



**KREPS  
ZACHWIEJA  
ARCHITECTS, INC.**

300 Capitol Street Suite 1100  
Charleston WV 25301  
704-346-5361

EXPRESSION OF INTEREST

06/02/16 12:03:18  
WV Purchasing Division





**KREPS  
ZACHWIEJA  
ARCHITECTS, INC.**

300 CAPITOL STREET, SUITE 1100, CHARLESTON, WV 25301

Phone 304 346-5361

Fax 304 346-5365

June 1, 2016

**To: West Virginia Division of Natural Resources**  
**In care of: Mr. Guy Nisbet,**  
**Department of Administration, Purchasing Division**  
**2019 Washington Street East**  
**Charleston, WV 25305-0130**

**Re: Expression of Interest for Workman Fish & Wildlife Education Center**

**Dear Mr. Nisbet:**

**We are pleased to present our qualifications to provide complete Architectural Services to the West Virginia Division of Natural Resources. We understand that the WVDNR intends to construct an education/visitors center on property situated along the Forks of the Coal River.**

**When designing a building that serves as an education and visitors center careful consideration should be given to "the experience" one has while on-site. This initial experience that the visitor has is critical to the success of the goals of the new center. These goals are set forth in the DNR mission and objectives. The building should not only serve to house the visitor and education center but be in itself a tool for teaching, as well.**

**We want to develop a unique visitor/education center that is built on your vision, not ours. To do so we can be assured that the new project will meet the experiential needs of the visitor and the operational goals of the DNR. We have unsurpassed experience creating built environments for organizations that must continue to operate during construction and our cost estimating and ability to stay on schedule and on budget is a matter of record. Bids received from our documents are routinely within 1% of the project budget and we constantly look for ways to descope our projects to keep the schedule intact.**

**Our design approach is simple but effective. First we listen. We listen a lot. We need to fully understand your goals and objectives for this project before we can offer viable solutions that will meet your needs. Then and only then can we provide a building that inspires your staff and every visitor that passes through your doors.**



300 CAPITOL STREET, SUITE 1100, CHARLESTON, WV 25301

Phone 304 346-5361 Fax 304 346-5365

KZA is comprised of a talented, dedicated staff of native West Virginians. West Virginians by birth but also by choice: we know WV and we understand the importance of WV wildlife and Natural Resource development to the future of our State.

Allow us to put our talent and expertise to work for you. We look forward to the opportunity to discuss our qualifications in person and specifically what KZA can do to make this an award winning, successful project for you.

I remain Sincerely Yours,

Kreps and Zachwieja Architects/Consultants Inc.



Mark T. Zachwieja, AIA  
President



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: 202118

Doc Description: Addendum No.01; Workman Fish & Wildlife Education Center

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2016-05-24	2016-06-02 13:30:00	CEOI 0310 DNR1600000018	2

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV 25305

US

Vendor Name, Address and Telephone Number:

Kreps and Zachwieja Architects  
 300 Capitol Street Suite 1100  
 Charleston, WV 25301  
 301.346.5361

FOR INFORMATION CONTACT THE BUYER

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

Signature:

FEIN # 31-1126048

DATE 6/1/2016

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

**ADDITIONAL INFORMATION**

**Addendum**

Addendum No.01; issued to publish and distribute the attached information to the Vendor community.

\*\*\*\*\*

**Expression of Interest**

The West Virginia Purchasing Division for the Agency, The West Virginia Division of Natural Resources (WVDNR), is soliciting responses from qualified firms to provide necessary engineering, architectural and other related professional services to design and provide construction contract administration services to construct an approximate 7,000 square foot education/visitors center in Alum Creek, WV., focused on the preservation and management of West Virginia fish, wildlife and other natural resources and other natural resources and natural history. per the attached specifications, and terms & conditions.

DIVISION OF NATURAL RESOURCES  
FORKS OF COAL NATURAL AREA

50 ROCKY BRANCH RD

ALUM CREEK

WV25003-9712

US

DIVISION OF NATURAL RESOURCES  
FORKS OF COAL NATURAL AREA

50 ROCKY BRANCH RD

ALUM CREEK

WV 25003-9712

US

Line	Comm Ln Desc	Qty	Unit Issue
1	Architectural engineering	0.00000	

Comm Code	Manufacturer	Specification	Model #
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31101508

**Extended Description :**

To provide necessary engineering, architectural and other related professional services to design and furnish as well as provide construction contract administration services to construct an approximate 7,000 square foot education/visitors center focused on the preservation and management of WV's fish, wildlife and other natural resources and natural history.

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.:** \_\_\_\_\_

**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 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.

Kreps and Zachwieja Architects

\_\_\_\_\_  
 Company  
  
 Authorized Signature

June 1, 2016

Date

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

**CERTIFICATION AND SIGNATURE PAGE**

By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

KREPS AND ZACHWIEJA ARCHITECTS, Inc

(Company)

Mark T. Zachwieja, MARK T. ZACHWIEJA, PRESIDENT

(Authorized Signature) (Representative Name, Title)

304-346-5361 / 304-346-5365 / June 1, 2016

(Phone Number) (Fax Number) (Date)

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: KREPS AND ZACHWIEJA ARCHITECTS, INC.

Authorized Signature: [Handwritten Signature] Date: 6/1/2016

State of West Virginia

County of Kanawha, to-wit:

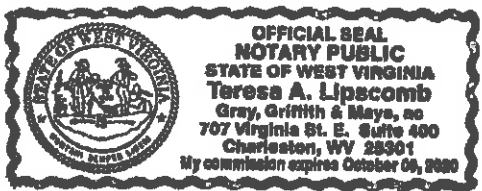
Taken, subscribed, and sworn to before me this 10<sup>th</sup> day of June, 2016.

My Commission expires October 9, 2020.

**AFFIX SEAL HERE**

NOTARY PUBLIC [Handwritten Signature]

*Purchasing Affidavit (Revised 09/01/2015)*





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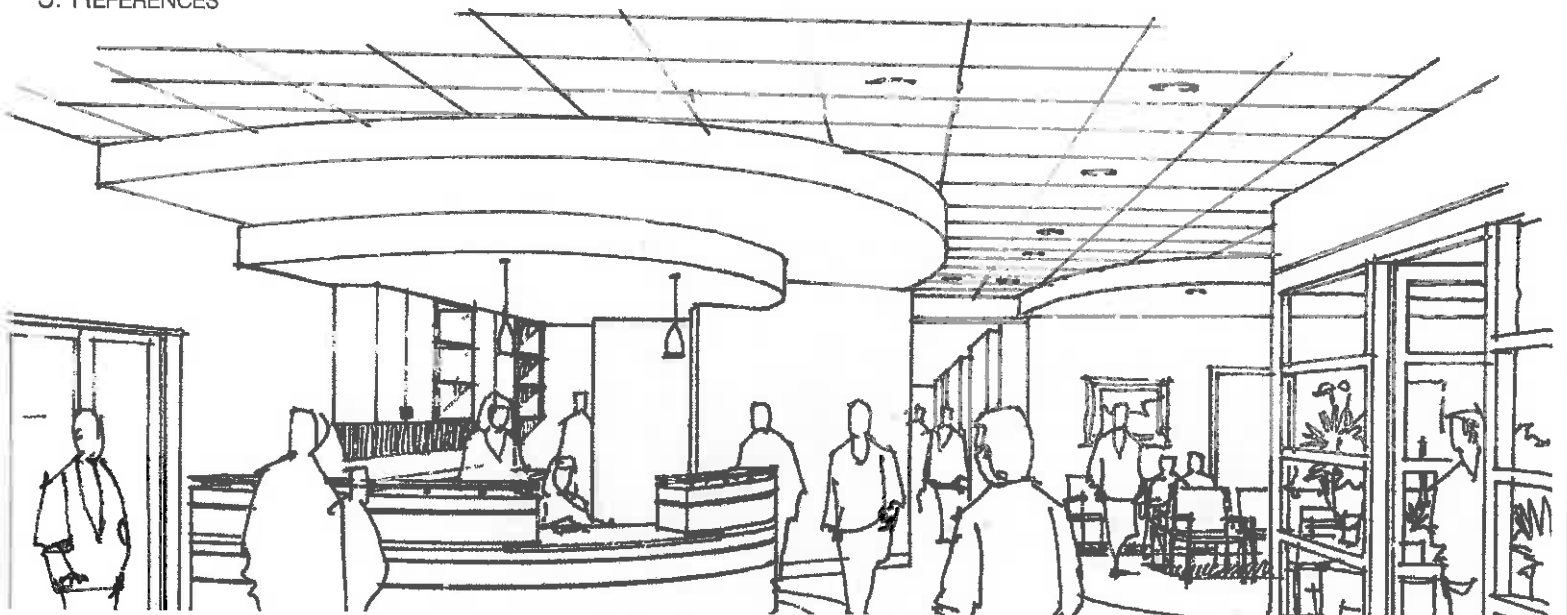
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# 01 TEAM OVERVIEW

## COMPANY LEGAL NAME

Kreps & Zachwieja Architects/Consultants, Inc

## LOCATION OF INCORPORATION

West Virginia

## PRINCIPAL OFFICERS

Mark T. Zachwieja, Principal in Charge

## BOARD OF DIRECTORS

Mark T. Zachwieja, President

## LOCATION OF OFFICES

Charleston, WV

## NUMBER OF EMPLOYEES PER OFFICE

Kreps and Zachwieja currently employs 5 design professionals:

## BREAKDOWN OF EMPLOYEES BY DISCIPLINE

Architects .....3

CAD Technicians.....1

Planners/Designers.....1



## ABOUT THE TEAM

Individually each member of our team has a long history of providing the highest quality professional services within their respective market areas. Our team members have each completed multiple engagements with components similar to the requirements of your *Fish and Wildlife Education Center*. Our focus in complex design includes several major buildings involving special uses and other complexities that we can apply to those that you will face on this project. The facilities designed by our team use evidence based design principles that confirm our design strategies and methods. We strive to provide our clients with a unique atmosphere in which they have a positive experience. We would like to put our experience to work for you by designing a unique environment that works for you.

We have assembled a highly qualified team that is ready to work for you to meet your design schedule and can begin immediately. Our team prides itself on our ability to quickly produce knowledgeable design solutions that can go to bid and make your deadlines.

Each Member of our team brings a unique strength to this project. Realizing the similarity of mission and the desire to serve West Virginia clients, our Team would be honored to serve you.

**Innovative Solutions – Measurable Results** Complex projects need an integrated process that establishes priorities, tests their validity, analyzes their market depth, and apply a flexible, responsible facilities planning solution. Kreps and Zachwieja is a consulting and design firm with a diverse group of professionals focused on each client's unique priorities, vision, and market position. Our guiding philosophy is **Innovative Solutions – Measurable Results**. We focus on bringing our clients the most innovative solutions that will directly deliver measurable results. Each solution is measured on how it results in elevating our clients' success.

### Comprehensive Planning Recommendations

We believe that facilities should only be in service to deliver the mission and vision of the organization. To accomplish this, a solid facility planning solution should integrate the strategic objectives of an organization, respond to solid planning parameters, support streamlined operations, and plan for flexible integration of rapidly changing technologies. We have had the opportunity to deliver planning services to a wide range of organizations. Each of our clients has unique challenges that result in tailored solutions. These clients include major university-affiliated teaching hospitals, community hospitals, the State of West Virginia, the Catholic Diocese of Wheeling-Charleston, Federal and City Government.

### Energized Process

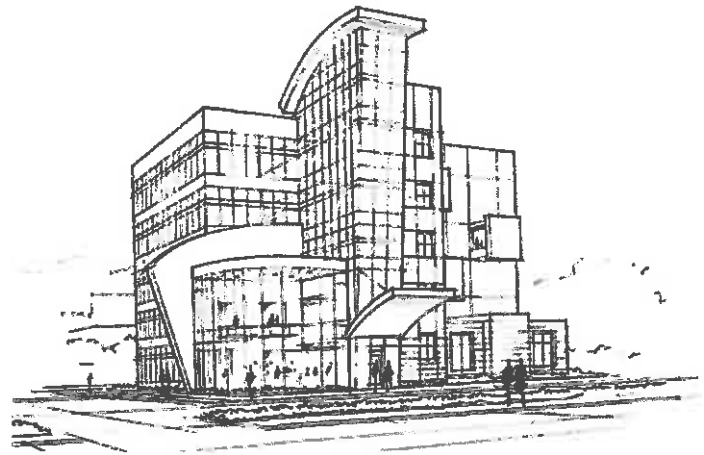
Fun and creativity are linked, and they make for surprising outcomes. We enjoy our work and strive to energize our clients. We believe that the most unique solutions are formed when a group of diverse individuals are fully engaged. We believe that teams who work hard should also enjoy the process. For this reason, we deliver an exciting, fun, and engaging consulting style.

### Vision

Kreps and Zachwieja is a unique consulting and design practice that delivers award winning design expertise in all aspects of planning services. Our facility planners team with our clients to develop integrated planning recommendations that position our clients' facilities to attain their unique strategic objectives.

### 3-D Animation and Renderings

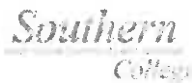
As part of our integrated approach, we can incorporate the use of 3-D design to aid in the visualization of a project. Visualization is a powerful tool that aids in the development and understanding of a design concept. We offer a wide range of 3-D imaging from schematic plans to finished photo renderings and understanding of the design concept.



## ABOUT KREPS AND ZACHWIEJA

Kreps and Zachwieja has provided outstanding professional services to its clients since 1945, when Vecellio & Kreps was founded. Recognized for our quality service, expertise, and longevity, Kreps and Zachwieja focuses on the quality of our designs, the accuracy of our construction documents, and the functional relevance of our planning.

Kreps and Zachwieja Architects is the only design firm in the State of West Virginia dedicated primarily to the Healthcare Industry and other complex building solutions. Since 1945, we have produced nearly 3,000 projects for only a handful of clients. By focusing on Healthcare Design, we bring a level of expertise and knowledge to our clients that help them enhance the way they do business. As a client of Kreps and Zachwieja Architects, you should expect us to know your business. We believe our success is derived from the idea that we are not just designing buildings, we are building relationships. This attitude we have towards customer service has placed us in the unique position to understand the complexities that our clients face on a daily basis and respond appropriately.



*Your Facility is uniquely positioned to take advantage of our Team's established history of successful project delivery right here at home.*

## DESIGN SERVICES

The Kreps and Zachwieja Experience is based upon in-depth knowledge, passion and excitement. We listen to our clients intensely while providing challenging leadership for each engagement.

Our unique problem solving process generates exciting new solutions while building consensus among stakeholders and includes the following services:



### Master Planning

Development of a plan to utilize all physical properties in order to respond most effectively to the strategic goals and objectives of the institution.

### Facility Assessment

Evaluation of existing amount, type, and condition of existing buildings and property of an institution.

### Planning

General analysis and layout of functions to be located in a facility.

### Programming

Development of areas for each space in a department based on projected utilization.

### Design

Includes elements of detailed planning of the facility, how the building is shaped in all three dimensions, what materials are used, and how these materials are expressed in the building.

### Equipment Planning

Assisting in the selection of non-furnishing items of medical equipment.

### Scheduling

Development of detailed schedules for the project when complex phasing is required in the construction phase or coordination of the trades.

### Construction Coordination

Variety of specialized services, including negotiation, facilitation and mediation services provided by Kreps and Zachwieja or by one of our specialty consultants.

Currently, with our experience of over 3,000 projects in all major building types, those clients desirous of readily accessible architectural services as well as total architectural and engineering expertise are able to realize their needs with our firm. Our full service capabilities enable the firm to follow projects through all phases, from planning to construction

and occupancy. And with our diverse project experience, we understand how to focus staff and resources to meet clients' individual needs, schedules, and locations. At Kreps and Zachwieja, we are with you every step of the way.

### Technology

We understand the need of our clients to retain electronic copies of the work performed. Our office utilizes electronic document review and enjoys a working relationship with many of our client's vendors that include the sharing of electronic information. We have the capability of sharing information in a multitude of formats and versions of software.

### Litigation

We have never been involved in any litigation regarding a construction dispute or our delivery of design services in our 70 year history.

02 PROCESS / SCHEDULE



# CONCEPT

## General Project Philosophy

To respond to the challenges and opportunities presented by this project, Kreps and Zachwieja Architects has assembled a uniquely qualified group of design professionals. We have carefully balanced local experience with program-specific design expertise to ensure that the resulting team is as creative, responsive, and quality driven as possible. This team will lead the project team and stakeholders through a process of investigation, evaluation, design, and documentation that will ultimately lead to the most successful project possible.

At each stage of the project we will:

- Involve all stakeholders and build consensus towards practical design solutions.
- Quickly highlight areas where goals align and potential areas which may require resolution.
- Lead a conversation where the team's various experiences and expertise can inform the design process.
- Explore creative design solutions that will consider the alternatives.
- Have no cookie-cutter solutions.
- Create Sensory-Rich environments that consider emerging technologies that will impact our planning.
- Think outside the box.
- Innovate.
- Implement results of exploration into practical designs.
- Understand the program, cost and schedule implications of new solutions.
- Think through the detail, coordination, and expansion implications.
- Keep the process moving forward to complete the project on schedule .
- Develop realistic budgets that optimize every opportunity to save Your Facility money.



**PROCESS: A PLANNED APPROACH**

**CONSENSUS BUILDING/COMMUNICATION**

Consensus Building is key to any successful complex project involving multiple groups. All parties need to feel that their interests have been addressed and, if pertinent, incorporated into the design.

**ABILITY TO PROVIDE SERVICES**

While our office is conveniently located in Charleston, West Virginia, we routinely travel to numerous clients in the tri-state area and within our region. We focus on providing quality service to Our Region, with the vast majority of our clients are within a two hour drive from Charleston. Our Team is in place and ready to begin work on your project immediately. We will work to meet your time line for the project.

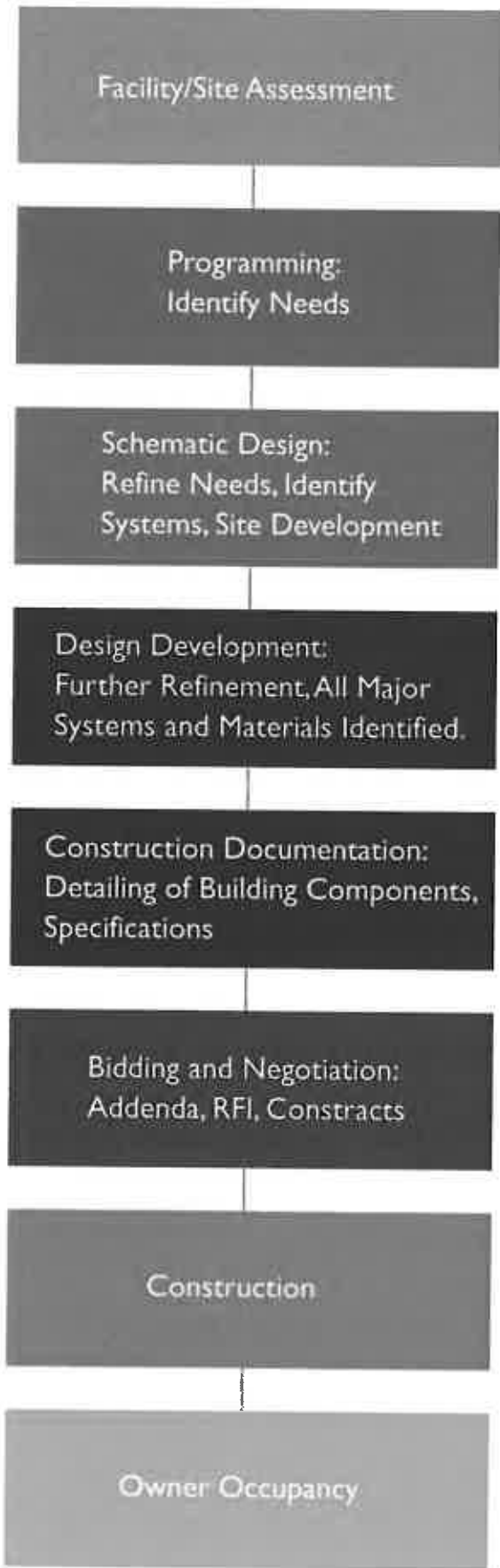
**PROJECT DELIVERY/BUDGETING**

Our Design approach is simple and uncomplicated. We are primarily driven to listen to you and meet your needs. That's it. Our intent is to speed your project to market using an integrated project delivery method that we've been using quite successfully over the years.

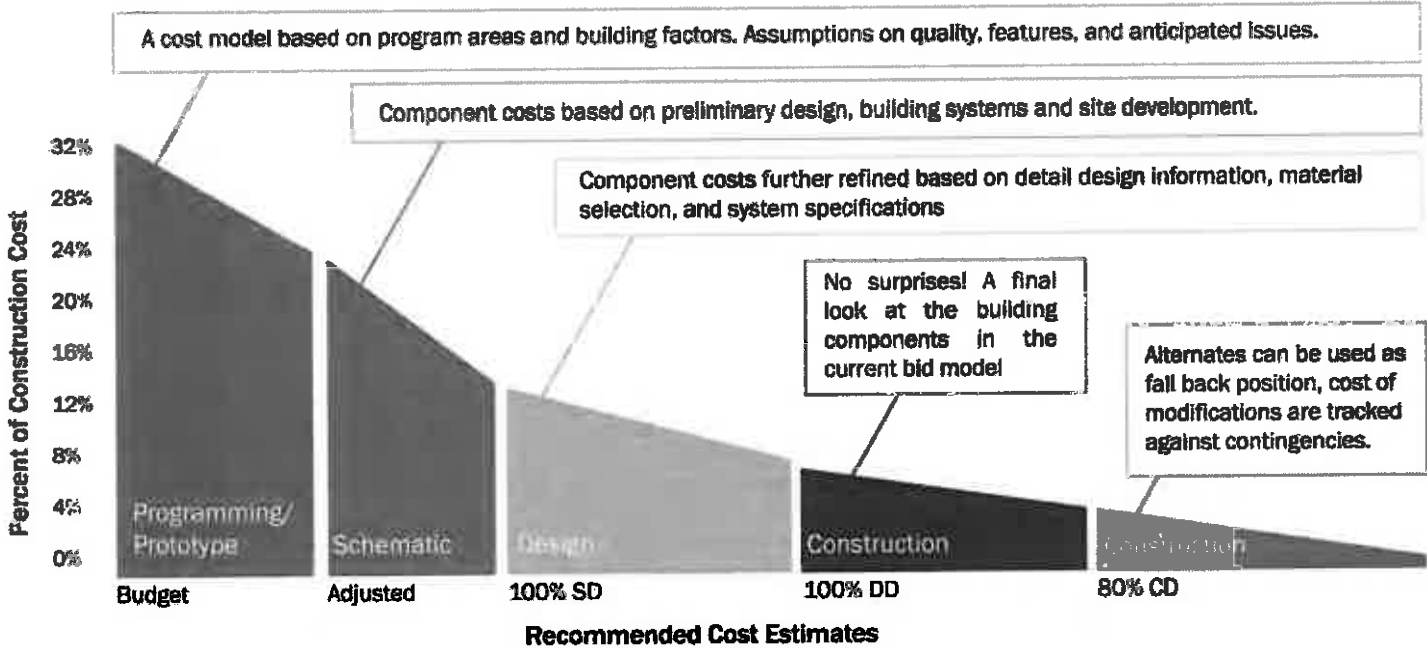
Early in the design process we identify the "stake holders" in the project and build consensus on all relevant issues that will arise as the process unfolds. We understand that in order to for this project to be successful, strong leadership will be required on our part to keep the stake holders focused and able to make timely decisions in order to keep the design moving forward. While the team begins work to program the building spaces and give relevant meaning to space and location of each, intense site analysis will be conducted to properly orient the new building to take advantage of any opportunity to enhance the project. Within weeks, the team will have a program of building spaces that will describe each space by its use and its area in square feet.

Based on this work, we can begin to test our budget by

CONCEPTION  
↓  
ACTUALIZATION



## DESIGN PHASES COST REDUCTION POTENTIAL



using Order of Magnitude pricing from our vast in-house database of recent local construction costs for buildings of similar types and size. At this time the team will engage in a series of "workshop" style design meetings with all the key stakeholders. The end result will be a schematic plan and conceptual design including narrative descriptions and an outline specification of all the buildings' engineering systems.

We are confident in our ability to produce drawings early in the project that encourage a meaningful "dialogue" between owner and architect. This dialogue will benefit you, the owner, by saving valuable time and money in the process. As you can see on the graph above, this is the time when changes can have the greatest impact on budget and schedule.

From there, the design team will begin to narrow the focus of tasks performed to finalize the design and details that will form the construction documents. At 80% completion, we will review the drawings with the owner to perform a cost estimate that will guide us into the final stages of document production and onto approvals for construction to begin. At 100% complete drawings, we will be within budget (our guarantee

to you) and the bidding and construction process can begin.

We will provide construction period services throughout the duration of the construction to ensure that the work is being completed to meet your needs. Once construction is finalized, we will be at your service to ensure a smooth transition into the new complex. Near the end of the critical first year of occupancy, the design team will conduct a post-occupancy evaluation to monitor the overall success of the designs and confirm warranties on workmanship, etc. before they expire.

We want to forge a special relationship with Your Facility to produce an award winning project that will enhance the way you do business and meet your goals and objectives.

## PERMITTING/REGULATORY APPROVALS

### FEDERAL AND STATE DEPARTMENTS

Kreps and Zachwieja works regularly with state officials on zoning and approvals in West Virginia. We strive to establish a good relationship at the earliest phases of a project. Kreps and Zachwieja considers federal, state and local agencies as part of the project team throughout the design and construction phases of the project. With our current projects in West Virginia, Kreps and Zachwieja has developed a successful working relationship with the governing agencies and possesses exhaustive knowledge of both building code and licensure requirements.

Our extensive experience includes working with the West Virginia State Fire Marshal's Office, particularly Mr. Norm Fetterman, and with Mr. Forest (PJ) Cooper of the West Virginia Department of Health and Human Resources (DHHR/OHFLAC)

Kreps & Zachwieja's office is strategically located in Charleston, WV, within walking distance to both of these State Agencies. We are regularly in contact with the DHHR regarding our ongoing West Virginia work. We have found this relationship to be useful in the planning and review stages of projects; especially in preventing any last minute costly changes or time delays to the owner.

### WORK WITH HUD AND USDA

Our Team has worked successfully with various funding agencies to produce award winning projects for numerous facilities. Currently we are the Architects for the largest single project funded by the WV USDA: a new 25-bed total replacement facility for Boone Memorial Hospital. This \$35 million total financial package is the complete replacement of the existing 50+ year old facility. Re-utilization of the existing structure was examined but, after considering how future technology could adversely be impacted, it was decided to replace. Previously, we completed a \$6.3 million expansion for Summersville Regional Medical Center that was partially financed and funded thru the USDA - RD and an award-winning \$1.7 million expansion with Wetzel County Hospital that also received funding from the USDA. We understand the specific requirements from these agencies and can successfully combine them into our documents. Previous work with HUD resulted in an AIA award-winning design for the Robert C. Byrd Rural Health Clinic on the West Virginia School of Osteopathic Medicine Campus in Lewisburg, WV.

## ADHERENCE TO ESTABLISHED TIMELINES - SCHEDULE

Kreps and Zachwieja is acutely aware of the relationship between design and construction project management, facilities personnel, procurement, building users and their agencies, zoning and regulatory agents, and community groups. We believe the key to meeting schedule requirements is to define project milestones clearly, understand the goals of specific tasks, and make a personal commitment to meeting the schedule in terms of manpower allocation and personnel involvement. Each of the team members identified for your project is ready to make that personal commitment.



03 TEAM EXPERIENCE



Vecellio & Kreps (c.1960)



Kreps & Kreps (c. 1996)



Kreps Zachwieja Architects (future)



## PROJECT IDEALS: Establishing the Identity of the Project

Every project has a set of overriding ideals that help to drive the vision of the completed building and its site. These may include:

Creating an Iconographic Image

Community Involvement

Technology

Sustainability

Flexibility

Growth and Expansion

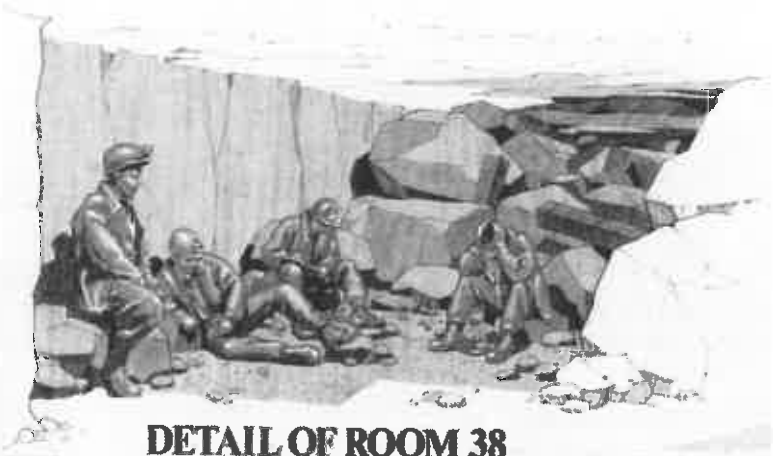
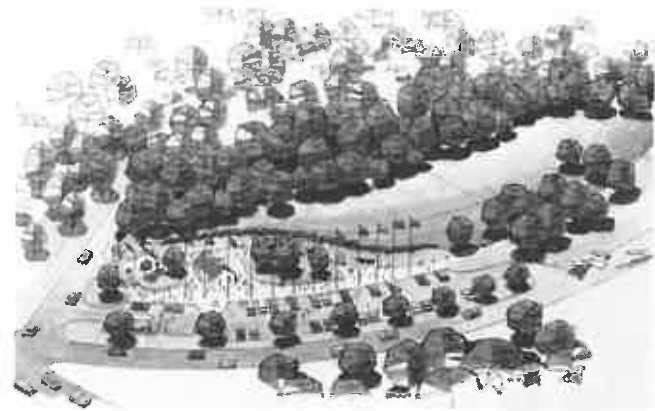
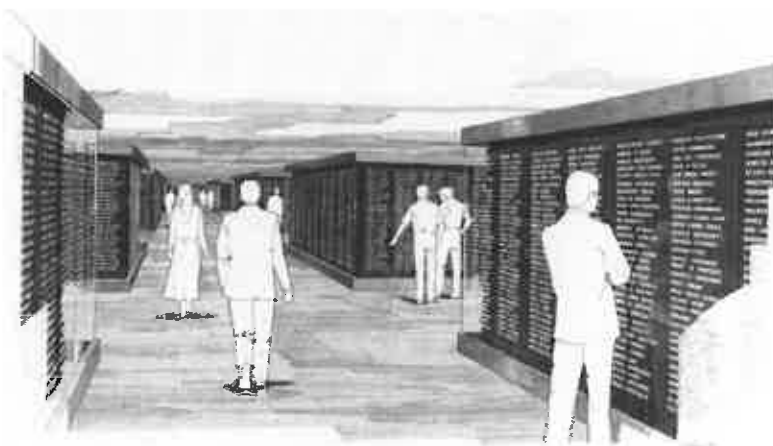
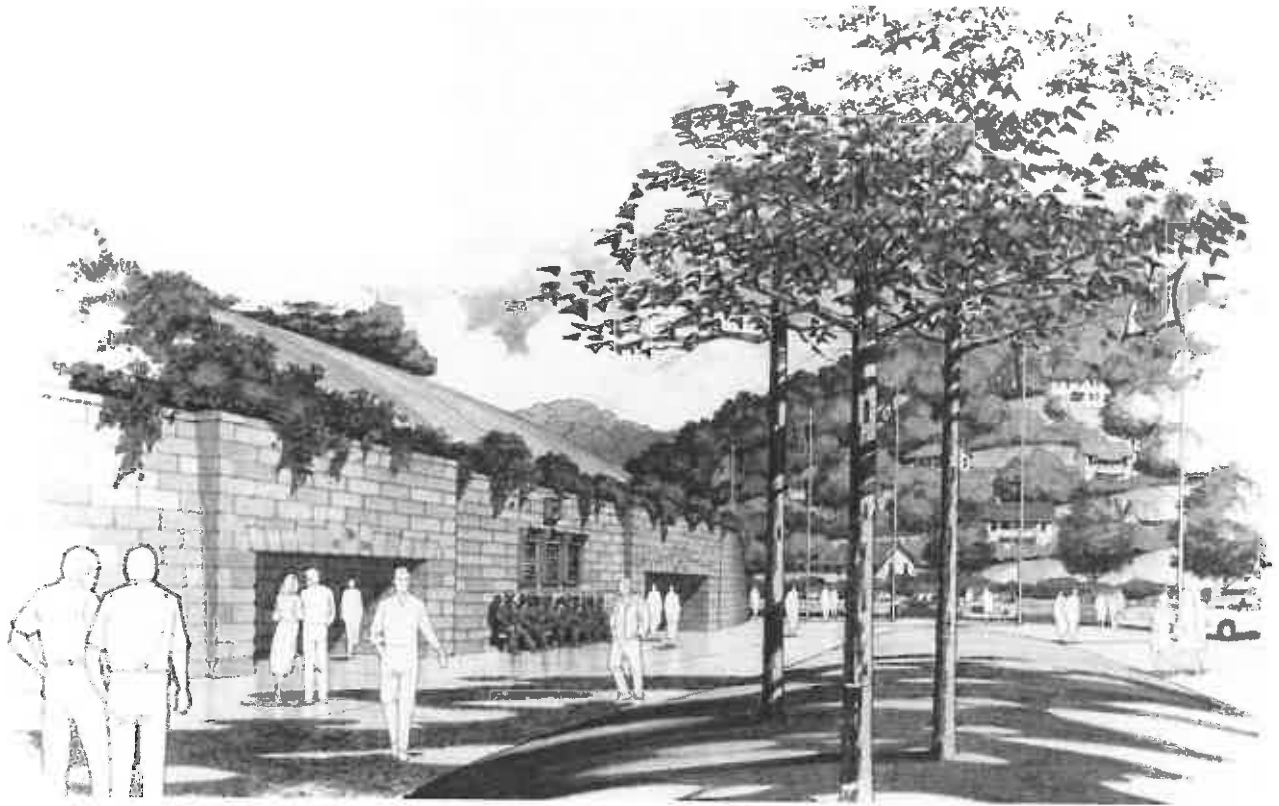
Longevity

Award Winning Design

Successful Projects can incorporate a multitude of these ideals in a harmonious way. The key is establishing these goals early in the process and periodically reviewing them throughout the project design. Complex and exciting projects need not be maintenance intensive. Through careful selection of appropriate systems, materials and finishes, the maintenance impact of the project can be minimized.

# NATIONAL MINER'S MEMORIAL & MUSEUM

Nellis, West Virginia

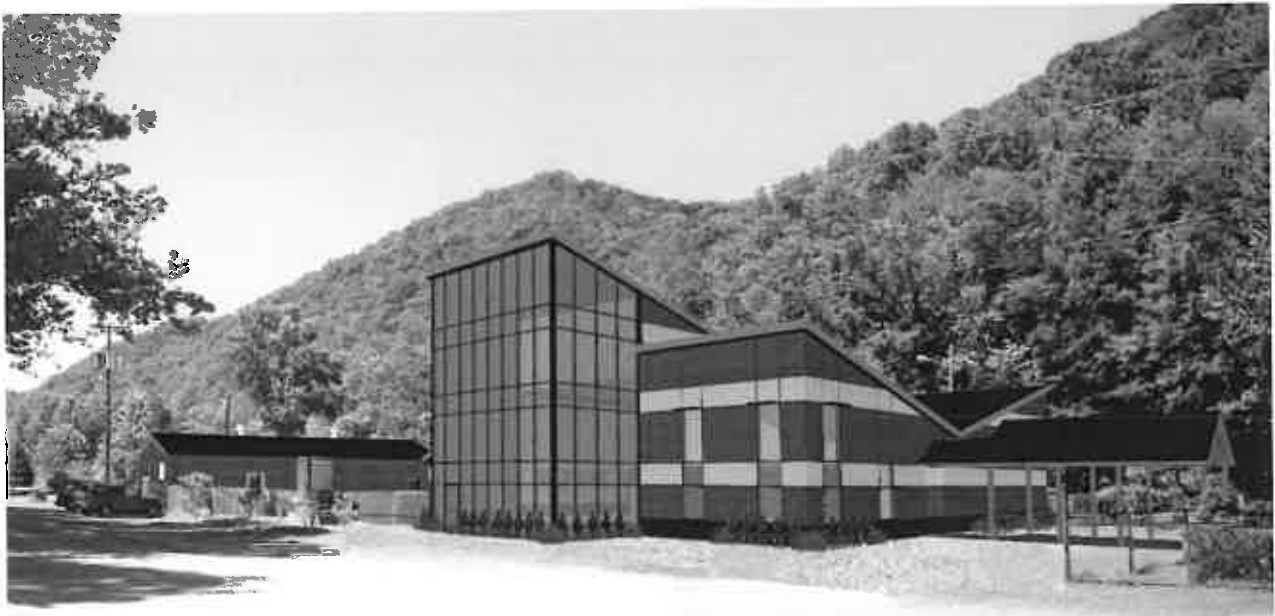


**DETAIL OF ROOM 38**

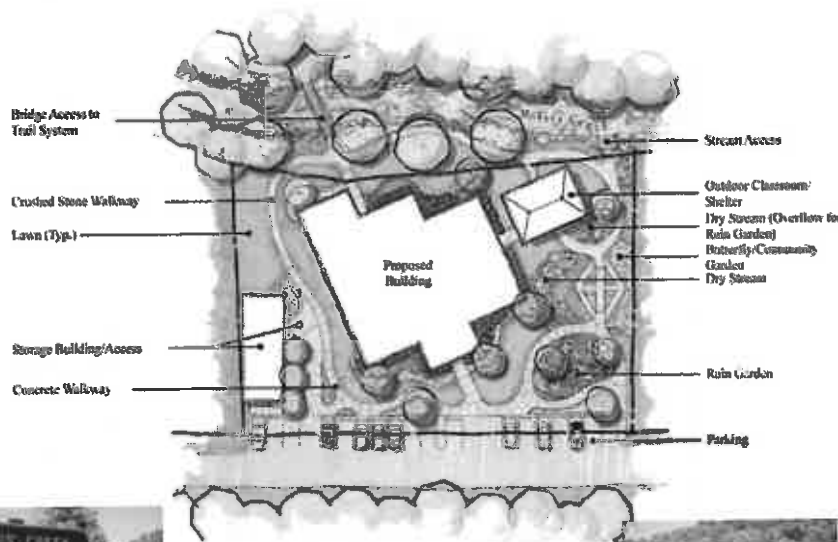
The National Miners Memorial and Museum is designed to commemorate every miner killed in mining accidents. The main display hall is recessed into the hillside with more than 100,000 names etched into tempered glass that surround the "pillars" of coal. The ceiling in this area is intentionally low, helping to create an atmosphere simulating the conditions faced by miners working underground. Other areas are designed to contain life-size bronze statues of miners trapped, waiting rescue. The exterior of the Memorial contains a four court featuring life-size statues of miners and flag poles representing various countries of the world where these miners came from. *Currently seeking funding.*

# MORRIS CREEK WATERSHED

Montgomery, West Virginia



***“To improve the safety of the Morris Creek Watershed, restore it’s natural beauty, and return the watershed to a safe environment for all residents while restoring the water quality to a condition capable of supporting both aquatic life and local recreational activities, as well as, addressing the following key concerns: Preventing flooding, Flood protection, Stream bank stabilization, Maintenance and Water quality”***



The project was to design a Service Learning Center for the Morris Creek Watershed Community Action Group. They wanted to look at sustainable design strategies and the use of readily available building materials that could be constructed by local volunteer labor. Design of the building shall integrate building material and methods that promote environmental quality, economic vitality and social benefit through the construction and operation of the built environment. Sustainable strategies examined included Building Integrated Photovoltaics (BiPV), rainwater harvesting, natural ventilation, trombe walls, geothermal heating, tubular light tubes, light shelves, solar shading devices and photometric/occupancy sensors. Materials suggested were standing seam metal roofing, fiber cement panels, low-e glass, and recycled materials.

*Currently seeking funding.*





# BOONE MEMORIAL HOSPITAL

Madison, WV



Kreps and Zachwieja have been selected to be the Architect of Record for the Critical Access replacement hospital that is to be constructed adjacent to the existing hospital site. Currently the programmed area for the new facility stands at 79,000 gsf with an estimated cost of \$25.3 Million. Highlights include a 25-bed Nursing Unit, Emergency Department, Imaging Department including an MRI and CT scanner, Endoscopy/Operating Department, Physical and Cardiac Therapy, on-site Pharmacy and Lab. The project is currently under construction.

The Project is totally funded through the USDA and is the largest award in the history of the State of West Virginia.



# KING'S DAUGHTERS MEDICAL CENTER

## Ashland, Kentucky

Construction Cost: \$62,000,000

Completion Date: 2006-2010

Size: 200,000SF



Over the last 15+ years, our team has been involved in numerous projects both on and off the King's Daughters Ashland Campus. The Heart and Vascular Center (HVC), pictured right, is a synthesis of these efforts. Since its completion in 2004, the HVC has become one of the more recognizable buildings in the region and serves as the identity of the Hospital. Currently additional floors are under construction with the remaining 3 (for a total of 10) scheduled to be built in the next 5 years. During construction, all existing areas of the building remain in operation along with adjacent facilities.

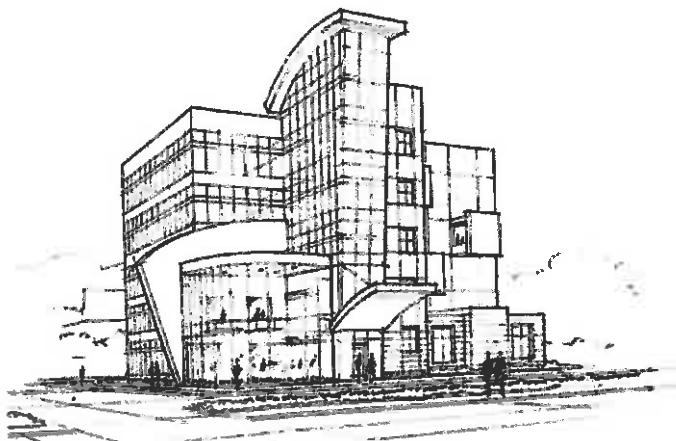


# KING'S DAUGHTERS MEDICAL CENTER

Ashland, Kentucky

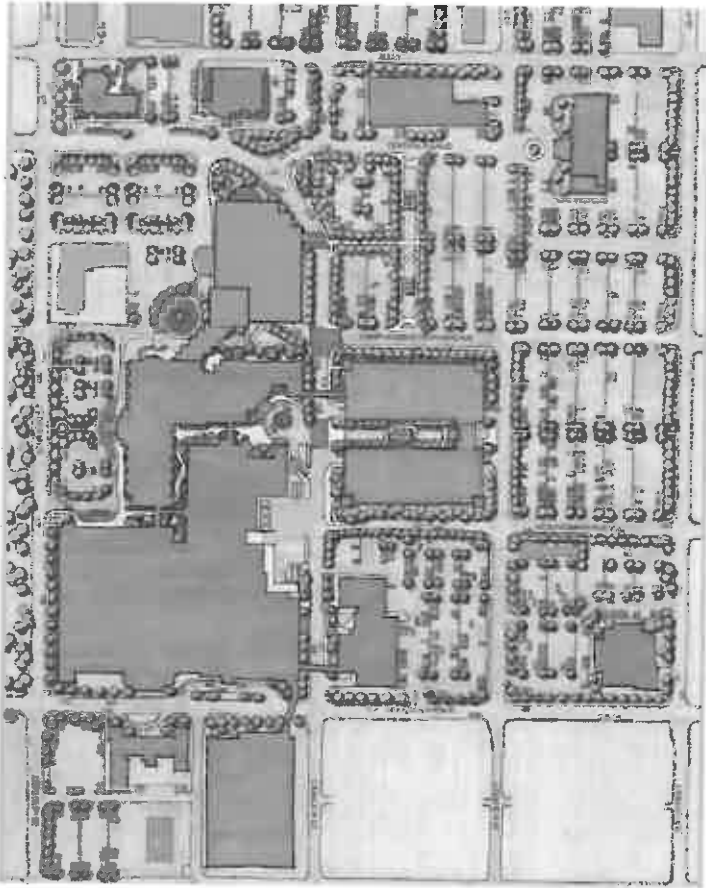


I want this building to look "High-Tech" but feel "High-Touch." That was the challenge behind the design of the new Center for Advanced Imaging. To achieve this unique design, the team looked at what processes were occurring inside the facility and how these could help shape the design. Transparency, slicing and peering are all functions of the modalities housed inside. Exposed structural and mechanical systems are visible as a way of peering inside the skin. Currently built to 2 stories, the images below show the future 5 story building, complete with the "pulled open" offices cantilevered on the front.

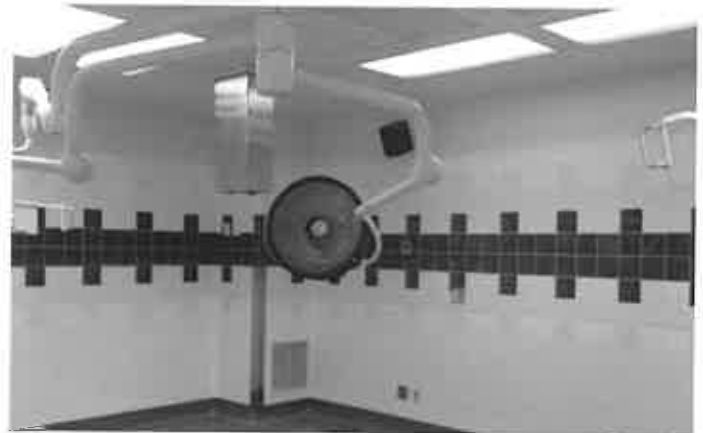


# KING'S DAUGHTERS MEDICAL CENTER

Ashland, Kentucky



Too frequently, Design Teams only want to design the exciting and glamorous new buildings and neglect the Owner's need to re-use and rehabilitate their existing facilities. We believe that expansion occurs both internally and externally. As such, developing service lines and rehabilitating facilities to that purpose comprises a largest part of our workload. We work in a wide variety of services from renovating existing spaces, to entire wings, to modernizing specific areas, to complete master planning.



*New O.R. Suite*



*Before*



*After*

## ST. MARY'S MEDICAL CENTER

Huntington, West Virginia

Construction Cost: \$100,000,000+ (combined)

Completion Date: On-going since 1956

Projects: Campus Beautification

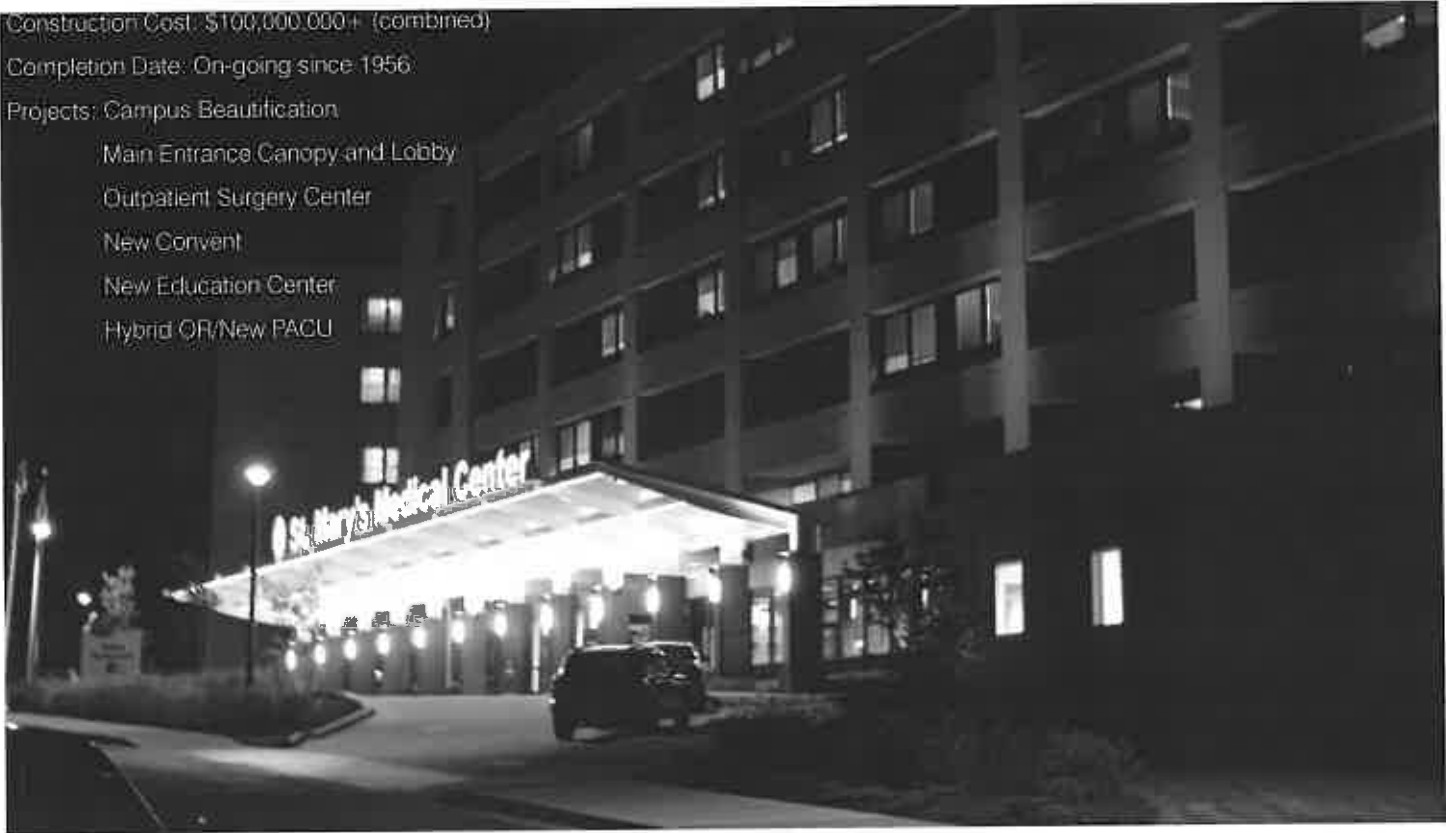
Main Entrance Canopy and Lobby

Outpatient Surgery Center

New Convent

New Education Center

Hybrid OR/New PACU



In 1960 a project that could be classified as our first major addition to the hospital was completed. The 6-story East Building project began a relationship that has lasted for over 60 years and has led to other work within the Palatine Mission Healthcare Organization. The hospital once again underwent major construction in the 1970's thru 1990's with a replacement hospital and a new patient bed tower. This changed the face of the hospital and provided them with a new facility to match their state-of-the-art care, which continues to this day. The tower, currently being converted to all private patient rooms, overlooks the river and integrates the healing environment with that of nature. These buildings still serve their needs of the hospital today. The Outpatient Surgery Center increased cardiovascular services for outpatient and provided the hospital with much needed medical office space. Work continues to expand the facility's service lines with current renovations and new construction including an infill project for a new Hybrid Operating Room.



# ST. MARY'S MEDICAL CENTER

Huntington, West Virginia

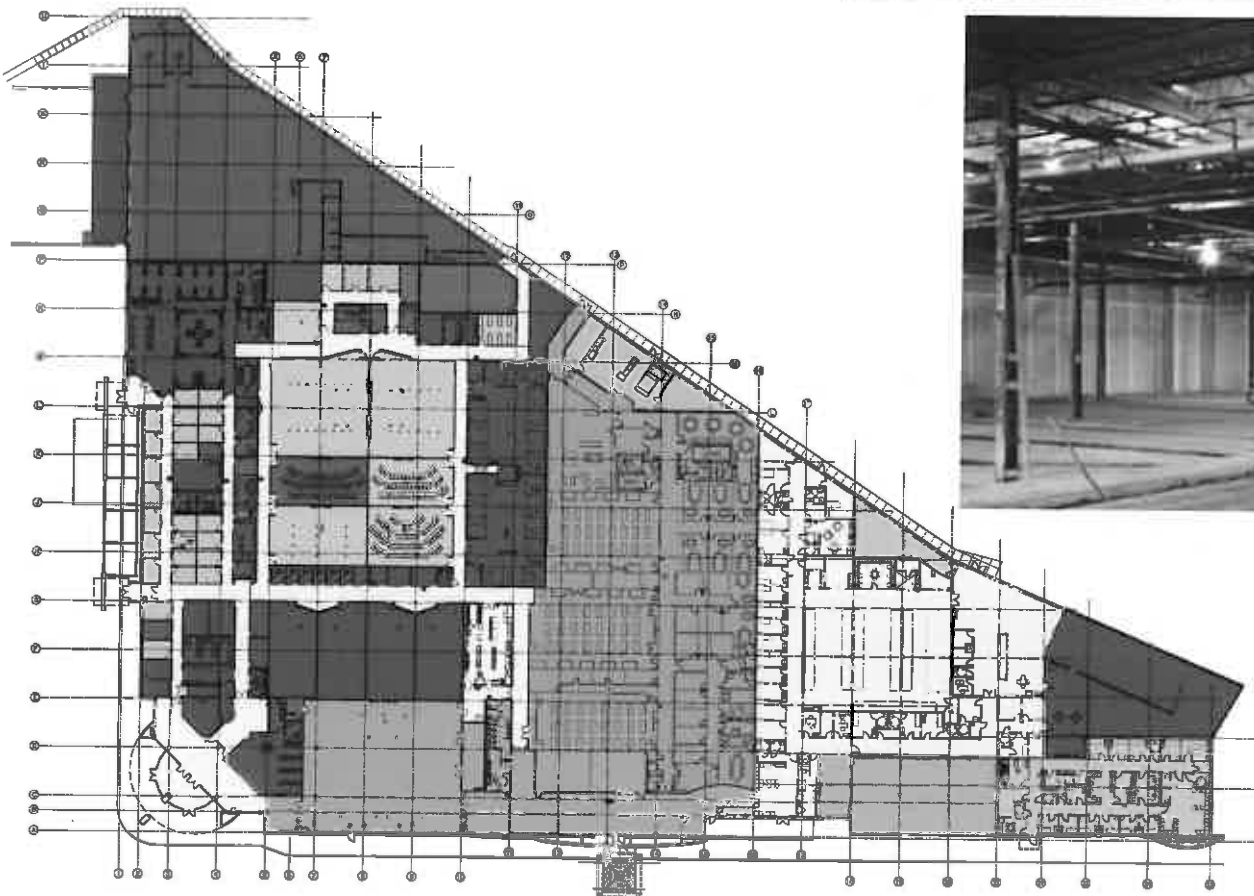
Construction Cost: \$15,000,000 - (combined)

Completion Date: 2009-2015

Size: 127,000 SF (fitted-out)



The task: Convert an old grocery store into a new and modern School of Nursing. The design team also programmed much needed conference/educational facilities for the main Medical Center Campus (just a few blocks away). The interactive learning center spaces developed here have set a new standard for medical education facilities in this region.



## ST. MARY'S MEDICAL CENTER

Huntington, West Virginia



When St. Mary's School of Nursing discontinued their student residence program, St. Mary's Medical Center turned to Kreps and Zachwieja to find a new and appropriate use for this structure. Through facility assessment and masterplanning efforts by Kreps and Zachwieja, the owner developed a low-cost medical office program for this building. This program created 70,000 sf of office space quickly because the project scope was limited to interior renovations of the residence floors into medical office suites. Complete HVAC and electrical system upgrades have added years of life to this structure and gave the medical center much needed office space. Careful phasing of the program allowed for minimal disruption of the tenants already occupying the building in earlier phases.

In 2013, at the end of its useful life, the building was demolished as part of the campus beautification plan. This also opened up the back side of the campus to more natural light, future expansion (as needed) and helped ease congested traffic patterns.



ST. MARY'S MEDICAL CENTER  
Huntington, West Virginia



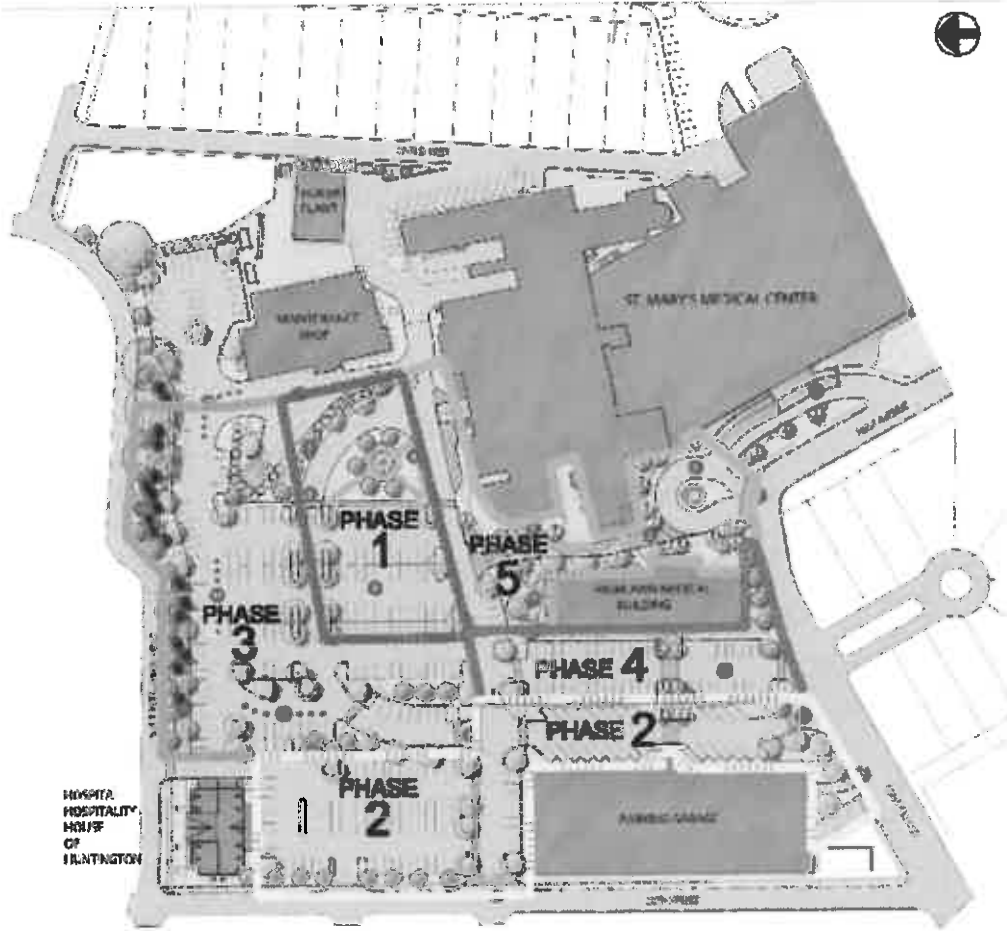
Recently completed is the New Front Entrance Canopy. Light and airy, this new design allows more daylight to enter into the building while expanding the drive lanes to 3.





# ST. MARY'S MEDICAL CENTER

Huntington, West Virginia



Recently completed, the Campus Beautification Project works to introduce more greenspace on the St. Mary's campus, breaking up the currently overbearing asphalt and providing a more healing and healthy environment for patients, visitors, and staff alike. The project was constructed simultaneously with the new Front Entrance Canopy and the demolition of the former School of Nursing.



# SUMMERSVILLE REGIONAL MEDICAL CENTER

Summersville, West Virginia



Kreps and Zachwieja performed a master planning services to include both the expansion and renovation of existing hospital facilities in 2006. This Masterplan identified the first project to be a multi-phased construction of a new I.C.U. (completed April 2009), a new 18 bed Emergency Department, a new Hospital Lab, Outpatient Services, new Lobby and Main Entrance and expansion of the Obstetrics Unit. Recently completed is a new 5 private bed addition to the Medical/Surgical Nursing Unit. Currently slated for construction is the renovation of the existing PACU, radiology and obstetrics departments. Future phases planned propose a new 60 bed Replacement Nursing Home and campus improvement plans to include nature trails developed around storm water management ponds.





WETZEL COUNTY HOSPITAL  
New Martinsville, West Virginia



Construction Cost: \$2,400,000  
Completion Date: 2010  
Size: new - 2,680 SF  
reno - 99,620 SF



Construction began in Spring 2009 for the expansion and renovation of the Emergency Department. The existing department was a 4-room unit housed in 1,750 sf. The 2-phase expansion and renovation project increased the number of rooms to 9 private treatment rooms including trauma, cardiac, gynecology, orthopedic/suture, and isolation rooms along with 3 dedicated triage rooms in 6,300 sf of space. Other upgrades include a new walk-up entrance, a separate ambulance dock,

new nurse station and ancillary support spaces, dedicated waiting room and a family room. The project also involved a new heliport and helicopter support building plus other miscellaneous hospital improvements. More importantly, the new design enabled WCH to double their number of E.D. visits in the first year. In late September 2010 WCH was recognized by Amerinet as one of the three national winners of the "Community Impact and Innovation Award" given annually.

# THOMAS MEMORIAL HOSPITAL

South Charleston, West Virginia

Construction Cost: \$90,000,000+ (combined)  
Completion Date: Ongoing since 1949  
Projects: Thomas Medical Office Pavilion  
Thomas Clinical Pavilion  
Thomas Oncology Center



Our association with Thomas Memorial Hospital began in 1949. Early additions and alterations for Thomas in the 1950's and 1960's by our original founders Vecellio and Kreps have been eclipsed by recent projects by Kreps and Kreps and Kreps and Zachwieja Architects. More recent projects of note include the Medical Pavilion and Clinical Pavilion. These projects are the culmination of several years of planning. Their combined cost of over \$65 million represents the largest investment at their South Charleston Campus in hospital history.



**ST. FRANCIS HOSPITAL**  
Charleston, West Virginia



Recently completed is the 2-OR addition to the St. Francis One Day Surgery center. The project included the construction of two new Operating Rooms along with a renovated and expanded PACU and Stage II recovery nurse station. The addition increased the capacity of the surgery center to 6 rooms and the new addition is constructed to allow vertical expansion of the facility.



## WEST VIRGINIA SCHOOL OF OSTEOPATHIC MEDICINE Lewisburg, West Virginia

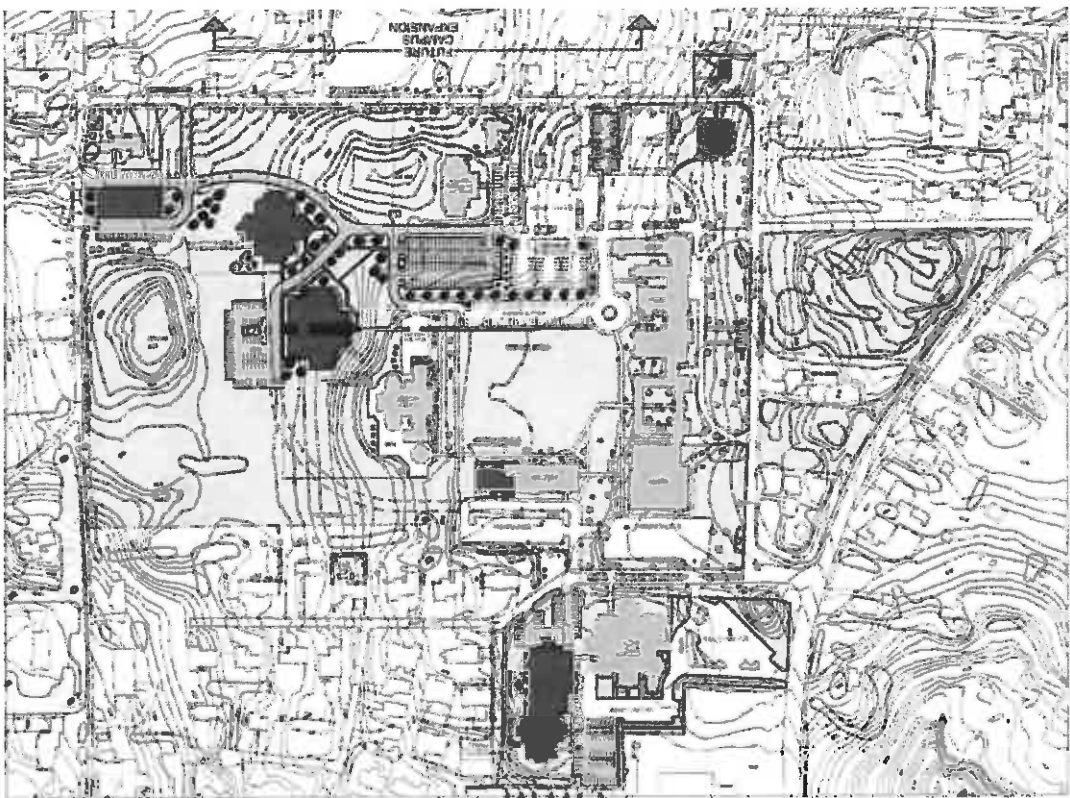
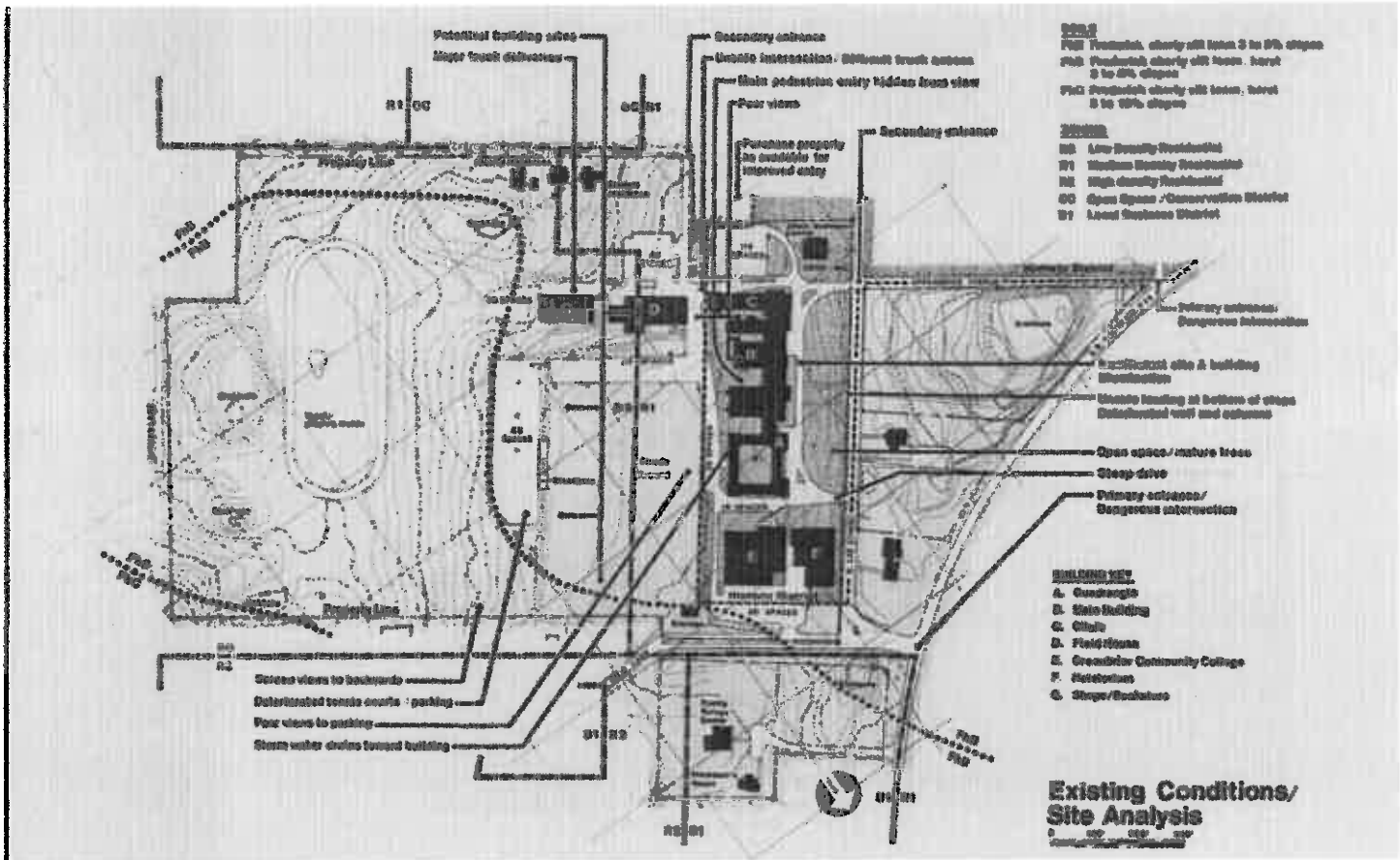


WVSOM is an institution intimately connected with its community. The site still retains the memory of its military school heritage with an on-campus museum and its sensitivity to the local vernacular design style. Pictured above is the main administration building, which has undergone numerous interior and system renovations over the past 20 years. Below is the Frederic W. Smith Lab which houses gross anatomy, morgue, animal quarters and research laboratories for the medical school. This building was expanded in 2005 to accommodate an increase in class size.



# WEST VIRGINIA SCHOOL OF OSTEOPATHIC MEDICINE

Lewisburg, West Virginia

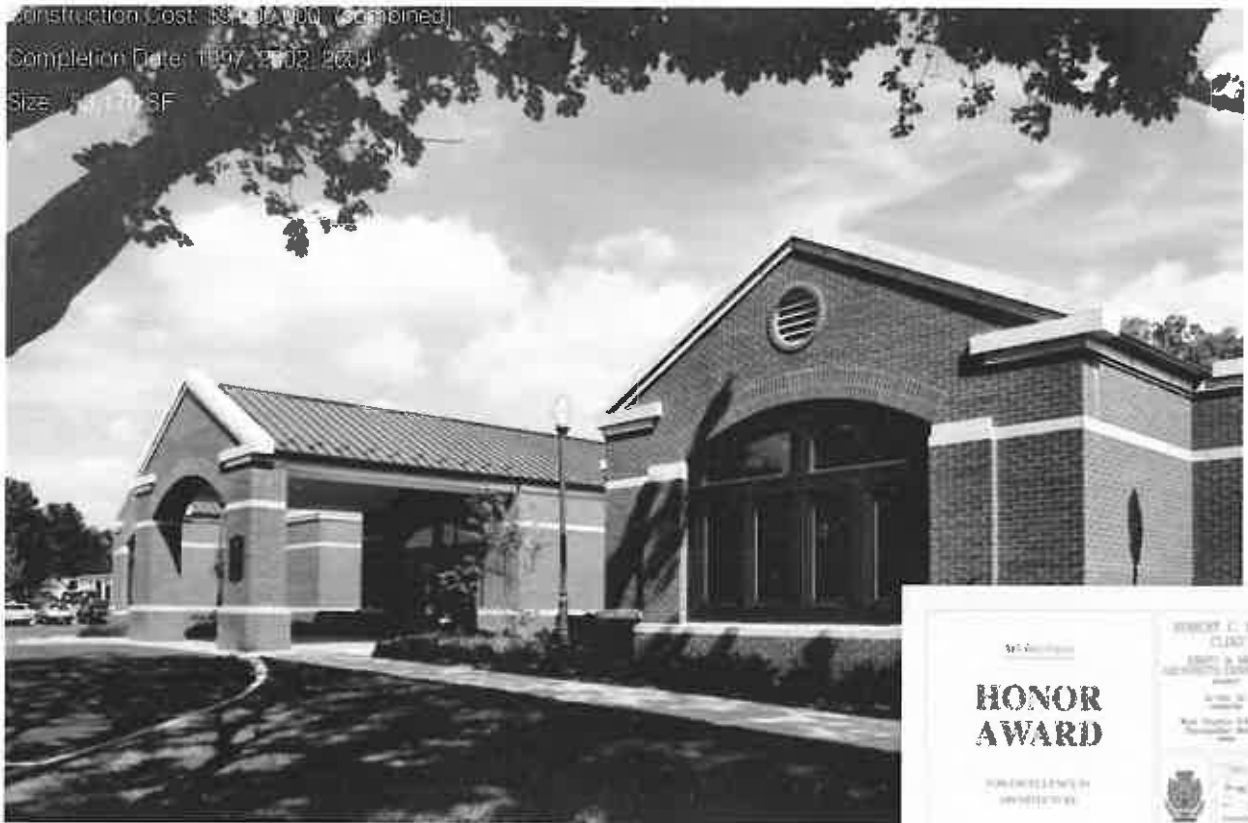


When the state legislature organized West Virginia School of Osteopathic Medicine, we were called upon to convert the historic military school site into a state of the art medical school. In a span of 20 years, we have designed 9 new buildings and renovated nearly every existing building on campus.



# WEST VIRGINIA SCHOOL OF OSTEOPATHIC MEDICINE

Lewisburg, West Virginia



The two buildings pictured, the Robert C. Byrd Clinic and the Center for Clinical Evaluation, enable the community to receive a level of healthcare while allowing the students to gain valuable hands-on experience. The newly completed Center for Clinical Evaluation includes robotic simulation rooms in addition to space for volunteer patients for the students to diagnose.



# WEST VIRGINIA SCHOOL OF OSTEOPATHIC MEDICINE

Lewisburg, West Virginia

Construction Cost: \$4,000,000

Completion Date: 2006

Size: 21,000SF



Keeping up with the latest technology is always a challenge. WWSOM realized that they needed a new state-of-the-art facility where large scale interactive lectures could be conducted utilizing the latest technology available. This facility, the Center for Technology, houses 2-205 seat tiered lecture halls and also serves as the hub for the students, campus data and communications.



# HOSPICE OF HUNTINGTON

Huntington, West Virginia

Construction Cost: \$4,800,000  
Completion Date: 2006



Design started in 2004 for the State-of-the-Art Emogene Dolin Jones Hospice House located in Huntington, WV. Key design concepts were a sense of home, a family atmosphere, and a sense of peacefulness. The facility features 14 rooms, 8 of which open to covered patios overlooking the Ohio River while the remaining 6 overlook the facility's gardens.



# KANAWHA HOSPICE CARE

Charleston, West Virginia

Construction Cost: \$3,600,000 (combined)

Completion Date: 2001, 2005



The First Hospice House in WV, the Hubbard Hospice House was completed in 2001 and expanded again in 2005. Currently the facility has 24 bedrooms, 2 of which are set up as pediatric rooms, in addition to 2 family kitchens and family rooms.

# BLAYDES CLINIC

Bluefield, West Virginia

Construction Cost: \$690,000  
Completion Date: 1999  
Size: 6,000SF

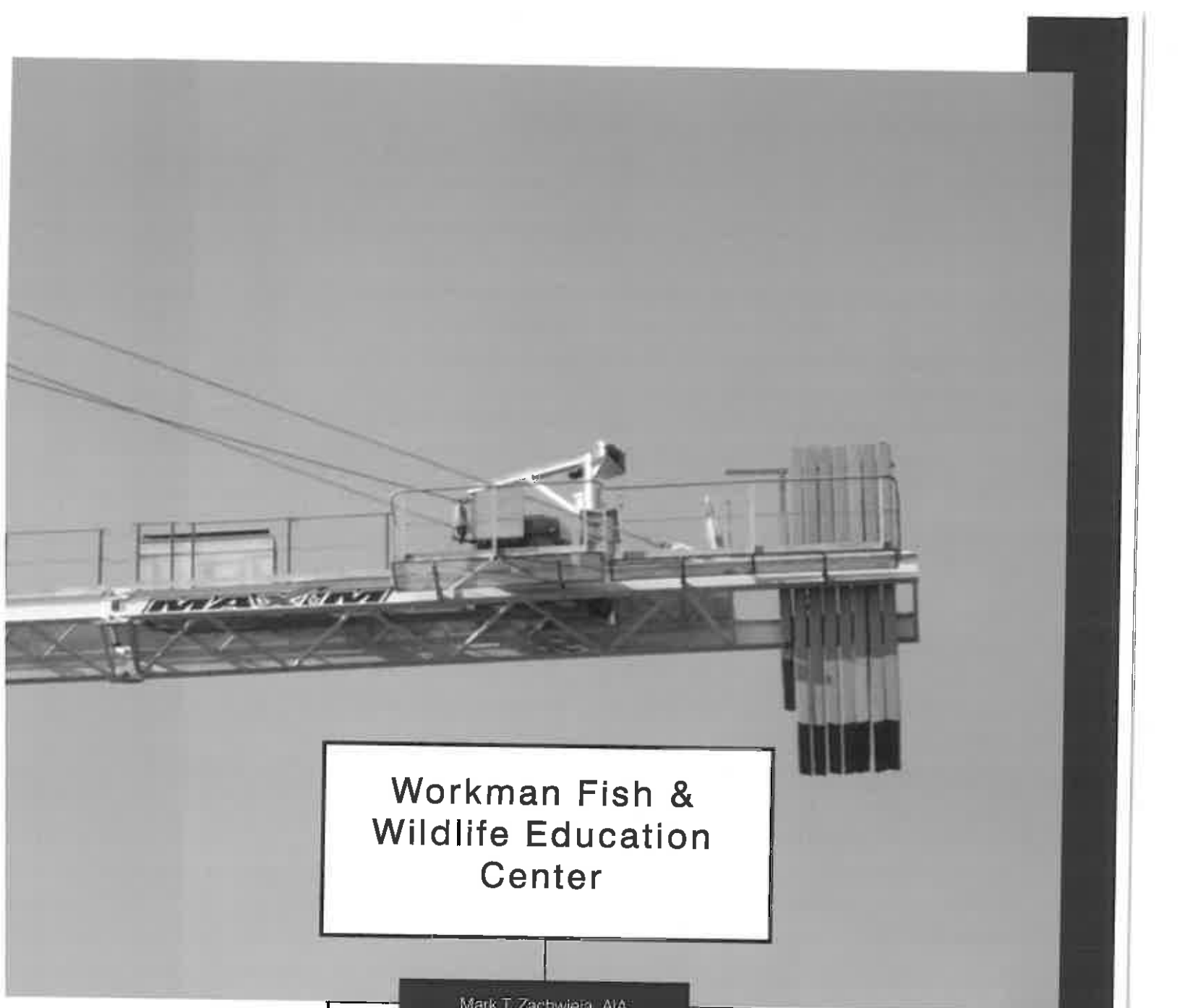


This 6,000 sq. ft. medical facility is serving the third generation of the Blaydes Family. It's design is compatible with an adjacent residential area and provides a comfortable, relaxing atmosphere. Key design criteria included open, light filled spaces and a clear circulation pattern.



04 YOUR PROJECT TEAM





# Workman Fish & Wildlife Education Center

Mark T. Zachwieja, AIA  
Principal-in-charge

**ARCHITECTURAL TEAM**

Vivian A. Workman, AIA  
Project Architect

Michael M. Phillips, AIA, LEED AP  
Project Architect

**INTERIOR DESIGN**

Lisa Frasure, NCIDQ, LEED AP  
Innerspace interiors  
Interior Design

**ENGINEERING TEAM**

Schaefer  
Structural Engineering

Scheeser Buckley Mayfield  
MPE

Triad Engineering  
Site/Civil

## MARK T. ZACHWIEJA, AIA Principal-in-Charge

Principal in Charge and President of Kreps and Zachwieja Architects/Consultants, Inc. from 1999 to present. During that period Mark aggressively marketed the capabilities of the firm and successfully established relationships with new clients and rekindled some with previous clients. Under Mark's leadership, Kreps and Zachwieja Architects embarked into the most productive years in its 70 year history successfully completing more than \$200 million in construction through the region.

Most notable are the \$90 million Thomas Pavilions completed in late summer 2010 and the \$75 million KDMC Heart and Vascular Center originally completed in 2005 and currently expanding vertically.

Prior to joining Kreps and Kreps Architects, Mark worked for the Internationally renowned Architectural and Engineering firm BSA Life Structures of Indianapolis, Indiana. In his five years there, Mark developed an expertise in Medical Facility Planning and Design. He enjoyed working on several large projects for Charleston Area Medical Center and West Virginia University. In 1994 Mark left BSA and joined Kreps and Kreps Architects. In 1996 Mark was made a partner and in 1999 Mark purchased the firm from Jeffry Kreps, son of the original founder, William Kreps. Since then, Mark continues the tradition of design excellence and serious project leadership to bring Kreps and Zachwieja Architects to the forefront in Healthcare Facility Design in the mid-atlantic region of the United States. Today Kreps and Zachwieja Architects is leading the area using BIM and Revit to develop our most complex projects.

Mark's leadership of our talented team of architects, engineers, and specialty consultants gives our clients the assurance that their project will not only be under budget, but completed on time.



**EDUCATION:**

B. Arch, Virginia Polytechnic and State University - 1987

**REGISTRATIONS:**

WV

**PROFESSIONAL AFFILIATION:**

American Institute of Architects  
AIA, West Virginia Chapter

**OTHER**

Certified by National Council of Architectural Registration Boards





**Kings Daughters Medical Center**  
Ashland, KY

- 2007 Master Facility Plan
- \$50 Million Heart and Vascular Center and Patient Bed Tower
- 20,000 sf Center for Advanced Imaging
- 30,000 sf Outpatient Surgery Center
- 250,000 sf Medical Office Plaza A & B
- 20,000 sf Imaging Center

**Thomas Memorial Hospital**  
South Charleston, WV

- 85,000 SF Medical Office Pavilion
- \$60 Million Clinical Pavilion and Bed Tower totaling 180,000 SF
- 30,000 SF New Emergency Department
- 10,000 SF Digital Imaging Center

**Summersville Regional Medical Center**  
Summersville, WV

- 2006 Master Facility Plan
- New 18 bed Emergency Department
- New Intensive Care Unit
- New Hospital Lab
- Obstetrics Unit Expansion
- New Main Lobby, Gift Shop, and Outpatient Services Department

**St. Mary's Hospital**  
Huntington, WV

- 100,000 SF Outpatient Surgery Center and Medical Office Building
- Hospital Hospitality House
- Radiation Oncology Center

**Veterans Administration Medical Center**  
Beckley, WV

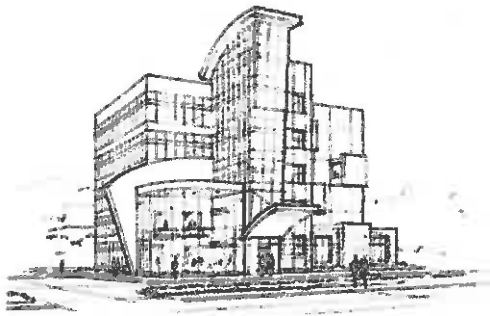
- 120 Bed Nursing Home Care Unit
- (Within the facility is a special 20-bed Psycho geriatric Unit)
- 12 Bed Specialty Clinic

**Kanawha Hospice Care, Inc**  
Charleston, WV

- 24 Bed Inpatient Hospice Facility (This was the first Inpatient Hospice House to be constructed in West Virginia)

**St. Francis Hospital**  
Charleston, WV

- 12,000 SF Center for Pain Relief
- 16 Bed Orthopedic Surgery Unit
- 32 Bed Geriatric Care Unit



## VIVIAN WORKMAN, AIA, LEED AP Associate Principal

As Project Architect, Ms. Workman is in charge of developing and coordinating projects from the programming phase through construction documents, contract administration and post-occupancy. Her responsibilities are project coordination, development of documents for bidding and construction and construction administration to include shop drawing review, construction job meetings and on-site observation. Ms. Workman is proficient at drafting specifications and coordinating efforts of all team members, consultants, and contractors.



### EDUCATION:

M. Arch - University of Tennessee  
- 2004

Bachelor of Arts -University of  
Pittsburgh - 2000

### PROFESSIONAL REGISTRATIONS:

WV, KY

### PROFESSIONAL AFFILIATION:

American Institute of Architects

AIA, West Virginia Chapter

Construction Specification  
Institute: CDT Certified

### OTHER:

Certified by National Council of  
Architectural Registration Boards

Sub-Committee for the  
Architectural Registration  
Examination

A partial listing of projects she has been involved with includes:

#### *Kings Daughters Medical Center Ashland, KY*

- 2007 Master Facility Plan
- \$50 Million Heart and Vascular Center and Patient Bed Tower
- 20,000 SF Center for Advanced Imaging
- 250,000 SF Medical Office Plaza A & B
- Pharmacy and Oncology Center

#### *Summersville Memorial Hospital Summersville, WV*

- 2006 Master Facility Plan
- New 18 bed Emergency Department
- New Intensive Care Unit
- New Hospital Lab
- Obstetrics Unit Expansion/Renovation

#### *Thomas Memorial Hospital South Charleston, WV*

- \$70 Million Clinical Pavilion and Bed Tower totaling 160,000 SF
- 10,000 SF Digital Imaging Center

#### *St. Mary's Medical Center Huntington, WV*

- New Entrance Canopy/Campus Beautification
- Nursing Unit Renovations
- Hybrid OR/New PACU

#### *West Virginia School of Osteopathic Medicine Lewisburg, WV*

- Center for Clinical Evaluation
- Center for Technology and Rural Medicine
- Admissions Center
- Student Activities Center Expansion

#### *St. Francis Hospital Charleston, WV*

- 12,000 SF Center for Pain Relief
- 2 -OR addition to One Day Surgery Center

#### *Wetzel County Hospital New Martinsville, WV*

- New 12 bed Emergency Department



## MICHAEL M. PHILLIPS, AIA, LEED AP Project Architect

With over 20 years of experience in the Architectural Profession, Mr. Phillips, as Project Architect, has had the opportunity to provide successful design, leadership and management for many diverse projects; including new buildings, renovations and adaptive re-use. This experience, along with his LEED credentials, affords him the working knowledge to guide the design of resilient solutions that are; environmentally conscientious, functional and pragmatic as well as aesthetically pleasing, regardless of scale. This, coupled with a strong ethic of team communication and management provides the tools to make your project a success.

-A partial listing of projects Mike has been involved with includes:

### Kreps and Zachwieja Experience:

- Boone Memorial Hospital
- Sacred Heart Preschool and Gymnasium
- Sacred Heart - Seton Hall Classroom modernization/renovation
- Marshall University - Smith Hall Renovations

### King's Daughters Medical Center Ashland, KY

- Pharmacy
- Oncology Center for Excellence
- Cath Lab Renovations

### St. Mary's Medical Center Huntington, WV

- Nursing Unit Renovations
- Hybrid OR/New PACU

### Previous Experience

- 2010 Yeager Airport Terminal Renovations and Additions. New pedestrian bridge, elevator and lobbies connecting garages to

terminal

- 2010 Millard, Pearl River County, Mississippi Storm Shelters - storm shelter to FEMA
- 2010 WV Emergency Response Center-WV Miner's Health Safety and Training facility
- 2010 WV Golf Hall of Fame Museum and Golf Association Offices
- 2009 Mountain State University - Student Center, Gymnasium and Parking facility -feasibility study
- 2009 Yeager Airport Terminal Renovations and Additions. New cantilever canopies and entrance, security upgrades, full facility fire suppression and new baggage claim system.
- 2007 Huse Memorial Park Administrative Office/Maintenance Facility and Mausoleum,



### EDUCATION:

B. Arch - University of Tennessee  
- 1988

### PROFESSIONAL REGISTRATIONS:

WV

### PROFESSIONAL AFFILIATION:

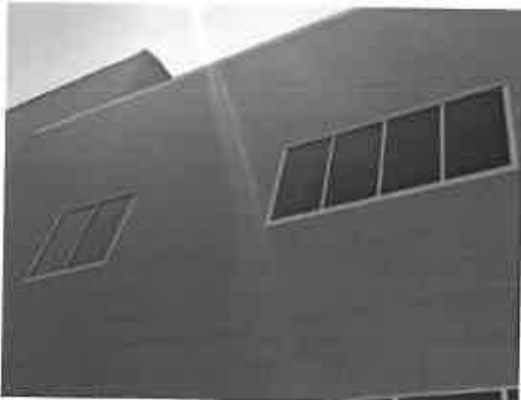
American Institute of Architects  
AIA, West Virginia Chapter

### OTHER:

Certified by National Council of  
Architectural Registration Boards  
LEED AP accredited  
Professional

### AWARDS:

2006 ABC USA Design Award  
- PE Tech Office Building -  
Category under \$2 million  
2005 Fiscal Year Corporate  
Project Manager of the Year for  
Large Design Corporation with  
15 Offices, 350 employees



## Client References

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mlinville@bmh.org



## Contractor References

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Michael Gullett, President  
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606.325.4673

RC General Contractors  
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318 Lee St. W Charleston, WV 25302  
304.346.7307  
TReece@rcgeneral.com

BBL Carlton Inc.  
Todd Corey  
900 Lee Street  
Suite 1400  
Charleston, WV 25301  
304.345.1300

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Vice President of Administration  
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MIRC Construction Services, Inc  
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Scott Depot, WV 25560  
304.757.0880  
cpayne.mirc@hughes.net

Maynard C. Smith Construction Inc.  
John Strickland, President  
3410 Chesterfield Avenue  
Charleston, WV 25304  
304.925.3228

Jarrett Construction Company  
John Jarrett  
P.O. Box 5250  
Charleston, WV 25301  
304.344.9140



Dear Mark,

I am writing to recommend you and your company for the educational facility project that you indicated you would like to take on. Given the excellent job that you folks did with this facility, I can whole-heartedly recommend your firm to any company that looks to retain your services.

Having worked on a variety of professional and personal space renovations throughout my life, I can most assertively state that I have never worked with a group that was more attentive to our needs in designing this academic space. Your effort to understand how each room was to be utilized, and questions regarding the number of people who would be flowing through the room over time were quite refreshing! I particularly valued your attention to detail and attempt to design the space to function well, including maximizing storage for the program. Though we have no windows in the space, visitor continually note how open and airy the space looks—that of course is the result of an excellent eye for designing spaces that not only function well, but are comfortable to “live” in.

In addition, I particularly appreciated that you sought to inform me of any changes where required to be made due to unforeseen circumstances—and of course there are always a few. And, though I did not ask for many changes, your willingness to make those changes for us was also greatly appreciated.

So, again, I am most happy to recommend your firm to anyone. Please do not hesitate to give my contact information to anyone who would like to speak to me regarding the wonderful job you all did in designing this space.

Regards,

Penny

Penny G. Kroll, PT, PhD Chair and Professor  
School of Physical Therapy

Marshall University

2847 5th Avenue

Huntington, WV 25702

Office Ph: 304-696-5614

Fax: 304-696-5614

Email: [kroll@marshall.edu](mailto:kroll@marshall.edu)



Mark Zachwieja

From: "Jones, Olen" <OJONES@osteo.wvsom.edu>  
Sent: November 27, 2012 1:53:02 PM EST  
To: zach@kandzarchitects.com  
Subject: Letter of recommendation

Dear Mark,

As past president of the West Virginia School of Osteopathic Medicine, I can't say enough good things about the professional staff of Kreps and Zachwieja Architects, Inc.; both professionally and personally.

Our twenty plus year relationship with your architectural firm was vital in the successes we achieved in the growth of our campus and programs. With a humble start from a single building to a nationally recognized program with a campus of over thirteen buildings; the school benefitted greatly from the talents of Kreps and Zachwieja Architects, Inc. for master planning and architectural design. For every assignment we knew we could count on prompt, professional service; on time and within budget.

Therefore, it would be my pleasure to recommend your firm to anyone in need of design services. Sincerely,

Olen E. Jones Jr., Ph.D.

Past President WV School of Osteopathic Medicine (1987–2009)  
OJONES@osteo.wvsom.edu





**Facilities Planning and Management**

November 27, 2012

To whom it may concern:

During my 20 years with Marshall University, I have had the experience of working with many design firms in the State of West Virginia and the surrounding areas. One of the premier design firms relative to quality of design, owner oriented, and exhibiting professionalism in their performance was Kreps and Zachwieja Architects.

In 2010 they completed design and construction administration for the Smith Hall window replacement including restroom renovations, replacement of plumbing stacks, etc. This project came in under budget and was completed in record time.

Based on this relationship and performance, it is without hesitation that I recommend the firm Kreps and Zachwieja for any future endeavors they may become involved with.

Sincerely,

Ronald J. May  
Director  
Facilities Planning and Management

RM/jh

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