



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: 481152

Doc Description: Building 301 Renovation (Design) Camp Dawson

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2018-08-07	2018-08-28 13:30:00	CEOI 0603 ADJ1900000003	1

**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:

ZMM, Inc., Architects and Engineers  
222 Lee Street, West  
Charleston, WV 25302

RECEIVED

2018 AUG 28 AM 12:19

WV PURCHASING  
DIVISION

**FOR INFORMATION CONTACT THE BUYER**

Stephanie L Gale

(304) 558-8801

stephanie.l.gale@wv.gov

Signature X

FEIN # 55-0676608

DATE 28 AUG 2018

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: 481152

Doc Description: Addendum #1 Building 301 Renovation (Design) Camp Dawson

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2018-08-22	2018-08-28 13:30:00	CEOI 0603 ADJ1900000003	2

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV 25305

US

Vendor Name, Address and Telephone Number:

ZMM, Inc., Architects and Engineers  
222 Lee Street, West  
Charleston, WV 25302  
304-342-0159

FOR INFORMATION CONTACT THE BUYER

Stephanie L Gale  
(304) 558-8801  
stephanie.l.gale@wv.gov

Signature X

FEIN #

55-0676608

DATE

28 JUL 2018

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

**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.

ZMM, Inc., Architects and Engineers  
Company

AdRK

Authorized Signature

28 AUG 2018

Date

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

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

ARK, PRINCIPAL  
(Name, Title)  
Adam R. Krason, AIA, Principal  
(Printed Name and Title)  
222 Lee Street, West, Charleston, WV 25302  
(Address)  
304-342-0159 304-345-8144  
(Phone Number) / (Fax Number)  
ark@zmm.com  
(email address)

**CERTIFICATION AND SIGNATURE:** 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.

ZMM, Inc., Architects and Engineers  
(Company)

ARK, PRINCIPAL  
(Authorized Signature) (Representative Name, Title)

Adam R. Krason, AIA, Principal  
(Printed Name and Title of Authorized Representative)

August 28, 2018  
(Date)

304-342-0159 304-345-8144  
(Phone Number) (Fax Number)

**West Virginia Ethics Commission**  
**Disclosure of Interested Parties to Contracts**  
(Required by W. Va. Code § 6D-1-2)

Contracting Business Entity: ZMM, Inc. Address: 222 Lee Street, West  
Charleston, WV 25302

Authorized Agent: Adam R. Krason Address: Same as Above

Contract Number: ADJ1900000003 Contract Description: Building 301 Renovation  
(Design) Camp Dawson

Governmental agency awarding contract: \_\_\_\_\_

☐ Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. Subcontractors or other entities performing work or service under the Contract  
☒ Check here if none, otherwise list entity/individual names below.
2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)  
☐ Check here if none, otherwise list entity/individual names below.  
ZMM, Inc., Robert Doeffinger  
ZMM, Inc., David E. Ferguson  
ZMM, Inc., Adam R. Krason
3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)  
☒ Check here if none, otherwise list entity/individual names below.

Signature: ARK

Date Signed: 28 AUG 2018

**Notary Verification**

State of West Virginia, County of Kanawha

I, Adam R. Krason

entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 28th day of August, 2018

Lisa E. Bowles

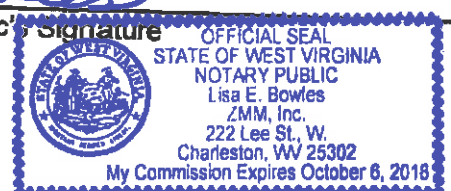
Notary Public Signature

To be completed by State Agency:

Date Received by State Agency: \_\_\_\_\_

Date submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_



STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(l), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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., Architects and Engineers

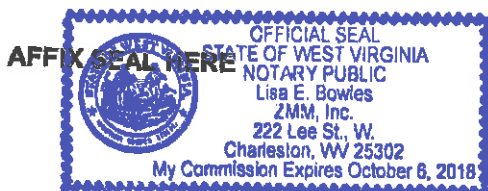
Authorized Signature:  Date: 28. Aug. 2018

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 28th day of August, 2018.

My Commission expires 10/6, 2018.



NOTARY PUBLIC



Purchasing Affidavit (Revised 01/18/2018)





August 26, 2018

Ms. Stephanie Gale, Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
PO Box 50130  
Charleston, West Virginia 25305-0130

**Subject: Camp Dawson Building 301 Renovation (CEOI ADJ1900000003)**

Dear Ms. Gale:

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 Camp Dawson Building 301 Renovation project. Established in 1959, ZMM is a West Virginia based, full service A/E firm, and is noted for design excellence and client focus. As a full service design firm with a longstanding relationship serving the West Virginia Army National Guard (WVARNG), ZMM has the right combination of technical expertise and local renovation experience required to help successfully deliver this project.

Building 301 is a 1 and 2 story load bearing masonry building located along the Cheat River at Camp Dawson. The building was constructed in the 1960's and previously served as the NCO barracks. The old billeting office was previously located in the one story portion of the building. Building 301 is in need of a substantial renovation. The proposed scope will include a roof replacement, repairs to eliminate water infiltration, new exterior doors and (efficient) windows, as well as structural, mechanical, and electrical improvements.

ZMM has provided design services on renovation projects throughout the West Virginia. This experience includes a variety of renovation projects for the WVARNG including the Construction and Facilities Management Office (CFMO), the Marshall County Readiness Center, the Camp Dawson Building 202 Renovation. Our renovation project experience has led ZMM to develop a two phased approach that starts with a detailed assessment which is used to validate the project scope and budget. The scope development process includes a team of architects, engineers, and interior designers – ensuring that all details are addressed early in the design process. *ZMM's successful renovation approach has let our firm being entrusted with designing improvements to some of West Virginia's most prominent buildings including the Charleston Civic Center, the Culture Center, the Clay Center, the State Capitol, and the Greenbrier.*

In addition to the projects mentioned above, the members of our proposed team have also provided design and construction phase services on multiple WVARNG projects including the Joint Interagency Training and Education Center (JITEC) and ACP at Camp Dawson, the Jackson County AFRC, the Glen Jean AFRC, the Tackett Family Readiness Center, the Morgantown Readiness Center, and the Logan-Mingo Readiness Center. Several of these projects including the CFMO Expansion, the JITEC, and the Logan-Mingo Readiness Center were recognized with design awards. *In fact, ZMM's commitment to design quality has been recognized by the American Institute of Architects West Virginia Chapter with sixteen design awards in the last decade – an achievement unrivaled in West Virginia.*

Thank you for taking the time to review the attached expression of interest that includes information about our proposed approach for the Building 301 Renovation project, as well as ZMM's qualifications, and relevant project experience. Additionally, please visit our website at [www.zmm.com](http://www.zmm.com) to see the full range of renovation projects that we have designed. We appreciate your consideration for this important endeavor, and look forward to meeting with you to discuss the project in greater detail.

Respectfully submitted,  
**ZMM Architects and Engineers**



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





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## Firm Profile



**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  
Civil Engineering  
Structural Engineering  
Engineering (MEP)  
Energy Consumption Analysis  
Net Zero Design

**Post Design**

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



## Award Winning Design



### **2018**

**AIA West Virginia Chapter: Citation Award**

*Unbuilt Project*

Charleston EDGE

Charleston, West Virginia



### **2017**

**AIA West Virginia Chapter: Merit Award**

*Achievement in Architecture*

Explorer Academy

Huntington, West Virginia



**AIA West Virginia Chapter: Merit Award**

*Achievement in Sustainability*

Logan - Mingo Readiness Center

Holden, West Virginia



### **2016**

**AIA West Virginia Chapter: Merit Award**

*Achievement in Architecture in Interior Design*

Christ Church United Methodist

Charleston, West Virginia



**AIA West Virginia Chapter: Merit Award**

*Achievement in Architecture*

Gauley River Elementary School

Craigsville, West Virginia



### **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



## Award Winning Design



### **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

#### **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



# **Camp Dawson Building 301 Renovation: Project Approach, Management Plan, Quality Control Plan, Cost Control Plan**

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## **BACKGROUND**

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves a substantial renovation to Building 301 at Camp Dawson. It is ZMM's understanding that Building 301 is a 1 and 2 story load bearing masonry building located along the Cheat River at Camp Dawson. The building was constructed in the 1960's and previously served as the NCO barracks. The old billeting office was previously located in the one story portion of the building. The proposed scope will include a roof replacement, repairs to eliminate water infiltration, new exterior doors and (efficient) windows, as well as structural, mechanical, and electrical improvements.



The technical nature of these projects demonstrates the need for a full service design team with experience working on West Virginia Army National Guard facilities. ZMM has all of the technical professionals - including architects, engineers (civil, structural, mechanical, and electrical), and interior designers – needed to address every aspect of this WVARNG project. If selected for this engagement, ZMM will staff the project with the architects and engineers that have previously worked successfully on a variety of renovation projects for the WVARNG, including the Kenova Secure Area, Camp Dawson Building 202 Improvements, the Marshall County Readiness Center, and the CFMO Expansion.

## **CAMP DAWSON BUILDING 301: RENOVATION APPROACH**

Renovation projects require a unique approach, and ZMM has provided design services on renovation projects throughout West Virginia. The first phase in a successful renovation project involves conducting a thorough examination of the existing facilities to identify deficiencies and opportunities. The purpose of the investigation is to determine the condition of the major building systems, and to validate the proposed project scope and budget. ZMM will commence the investigation by developing as-built plans of Building 301. These plans will be created by manually verifying the existing construction and utilizing any existing plans that are available. All major mechanical and electrical equipment will be identified on the plans.

Once these plans are complete, ZMM will conduct a facility evaluation with a team of architects and engineers, in conjunction with WVARNG personnel.

The examination process will begin with a review of all existing plans of the site and buildings, and, as noted above, the production of as-built plans. Once the base plans are completed, existing conditions are documented with photographs that are keyed to the plans. Additionally, all major mechanical and electrical equipment is identified on the plans, and the condition is noted in the assessment. 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 (Including Utilities, Parking Areas, and Sidewalks)
- Life Safety and Egress (Coordinated with the State Fire Marshal)
- Accessibility
- Building Envelope (Exterior Walls, Roofs, Doors and Windows)
- Interior Conditions and Finishes
- Plumbing Systems
- Electrical Service and Distribution, Emergency Power
- Lighting
- Mechanical Systems
- Data/IT Infrastructure
- Security Improvements

At the completion of this first phase, all required improvements will be identified, and any scope/budget issues will be resolved. The proposed improvements will also be reviewed with the State Fire Marshal as upgrades to existing facilities often require simultaneous life safety improvements. The completion of this first phase will be used as a portion of the 35% submission.

Once the first phase is completed, ZMM will develop plans, specifications, and bidding documents for the proposed improvements. Drawings, specifications, and estimates will be submitted for review at 35% (as noted above), and again at 65%, 95%, and 100%. Our recent experience working with the WVARNG will ensure that all documents meet your requirements and standards – saving the WVARNG additional effort, and expediting the design phase of the project. Once the documents have been approved, ZMM will assist with the bidding and construction phases of the project, including participation in a pre-bid meeting, developing any required addenda, responding to RFI's, reviewing submittals, and conducting and preparing minutes of construction progress meetings. Our efforts will continue through substantial and final completion inspections, and include an eleven month warranty walk through. *Our goal throughout this process will be to act as part of the WVARNG team, with the objective of ensuring the seamless delivery of your project.*

#### **CAMP DAWSON BUILDING 301: PROJECT MANAGEMENT PLAN**

ZMM Architects and Engineers proposes to provide services on the project with a team of design professionals that have worked together on a variety of WVARNG facilities throughout the state, including several projects at Camp Dawson. The team will be led by Adam Krason (Principal) and Nathan Spencer (Project Manager and Architect). Mr. Krason and Mr. Spencer have led ZMM's effort on all of the recent work for the WVARNG, including the Kenova Secure Area Renovation, the Camp Dawson Building 202 Renovation, the JITEC, the Camp Dawson ACP, the Marshall County Readiness Center, the Jackson County AFRC, the Morgantown Readiness Center, the CFMO Expansion, the Tackett Family Readiness Center, and the Parkersburg Readiness Center. Other key team members will include:

Carly Chapman  
Scot Casdorff, PE  
Mary Jo Cleland, PE  
Mike White, PE  
Bob Doeffinger PE  
John Pruett, PE  
Mike Flowers  
Mark Epling, AIA  
FaLena Perry  
Lee Turley

Interior Designer  
Electrical Engineer  
Project Manager/Civil Engineer  
Structural Engineer  
Engineering Principal/Mechanical Engineer  
Mechanical Engineer  
Plumbing Designer  
Specifications Writer  
Construction Administrator  
Construction Administrative Assistant



ZMM's team has successfully collaborated on multiple projects for the WVARNG, and each team member is familiar with the standards, requirements, and processes that are utilized by the Guard.

## **ZMM QUALITY CONTROL PLAN**



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

1. **Selecting the Project Team**

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

2. **Identifying Project Requirements**

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

3. **Identifying Client Expectations**

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

4. **Ongoing Project Reviews**

As part of the ongoing project reviews, we conduct quality assurance evaluations during each stage of the project:

Schematic Design Phase (35%)  
Design Development Phase (65%)  
Construction Documents Phase (95%)  
Construction Administration Phase

ZMM has developed a series of QA/QC review documents that are completed during each phase, and include a programmatic review, technical review, and review of the project schedule and budget.

5. **Post Project Review**

At the completion of every project, ZMM staff members participate in a learning session to gain insight useful for future projects.

6. **Staff Training, Assessment and Enhancement**

Ongoing staff development and training is very important to ZMM, and providing increased opportunities for learning and advancement leads to improved employee performance and more successful projects for our clients.

**ZMM COST CONTROL PLAN**

As part of our effort to ensure our ability to meet the WVARNG's budget, ZMM will rely on both historic bidding data as well as independent estimates to verify the project budget. For this project ZMM would utilize Win Strock to provide the independent estimate. ZMM and Mr. Strock have successfully collaborated on a number of projects, including:

- Camp Dawson Building 202 Improvements
- Marshall County Readiness Center
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Williamstown Elementary School
- Building 5, 6, & 7 Improvements
- Beech Fork Lodge
- WV State Police Information Services Center
- Edgewood Elementary School
- WV State Lottery Headquarters Renovation
- Brooks Manor Addition and Renovation
- WVRTP Building 740 Improvements
- Charleston EDGE (Mixed-Use Housing)



ZMM has a history of working to successfully projects under challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule for the Camp Dawson Building 301 Renovation.

# Joint Interagency Training & Education Center

WVARNG



**LOCATION:**  
Kingwood, WV

**SIZE:**  
285,000 SF

**COMPLETION:**  
2013

**COST:**  
\$78.4M

**OWNER:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446

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



ZMM Architects and Engineers, in association with AECOM, is providing architectural and engineering design services for the Joint Interagency Training and Education Center (JITEC), an Army National Guard campus-style facility for training and operational mission support. Sited on 30 acres at the northern end of Camp Dawson between the Cheat River and the foot of Brier Mountain, this 283,000-SF project includes the design of a new operations building; expansion of the billeting facility; renovation of the training facility; creation of a new base entry checkpoint and visitor center; and design for walkway connectors between all the facilities.

The project began with a review of the existing base master plan, followed by a revision of the master plan concept. JITEC is a training and educational facility – the vision behind the site design and updated master plan is that of a college campus atmosphere. The clients goal was to create a campus environment that integrates existing buildings with new ones, which was accomplished by using compatible, yet distinct building materials.

The new facilities are designed to meet all anti-terrorism/force protection criteria and are slated for LEED-NC Gold Certification from the U.S. Green Building Council. The new 82,000-SF operations building is prominently sited as the main focal point upon entering Camp Dawson through the secure access control point and visitor's center, also designed by AECOM. The building's exterior complements its West Virginia setting. The entire building front, composed of glass and pre-cast concrete walls, is open and inviting with glazing that reflects the surrounding trees and hills.





# Joint Interagency Training & Education Center



Security requirements for the command center influenced the design of the attached, copper-clad "black box" that is an homage to the native rock stratification seen throughout the state.

The building consists of four distinct areas: the Joint Operations Center; a suite of secure training rooms; base headquarters and JITEC administrative offices; and a 6,000 SF server and telecommunications room.

Entry to the Joint Operations Center (JOC) is provided by a secure mantrap adjacent to a dedicated security office. Built to SCIF standards, the JOC contains a state of the art command center housing 48 permanent work stations in a theater-style configuration facing a large video wall, flanked by conference rooms and offices for both officers and support staff. Within the JOC is a secure area consisting of workstations, offices, and two divisible conference rooms with secure video conferencing capabilities. The secure area construction dictates a windowless environment, requiring proper lighting and creative use of materials to create an agreeable work atmosphere.

The 180,000-SF billeting (hotel) expansion more than triples the facility size and increases the total capacity from 189 guest rooms to 600 guest rooms and suites. Designed to relate to the existing architecture with similar scale, materials, textures, and massing, the addition also brings in new elements, such as iconic glazed building corner elements, to integrate the design of the new operations building. A new dedicated lobby with terrazzo tile flooring leads to a monumental stair with terrazzo treads, open risers, and a glass/stainless steel railing for access to the open lounge areas on the second and third floors.

The lobby's design provides a hotel atmosphere, underscored by the new Liberty Lounge, an upscale bar and restaurant area, with wood finishes salvaged from the gymnasium floor in the existing headquarters building. The new six "executive suites", are designed to the full amenities of corporate hotels.

# Robert C. Byrd - Regional Training Institute

WVARNG



**LOCATION:**  
Kingwood, WV

**SIZE:**  
148,000 SF

**COMPLETION:**  
2002

**COST:**  
\$21M

**CONTACT:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446



The Robert C. Byrd Regional Training Institute at Camp Dawson is a 148,000 SF facility designed to provide training, dormitory, dining, and recreational facilities for the West Virginia Army National Guard. The facility, which includes 183 private dormitory rooms in addition to a wide range of training spaces is designed to accommodate a variety of both military and civilian training functions.

The goal of the owner was to provide a campus within a building, with clear circulation and for various uses. ZMM accomplished this objective by employing a large cylindrical mass that marks the main entry where guests can coordinate both their housing and educational needs.

Additionally, the housing wing is joined to the recreational and educational components with a large gathering/transitional space that often serves as an informal meeting area. Due to the success of the project, and growing use of the facilities, ZMM is currently assisting the West Virginia Army National Guard with training and dormitory expansions.



# Kingwood Armed Forces Reserve Center

WVARNG



**LOCATION:**  
Camp Dawson, WV

**SIZE:**  
56,200 SF

**COMPLETION:**  
2000

**CONTACT:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446



The Armed Forces Reserve Center will house five National Guard and Army Reserve Units and their support personnel. its mission is twofold: first, to maintain readiness for its attached units and second, to serve as a resource to the surrounding community.

The primary readiness mission for the center's attached units is accomplished by providing designated spaces for each unit as well as general educational and gathering spaces that can be shared among the units. The building's community mission is to provide a gathering space for social functions, a shelter-in-place in times of natural disaster, and a community education resource with distance learning network capabilities. It also includes kitchen and dining facilities and physical fitness areas.





# Morgantown Readiness Center

WVARNG



**LOCATION:**  
Morgantown, WV

**SIZE:**  
54,000 SF

**COMPLETION:**  
2013

**COST:**  
\$18.5M

**CONTACT:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446



The Morgantown Readiness Center is a unique military facility for several reasons. While the Readiness 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. To support the band, the Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas.

To efficiently create the stage and performance area the design team utilized a variety of dual function spaces. The stage is actually a large rehearsal space with an adjacent elevated recording area. Two large operable partitions are used – one to separate the rehearsal area from the remainder of the stage and the auditorium – while the other separates the auditorium from the Drill Hall. This configuration allowed the design team to maximize the West Virginia Army National Guard's investment by utilizing federally authorized space to also function as a large performance area. Acoustically, this challenge was met by creating a Drill Hall with an irregular shape that was contained within a rectilinear sloped barrel arch form. The geometry was complimented by acoustically engineered interior surfaces and finishes to create a vibrant and rich auditorium.

The facility is also 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. Additionally, the Readiness Center is located approximately twenty (20) miles from Camp Dawson, a large State and Federal training campus. As troops will often be travelling to Camp Dawson through the Morgantown Readiness Center, the facility needed to function as a 'gateway.'



# Morgantown Readiness Center

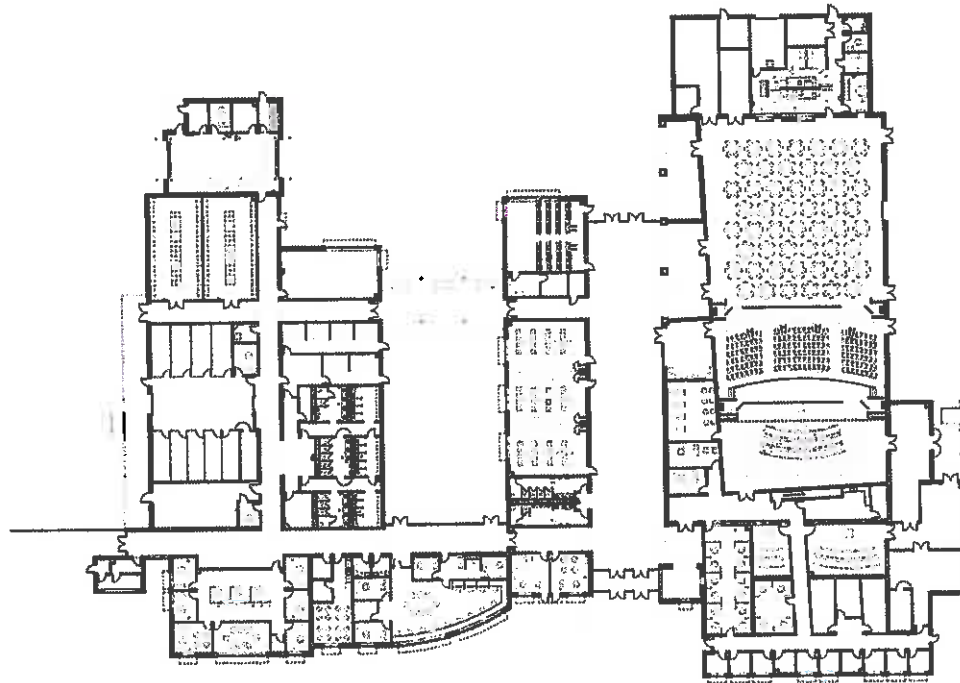
WVARNG



The creation of a 'gateway' facility was accomplished through exterior material choices (compatible with Camp Dawson), as well as the decision to utilize a tower-like feature to mark entry – a very prominent feature of the Regional Training Institute (RTI) at Camp Dawson. Where the RTI utilized a large cylindrical mass, the tower at the Morgantown Readiness Center respects the context of the former runway by reflecting the aesthetic of an airport control tower.

The Morgantown Readiness Center is also a sustainable building, and is in the process of pursuing LEED Certification from the USGBC. The 'U' shaped layout of the facility improves access to daylighting and views, while also limiting public access to the Guard's administrative and storage areas. Additional sustainable features include a reflective roof, the use of regional materials, and efficient lighting and HVAC systems.

While many features are addressed in the design of the Morgantown Readiness Center, the final result is a harmonious composition that reflects both its function and the environment, while deferring to its location on an abandoned runway.



# Jackson County Armed Forces Reserve Center

WVARNG



**LOCATION:**  
Millwood, WV

**SIZE:**  
75,000 SF

**COST:**  
\$20M

**COMPLETION:**  
Fall 2011

**CONTACT:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446



The new facility houses both the West Virginia Army National Guard (WVARNG) and the United States Army Reserves (USAR). The primary user for the WVARNG will be DET 1 821st Engineering Company, who will be supported by a FSC of the 1092nd. USAR occupants will include PLT AMMO 261 OD and PLT 1 (Postal) and PLT 6 (Postal) of the 44th Personnel Company. The facility also includes an expanded Drill Hall that can serve as a convention and meeting space, which is being funded by the Jackson County Commission, additional federal appropriations, and the State of West Virginia National Guard.

The relationship between the structures became crucial to the site layout. The new facility is centered on the existing house, increasing the exposure of the facility from Route 2 - the major route of vehicular travel that parallels the Ohio River. Once the aesthetic of the building was established, the massing of the new facility was defined by breaking-down the facility into smaller mass elements that more closely reflected the Georgian Style, and that of many Army posts, such as Fort Meyer in Northern Virginia. The larger programmatic elements such as the Drill Hall and the storage areas employ an aesthetic that more closely implies their function.

The layout of the facility includes a main entry with the USAR and WVARNG Recruiting, Family Support, and Administrative areas located on separate sides (USAR to the left, WVARNG to the right). A transverse wing on the left houses all functions that have the potential for public use, such as the Drill Hall and the Educational component, while all primary military spaces developed along a similar perpendicular wing on the right. This allows for separate entries to be developed for public functions, while the remainder of the facility can be secured. The layout also creates a large central courtyard or parade field that would be located at lower grade to define the edge facing the river. This edge is defined by a canopy that connects storage and locker areas to the expanded Drill Hall.



# Glen Jean Armed Forces Reserve Center

WVARNG



**LOCATION:**  
Glen Jean, WV

**SIZE:**  
110,000 SF

**COST:**  
\$17M

**COMPLETION:**  
2004

**CONTACT:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446



The Glen Jean Armed Forces Center contains three distinct military functions: a facility for routine maintenance of over-the-road and tracked military vehicles, an armory housing four West Virginia National Guard units, and the Southern West Virginia Military Entrance Processing Station, where new recruits officially enter the military system.

The brick exterior walls are highlighted with limestone and metal trim accents. A large assembly hall, plus classroom and training space, enhance the ability of the armory building to provide training for military personnel to provide space for community functions.





# Tackett Family Readiness Center

WVARNG



LOCATION:  
Charleston, WV

SIZE:  
7,400 SF

COMPLETION:  
February 2011

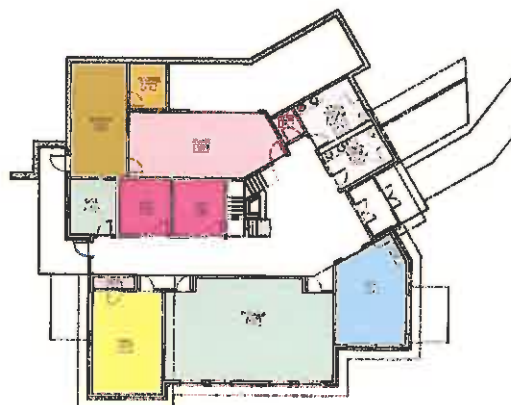
COST:  
\$1.57M

CONTACT:  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446

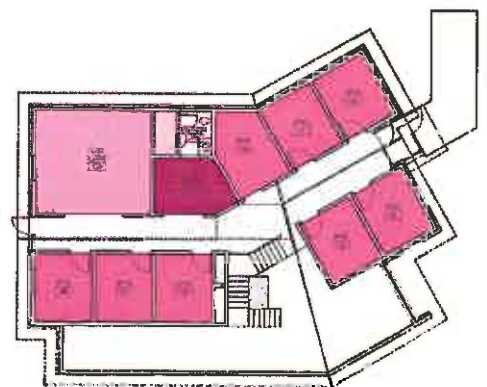


The Family Support Center is a two - story brick building with a sloped roof stepped into the wooded hillside adjacent to the Army National Guard facilities in Charleston. Due to the existing slopes, several analyses to determine the optimal finished floor elevations of the building. The building was set into the hillside to allow for on-grade access to both entrances. The building is designed to provide for a multitude of military family assistance, guidance, education, training, and mentoring programs.

The support center contains 11 office spaces, a chapel, and a variety of classroom and meeting spaces for various programs. The building provides an abundance of natural light and a central fireplace to project a warm, comforting and supportive atmosphere.



Lower Level



Upper Level

# Construction & Facilities Management Office

WVARNG



LOCATION:  
Charleston, WV

SIZE:  
19,935 SF

COST:  
\$3.5M

COMPLETION:  
2008

CONTACT:  
MAJ Dan Clevenger  
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.





# Logan-Mingo Readiness Center

WVARNG



**LOCATION:**  
Holden, WV

**SIZE:**  
54,000 SF

**COMPLETION:**  
2015

**COST:**  
\$12M

**CONTACT:**  
MAJ Dan Clevenger  
WVARNG  
1707 Coonskin Drive  
Charleston, WV 25311  
304.561.6446

**AWARD:**  
2017 AIA Merit Award,  
West Virginia Chapter,  
*Achievement in Architecture*  
in Sustainable Design



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

The building layout was developed by working closely with the end-users to determine the appropriate configuration of building spaces to maximize the efficiency of the operations, and to respond to the unique missions of the 150<sup>th</sup> Armored Reconnaissance Squadron and the 156<sup>th</sup> Military Police (LNO) Detachment. Clear separation of "public" and "private" areas within the facility, unique office configurations related to training requirements, and the addition of State Funded additional spaces.

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



## 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.



**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 Prosperity Center

*Historic Renovation*



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.



# WV State Capitol Roof Replacement



LOCATION:  
Charleston, WV

COMPLETION:  
TBA



The West Virginia State Capitol Building was constructed in 1924-1932 and is listed on the National Register. The scope of work includes replacement of the roof on connectors and roofs above as well as the base of the dome. This project started with an in-depth study of existing drawings and site conditions and a site visit to the Capitol to ascertain the actions necessary to provide the new roof system.

The investigation included:

- Review all Roofing Components for Integrity/Ability to Control Moisture Collection/Removal
- Conduct Destructive Testing (Multiple Roofing/Flashing Systems?)
- Hazardous Material Testing of Components (Paint, Mastic, Insulation, Caulking)
- Review all Points of Roof Access: Walkways, Walkway Pads, Stairs
- Work with GSD to Develop Recommendations for the Roofing System
- Consider Building Envelope Performance/Insulation Requirements



All the roof system components will need to be reviewed for their integrity and ability to control moisture collection and removal from the building's roof. The components that are to be reviewed will include parapet walls, railings, wall conditions, colonnades, roof penetrations, roof drains, roof equipment, and walking surfaces. Investigative holes will need to be cut into the existing membrane to identify conditions of insulation, roof deck and any remains of former roofing materials and flashing systems. Test of roofing materials will need to be made for any possible hazardous materials. Our ability to provide comprehensive design solutions will be advantageous as it relates to mechanical equipment curbs and structural supports.

A report will be prepared and presented showing findings and recommendations from the investigation of all the roof conditions. The report will include recommended option for the roof membrane material, discussion of repairs to roof components, as well as any required repairs to the roof deck. Also included in the report will be a preliminary cost estimate including cost differences for each proposed option. ZMM will provide construction observation services and will work with the owner's representative during the construction process. We will be responsible for reviewing all shop drawings and questions that occur during the project. ZMM will also participate in all progress meetings and make site visits on a regular basis. ZMM will remain available to assist the state throughout the warranty phase of the project.

# Charleston Civic Center Expansion and Renovation



**LOCATION:**  
Charleston, WV

**SIZE:**  
283,000 SF

**COMPLETION:**  
Est. 2018

**COST:**  
\$75M

**CONTACT:**  
Mr. David Molgaard  
City Manager  
City of Charleston  
501 Virginia Street, E.  
Room 101  
Charleston, WV 25301  
304.348.8014



The Charleston Civic Center Expansion and Renovation is a transformational project for both the city of Charleston and West Virginia. Our team is building on the strong authentic character of Charleston to remake the Charleston Civic Center into a more efficient, more sustainable, more dynamic and a more iconic best-in-class destination.

The design of the expansion and renovation of the Charleston Civic Center is inspired by the story of West Virginia. Defined by a rugged landscape, the early history of the state was dominated by extractive industries --salt, coal, timber, trapping. This set the local character. With a foundation rich in resources, manufacturing added value to the raw materials with crafts like glass making and industries like chemicals and energy. This attracted a rich diversity of immigrants and a culture of craftsmanship that set the urban character. The economy is shifting from industry and service to information and technology. Again, the landscape and industry that shaped the region gives Charleston real advantages to exploit. The Creative Class, critical for the information and technology age, can live and work anywhere - what they want is access to the outdoors; real places with real character; and continuous education and entertainment.

Our design starts with an organizational concept inspired by this history. The Kanawha River is the social organizing link throughout the region, with settlement zones developing on whatever flatland the river provided --creating nodes of activities among the hills and valleys.





# Charleston Civic Center Expansion and Renovation



The renovated Civic Center is a building that emerges from this iconic landscape, with the architecture and topography working together. The Civic Center will also have distinct active nodes to celebrate each activity; arena, convention, and banquet, and these nodes are connected like the hills and cut rock faces that are seen throughout the state as people work to connect to each other through the landscape.

The first critical design objective is to create separate entries and identities for the arena and convention center. This will allow for simultaneous events and clarity of use. For the convention center to thrive, it needs a real ballroom assembly space. Located overlooking the Elk River, the new ballroom pre-function space will be the most dramatic feature of the center. Together, the three glass enclosed nodes –arena lobby, convention lobby, ballroom –define a unique Charleston event campus. As described above, the spaces that connect these nodes are inspired by the hills and cut rock faces that connect the towns along the Kanawha River. With the building emerging from the landscape and expressed as cut rock walls, the connecting areas are designed to be expressive and economical backdrops to the glass boxed nodes.

While the expansion will transform the southeast to the middle of the northern zone of the site, the existing building mass will still dominate a portion of the northern and eastern campus. The dominant expression along these existing facades is the landscaped berms. As we imagined the new building expression emerging from the landscape, a strategy developed to transform these berms to reflect, at the pedestrian level, the overall design theme. Above the level of the berms, the new concourse level windows will open up the facade and provide a much needed break in the massing. The upper part of the arena will be painted in two tones to match the new building, playing off the different faces. The north, south, east and west faces painted a lighter shade; and the northeast, southeast, southwest and northwest faces a darker shade. Dramatic exterior color-changing lighting on the northeast, southeast, southwest and northwest faces will then transform the look and feel of the center into a fun and festive landmark.

# Charleston EDGE Complex



**LOCATION:**  
Charleston, WV

**SIZE:**  
41,250 SF

**COMPLETION:**  
TBD

**COST:**  
\$10M

**CONTACT:**  
Mr. David Molgaard  
City Manager  
City of Charleston  
501 Virginia Street, E.  
Room 101  
Charleston, WV 25301  
304.348.8014

**AWARD:**  
2018 AIA Citation Award  
West Virginia Chapter  
Unbuilt Project



How does West Virginia attract and retain young talent? How do we keep our children and grandchildren in the State when the opportunities for them seem to be so much brighter in other areas? How do we stop the brain drain as our best and our brightest young professionals relocate to DC, Charlotte, and other urban areas? These questions have plagued West Virginians for years, and the proposed Charleston EDGE Complex will be one piece of the solution.

The proposed Charleston EDGE mixed use facility is unlike a traditional mixed-use development. While the facility may contain 30-40 residential units, with program space, and retail on the first level, the real purpose of EDGE is to provide a facility that will serve to provide housing and activity space for an innovative program that aims to attract and retain young talent to the Charleston community. EDGE will help to cultivate the young talent that participates in the program, and will serve as a sustainable economic development tool in our urban village district.

ZMM Architects and Engineers in association with Cooper Carry is currently assisting in the design and development of the Charleston EDGE Complex. The ZMM-Cooper Carry team conducted a visioning and design session where the design team obtained input from various community leaders and young professionals to investigate scenarios to optimize the potential development.



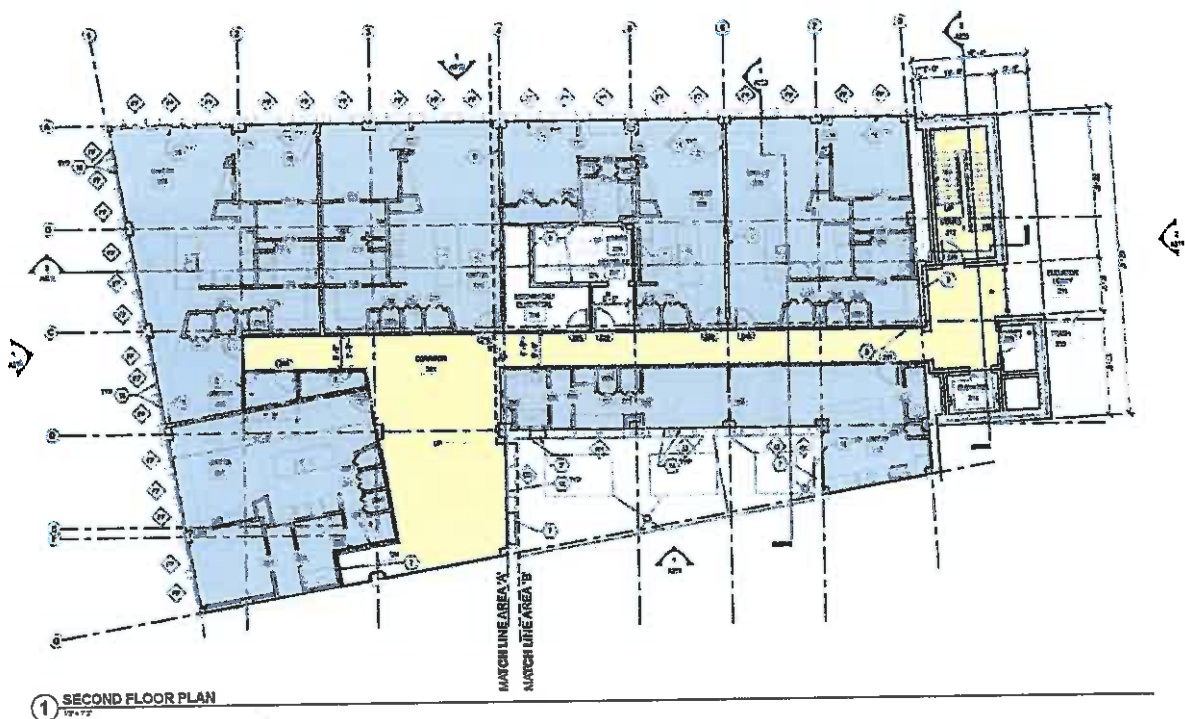


# Charleston EDGE Complex



Following these meetings, ZMM has been developing several of the strategies to facilitate decision making by the project stakeholders. The current design solutions include a retail, lobby, and surface parking pedestal, with a variety of unit types occupying the upper levels.

The pedestal creates the opportunity for a raised amenity deck, with an adjacent club room and activity spaces. The advancements that Charleston has made to develop a vibrant downtown, create an active arts community, and engage young talent through organizations like Leadership Kanawha Valley and Generation Charleston have paid dividends for the business community – and Charleston EDGE is the next step in facilitating a bright future for the Charleston area.





## State Office Building #5, 10th Floor Office of Technology



**LOCATION:**  
Charleston, WV

**SIZE:**  
22,000SF

**COST:**  
\$3.7M

**COMPLETION:**  
2010

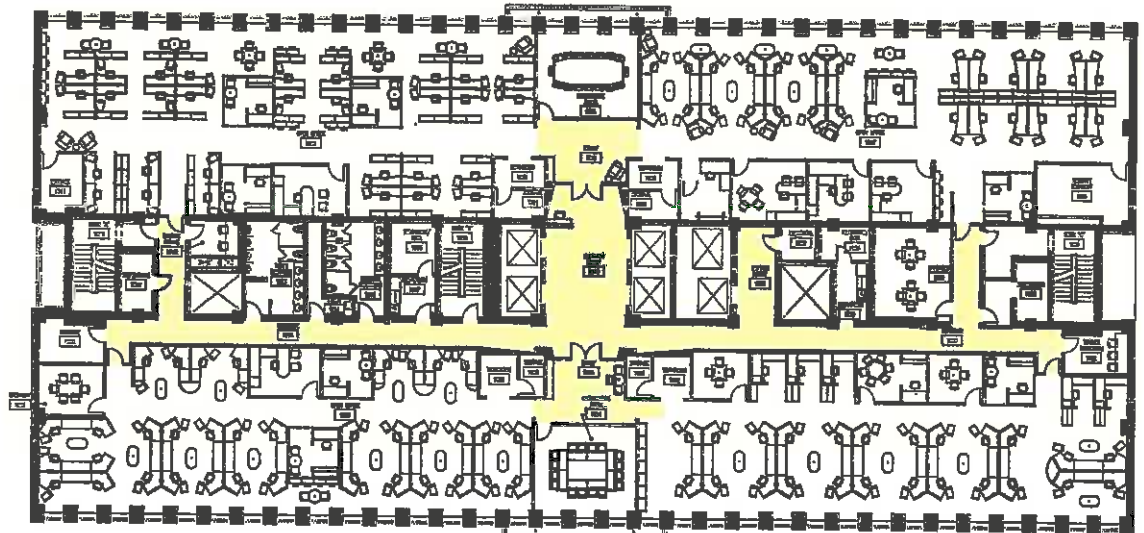
**CONTACT:**  
Ross Taylor  
Cabinet Secretary  
Department of Admin.  
Building 1, Room E119  
Charleston, WV 25305  
304.558.4331

**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 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.







**LOCATION:**  
So. Charleston, WV

**SIZE:**  
14,000 SF Renovation  
4,000 SF New Construction

**CONTACT:**  
Captain M.G. Corsaro  
Director of Executive Services  
West Virginia State Police  
725 Jefferson Road  
So. Charleston, WV 25309  
304.746.2115



The West Virginia State Police is currently renovating a structure that previously served as the State Medical Examiner's Office, and prior to that, an elementary school. The building is located adjacent to the State Police's main campus in South Charleston, WV. The building is currently undergoing extensive renovation, with the intent of transforming it into an Information Services Center. The divisions are currently housed in the main state police headquarters building.



The scope of the work includes a complete renovation to the 14,000 SF, two-story main building with a new 4,000 SF, one-story addition on the back. The old exterior masonry façade will be enveloped with a thin-brick veneer facing Jefferson Road and an exterior insulation and finish system in rear of the facility. New aluminum windows, high-performance glazing and new single-ply roof membrane complete the exterior. The interior will be converted into professional office space on both floors housing their Communications Division, Criminal Records Division and Traffic Records Division. The space was maximized by utilizing the wide corridors as office space, and creating new, appropriately scale corridors in a loop pattern through the existing classrooms



# 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*

Interior Before Pictures



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!"

# West Virginia Lottery Headquarters

*Office Building and Parking Garage*



**LOCATION:**  
Charleston, WV

**CONTACT:**  
John Myers  
Cabinet Secretary for  
Administration  
900 Pennsylvania Ave  
Charleston, WV 25302  
304.558.0500



The project is an extensive renovation of an existing 13-story office building and 7-story parking garage in downtown Charleston, WV. The building is currently owned and operated by the WV Lottery but also houses many other state government agencies.

Major renovations within the office building consist of the demolition and renovation of three existing tenant floors, the relocation of the existing fitness center and replacement of the existing roof. The West Virginia Division of Insurance is being relocated from their existing, outdated office space to floors 7, 8 & 9. Off the newly renovated elevator lobbies on each floor is a reception area which leads to an interior space primarily constructed of enclosed offices to better suit current department requirements. To provide contiguous floor space for the Division of Insurance an existing tenant space on the 6<sup>th</sup> floor is being demolished and renovated into the new fitness center located across from the existing Café. Construction on the roof includes the removal and replacement of the existing roof insulation and membrane and the installation of new roof davits and stainless steel guardrail meeting current OSHA requirements.

The existing precast concrete parking deck will be undergoing a widespread renovation including structural repairs and restoration, major electrical upgrades and an addition to the existing storage warehouse. After vast investigative work it was determined that bearing pads need to be replaced under the existing concrete double-tee framing members, concrete structure and topping slabs needed repair and concrete spandrel panels required epoxy injection to repair extensive cracking. Horizontal driving surfaces are receiving new waterproofing, sealant joint replacement and restriping. The circulation connector between the office building and the parking deck is in structural repair also, requiring partial demolition and reconstruction of the existing steel deck and concrete floor slabs. Electrical improvements will consist of new LED lighting throughout and additional pole fixtures on the top level along with power and life-safety upgrades. The one-story storage warehouse located underneath the existing parking deck is being increased by approximately 1,800 sf. The addition will consist of masonry exterior walls clad in EIFS with a sloped steel-framed roof and single-ply membrane system.

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



**Role**  
Principal

## **Professional Registrations**

Registered Architect (WV, OH, KY, VA, MD, NJ)  
LEED Accredited Professional  
Accredited Learning Environment 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**

### **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

## **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**

- WV American Institute of Architects, President
- 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



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.

**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 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. This project received LEED Gold Certification.

**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.

**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.

**Bridgemont Community and Technical College - Davis Hall Renovation and Master Plan, 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.

**Edgewood Elementary School, Charleston, WV**

Mr. Krason was the project manager 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. Mr. Krason worked with students from Watts and Robbins Elementary Schools in Kanawha County, assisting them in an effort to actively participate in the design process

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

2017 WV AIA Merit Award Logan-Mingo Readiness Center, Holden, WV  
2016 WV AIA Merit Award Christ Church United Methodist, Charleston, WV  
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**  
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 over 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**

#### **Charleston Civic Center, Charleston, WV**

Mr. Doeffinger is the mechanical project engineer on the expansion and renovation to the Charleston Civic Center 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. The mechanical design is expected to reduce the energy requirements defined by ASHRAE 90.1-2013 by an estimated 25% and extensive water savings will be shown. The project includes a new chilled and hot water central plant with extensive replacement and upgrades to the facilities existing mechanical systems. Multiple phases of construction will allow the Civic Center to remain operational throughout the construction progress.

### **Education**

Master of Science Architectural Engineering, Pennsylvania State University, 1976

Bachelor of Science Mechanical Engineering, West Virginia University, 1973

### **Employment History**

2005 - Present, President, ZMM  
1976 - 2005, 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, Bridgmont Community and Technical College
- City of Pt. Pleasant, WV – 2<sup>nd</sup> Ward Councilman for 20 years

**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.

**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 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.

**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 received LEED Gold Certification.

**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.

**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.

**Bridgemont (BridgeValley) 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.

**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.

**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.

## Nathan Spencer, AIA



### Role

Project 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

#### Charleston Civic Center, Charleston, WV

Mr. Spencer is serving as project architect on 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. The design commenced in the spring of 2015, and construction is scheduled for completion in 2018.

#### Edgewood Elementary School, Charleston, WV

Mr. Spencer participated on the design team that developed the new Kanawha County Elementary School on Charleston's West Side. 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. A dental and health clinic is also on site for all enrolled students in the Kanawha County School District.

#### Logan-Mingo Readiness Center, Holden, WV

### 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



Mr. Spencer was the architect on the new Logan-Mingo Readiness Center. The exterior aesthetic of the facility was driven by the location within an industrial park on a reclaimed surface mined site. The building layout was developed by working closely with the end-users to determine the appropriate configuration of building spaces to maximize the efficiency of the operations, and to respond to the unique missions of the 150<sup>th</sup> Armored Reconnaissance Squadron and the 156<sup>th</sup> Military Police (LNO) Detachment. Clear separation of "public" and "private" areas within the facility, unique office configurations related to training requirements, and the addition of State Funded additional spaces.

**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.

**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.

**Jackson County AFRC, Millwood, 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 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, 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.

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

Mr. Spencer was 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.

## **Chris A. Campbell, AIA, LEED AP BD+C**



**Role**  
Architect

### **Professional Registrations**

Registered Architect (WV)  
LEED Accredited Professional  
NCARB (53,302)

Mr. Campbell joined ZMM in November of 2017. Prior employment experience includes serving in the capacity of Architect and Project Manager for a variety of projects. This experience includes Educational (K-12 and Higher Education), Commercial Offices, Automotive Dealerships, Justice (Homeland Security and Department of Justice Offices), and Religious spaces. Mr. Campbell's responsibilities include programming, design, documentation, coordination of the architectural and engineering team, and construction administration. Project responsibilities comprised all duties from project inception to completion. Mr. Campbell began his career in 1996 and until 2006 was primarily working on K-12 educational projects throughout West Virginia. From 2006 until present the majority of his projects were Higher Education.

### **Project Experience**

**BridgeValley CTC, Montgomery, WV**

– Staats Building Assessment

**Williamstown Elementary School, Williamstown, WV**

### **Project Experience – (With Another Firm)**

**Arthur Weisberg Applied Engineering Complex,  
Marshall University, Huntington, WV**

Mr. Campbell was the project architect on the new Applied Engineering Complex. The \$52M, 145,000 SF five-story facility houses six academic and research programs. The facility was designed to promote collaboration and communication between departments, programs, faculty and students. Mr. Campbell was responsible for the overall management of the design team, construction documentation and construction administration. This project was awarded LEED Gold certification which was the first LEED certified building on Marshall University's campus. The sustainable design features include stormwater management which is also utilized as an educational tool. A green roof was utilized over the advanced materials testing laboratory. Stormwater is collected from the green roof and

### **Education**

Bachelor of Architecture, University  
of Tennessee, 1996

### **Employment History**

2017 - Present, Architect, ZMM

2006 - 2017, Architect, Project  
Manager, Charleston Area  
Architectural Firm

1996 - 2006, Architect, Project  
Manager, Charleston Area  
Architectural Firm

### **Civic Affiliations**

- WV American Institute of Architects, President, 2006-2007
- WV American Institute of Architects, Executive Committee, 2001-2009
- WV American Institute of Architects, Intern Development Coordinator, 2000-2005
- University of Charleston, Interior Design Advisory Board (2014 - 2016)

samples can be collected in a lower level laboratory allowing opportunities to study ecological effects of various plantings.

**New Headquarters Building, Blue Ridge Community and Technical College, Martinsburg, WV**

Mr. Campbell was the project architect for the new headquarters building for one of West Virginia's fastest growing Colleges. The \$16M, 45,000 SF facility relocated several of the College's programs from an existing campus which could no longer support the growing student population. The three-story facility is comprised of classrooms, faculty offices, administration, science laboratories, allied health laboratories, and associated student support spaces. Mr. Campbell was responsible for the overall management of the design team, construction documentation and construction administration. In 2016, this project received a Merit Award from AIA West Virginia for the exterior massing of elements and the design intent to incorporate the historic buildings and factories/mills located in Martinsburg. A couple years after the completion of this project, Mr. Campbell presented the College's ten-year master plan to the State Council for the Community and Technical College System of West Virginia. Mr. Campbell was responsible for conducting on-site facility evaluations for all 3 campuses, conducted steering and vision meetings with the College's stakeholders, reported analysis, and prepared the final report.

**Virginia Thomas Law Center for the Performing Arts, West Virginia Wesleyan College, Buckhannon, WV**

Mr. Campbell was the project architect for the new \$7M performing arts center. The design of the facility reflected the historic administration building while providing a vision for the future. The facility consists of a 374-seat performance hall, gathering spaces, dressing rooms, and building support spaces. The performing arts center was designed to be utilized by the and Theatre and Dance Department as well as offering a public facility for events and conferences. Mr. Campbell's project duties included facility programming, schematic design, overall management of the design team, construction documentation, and construction administration.

**University High School, Monongalia County Schools, Morgantown, WV**

Mr. Campbell was the project architect for the new 217,000 SF high school. The design of the \$29M, 1,500 student facility was a throwback to the traditional school buildings with a large frontage presence consisting of classrooms. Mr. Campbell's project duties included facility programming, schematic design, overall management of the design team and construction documentation.

**Ram Stadium, Shepherd University, Shepherdstown, WV**

Mr. Campbell was the project manager for the new 2,100 seat home side bleachers and press box/concessions building. The design of stadium and facility complimented the historic Shepherdstown and campus architecture. Mr. Campbell's project duties included, programming, overall management of the design team and construction documentation. In 2002, this project received a Merit Award from AIA West Virginia for the exterior massing of elements and the design intent to incorporate the historic buildings and factories/mills located in Martinsburg.

**Erma Byrd Art Gallery, University of Charleston, WV**

Mr. Campbell was the project architect for the Erma Byrd Art Gallery on the campus of University of Charleston. The existing library space in the main administration building had been vacant for several years and the University's goal was to transform the existing space into a multi-user, multi-function space that could be utilized for campus events as well as rented to the public. Mr. Campbell's project duties included facility programming, schematic design, overall management of the design team, construction documentation and construction administration.

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

2016 WV AIA Merit Award Blue Ridge Community and Technical College Headquarters, Martinsburg, WV  
2002 AIA Merit Award Ram Stadium, Shepherd University, Shepherdstown, WV



## Carly Chapman



**Role**  
Interior Designer

Mrs. Chapman serves as the Interior Designer at ZMM. Mrs. Chapman takes pride in her work's originality and always strives to help the client's vision and intent come alive in the design process. Her experience at ZMM includes Education, Municipal, Residential, Healthcare, and Hospitality projects. In her past position she focused on both Corporate and Healthcare design. Mrs. Chapman's responsibilities include conducting design proposals and presentations, as well as producing design documents and specifications relating to all aspects of interior design.

### Project Experience

Mrs. Chapman has served as the interior designer for a variety of projects. Projects range from renovations to new construction and is comprised of every industry. Her responsibilities include design concept, presentation, documentation, specification writing, and architectural drafting.

#### **Fayette County Schools, PK-2 & New Collins Middle, Oak Hill, WV**

These schools were designed as separate schools sharing the same site and are connected by a mechanical wing. This building called for a challenging design concept. The schools each had their own unique design theme, but were delicately connected in small aspects of color or architectural techniques, allowing the interiors to flow seamlessly.

#### **Charleston Civic Center, Charleston, WV**

Mrs. Chapman is currently assisting in the construction administration and interiors 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. Construction is scheduled for completion in 2018.

#### **ARH Chemotherapy, Beckley, WV**

This project was a renovation of a hospital wing to be redesigned for optimal health and wellness for patients undergoing chemotherapy treatment. Both aesthetics and general sanitary design requirements were crucial to making this project successful.

#### **Valley Park Community Center, Hurricane, WV**

The new community center will be replacing an existing structure that was recently demolished earlier this year. The

### **Education**

Bachelor of Interior Design, University of Charleston, 2012

### **Employment History**

2016 - Present, Interior Designer, ZMM

2012 - 2016, Project Manager/Interior Designer, Contemporary Galleries, Inc.

2003 - Present, Architect, Project Manager, ZMM

2010 - 2012, Interior Design Intern, ZMM

new building will house a commercial kitchen, administration wing, ballroom, and a locker room complex with administration quarters for the attached Wave Pool.

**Charleston Edge, Charleston, WV**

The Charleston Edge renovation focused on bringing life to an old existing structure in the heart of downtown Charleston. The concept of the design was to create contemporary living quarters for the young urbanites of the city, while also providing a communitive atmosphere by including a rooftop gathering space for locals to enjoy.

**CAMC Post Op, Teays Valley, WV**

This project was a renovation of a hospital wing to be redesigned for recovery of Post Operation patients. This project included patient rooms, nurse's stations, and designing the space for optimal health and wellbeing.

**Clarksburg, Richmond, Huntington, Salem VA Hospitals**

During previous employment, Mrs. Chapman was heavily involved with renovations to various VA hospitals. Renovations included redesign implementing DIRT wall systems, renovations to nurse, admirative and patient areas, as well as common's areas.

## FaLena Perry, CDT



### Role

Construction Administrator

### Professional Registrations

EIT

Mrs. Perry describes her role with ZMM as Construction Administrator as an exciting and invigorating opportunity with new experiences every day. From varying jobsite conditions to the differing professionals she encounters on a daily basis, Mrs. Perry approaches construction administration with a fresh set of eyes and desire to help provide the best outcomes possible for each project.

Mrs. Perry has nearly six years experience working as a Structural Engineer with two of those being a Project Manager. Structural engineering experience includes projects ranging from everything including \$135M university buildings down to residential homes and even historic restoration projects. Project variety includes Educational (K-12 and university), Commercial, Military, Office, Justice (Courthouses, Justice Centers, Police Department and Correctional), Multi-Use Residential, Civic (WWTP), Healthcare (Health Departments), Fitness (Gyms), Religious, Historic Restoration and an Arena. These projects are spread over Kentucky, West Virginia and Ohio.

### Project Experience

#### **Valley Park Community Center, Hurricane, WV**

Mrs. Perry is serving as Construction Administrator of the new Community Center building and renovation at Valley Park. The \$15M construction project includes a new community building, ball fields and a playground. Mrs. Perry is responsible for the administrative duties, performing on-site observations and tracking construction progress. Mrs. Perry collaborates with the client, design team and contractors to confirm that project guidelines are satisfactorily met. Substantial completion for the project is set for May of 2018.

#### **Ravenswood Middle School, Ravenswood, WV**

Mrs. Perry is serving as Construction Administrator of the high school addition that will house the two-story Ravenswood Middle School making this the 20<sup>th</sup> facility in WV that will combine both high school and middle school students. This project is limited with available space as it is to fit into the existing high school footprint.

**Midland Trail High School, Fayetteville, WV** Mrs. Perry is serving as Construction Administrator of the six room high school addition that will include a STEM lab as well as other

### Education

Bachelor of Science, Civil Engineering,  
University of Kentucky, 2003

Masters of Science, Civil Engineering,  
University of Kentucky, 2005

### Employment History

2017 - Present, Construction  
Administrator, ZMM

2009 - 2010, Design Engineer, Moment  
Engineers, Charleston, WV

2004 - 2008, Engineer, Project Manager,  
BFMJ Inc., Lexington, KY

2003 - 2004, Graduate Assistant,  
University of Kentucky College of  
Engineering

### Civic Affiliations

- Project Coordinator, Forrest Burdette UMC, Family Life Center
- Sunday School Teacher for Young Professionals
- Cub Scout Den Leader Pack 236



classrooms. The large space planned for the STEM lab will encourage hands-on exploration, learning, and technology integration. This addition will address the under utilization of Midland Trail as well as Anstead Middle.

#### **Project Experience Other Firms**

##### **University of Kentucky Biopharmacy Building, Lexington, KY**

Mrs. Perry worked as team member in the design the new \$134M College of Pharmacy Biopharmacy research building. The research facility builds on the state's initiative to address health challenges and disparities in KY. The building featured expansive auditorium style classrooms and a self-supporting stair, of which Mrs. Perry modeled and designed.

##### **Kentucky Transportation Cabinet, DOH, District Five Office Building, Louisville, KY**

Mrs. Perry acted as the Project Manager for this new office space for the Department of Highways. This project consisted of concrete and steel structural members. Mrs. Perry coordinated design efforts with a team of engineers, architects and the owner.

##### **Moses Residence, Huntington, WV**

Mrs. Perry was responsible for the structural design of the Moses Residence which includes ICF walls, timber, steel and concrete. This home is a zero net energy home and has platinum LEED certification.

## Samuel Butzer, PE, LEED AP BD+C



### Role

Mechanical Project Engineer

### Professional Registrations

Professional Engineer (WV, WI, IL)  
LEED Accredited Professional

Mr. Butzer is a registered Professional Engineer with design experience in HVAC, Piping (Mechanical, Industrial, Laboratory, Medical Gas), Fire Protection and Plumbing systems. He has been responsible for an extensive range of projects that include Hospitals, Civic Complexes, Laboratories, Medical and Dental Office Buildings, Retail, Military installations, Churches, Restaurants, K-12 Schools, Higher Education Facilities, Pharmaceutical Manufacturing, Natatoriums and Historical Renovations.

Mr. Butzer began his career in engineering with a mechanical contractor located in Wisconsin. His collective engineering experience includes projects that were design-build, design-assist and plan & spec. His background in engineering and 3D BIM design and coordination has provided him with extensive experience in the "real world" of HVAC and piping constructability. That experience has forged him into a leader at the integration of all construction disciplines into a multitude of building types and space constraints.

Mr. Butzer's dedication to the community and his civic affiliations demonstrates a strong connection to the engineering principles of energy efficiency, sustainability, occupant comfort and health.

### Project Experience

#### **Harrisville Elementary School, Harrisville, WV**

Mr. Butzer was responsible for designing the HVAC systems for the renovation and additions to the elementary school. Initial design development consisted of variable refrigerant flow (VRF) systems coupled with dedicated outdoor air (DOAS) systems for the Classrooms and Administration areas. Roof mounted air conditioning and exhaust equipment were provided for the new Cafeteria, Kitchen and existing Gymnasium. Budget and space constraints forced the design to evolve into individual, self-contained, interior air handling units for each Classroom. The units were able to meet ASHRAE 62.1 requirements for ventilation, the Acoustical Society of America's (ASA) requirement for sound, and every other standard such as individual classroom temperature and

### Education

Bachelor of Science, Mechanical Engineering, University of Wisconsin at Madison, 2007

Associate of Science, Madison Area Technical College, Madison, WI, 2004

### Employment History

2018 - Present, Board of Directors, ZMM  
2013 - Present, Project Engineer, ZMM  
2007 - 2013, Mechanical Engineer, WI  
2005 - 2007, Mechanical Engineer Intern, UW-Madison FP&M

### Civic Affiliations

- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), President of West Virginia State Chapter
- United States Green Building Council (USGBC), Board Member of West Virginia State Chapter
- Marshall University Engineering Advisory Board Member
- Kanawha City Community Association Board Member

dehumidification control as set forth by the School Building Authority (SBA).

#### **Charleston Civic Center, Charleston, WV**

Mr. Butzer is the Mechanical Project Engineer on the expansion and renovation to the Charleston Civic Center 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. The mechanical design is expected to reduce the energy requirements defined by ASHRAE 90.1-2013 by an estimated 25% and extensive water savings will be shown. The project includes a new chilled and hot water central plant with extensive replacement and upgrades to the facilities existing mechanical systems. Multiple phases of construction will allow the Civic Center to remain operational throughout the construction progress.

#### **Appalachian Regional Hospital, Beckley, WV**

Mr. Butzer is the Mechanical Project Engineer currently working with the hospital on multiple renovations. The ICU and OR departments will undergo Mechanical and Architectural upgrades in a multiphase project while the hospital remains operational. The existing kitchen will receive a new make-up air unit, and fan coil units to improve pressure and air balance relationships within the hospital. A dedicated HVAC unit was provided for the endoscopy suite to improve thermal comfort and provide code-required ventilation, air-changes and humidity.

#### **Glenwood Elementary School, Princeton, WV**

Mr. Butzer was the Mechanical Project Engineer for this successful project that came in under budget, on-time and with zero change orders. The first phase was duct cleaning and sealing that improved indoor air quality and reduced system demand by 8 tons. The second phase was the HVAC improvements which replaced all existing constant volume, single compressor, multizone, air handling units (AHUs) with new variable speed, multi-compressor AHUs. VAV terminal units were installed to create separate zones for each classroom. A new building automation system was provided for system controls and to incorporate the facility into the existing county-wide controls network. All electric heating was abandoned to maximize use of the hot water heating system. Mechanical upgrades saved the school an estimated 18.5% in the electric usage and provided them with over \$13,000 in rebates from the electric utility.

#### **Nicholas County Courthouse, Summersville, WV**

The Nicholas County Courthouse is a Historic building constructed in 1898 with an addition executed by the Works Progress Administration in 1940. The courthouse was added to the U.S. National Register of Historic Places in 1991. Mr. Butzer led a project team responsible for upgrading an existing 2-pipe fan coil system into a 4-pipe system to provide simultaneous heating and cooling and meet the climate and comfort needs of specific occupants. A new 4-pipe system, variable speed pumps and 3-way valves were provided in the basement to achieve integration of the new system into the existing. Construction had to be phased to allow installation of the new heating loop while the existing system remained in cooling operation; the new cooling loop would be installed once the building switched over to the new heating loop. Welding and soldering were not allowed so materials such as PEX, pressure-seal copper and mechanical joint steel piping were specified. A new Building Automation System with most of the communication occurring wirelessly was chosen to minimize disturbances to the historical architecture of the building.

#### **Gestamp West Virginia, South Charleston, WV**

Mr. Butzer led a design team that was tasked to provide a mechanical system to separate out, or divert hydraulic fluid collected along with chilled water released from immense, automobile component stamping machines. The design included an aboveground oil-water separator, density meters, 3-way valves, storage tanks and a controls system to monitor fluid flow and guarantee separation or storage of non-compliant sanitary discharges.



## Scot Casdorph, PE



### **Role**

Electrical Engineer

### **Professional Registrations**

Professional Engineer (WV)

Mr. Casdorph 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. Casdorph 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. Casdorph 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**

#### **Charleston Civic Center, Charleston, WV**

Mr. Casdorph is the electrical engineer on the expansion and renovation to the Charleston Civic Center 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.

**Southside Elementary and Huntington Middle School, Huntington, WV** Mr. Casdorph 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.

#### **Gauley River Elementary School, Craigsville, WV**

Mr. Casdorph was responsible for the electrical design of the new elementary school. The project is consolidating Beaver

### **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

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, 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. This project reached 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.

## Mary Jo Cleland, PE



**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**

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

Ms. Cleland was 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 replaces the existing structures currently located in the floodplain, and addressed 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.

#### **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

### **Education**

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

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

### **Employment History**

2016 - Present, Civil, Engineer, Board of  
Directors, ZMM

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



client wanted the building to have the least impact as practical for the site development. A large segmental block wall was utilized to limit disturbance of cut slopes.

#### **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 completely renovated 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 brings all the operations of the Girl Scouts of the Black Diamond Council under one roof.

#### **Mary C. Snow 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 (BridgeValley) Community and Technical College - Master Plan, Montgomery, WV**

Ms. Cleland was 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 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.

## Michael J. White, PE



### **Role**

Structural Engineer

### **Professional Registrations**

Professional Engineer (WV, KY, IN, TN, OH, SC)

Mr. White has more than 10 years of Civil/Structural design and engineering experience. Project experience includes new construction and renovation work involving the design and analysis of reinforced concrete, wood, structural steel, masonry and cold formed steel.

### **Project Experience**

WVDNR Forks of Coal  
Milton PK School  
Midland Trail High School  
Valley Park Community Center  
Marshall County Readiness Center

### **Other Jobs from Past Employers:**

Monongalia County Justice Center - Morgantown, WV  
Lewis Co. Judicial Annex - Weston, WV  
Charleston Correctional Work Release Center - Charleston, WV  
Stevens Correctional Facility - Welch, WV  
Marsh Fork Elementary School - Naoma, WV  
WVANG Camp Dawson, Multi-Purpose Building - Kingwood, WV  
BridgeValley Advanced Technology Center - South Charleston, WV  
New River Community and Technical College Headquarters Building - Beaver, WV  
Lewisburg Elementary School - Lewisburg, WV  
Rainelle Elementary School - Rainelle, WV  
Boone County Honors Academy Addition - Madison, WV  
WVU Parkersburg Center for Early Learning - Parkersburg, WV  
WVU Parkersburg Applied Technologies Center - Parkersburg, WV

### **Education**

B.S., Civil Engineering, West Virginia University Institute of Technology, Montgomery, WV, 2006

### **Employment History**

2016 - Present, Structural Engineer, ZMM  
2016, Civil/Structural Lead, Jacobs Engineering Group  
2013 - 2016, Structural Engineer, Chapman Technical Group  
2010 - 2013, Structural Engineer/Project Manager, Moment Engineers  
2007 - 2010, Structural Engineer/Project Manager, Advantage Group Engineers, Inc. (Cincinnati, OH)

## References

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