

## **REQUEST FOR QUALIFICATIONS**

For Architectural and Engineering  
Services

Culture Center Roofing  
Project

26-TOURE01-1

August 13, 2025

**ZMM.COM**

August 24, 2025

Hanna Kroeger, Accounting Coordinator  
WV Department of Tourism  
Building 3  
1900 Kanawha Blvd East  
Charleston, WV 25305

Subject: Architectural and Engineering Services for Culture Center Roofing Project



Ms. Kroeger:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our team's experience and qualifications to provide professional architectural and engineering services for a roofing project at the WV Culture Center (Building 9) located at 1900 Kanawha Boulevard East in Charleston, WV.

Established in 1959, ZMM is a Charleston-based, multidisciplinary A/E firm noted for design excellence and client focus. Our integrated design approach makes ZMM unique among design firms, and our ability to provide comprehensive design services has made us a trusted resource for renovation and roof replacement projects throughout West Virginia.

We are confident that ZMM is the most qualified firm to provide professional design services for the WV Department of Tourism. We have extensive experience working on facilities at the WV State Capitol Complex including the WV Culture Center, WV State Office Buildings 5, 6, and 7, as well as many other state agency facilities in Charleston and across the state. We also have provided roof replacement/assessment support to a variety of organizations and agencies across the state including the WV State Capitol, WV Regional Jails, Cedar Lakes Conference Center, as well as multiple PK-12 and higher education clients throughout the state.

ZMM's successful renovation approach has allowed our firm to be entrusted with designing improvements to some of West Virginia's most prominent buildings including the Charleston Coliseum and Convention Center, the WV Culture Center, the Greenbrier, and the Clay Center. We have extensive knowledge and experience working with local, state, and federal government agencies and are well-versed in their respective protocols, regulations, and guidelines. Our architects, engineers, and designers are highly qualified and have worked together to deliver projects with similar scope and complexity.

With a team of 70 professionals, ZMM provides all building-related design services in-house, including architecture, engineering, and construction administration. ZMM engineers are industry leaders involved in developing strategies and best practices for design issues on local and national levels. Our team of professionals is built around designing and improving facilities in West Virginia.

With our team's depth of experience and qualifications, ZMM has become a respected and valued resource in the design community in West Virginia and throughout the region. ZMM's commitment to quality design has been recognized with statewide and national design and planning awards. In fact, ZMM's commitment to design quality has been recognized by the American Institute of Architects (AIA) West Virginia Chapter with 27 design awards since 2005, an achievement that is unrivaled in West Virginia. One of our most recent awards (2025) was for the Stargazing Cabins at Coopers Rock, a collaboration with WV Division of Natural Resources and WV Department of Tourism.

Thank you for taking the time to review the attached statement of qualifications that has been formatted per your request. Also, please visit our website at [zmm.com](http://zmm.com) to see the full range of projects that we have designed and more information about our team. We appreciate your consideration and look forward to the opportunity to continue our work with WV Tourism and the State of West Virginia.

Respectfully submitted,  
ZMM Architects and Engineers

A handwritten signature in blue ink, appearing to read 'Adam Krason', followed by a horizontal line.

Adam Krason, AIA, NCARB, LEED AP, ALEP  
CEO, Principal, Architect

BLACKSBURG  
VIRGINIA

CHARLESTON  
WEST VIRGINIA

MARIETTA  
OHIO

MARTINSBURG  
WEST VIRGINIA

[ZMM.COM](http://ZMM.COM)

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1

FIRM OVERVIEW



# ABOUT ZMM ARCHITECTS AND ENGINEERS

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ZMM was founded in 1959 in Charleston, West Virginia by Ray Zando, Ken Martin, and Monty Milstead. Since the inception of the firm, ZMM has been dedicated to providing an integrated approach to building design for our clients.

ZMM delivers this integrated approach by providing all building-related design services, including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration with our in-house team. Our integrated design approach makes ZMM unique among architecture/engineering firms, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.



ZMM has maintained a diverse portfolio since the founding of the firm. Early commissions included higher education projects for West Virginia University and Concord College, WV State Capitol Complex Buildings 5, 6, & 7, and armories for the West Virginia Army National Guard.

Maintaining a diverse practice for more than 65 years has provided ZMM with extensive experience in a variety of building types, including educational facilities, governmental facilities (military, justice, correctional), healthcare facilities, recreation facilities, commercial office space, light industrial facilities, and multi-unit residential buildings.

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs more than 70 highly-skilled professionals.

ZMM has become a leader in sustainable / energy-efficient design, and a trusted resource on complex renovation projects. ZMM's unique renovation project approach and ability to



## About ZMM Architects and Engineers (cont.)

provide comprehensive design services has also led the firm to be selected to improve landmark buildings, including the Charleston Coliseum & Convention Center, the Clay Center for the Arts and Sciences, the West Virginia Culture Center, and the West Virginia State Capitol Building. Additional significant projects designed by the firm include the Explorer Academy (Cabell County Schools), the Logan-Mingo Readiness Center, the Manassas Park Community Center and Natatorium, the design of the Fourth High School (Frederick County Public Schools), the new Harrington Waddell Elementary School (Lexington City Schools), the new Ranson Elementary School and Shepherdstown Elementary School (Jefferson County Schools) both include geothermal systems, CAMC Teays Valley ICU, and Ridgeview Elementary School (Raleigh County Schools). ZMM has also provided design services on more than 300 school projects throughout the region.

ZMM's building-related design services include the following,

### Pre-Design

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

### Design

Architectural Design	Sustainable Design
Interior Design	Landscape Architecture
Lighting Design	

### Engineering

Civil Engineering	Structural Engineering
Mechanical Engineering	Electrical Engineering
Energy Consumption Analysis	Net-Zero Buildings

### Post-Design

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

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





# AWARD WINNING DESIGN

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ZMM's commitment to quality has been recognized through both state and national design awards, as well as through long-term client relationships that we have developed. Our unique approach and integrated design services have led the firm to earn 27 design awards since 2005 – an unrivaled achievement.

## 2025

### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture for New Construction*

Clendenin Elementary School - Clendenin, WV



### **AIA Honor Award, West Virginia Chapter**

*Achievement in Architecture in Residential Design*

Coopers Rock State Stargazing Cabins - Bruceton, WV

### **AIA Honor Award, West Virginia Chapter**

*Craftsmanship*

Coopers Rock State Stargazing Cabins - Bruceton, WV



## 2020

### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture for New Construction*

Mountain Valley Elementary School - Bluefield, WV

### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture in Sustainable Design*

Ridgeview Elementary School - Sophia, WV



## 2019

### **AIA Honor Award, West Virginia Chapter**

*Excellence in Architecture for New Construction and Renovation*

Charleston Coliseum & Convention Center - Charleston, WV

### **AIA Citation, West Virginia Chapter**

*Citation for Achievement in Architecture in Interior Renovation*

Charleston Coliseum & Convention Center - Charleston, WV

### **AIA People's Choice Award, West Virginia Chapter**

Charleston Coliseum & Convention Center - Charleston, WV



## 2018

### **AIA Citation, West Virginia Chapter**

*Citation for Unbuilt Project*

Charleston EDGE - Charleston, WV

## Award Winning Design (cont.)

### 2017

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture*

Cabell County Explorer Academy - Huntington, WV

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Sustainability*

Logan-Mingo Readiness Center - Holden, WV



### 2016

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture in Interior Design*

Christ Church United Methodist Education Wing - Charleston, WV

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture in Interior Design*

Christ Church United Methodist Education Wing - Charleston, WV



### 2015

#### **AIA Honor Award, West Virginia Chapter**

*Excellence in Architecture in Sustainable Design*

Edgewood Elementary School - Charleston, WV

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture*

Kenna Elementary School - Kenna, WV



### 2014

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture in Sustainable Design*

Huntington East Middle School - Huntington, WV

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture*

Southern WV Community & Technical College  
Applied Technology Center - Williamson, WV

#### **AIA Merit Award, West Virginia Chapter**

*Achievement in Architecture in Interiors/Graphics*

Girl Scouts of Black Diamond Council - Charleston, WV



### 2012

#### **AIA Honor Award, West Virginia Chapter**

*Excellence in Architecture*

West Virginia Housing Development Fund - Charleston, WV







# 2

**PROJECT EXPERIENCE**



# WV CULTURE CENTER GREAT HALL LIGHTING & MUSEUM SHOP

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	12,000 SF	2011	\$2M

ZMM provided design services to various improvements including the Great Hall lighting wiring system and the Museum Shop at the WV Culture Center, located at the WV State Capitol Complex.

The existing wiring and conduit system for the Great Hall lighting was approximately 35 years old and in need of drastic improvements. The existing conditions that were observed included the conduit and outlet boxes mounted on the underside of the existing grating above the ceiling, the dimming circuits shared a common neutral, and bad fixture connections and cables. ZMM performed a complete survey and drawings of the existing conduit, wiring, and dimming systems. The circuiting requirements were confirmed and ZMM proposed correction methods with a dimming equipment manufacturer. The project included: dimmer circuits, conduit, wiring, new twist lock receptacles, and cleaning of the fixtures.

In addition to the improvements to the Great Hall lighting, ZMM examined a variety of options to add both a café and Museum Shop to the facility. The West Virginia Division of Culture and History ultimately decided to repurpose an underutilized space adjacent to the Great Hall as a Museum Shop. The shop is currently operated by Tamarack.







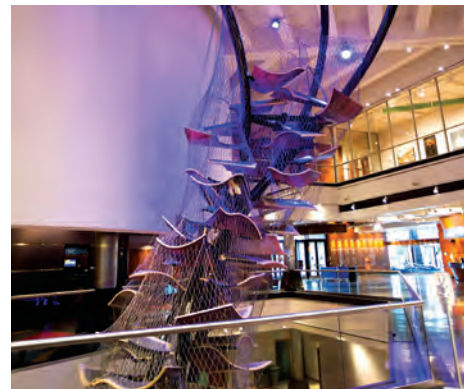
# CLAY CENTER FOR THE ARTS & SCIENCES OF WV

LOCATION | COMPLETION | COST  
CHARLESTON, WV | 2020 | \$2.1M

The Clay Center in Charleston is a 240,000 SF facility that is dedicated to promoting performing arts, visual arts, and the sciences.

The rear of the Clay Center contained a brick plaza with little connection to the interior. When the *Waterworks* exhibit was developed, new windows were added. Once the visual connection was made to the plaza, improvements were needed to maximize its potential. ZMM provided planning and design services for a complete overhaul. The plan provided three outdoor “rooms” which create the opportunity to listen, reflect, and interact. The design team developed an event space covered with a tensile fabric canopy and enhanced a landscape area with a reflecting pool and fountain that includes a feature sculpture at the center. Finally, a paved area was enhanced with new seating, lighting, and landscape materials.

ZMM has also been assisting with a variety of updates and new exhibits, such as providing structural design services for a *Lucky Climber*, a 52-foot climber made of wood and metal, in the main atrium space. Other improvements included serving as architect and engineer of record for the *My Town* and *Waterworks* exhibits, designed by Argyle Design. ZMM provided code compliance reviews, as well as architectural, mechanical, electrical, plumbing design, and standard construction phase services. As part of the *Waterworks* exhibit, ZMM provided architectural and structural design services to create two new large curtainwall windows.





# WEST VIRGINIA LOTTERY HEADQUARTERS

LOCATION	SIZE	COMPLETION	COST
CHARLESTON, WV	42,082 SF	2016	\$7.5M

**This project is an extensive renovation of an existing 13-story office building and 7-story parking garage in downtown Charleston, WV.**

Renovations within the office building consist of three existing tenant floors, relocation of the fitness center, and replacement of the roof. The WV Division of Insurance is being relocated to floors 7, 8, and 9. Off the renovated elevator lobbies on each floor is a reception area which leads to an interior space of enclosed offices. A tenant space on the sixth floor is being renovated into the new fitness center. Construction on the roof includes the replacement of insulation and membrane and the installation of new roof davits and stainless-steel guardrail.

The parking deck will be undergoing renovation, including structural repairs, electrical upgrades, and an addition to the storage warehouse. It was determined that bearing pads need to be replaced under the framing members, concrete structure and topping slabs needed repair, and spandrel panels required epoxy injection to repair cracking. Driving surfaces are receiving new waterproofing, sealant joint replacement, and restriping. The circulation connector required partial reconstruction of the steel deck and floor slabs. Electrical improvements will consist of new LED lighting and additional pole fixtures on the top level. The storage warehouse is being increased by 1,800 SF and will consist of masonry walls clad in EIFS with a sloped steel-framed roof and single-ply membrane system.







# CHARLESTON COLISEUM & CONVENTION CENTER

LEED  
SILVER

LOCATION CHARLESTON, WV	SIZE 283,000 SF	COMPLETION 2018	COST \$100M	AWARDS 2019 AIA WV HONOR AWARD, CITATION & PEOPLE'S CHOICE AWARD
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**The Charleston Coliseum & Convention Center expansion and renovation was a transformational project for both the city of Charleston and West Virginia.**

Our team built on the strong authentic character of Charleston to remake the Charleston Convention Center into a more efficient, sustainable, dynamic, and iconic best-in-class destination.

The design of the expansion and renovation of the Charleston Convention Center was 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, and trapping. This set the local character. Our design started with an organizational concept inspired by this history. The Convention Center has distinct active nodes to celebrate each activity; arena, convention, and banquet. 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 was to create separate entries and identities for the arena and convention center. This allowed for simultaneous events and clarity of use. For the Convention Center to thrive, it needed a real ballroom assembly space. Located overlooking the Elk River, the ballroom pre-function space is the most dramatic feature of the center.





# CLAUDIA L. WORKMAN FISH & WILDLIFE EDUCATION CENTER

LOCATION	SIZE	COMPLETION	COST
ALUM CREEK, WV	7,000 SF	2021	\$5M

ZMM provided design services for the Education Center, which includes exhibits about West Virginia's native wildlife, including conservation, game management, forestry, stream restoration, and how to identify native plants and animals.

The center is located on 102 acres of land, along with the WVDNR District 5 Headquarters. ZMM's services included the development of the site and facility, as well as coordination with civil/environmental, exhibit design, and marketing team members. The facility, nestled in the beautiful landscape, concentrates on visitor and user experience, while creating a dynamic space to celebrate West Virginia's greatest natural treasures. One of the key concepts is to represent our wild and wonderful state by incorporating natural materials such as stone, a variety of woods, and natural finishes.

A central axis frames an inspiring view and sets the tone for the visitor with heavy timber, vaulted ceilings, and natural light. The northwest quadrant is dedicated to administration and classroom functions, while the southwest quadrant is composed of utilitarian spaces. The eastern half of the building is devoted to exhibit space. The angled walls and exterior glass create a vibrant exhibit space, as the outdoors become part of the exhibit, as a large, elevated deck spans across the landscape, creating the ultimate viewing platform for the breathtaking views of the Forks of Coal State Natural Area.







# COOPERS ROCK STARGAZING CABINS

LOCATION BRUCETON MILLS, WV	SIZE 800 SF EACH	COMPLETION 2025	AWARDS 2025 AIA WV HONOR AND CRAFTSMANSHIP AWARD
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Coopers Rock State Forest's stargazing cabins offer a unique blend of modern comfort and immersive celestial experiences, featuring A-frame architecture, telescopes, retractable skylights, and a prime location in one of the darkest sky regions on the East Coast, further positioning West Virginia as a premier destination for outdoor adventure and astrophotography.

Coopers Rock State Forest is revolutionizing outdoor lodging with West Virginia's first stargazing cabins, designed to provide an immersive celestial experience in one of the darkest sky regions on the East Coast. Strategically located along the main ridge between Raven Rock and the park's renowned overlook, these five A-frame cabins merge rustic charm with modern comfort, offering guests unparalleled views of the night sky. A direct result of the state's \$200 million investment in state park improvements, this project aligns with West Virginia's broader commitment to enhancing outdoor tourism, preserving natural landscapes, and supporting the state's growing reputation as a premier stargazing destination.

The A-frame architectural design harmonizes with the surrounding forest, featuring large, floor-to-ceiling windows and retractable skylights for an uninterrupted view of the cosmos. Each cabin is equipped with



## Coopers Rock Stargazing Cabins (cont.)

high-powered telescopes, spa-like amenities, and an energy-efficient design that ensures both comfort and sustainability. The strategic location of these cabins minimizes light pollution, enhancing visibility and tying into the state's larger "Dark Sky" initiative. The Coopers Rock Stargazing Cabins redefine outdoor adventure by blending modern innovation with nature's breathtaking beauty.

We are sure that guests will be excited to snap photos during their relaxing stay to share with friends, who undoubtedly will wish that they joined you on the trip!







# PIPESTEM STATE PARK MCKEEVER LODGE INTERIOR RENOVATIONS

LOCATION PIPESTEM, WV	SIZE VARIOUS	COMPLETION 2021	COST \$100M
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Pipestem State Park received interior renovations and upgrades to guestrooms and public spaces. The lobby and other spaces have a fresh new upgraded look with modern finishes and new carpet.

Renovations included improvements to 88 guestrooms on first floor, bathroom expansions on the 7th floor, renovations to the dining area with a bar addition, renovations to all conference rooms, and finish renovations in the lobby. The lodge also received a new day spa area.

ZMM will be replacing the ceilings and lightings in all public spaces and guestroom corridors in the main McKeever lodge building. Mountain creek lodge that sits below McKeever Lodge will receive a new roofing on the guestroom buildings and restroom will be renovated in the main tram building.





# BEECH FORK STATE PARK LODGE

LOCATION	COMPLETION	COST
LAVALETTE, WV	TBD	\$28.49M

**The goal of the lodge study was to help determine the feasibility for a new lodge at Beech Fork.**

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

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

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







# WEST VIRGINIA STATE CAPITOL

LOCATION | COMPLETION  
CHARLESTON, WV | 2007-2021

## ZMM Architects & Engineers has completed a variety of improvement project to the State of West Virginia Capitol Building.

The improvements included a renovation to the lower-level food court, a roofing replacement, toilet renovations, and various HVAC improvements – including a project to increase safety during the Covid-19 pandemic. The food court renovations included a full-service kitchen, self-serve area, and seating for 300 people. ZMM worked with a kitchen consultant and provided demolition drawings, base architectural, mechanical, and electrical drawings. The project also included the design of the first phase of a wet pipe sprinkler system. In addition, ZMM also provided the documents to replace the Capitol medium-voltage transformers. ZMM met a stringent timeline for a critical construction completion date.

ZMM replaced the roof of the Capitol Building, which included the main buildings, connectors, and base of the dome. All roof system components were reviewed for integrity and ability to control moisture collection and removal. The components included in the project were parapet walls, railings, wall conditions, colonnades, roof penetrations, roof drains, roof equipment, and walking surfaces. Additional projects included improvements to the Senate toilets, a report that mapped all of the mechanical equipment in Capitol Building, and various mechanical improvements to make portions of the Capitol more safe for occupants during the pandemic.





# WV STATE OFFICE BUILDINGS 5, 6, & 7

LOCATION | AWARDS  
CHARLESTON, WV | 2011 AIA WV MERIT AWARD

**Nearly 50 years ago, ZMM (as Zando, Martin & Milstead) designed the original West Virginia State Office Buildings 5, 6, and 7.**

Over the past decade, ZMM has assisted the State of West Virginia General Services Division with various improvements to the buildings, which commenced with an assessment that examined the condition of the buildings, as well as cost and phasing options for various upgrades. Improvements undertaken have ranged from substantial renovations to maintenance and repair projects. ZMM provided design services for the renovation of the 10th Floor of Building 5 for the Office of Technology, which focused on demonstrating the potential for renovating the floors in a more contemporary manner that moves the open office spaces to the perimeter, and pulls the offices adjacent to the building core. The project was delivered considerably under the anticipated budget.

The next phase of renovation involved abatement, demolition, new construction, and updated life safety systems. ZMM assisted with roof replacement for all three buildings, utilizing white EPDM roofing material, with consideration being given to sustainability. ZMM also assisted with expanding the electrical courtyard, improving the electrical service entry, replacing windows and entry doors, providing design services to replace the caulk between the exterior limestone and precast panels, and a valve replacement project to isolate mechanical risers.





# ROOFING EXPERIENCE

WV School of Osteopathic Medicine (Main and Science Building) - Roof Replacement

Cedar Lakes Conference Center (11 Buildings)

WV Regional Jails (Multiple Facilities)

Wayne County Schools (6 Schools)

Boone County Schools (4 Schools)

Nicholas County Schools (3 Schools)

Mason County School (Multiple Facilities)

Ranson Elementary School (Partial)

Greenbrier County Schools (Multiple Facilities)

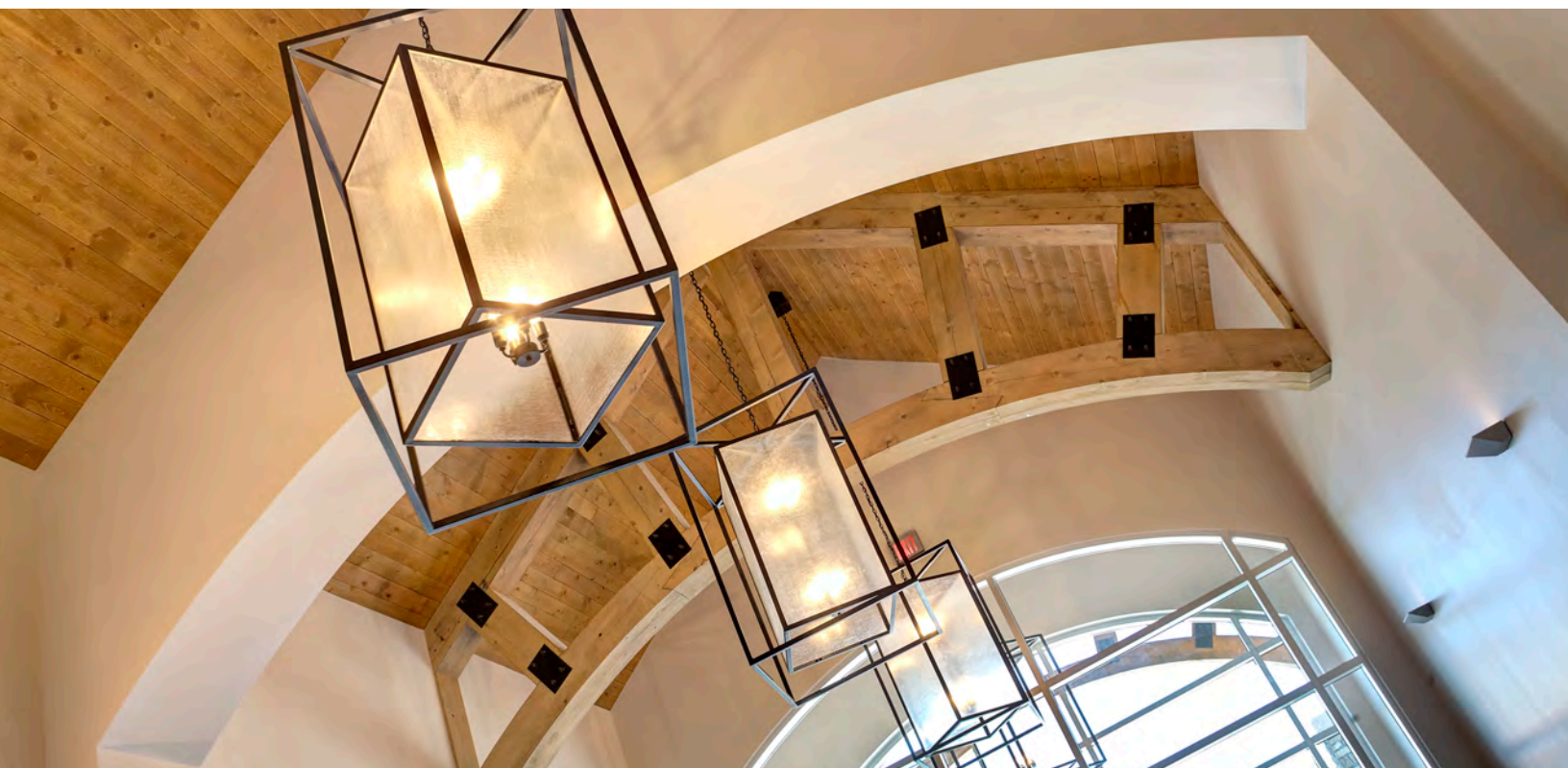
Summers County Bus Garage

WV State Capitol Building (excluding dome)

State Office Building 5, 6, & 7

BridgeValley CTC - Davis Hall





# 3

## TEAM QUALIFICATIONS



# ADAM KRASON

AIA, LEED AP, ALEP

*Principal*

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

Mr. Krason has been an advocate of sustainable design and energy efficiency and has participated and presented at sustainable design seminars throughout the region. Mr. Krason also serves as President/CEO and serves on the Board of Directors and is responsible for firm management, business development, and corporate philanthropy at ZMM. In addition to his role at ZMM, Mr. Krason is actively engaged in the community, serving on a variety of statewide and local civic and non-profit boards.

## EDUCATION

Bachelor of Architecture  
The Catholic University of America, 1998

Bachelor of Civil Engineering  
The Catholic University of America, 1997

## LICENSURE

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

## AFFILIATIONS

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

## PROJECT EXPERIENCE

**WV State Laboratory** - So. Charleston, WV

**WV Department of Agriculture Laboratory Evaluations** - Guthrie, WV

**Capital Sports Center** - Charleston, WV

**Shawnee Sports Center** - Institute, WV

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

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

**Charleston Coliseum and Convention Center** - Charleston, WV

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

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

**Wood County Resiliency Center** - Parkersburg, WV

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

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

**Girl Scouts of Black Diamond Council** - Charleston, WV

**Goodwill Prosperity Center** - Charleston, WV



**ADAM KRASON**

Name:	KRASON ADAM
Credential ID:	3498
Expiration Status:	Not Expired
Expiration date:	2026-06-30
Renewal Date:	2025-06-30
Disciplinary Action:	N/A





# RODNEY PAULEY

AIA

## Project Manager

Mr. Pauley oversees the daily design and production of the building, working in conjunction with in-house architectural and engineering staff to ensure the building not only meets the program requirements and budget, but meet the long-term needs of the owner. He also works directly with project principals to manage contracts, staffing and project deliverables. Mr. Pauley has a broad knowledge of building materials and services, building codes, construction techniques, and architectural detailing.

Mr. Pauley began his career in 1992 with a firm in Atlanta, Georgia, and for the next 12 years rose to the Associate level by designing and managing a wide variety of project types including educational, retail, historic renovation, medical, and entertainment, specializing in office and speculative office design. In 2010, Mr. Pauley moved back to Charleston, WV, as Project Manager for ZMM supervising design and production.

### EDUCATION

Bachelor of Architecture  
University of Tennessee - 1992

Associate of Science  
West Virginia Institute of Technology, 1986

### LICENSURE

West Virginia

### AFFILIATIONS

West Virginia AIA Member

### PROJECT EXPERIENCE

**WV State Laboratory Testing Facilities Assessment - WV**

**Charleston Coliseum and Convention Center - Charleston, WV**

**State Office Building #5 and #6 Renovations - Charleston, WV**

**WV State Capitol Senate Bathroom Renovations - Charleston, WV**

**Capitol Guard House - Charleston, WV**

**WV Lottery Headquarters - Charleston, WV**

**KRT Laidley Street Transportation Center and Ticket Office - Charleston, WV**

**INTUIT Prosperity Hub - Bluefield, WV**

**WV School of Osteopathic Medicine - Lewisburg, WV**  
- Master Plan  
- Testing Center

**WV Regional Technology Park - Charleston, WV**  
- Building 754 National Weather Service Center (NOAA)

**Wood County Resiliency Center - Parkersburg, WV**

**WVDNR Pipestem State Park Lodge Renovations - Pipestem, WV**

**WVU Institute of Technology Renovations - Montgomery, WV**

**BridgeValley Community and Technical College Master Plan - Montgomery, WV**

**Valley Health Clinics - Multiple Locations WV**



RODNEY PAULEY

Name:	PAULEY RODNEY
Credential ID:	4302
Expiration Status:	Not Expired
Expiration date:	2026-06-30
Renewal Date:	2025-06-24
Disciplinary Action:	N/A





# JOHN PRUETT

PE, LEED AP

*Senior Mechanical Engineer*

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

## EDUCATION

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

## LICENSURE

West Virginia, Virginia, Indiana, Maryland,  
Louisiana

LEED Accredited Professional

## AFFILIATIONS

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

United States Marine Corps – 14 Years

## PROJECT EXPERIENCE

**WVDNR District 5 Headquarters** - Alum Creek, WV

**WV State Police Headquarters** - So. Charleston, WV

**Wood County Resiliency Center** - Parkersburg, WV

**WV State Capitol Renovations** - Charleston, WV

**General Services Division Surplus Property** - Dunbar, WV

**WV Housing Development Fund Office Building** - Charleston, WV

**Tucker County Courthouse Renovations** - Parsons, WV

**Gilmer County Courthouse Renovations** - Glenville, WV

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

**Jackson County Maintenance and Transportation** - Ripley, WV

**Jackson County EMS Building** - Ripley, WV

**WV Army National Guard**

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



# JAMES LOWRY

PE, BCxA

## Mechanical Engineer

Mr. Lowry is a registered Professional Engineer with design experience in the following.

### Industrial

Bayer Material Science, West Virginia Higher Education Policy Commission, Kuraray America, Armstrong Flooring, Covestro Laboratories.

### Educational

Renovations, evaluations and additions at Marshall University, West Virginia University Institute of Technology, Mercer County Schools and various other Schools and Universities statewide.

### Commercial

West Virginia Capitol Complex, West Virginia Parkways Authority

### Heath Care

Renovations, evaluations and additions at Cabell Huntington Hospital, Charleston Area Medical Center, Charleston Surgical Center, West Virginia Department of Health & Human Resources, Huntington VA Hospital and other various healthcare facilities statewide.

## EDUCATION

Bachelor of Science in Mechanical Engineering, West Virginia State University Institute of Technology, 2004

## LICENSURE

West Virginia, Pennsylvania, Ohio & Maryland

ASHRAE Building Commissioning BCxP Certified

## AFFILIATIONS

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

## PROJECT EXPERIENCE

### WVARNG - WV

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

### WV State Capitol Building #6 - Charleston, WV

### Capitol Guard House - Charleston, WV

### Charleston Fire Department Fitness Center Assessment - Charleston, WV

### GSD ASHRAE Building Assessment - Charleston, WV

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

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

### Marshall University - Huntington, WV

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

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

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





# FRANKIE KANTSIOS

PE

*Electrical Engineer*

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

## EDUCATION

Bachelor of Science  
Old Dominion University, 2019

Associate of Applied Science  
New River Community College, 2016

## LICENSURE

West Virginia, Virginia

## PROJECT EXPERIENCE

**Carilion New River Valley Medical Center - VA**

- Cardiology Expansion
- Infusion Clinic Alterations

**HCA Healthcare - VA**

- LewisGale Hospital Montgomery - 3rd Floor Graduate Medical Education Center

**InnovAge PACE - VA**

- New Richmond Facility
- New Roanoke Facility
- Roanoke Facility Study

**Bath Community Hospital - VA**

- New Pharmacy Building\*

**New Triumph Baptist Church - VA**

**Frederick County Sunny Side Voter Registrar's Office- VA**

- A.S. Rhodes Elementary School Renovations

**New River Community College - VA**

- ADA Accessibility Improvements

**City of Covington City Hall Renovations - VA\***

**Pulaski County Administration Building Renovation - VA\***

*\*Previous Employer Experience*



# 4

## PROJECT APPROACH



# PROJECT APPROACH

## Project Understanding

Based upon the information contained in the Expression of Interest, ZMM understands that the roofing surfaces at the Culture Center consist of two flat levels on the main building, one flat level on the boiler and generator annex, one flat level on the electrical vault, one flat level on two stairwell bunkers, and materials including ballasted EPDM over insulation. Failures are occurring in the EPDM as well as in the seals around vents and drains. Tourism is seeking inspections, evaluations and/or testing, design work, specifications, and construction management for a comprehensive roofing repair or replacement at the Culture Center to include all roofing surfaces listed here. In the subsequent construction phase, Tourism will be seeking removal and disposal of all existing built-up roofing materials and insulation, cleaning and conditioning of existing dry concrete roof decks to receive new material, removal, cleaning and reuse of existing metal coping materials, roof drain clamps, strainer domes, relief hatches, and fire vents.



## Approach

**2.1. Assess current roof systems and provide Tourism with any and all options available to correct and prevent the roof leaking, including cost estimates.**

The first step in a successful roof replacement project involves conducting a thorough examination of the existing facilities to validate the existing conditions and confirm the project scope and budget. Prior to commencing the investigation, ZMM will review any documentation including previous inspections, plans, specifications, photographs, and any other reports that exist that address the roofing. The investigation for this project will be conducted by a team of building design professionals with roofing expertise. We will also take cores of the roofing to verify the as-built conditions and to test for hazardous materials. The team will focus the investigation on the systems currently identified for improvement as well as other items that may need to be simultaneously brought up to the current building code. The investigation will include meeting with the relevant Culture Center maintenance personnel to discuss observed issues with the roofing system, acceptable/unacceptable manufacturers for the new roofing materials, and construction schedule coordination with facility activities.

Key items to be discussed during the collaborative meeting would include the following.

- Review the Existing Conditions of the Roof
- Determine Tourism's Specific Requirements
- Gather Existing Documentation, Reports, and Drawings
- Review Existing Insulation and Energy Code Requirements (as well as potential impacts on roof edge conditions)
- Review Roof Access Systems
- Review Condition of Roof Drains, Flashing, and other Roofing System Components
- Review the Proposed Scope of Work
- Review the Project Budget and Schedule
- Review Project Constraints (Minimize Disruption)
- Discuss System Recommendations

- Review Capitol Building Commission and SHPO Involvement and Requirements

The initial investigation is important to help identify potential issues. Once the investigation effort is complete, the design team will prepare an estimate of the probable construction cost. The estimate will then be used to refine the scope to meet any funding/budget constraints. The result of the investigation will be a report that will serve as the basis for the project and to help guide design decisions. This comprehensive approach ensures that all improvements are made in a manner that supports the overall vision of the facility (and is the first step to delivering a project on budget) by clearly defining the scope and project expectations.

During the project, ZMM will utilize a traditional project manager-led strategy for project communication. Throughout the project, Adam Krason, AIA, Principal and Rodney Pauley, AIA, Project Manager will serve as the primary contacts for the design team. These key team members, as well as all primary Tourism contacts for the project, would be included on all communication to facilitate an open discussion throughout the project. All correspondence will be copied to this core group. As the projects progress regular bi-weekly meetings will be held to review the design progress, outstanding issues, as well as any regulatory or budget concerns. Meeting minutes will be produced to document discussion items, decisions, and responsibility for follow-up.



## **2.2. Design a roof system that improves drainage efficiency and prevents leaks.**

The investigative work and research for the project will ensure a cost-effective, well-designed solution that will help eliminate changes or other issues during the construction phase. ZMM's evaluation will include a review of the systems identified for improvement or replacement, as well as the systems required to support the improvements. This would include taking core samples of the existing roofing to determine the adequacy of the substrate and insulation. The ZMM team has renovated buildings throughout the region and has a history of providing services on improvement projects to many landmark buildings, including the West Virginia State Capitol, the Culture Center, the Charleston Coliseum and Convention Center, State Office Buildings 5, 6, and 7, the Greenbrier, and the Clay Center. All of these facilities remained occupied during the renovation – demonstrating our ability to minimize disruption to operations and occupants.

## **2.3. Produce specifications that follow industry best practices and Department of Tourism's purchasing guidelines for use in bidding out the construction phase of the project.**

The team, led by Adam Krason (Principal) and Rodney Pauley (Project Manager and Architect), have directed ZMM's efforts on a variety of projects for the State of West Virginia. ZMM's team has successfully collaborated on multiple projects for state agencies, and each team member is familiar with the standards, requirements, and processes that are utilized on projects for the State of West Virginia and its agencies. Our team of professionals have extensive experience and insight that they would bring to this project and are well-versed in industry standards and best practices.

ZMM specification writer, Mark Epling, AIA, is familiar with state purchasing guidelines, and authored the specifications for ZMM's two (2) previous projects at the Culture Center - the Great Hall Lighting Replacement and Gift Shop modernization. Our previous experiences providing design services at the Culture Center will help ensure the success of the project for the Department of Tourism.



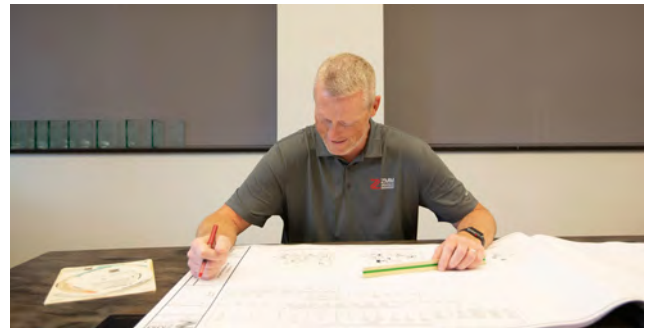


**2.4. Provide project management and supervision of the construction phase of the project, including scheduling and leading a pre-bid meeting for the construction phase, as well as managing the construction phase to completion.**

If selected, ZMM Architects and Engineers would provide services on the project with a team of design professionals that have worked together on a variety of roof replacement projects on public facilities throughout the state of West Virginia. Teamwork is the key to a successful design and construction process, and we commit to working with the WV Department of Tourism and the contractor to help ensure the success of the project. ZMM's Principal-in-Charge and Project Manager will continue to serve as the primary contacts on the project during the construction phase and will attend all construction progress meetings. ZMM will also add resources (a construction administrator and construction administrative assistant) to ensure exceptional representation of Tourism's interests during this critical phase of the project.

Typical construction phase services include the following.

- Attendance at Pre-construction Meeting
- Observation of Construction Progress
- Working Collaboratively with WV Department of Tourism
- Serve as the Liaison Between the Owner and Contractor
- Attend Biweekly Site Visits/Construction Progress Meetings
- Responsible for Attending Pre-Installation Meetings
- Attends Progress Meetings
- Certify Applications for Payment by the Contractor
- Process RFI's, Submittals and Change Orders



ZMM's services will extend beyond substantial completion. Our team will assist with project close-out and be available to assist with any issues that arise during the warranty period. Our ongoing goal will be to ensure that the installed roofing system meets the intent of the contract documents, improves drainage, enhanced energy efficiency, resolves water infiltration issues, and ensures the long-term viability of this significant structure for generations of Mountaineers.



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CLIENT REFERENCES

# CLIENT REFERENCES

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Robert Kilpatrick, Deputy Director  
General Services Division of WV  
103 Michigan Ave  
Charleston, WV 25311  
304.352.5491

Mayor Amy Goodwin  
City of Charleston  
501 Virginia Street, E.  
Charleston, WV 25301  
304.348.8174

Dan Owen, President  
Goodwill Industries of Kanawha Valley  
209 Virginia Street  
Charleston, WV 25302  
304.346.0811

Richard Mines, Director of Facilities  
WV School of Osteopathic Medicine  
400 Lee Street, North  
Lewisburg, WV 24901  
304.346.0811





# Thank You

FOR REVIEWING THIS MATERIAL.

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