor system with exterior materials of stone and wood to reflect the natural environment and concept of the park. Each guest room was designed to contain two double beds, bath, and toilets facilities.

### **Other Facilities**

- New Park Cabins
- Golf Club House
- Ski Base Facility
- Park Headquarters Building



These one and two-story buildings were designed to withstand the harsh winter climate of Canaan Valley and are of wood frame and stone masonry construction. Exposed laminated wood beams are used in selected areas for aesthetic and structural purposes. Native materials, both for interior and exterior applications, have been used to help the buildings blend in with their surroundings.

Each building has its own, energy efficient, heating and cooling system, which on concert with the well insulated walls and roof keep overall energy costs to a minimum. The buildings were, each, situated on their respective sites to create a minimum of site disruption.



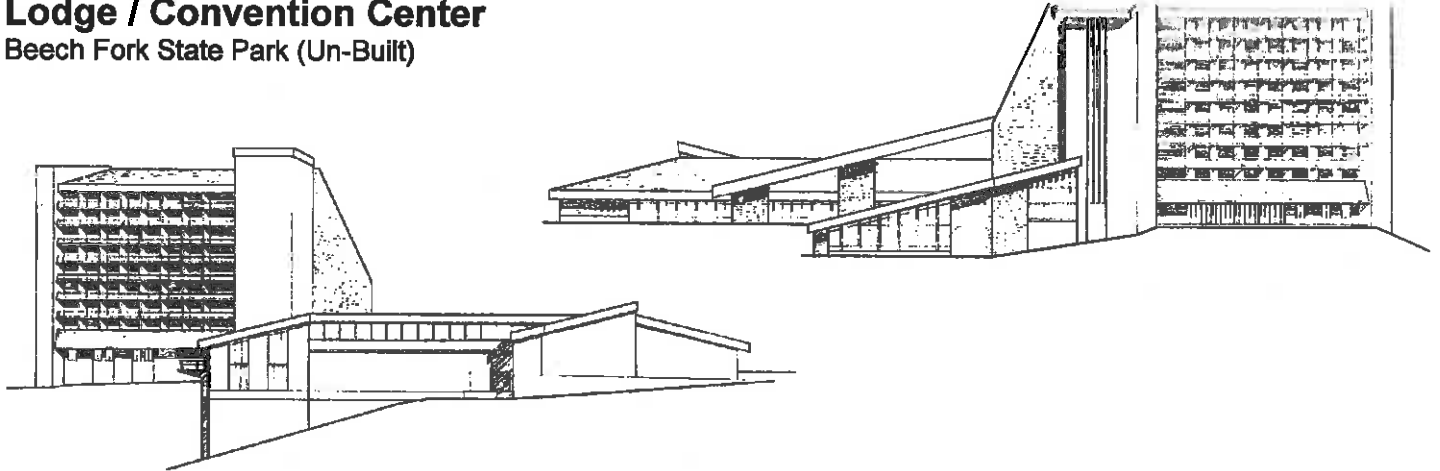
# Additional WV State Park Experience

WV Division of Natural Resources



## Lodge / Convention Center

Beech Fork State Park (Un-Built)



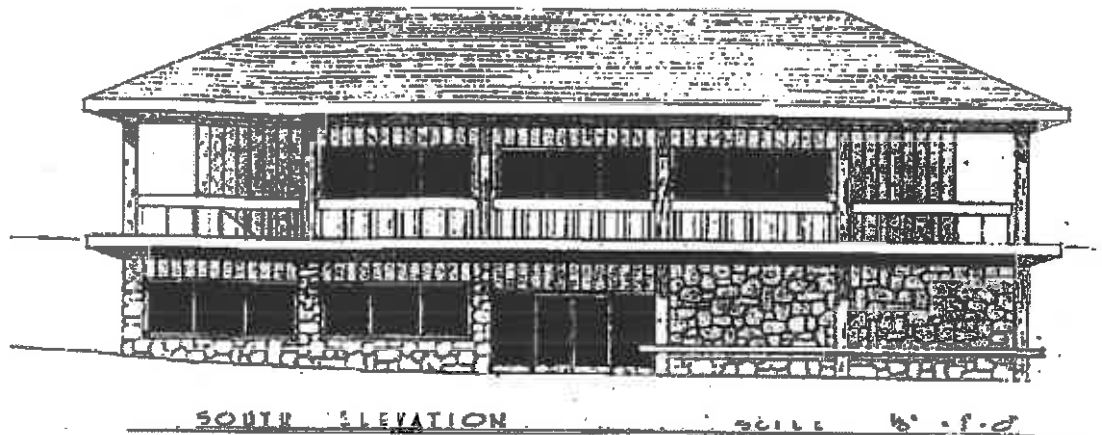
## Miscellaneous Services:

Pipestem State Park  
Hawks Nest State Park

## Twin Falls State Park

Lodge and Convention Facility  
Expansion Master Plan

- 25,000 SF Increasing Room Capacity from 20 to 50 Rooms
- The Expansion Increases the Dining, Kitchen, and Meeting Space for up to 200 People



# Goodwill Prosperity Center

*Historic Renovation*



**LOCATION:**  
Charleston, WV

**SIZE:**  
10,200 SF

**COMPLETION:**  
2015

**COST:**  
\$960,000

**CONTACT:**  
Cheri Bever, President  
Goodwill Industries  
215 Virginia Street, W.  
Charleston, WV 25302  
304.346.0811



Goodwill's newly renovated Prosperity Center is located on Virginia Street (West) in Charleston. This facility will help prepare members of the community for the workforce, and will expand Goodwill's outreach opportunities. Inside the facility is several classrooms, a computer room, and a Career Center that is equipped with all the tools needed to prepare and apply for a job. A spacious and colorful lobby provides a relaxed atmosphere for visitors. Inside the center is a "Suited for Success" room where work-appropriate clothing will be available to those who need it.

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



# The Houston Coal Company Store

*Historic Renovation*

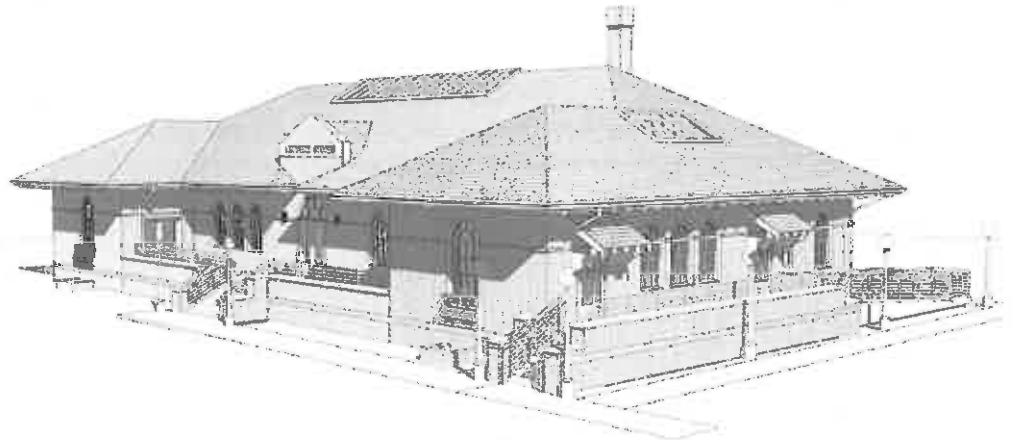


**LOCATION:**  
Kimball, WV

**SIZE:**  
7,100 SF

**COMPLETION:**  
Est. Fall 2015

**COST:**  
Est. \$1.8M



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

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



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

Based upon the investigative results of the facility's existing conditions and its proposed use, recommendations and a proposed cost estimate were created. All proposed improvements were developed based upon the Secretary of the Interior's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67), and were reviewed with the State Historic Preservation Office.

A final draft of the report was issued that prioritized the recommendations:

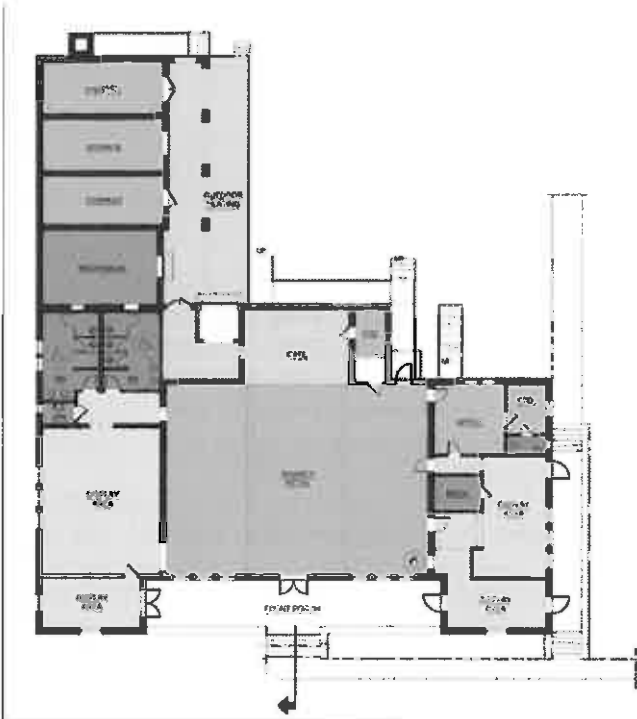
- Phase I – Building Shell Restoration (stabilize and restore)
- Phase II – Building Systems Integration (mechanical, plumbing, and electrical systems)
- Phase III – Interior Restoration and Reuse (Including the removal of construction not original and not historically significant to the building)

# The Houston Coal Company Store

Based upon the availability of the initial funding, ZMM prepared bidding documents for Phase I. Once this documentation was complete, funding became available for the remaining phases of the work. The improvement package will bid in the summer of 2014, and all work will be completed by the fall of 2015.



TRANSVERSE SECTION  
SCALE: 1/8" = 1'-0"



Proposed Floor Plan

# Southside Elementary & Huntington Middle School

Cabell County Schools



**LOCATION:**  
Huntington, WV

**SIZE:**  
158,194 SF

**COMPLETION:**  
2010

**COST:**  
\$27M

**CONTACT:**  
Mr. William Smith  
Superintendent  
2850 5th Avenue  
Huntington, WV 25702  
304.824.3033

**AWARDS:**  
2011 AIA Honor Award  
West Virginia Chapter  
*Excellence in Architecture  
Preservation*



The two schools that previously occupied the site of the New Southside Elementary School and Huntington Middle School were known as Cammack Elementary School and Cammack Middle School. The new facility houses a combined 1,014 Elementary and Middle School students. When the Cabell County Board of Education proposed a \$61M bond issue in 2006, the Huntington community expressed the importance of saving this neighborhood landmark.

The new facilities were designed to blend with the architectural character of the existing facility. More than 70% of the existing building was demolished and the portion remaining was completely renovated. Two new stair towers provide a vertical architectural element that separates the existing structure from the new construction. The result is a cohesive design that blends the unique elements of the former Cammack School into a modern educational complex that exceeds the requirements of 21<sup>st</sup> century learning.



## Southside Elementary & Huntington Middle School



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

With the community's support of the bond, ZMM has designed a facility that maintains the historic character of the façade and auditorium, while replacing the remainder of the facility. The community has maintained a landmark, while developing new state of the art elementary and middle schools.

# Girl Scouts of Black Diamond Council

## Volunteer Resource Center and Girl Zone/Urban Camp



**LOCATION:**  
Charleston, WV

**SIZE:**  
27,928 SF

**COST:**  
\$5M

**COMPLETION:**  
Fall 2013

**CONTACT:**  
Beth Casey, CEO  
GSBDC  
321 Virginia Street, W.  
Charleston, WV 25302  
304.345.7722

**AWARDS:**  
2014 AIA Merit Award  
West Virginia Chapter  
*Achievement in  
Architecture  
in Interiors/Graphics*



The New Girl Scouts of Black Diamond Council Volunteer Resource Center and Girl Zone/Urban Camp is located on the West Side of Charleston, WV. The 24,650 SF project completely renovates and upgrades the existing buildings at 321 Virginia Street. The buildings were built in the early and mid-1900's, and were used as a car dealership showroom and parts building until 2008. By the time the Girl Scouts took possession of the building, it had fallen into a state of disrepair. The facility required environmental remediation, and the entire roof structure was damaged and had to be removed.

The Girl Scouts of Black Diamond Council purchased the vacant buildings in 2011 with the intent of converting them into a girl-centered facility for members and a volunteer-enrichment center for program resources and training. The program for the facility includes administrative offices, community/meeting gathering spaces, as well as a small hotel (Urban Camp) for Girl Scouts visiting Charleston. The Girl Scouts undertook the effort to transform the facility, creating an architectural style that would appeal to girls and young women, while utilizing colors and materials that would not become dated.

The main building brings all of the operations of the Girl Scouts of Black Diamond Council together under one roof and on one level. This building includes a volunteer meeting room, employee office space, flexible conference spaces, and a retail shop. The Virginia Street façade of the existing facility was removed, and more contemporary elements are utilized to speak to each of the functions. The Girl Zone/Urban Camp reflects a more residential/outdoor tone with the use of a wood veneer, while the retail store has floor to ceiling storefront.



The storefront is etched with images of girl scouts and scouting slogans. The storefront is backlit in the evening, allowing the entire façade to reflect the function of the building. The entry is accentuated with a more vertical element and signage, giving hierarchy to the various elements, while the office areas are recessed from the corner with smaller openings, and a masonry veneer. Each zone has a unique identity.

The adjacent Girl Zone/Urban Camp conveys the feeling of a hotel or hostel and offers a place that Girl Scouts can stay during a visit to Charleston. While the main entry to the building faces Virginia Street, the entry for the Girl Scouts will be at the rear of the building. A small addition was developed to create a "check-in" area similar to a hotel. Adjacent to the "check-in" area is a great room where troops can gather to cook, congregate, and socialize. The "hotel rooms" utilize a dormitory arrangement, while the finishes and furnishings will be more like a youth hostel than a camp. The rear of the Girl's Zone/Urban Camp will reflect a more traditional camp environment, and includes an outdoor dining area and a fire pit.

With the mixed-use functions of retail, office, and residential, this unique project will be a vibrant addition to the emergent West Side community. The modern aesthetic of the facility will appeal to Girl Scouts and reflect the one of the Girl Scout's Journeys – "It's Your World – Change It!"



## State Office Buildings 5,6, & 7



**LOCATION:**  
Charleston, WV

**COMPLETION:**  
On-Going

**CONTACT:**  
Greg Melton  
Director of General Services  
Capitol Complex Building  
Building 1, Room MB-60  
1900 Kanawha Blvd., E.  
Charleston, WV 25305  
304.558.2317



More than forty (40) years ago, ZMM (as Zando, Martin, and Milstead) designed the original State Office Buildings 5, 6, & 7. Over the last several years, ZMM has been assisting the State of West Virginia General Services with various improvements to the buildings. These improvements have ranged from substantial renovations to maintenance and repair type projects, and include:

### **Roof Replacement**

ZMM assisted the General Services Division with a roof replacement for all three buildings. The roof replacement utilized a white EPDM roofing material, with consideration being given to sustainability. The existing ballast, roof membrane, and rigid insulation were also salvaged as part of the roof replacement project. Several unused mechanical penthouses, antennas, and other abandoned equipment was also removed.

### **Electrical Courtyard Improvements**

ZMM assisted the General Services Division with a project to expand the electrical courtyard adjacent to Building 7, and simultaneously improve the electrical service entry to buildings 5, 6, & 7. This project required both historical (matching the existing granite panels), as well as very technical electrical engineering design considerations.

### **Door and Window Replacement**

ZMM has assisted with two separate projects, one to replace the windows in Buildings 5 & 6, and the second to replace the doors at the entries to Buildings 5, 6, & 7. These projects included building envelope and security considerations. The projects were designed and staged to minimize disturbance to the buildings occupants.

## State Office Buildings 5,6, & 7

### Major Renovations

ZMM provided design services for the renovation of the 10th Floor of Building 5 for the Office of Technology - a project that was recognized with a design award from the West Virginia Chapter of the American Institute of Architects. The project focused on demonstrating the potential that exists in State Office Buildings 5 & 6 if the floors are renovated 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 also involved close coordination with the State Fire Marshal, the introduction of a new sprinkler service and fire pump into the building, demolition, construction management, and hazardous material abatement. The project was delivered considerably under the anticipated project budget. ZMM has also assisted on renovations to the 8th Floor of Building 6 for the Department of Education and the 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floors of Building 6 for the Department of Education and Division of Personnel. Work on the 8<sup>th</sup> Floor of Building 6 is the only additional renovation constructed to date. ZMM has recently been released to provide design services for Floor 7, 8 & 9 of Building 5 and the 7<sup>th</sup> Floor of Building 6.

### Caulk Replacement

ZMM provided design services to remove and replace all of the caulk located between the limestone and precast panels on the exterior of Buildings 5, 6, & 7. The project also included cleaning of the building's exterior along with some repair work. The project was coordinated with the Capitol Building Commission, although to date, the construction for this improvement has not commenced.

### Valve Replacement

ZMM assisted with a valve replacement project to isolate mechanical risers in Building 5 & 6. This technically intensive mechanical project will give the General Services Division greater control over the system, and will help isolate various risers in the event of significant system failures in the future.

# State Office Building #5, 10th Floor

## Office of Technology



**LOCATION:**  
Charleston, WV

**SIZE:**  
22,000SF

**COST:**  
\$3.7M

**COMPLETION:**  
2010

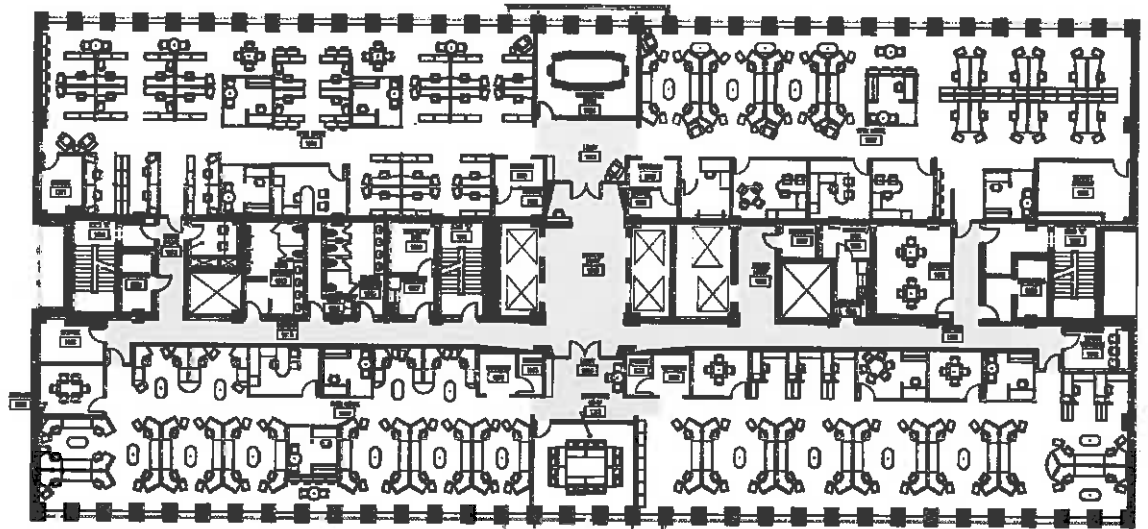
**CONTACT:**  
Ross Taylor  
Cabinet Secretary  
Department of Admin.  
Building 1, Room E119  
Charleston, WV 25305  
304.558.4331

**AWARD:**  
2011 AIA Merit Award  
West Virginia Chapter  
*Achievement in  
Architecture Interiors*



The renovation of the tenth floor of State Office Building #5 on the State of West Virginia Capitol Campus was recently completed for the Office of Technology. The renovation was designed to meet the United States Green Building Council's LEED for Commercial Interiors standard. To commence the project, ZMM conducted a detailed investigation of State Office Buildings 5, 6, & 7, which included recommendations for improvement of the facilities. The renovation of the 10<sup>th</sup> floor of Building #5 was the first major interior renovation project that responded to the recommendations. The renovation was technically intensive, and included demolition of the existing construction back to the building structure, as well as significant hazardous material abatement.

ZMM, working with the State of West Virginia General Services Division, the Real Estate Division, and the Office of Technology developed a strategy to renovate 22,000 SF of space to accommodate 137 employees. The design includes a mix of private and open office space, and responds to current workplace trends. The renovations include a low profile cable management system which maximizes the flexibility of the space. ZMM also developed the interior, furniture, fixture, and equipment design with significant coordination with the Office of Technology.



## State Office Building #5, 10th Floor



To improve the opportunity for daylighting, office spaces have been “pulled-in” to the core of the building. This decision will allow for daylight to be introduced deep into the interior work areas, and will allow access to the daylight and views for all employees. The perimeter structural bays of the open office areas have a “coffered” ceiling. Ductwork for mechanical distribution is terminated at a bulkhead at the interior edge of the perimeter structural bay, allowing for more open volume and a more contemporary aesthetic.

The design of the 10<sup>th</sup> floor renovation also provided the opportunity to introduce a standard “transverse” core which will be developed throughout State Office Buildings 5 & 6. The transverse core includes all of the major entry, meeting, and workroom functions. In addition to the office areas, the elevator lobby has been updated to create a consistent look and level of finish at the entry point to the Office of Technology.



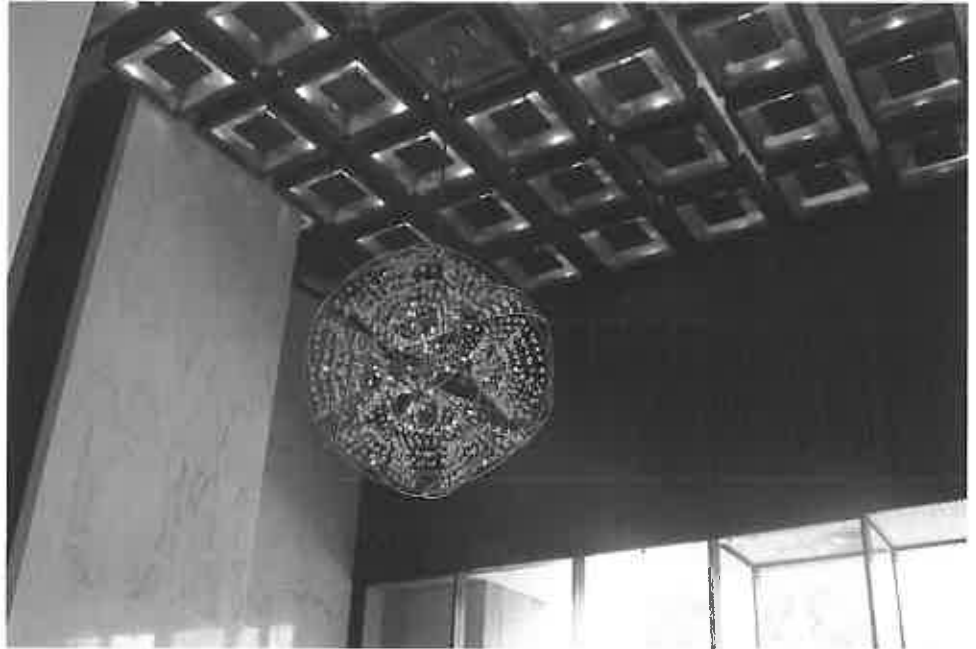
# Cultural Center - Great Hall Lighting Wiring System



**LOCATION:**  
Charleston, WV

**COMPLETION:**  
2011

**CONTACT:**  
Randal Reid Smith  
Cultural Center Director  
1900 Kanawha Blvd., E.  
Capitol Complex, Building 9  
Charleston, WV 25305  
304.558.0220



ZMM completed the Great Hall Wiring System located at the Cultural Center on WV State Capitol Complex. The existing wiring and conduit system was approximately thirty-five years old and in need of drastic improvements. The existing conditions that were observed included the conduit and outlet boxes were mounted on the underside of the existing grating above the ceiling, the dimming circuits shared a common neutral, bad fixture connections and cables.

ZMM performed a complete survey and drawings of the existing conduit, wiring, and dimming systems. The circuiting requirements were confirmed and ZMM proposed new correction methods with a dimming equipment manufacturer.

The bidding documentation included the following:

- Drawings to indicate 141 dimmer circuits, conduit, and wiring to be removed back to the existing dimmer cabinet.
- Drawings to indicate new conduit and wiring requirements run above the existing grating with new twist-lock recap tacles for the lighting conditions.
- Drawings and details to indicate rewiring and cleaning methods to be used for 192 light fixtures.
- Specifications for all electrical work to be performed in accordance with National Electrical Code and all applicable codes.

# Tucker County Courthouse Annex Renovation



**LOCATION:**  
Parsons, WV

**SIZE:**  
21,000 SF

**COST:**  
\$4M

**COMPLETION:**  
2013

**CONTACT:**  
Mr. Joel Goughnour  
Tucker Cty Commission  
211 1st Street, Suite 307  
Parsons, WV 26287  
304.478.2866 Ext 207



The Tucker County Courthouse Annex is 4-story, 21,000 square foot building located adjacent to the Tucker County Courthouse in Parsons, WV. The annex sits on the same lot as the courthouse with the original jailor's residence between the two. The location of the existing jailor's residence, which is listed on the National Register, created a challenging planning dilemma. ZMM explored three options for developing the Courthouse Annex. The first option, the original concept proposed by Tucker County, anticipated connecting the Annex at multiple levels via a connector.

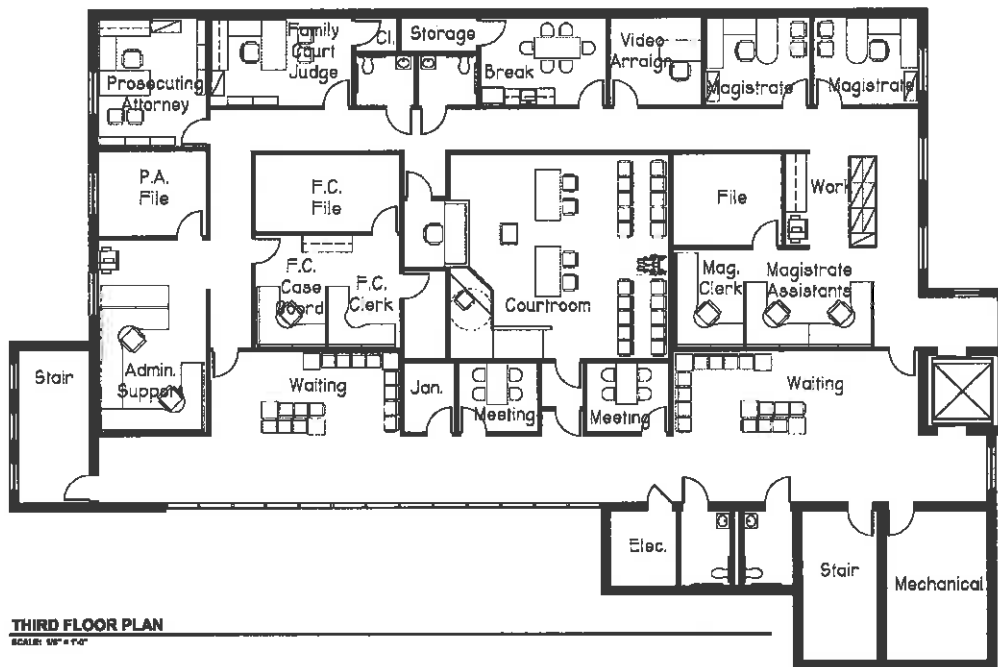
The problem with this approach was that the jailor's residence appeared like a building stuck within a larger complex, as well as the cost of the connector structure. ZMM also explored the option of relocating the jailor's residence, an approach that proved not feasible as the location of the facility justifies it's historical quality. The final solution that was examined, and is currently being implemented, involved adding a separate elevator to the existing Tucker County Courthouse, and connecting the entry to the two facilities with an enclosed single level connector. This approach is the most efficient use of the County's resources, and also the best approach for the overall Courthouse site. The annex will house spaces for the Circuit Court, Circuit Clerk, Family Court, Magistrate Court, Prosecuting Attorney, County Commission, County Clerk, Community Corrections, and Probation Office.

The Tucker County Sheriff, currently housed in leased space, will occupy the space that is being vacated in the original Courthouse.

# Tucker County Courthouse Annex Renovation

The office and courtroom spaces occupy the upper three floors, with enclosed parking on the ground floor. The enclosed parking on the ground level will ensure that all occupied spaces are located outside of the floodplain.

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



# Construction & Facilities Management Office

WVARNG



**LOCATION:**  
Charleston, WV

**SIZE:**  
19,935 SF

**COST:**  
\$3.5M

**COMPLETION:**  
2008

**CONTACT:**  
COL Joseph Stephens  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6539

**AWARD:**  
2009 AIA Merit Award,  
West Virginia Chapter,  
*Achievement in Architecture*



The Construction and Facilities Management Office (CFMO) Expansion project will bring all of the operations of the CFMO 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 on the north elevation to take advantage of large expanses of glazing located to capture indirect light and views of Coonskin Park.





## 405 Capitol Street



**LOCATION:**  
Charleston, WV

**SIZE:**  
210,000 SF



The Daniel Boone Hotel was a Charleston landmark for many years until its day had passed. Revitalization of the eleven story historical hotel into an office building presented a formidable challenge to the design team. By creating an enclosed eleven story atrium, one wall of which is full height glass, ZMM re-established the excitement of the landmark.

Two new high speed elevators, new mechanical and electrical systems and a restoration of the existing facade were included in the re-construction. The building contains office and conference space linked by a corridor system that circumnavigates the atrium on each floor. *Building Re-Construction Magazine* Design Award.



## References

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