



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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1697941

Doc Description: Camp Dawson RTI- Hot Water Repairs & Chiller Replacement

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2025-05-14	2025-06-03 13:30	CEOI 0603 ADJ2500000023	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers
222 Lee Street, W.

Address :

Street :

City : Charleston

State : WV

Country : **Zip :** 25302

Principal Contact : Adam Krason

Vendor Contact Phone: 304.342.0159 **Extension:** 234

FOR INFORMATION CONTACT THE BUYER

David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor
Signature X

FEIN# 550676608

DATE 6/3/25

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

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.

(Printed Name and Title) Adam Krason, Principal

(Address) 222 Lee Street, West

(Phone Number) / (Fax Number) 304.342.0159 / 304.345.8144

(email address) ark@zmm.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

ZMM Architects and Engineers

(Company)

(Signature of Authorized Representative)

Adam Krason, Principal

6/3/25

(Printed Name and Title of Authorized Representative) (Date)

304.342.0159 / 304.345.8144

(Phone Number) (Fax Number)

ark@zmm.com

(Email Address)



EXPRESSION OF INTEREST

To Provide Professional
Architecture/Engineering Services

CAMP DAWSON RTI Hot Water Repairs & Chiller Replacement

ADJ2500000023
June 3, 2025

ZMM.COM

June 3, 2025

Mr. David Pauline, Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, West Virginia 25305



Subject: Camp Dawson RTI- Hot Water Repairs & Chiller Replacement ADJ2500000023

Mr. Pauline:

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 RTI - Hot Water Repairs and Chiller Replacement projects. 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, local renovation experience, and HVAC design experience required to help successfully deliver this project.

With more than 70 local employees, ZMM provides an integrated design approach by delivering all building-related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. Our architects and engineers are highly qualified and have worked together to deliver projects of a similar scope and complexity.

ZMM has provided design services on renovation projects throughout West Virginia with HVAC upgrades as part of the scope. 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 Culture Center, the Greenbrier, and the Clay Center. We have also completed a variety of projects with HVAC upgrades for the Marshall University campus and the State Capitol Complex Buildings 5, 6, and 7. Perhaps most importantly, the ZMM team has worked collaboratively with the WVARNG on a variety of renovation projects related to HVAC work, including the following.

- MCA – South (3 Phases)
- Camp Dawson Building 202 Renovation
- MCA – Jobs Challenge Facility
- Camp Dawson Building 245 Renovation
- Camp Dawson Building 246 Renovation
- Camp Dawson Building 301 Renovation
- Camp Dawson Building 106 Renovation

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 15 design awards in the last decade – an achievement unrivaled in West Virginia.

We are hopeful that you observed our commitment to design quality, budget and schedule control, and client service demonstrated on these projects.

Thank you for taking the time to review the attached expression of interest that includes information about our proposed approach for the Camp Dawson RTI - Hot Water Repairs and Chiller Replacement project, as well as ZMM's

qualifications and relevant project experience. Additionally, please visit our website at 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 these projects in greater detail.

Respectfully submitted,
ZMM Architects and Engineers

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

Adam Krason, AIA, NCARB, LEED AP
Principal

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A

FIRM PROFILES

ABOUT ZMM ARCHITECTS AND ENGINEERS

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 60 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 65 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), 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:

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming
Feasibility Studies
Site Evaluation and Analysis
Construction Cost Estimating

Design

Architectural Design
Interior Design
Lighting Design

Sustainable Design
Landscape Architecture

Engineering

Civil Engineering
Mechanical Engineering
Energy Consumption Analysis

Structural Engineering
Electrical Engineering
Net-Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering
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

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



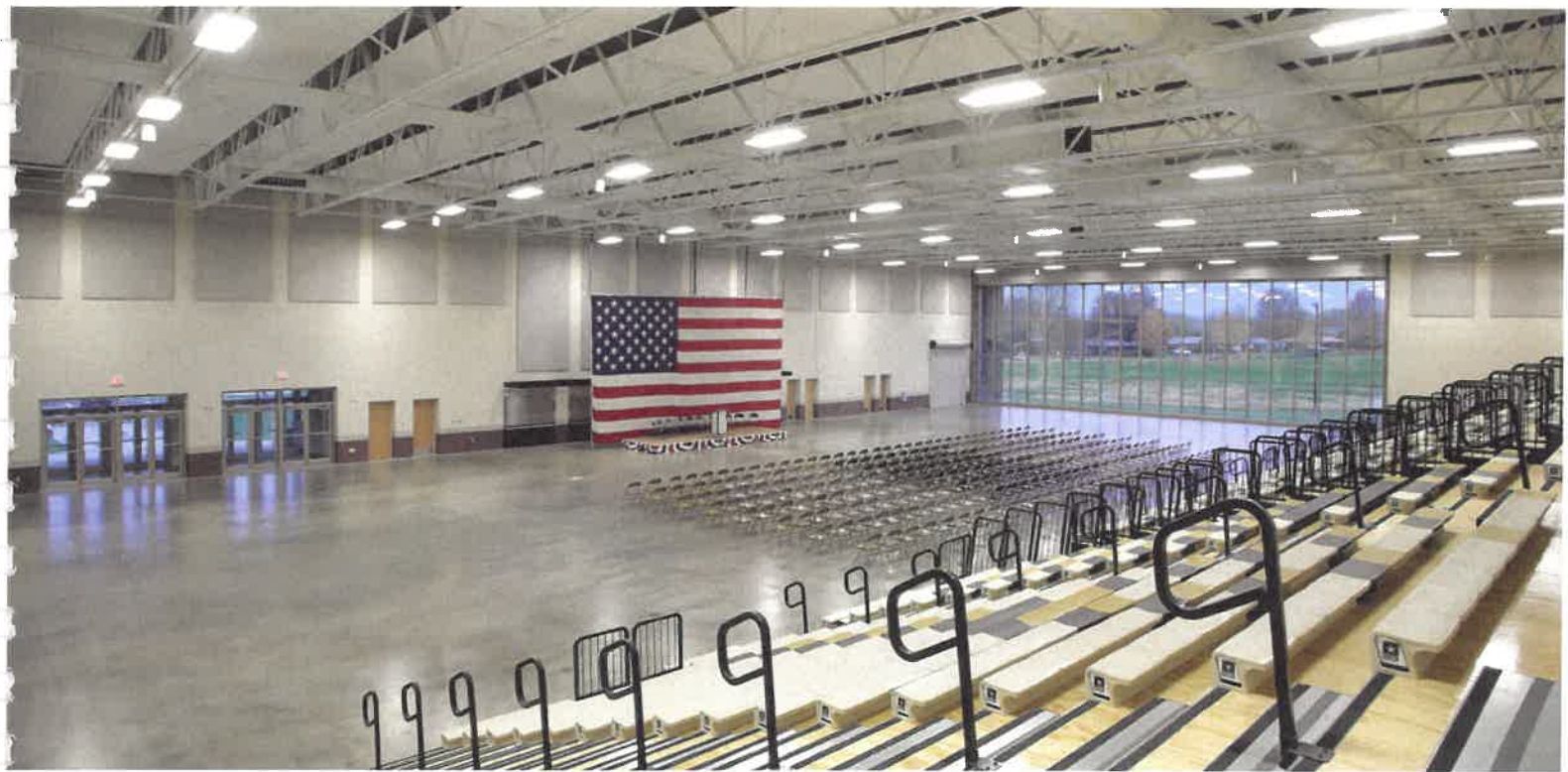
2012

AIA Honor Award, West Virginia Chapter

Excellence in Architecture

West Virginia Housing Development Fund - Charleston, WV





B

RELEVANT EXPERIENCE

HVAC RENOVATION EXPERIENCE



Charleston Coliseum & Convention Center (2015) – Replace entire MEP infrastructure three 1,000 ton chillers and cooling towers, three 8,000 mbh gas condensing boilers, approximately ten VAV AHU's, approximately 10 large single zone VAV AHU's.

Charleston Kanawha Health Department (2015) – Replace entire mechanical system to include air cooled chiller, gas fired make-up unit and zone fan coils with electric reheat, approximately 45,000 SF new DDC controls.

United Bank Building – Cooling Tower Replacement (2010) – Two 400 ton centrifugal chillers, rebuild two large VAV AHU's, installed free cooling plate frame heat exchangers (2015).

Kanawha County Public Library (2015) – Replaced two gas-fired boilers with new gas condensing boilers.

Building 5 Capital Complex (2008) – Replaced 10th floor office space air condition, replaced perimeter induction units with new steam chilled water air handling units, distributed VAV terminal units with modification to architectural fit out approximately 22,000 SF. Installed new sprinkler service entrance for Buildings 5, 6, and 7.

Capitol Complex Building Floors 7, 8, and 9 – Rebuild perimeter induction system and interior multi-zone distribution in addition to total architectural fit up, approximately 70,000 SF.

Capitol Complex Building 6 Floors 3,4, and 5 - Rebuild perimeter induction system and interior multi-zone distribution in addition to total architectural fit up, approximately 70,000 SF.

WV Lottery Headquarters Building (2014 - 2015) – Installed 40,000 SF of new variable refrigerant system, new make-up air system, comprehensive architectural services.

WV State Capitol Cafeteria – Installation of large catering and service kitchen, included steam make-up air system, 3 Class 1 kitchen hoods, Class 2 kitchen hoods, all plumbing system, sprinkler system including sprinkler service entrance for entire Capitol Buildings, comprehensive architectural services.

Old Kanawha Valley Bank Building (2015) - New Cooling Chiller

City Center East (2008) - Chiller Replacement

Tenant Fit-Up Numerous Office Buildings Charleston – BB&T Building, City Center East, United National Bank Building, Hunting National Bank Building to include VAV distribution, electrical and architectural services.

HVAC RENOVATION EXPERIENCE (CONT.)



Additional HVAC Projects

Pleasant Hill Elementary School - HVAC Replacement
Keyser Middle School - HVAC Replacement
Huntington Herald Dispatch - HVAC Study
Walker Machinery Main Office Renovation - HVAC
Walker Diamond Office - HVAC
Walker Machinery - HVAC Renovations
State of WV – Governor's Mansion Corrective - HVAC Study
Camp Dawson Regional Training Institute - HVAC
Central Regional Jail – HVAC and Roof Replacement
King of Prussia, PA – HVAC Design (Multiple Projects)
Kanawha Valley Senior Services - HVAC
Tolsia High School - HVAC Renovations
Cabell County Schools – Multiple HVAC Projects
Cabell County Career & Technical Center - HVAC
Cabell County Explorer Academy - HVAC
Harrisville Elementary School - HVAC
Ritchie County HS/MS - Cooling Tower Replacement
Spring Hill Elementary School - HVAC
Roane-Jackson Career & Technical Center
Salt Rock Elementary School - HVAC Renovation
Wayne County Schools – New HVAC System Projects
Greenbrier County Schools – New HVAC System Projects
Huntington High School
Cabell-Midland High School



JOINT INTERAGENCY TRAINING AND EDUCATION CENTER (JITEC)

LEED
GOLD

LOCATION KINGWOOD, WV	SIZE 283,000 SF	COMPLETION 2013	COST \$100M	AWARDS 2011 AIA WV HONOR AWARD
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ZMM, in association with AECOM, provided architectural and engineering design services for JITEC, an Army National Guard campus-style facility for training and operational mission support.

Sited on 30 acres near Camp Dawson, this project included the design of a new operations building, expansion of the billeting facility, renovation of the training facility, and creation of a new base access control point (ACP) and visitor's center. The vision behind the site design and updated master plan is that of a college campus atmosphere. The facility is designed to meet all anti-terrorism/force protection criteria and has achieved LEED Gold Certification. The operations building is prominently sited as the main focal point upon entering Camp Dawson and consists of four distinct areas: the Joint Operations Center (JOC), a suite of secure training rooms, base headquarters and JITEC administrative offices, and a server and telecommunications room.

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. The billeting (hotel) expansion's lobby design provides a hotel atmosphere, underscored by the Liberty Lounge, an upscale bar and restaurant area, with wood finishes salvaged from the gymnasium floor of the former Preston County Armory.





ROBERT C. BYRD REGIONAL TRAINING INSTITUTE

LOCATION KINGWOOD, WV	SIZE 148,000 SF	COMPLETION 2002	COST \$21M
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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 initially included 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 for various uses. ZMM accomplished this objective by employing a large cylindrical mass that marks the main entry where guests could 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 assisted the West Virginia Army National Guard with a training and dormitory expansion that transformed the facility into the Joint Interagency Training and Education Center (JITEC).





KINGWOOD ARMED FORCES RESERVE CENTER

LOCATION | SIZE | COMPLETION
KINGWOOD, WV | 56,200 SF | 2000

The Armed Forces Reserve Center houses 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.





LOGAN-MINGO READINESS CENTER

LOCATION HOLDEN, WV	SIZE 54,000 SF	COMPLETION 2015	COST \$12M	AWARDS 2017 AIA WV MERIT AWARD
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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 150th Armored Reconnaissance Squadron and the 156th Military Police (LNO) Detachment. This was accomplished through 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 walls are used to anchor the facility at the Distance Learning Center, while a cast-in-place retaining wall and natural stone serves as a part of the Anti-Terrorism/Force Protection design.





MORGANTOWN READINESS CENTER

LOCATION MORGANTOWN, WV	SIZE 54,000 SF	COMPLETION 2013	COST \$22M
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The Morgantown Readiness Center is a unique military facility. While supporting traditional military functions including the 1-201st Field Artillery, a significant portion of the building was designed for the 249th Army Band.

The Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas. The stage is a large rehearsal space with an adjacent elevated recording area. A large operable partition separates the auditorium from the drill hall. Acoustically, this challenge was met by creating a drill hall with an irregular shape contained within a rectilinear, sloped barrel arch form. The office space was developed for dual utilization as an emergency response center in the event of an emergency in the Morgantown area.

The facility is located on an abandoned airport runway approximately 20 miles from Camp Dawson. As troops will often travel through the Readiness Center, the facility needed to function as a "gateway." This was accomplished by utilizing similar materials and a tower-like feature to mark entry.

The Morgantown Readiness Center is also a sustainable building. 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. The final result is a harmonious composition that reflects both its function and the environment.





JACKSON COUNTY ARMED FORCES RESERVE CENTER

LOCATION MILLWOOD, WV	SIZE 75,000 SF	COMPLETION 2011	COST \$20M
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The building design was inspired by the adjacent Georgian-style Order of the Eastern Star facility.

The primary user for the WVARNG will be DET 1 821st Engineering Company, supported by a FSC of the 1092nd. USAR occupants include PLT AMMO 261 OD and PLT 1 (Postal) and PLT 6 (Postal) of the 44th Personnel Company. An expanded drill hall serves as a convention and meeting space. The relationship between the structures became crucial to the site layout. Once the aesthetic of the building was established, the massing of the facility was defined by breaking down the facility into smaller mass elements. 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 recruiting, family support, and administrative areas located on separate sides. A transverse wing houses all functions that have the potential for public use, while all primary military spaces developed along a similar perpendicular wing. 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.





CONSTRUCTION AND FACILITIES MANAGEMENT OFFICE

LOCATION CHARLESTON, WV	SIZE 19,935 SF	COMPLETION 2008	COST \$3.5M	AWARDS 2009 AIA WV MERIT AWARD
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The Construction and Facilities Management Office (CFMO) Expansion project brought all of the operations of the CFMO together under one roof.

The branches that occupy this facility include the Director of Engineering, Environmental, Planning and Programming, Facility Operations & Maintenance, Business Management, Resource Management, and Design and Construction. This expansion 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.

A transitional space was designed to connect the new structure to the existing facility, 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 expanses of glazing located to capture indirect light and views of Coonskin Park.





MOUNTAINEER CHALLENGE ACADEMY - SOUTH

LOCATION MONTGOMERY, WV | SIZE VARIOUS | COMPLETION ON-GOING

Mountaineer Challenge Academy - South (MCA) involved the renovation of both Maclin Hall and the Tech Center at the old WVU Tech Campus in Montgomery to accommodate the expansion of the Mountaineer Challenge Academy.

The Maclin Hall dormitory was renovated to include a new security system to reflect the new user's needs. The Tech Center received more extensive renovations including a new roof. The lower level of the Tech Center was renovated to have two new classroom spaces.

The upper level was renovated into new classroom and office space. This floor will have three computer classrooms and one standard classroom. A new HVAC system, ceilings, finishes, and LED lighting are all a part of this renovation.

Additional renovations and upgrades are currently on-going and involve the replacement of boilers.





C

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



Nathan Spencer

AIA

Project Architect

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.

EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Member

PROJECT EXPERIENCE

Kenova AFRC SCIF Building - Kenova, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

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

Buckhannon Readiness Center - Buckhannon, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Marshall Readiness Center - Moundsville, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Highland Hospital - Charleston, WV

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Center - Institute, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV



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 Developemnt 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 - WV

- Camp Dawson Building 106
- Camp Dawson Building 245
- Camp Dawson Building 246
- Camp Dawson Building 301
- Camp Dawson Mail Facility
- Marshall County Readiness
- Camp Dawson Job Challenge Academy



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*



KARSEN SHANNON

Electrical Designer (EIT)

Mr. Shannon is a certified Engineer in Training (EIT) with 1.5 years of experience as a commercial electrical designer, delivering innovative, efficient, and cost-effective solutions for diverse projects. Specializing in schools and technical career centers, Mr. Shannon excels in collaborating with multidisciplinary teams, including HVAC, plumbing, architectural, civil, and interior designers, effectively communicating with designers inside and outside the firm. Known for optimism, punctuality, and adaptability, Mr. Shannon ensures seamless integration of electrical systems to meet project demands and enhance functionality, while training under an experienced, licensed electrical professional engineer (PE).

EDUCATION

Bachelor of Science in Electrical Engineering,
West Virginia University Institute of
Technology, 2023

AFFILIATIONS

The Golden Bear Alumni Association
Tau Beta Pi - Engineering Honor Society

PROJECT EXPERIENCE

Capital Sports Center - Charleston, WV

Remington (TC Energy) Office Building - Charleston, WV

Edgewood Country Club - Charleston, WV

WV Consolidated Laboratory - Charleston, WV

Wood County 911 Center Fence Area - Parkersburg, WV

WVDNR Cooper's Rock Residence and Linens Building - Bruceton Mills, WV

Woody Williams Center for Advanced Learning and Careers -
Barboursville, WV

Calhoun-Gilmer Career Center - Grantsville, WV

Marshall University Multiple Projects - Huntington, WV

West Virginia State University - Institute, WV
- Hamblin Hall Elevators
- Sullivan Hall Elevators

WV School of Osteopathic Medicine - Lewisburg, WV

Roane-Jackson Technical Center - Leroy, WV
- HVAC
- Electrical Lab Building

Hurricane High School HVAC - Hurricane, WV

Mountwest CTC Deferred Maintenance - Huntington, WV



MIKE FLOWERS

Plumbing Designer / Mechanical Technician

Mr. Flowers is responsible for the design of Plumbing systems, ensuring that the systems are designed to meet the needs of the owner and utilize the latest plumbing technologies to provide the most energy efficient design possible. Mr. Flowers has participated on several LEED registered projects; one of his key contributions to these projects is selecting plumbing fixtures and accessories in his design that require less utility consumption, so significant utility savings are passed on to the owner and the environment as well.

Mr. Flowers has had extensive experience in the field of construction where he frequently visits ZMM's current projects under construction and thoroughly checks the contractors work to ensure compliance with project specifications and construction documents.

EDUCATION

Associate in Mechanical Drafting and Design; 1990, Ben Franklin Career and Technical Center

Associate in Electronics Technology; 1987, Putnam Career and Technical Center

Associate of Science; 1988, West Virginia State University

Completed Dale Carnegie course in Effective Communications and Human Relations and Skills for Success

PROJECT EXPERIENCE

WVARNG - WV

- Morgantown Readiness Center
- Logan-Mingo Readiness Center
- Jackson County AFRC
- Mountaineer Challenge Academy
- Buckhannon Readiness Center
- Buildings 202, 246, and 301
- Camp Dawson Mail facility

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Tucker County Courthouse - Annex - Parsons, WV

Wood County Justice Center - Parkersburg, WV

WV State Police Headquarters Building Renovation - So. Charleston, WV

Goodwill Industries - Parkersburg, WV



KEITH L. GONZALES

Construction Administrator

Mr. Gonzales describes his role with ZMM as Construction Administrator as an exciting and challenging opportunity with new experiences every day. From varying jobsite conditions to the differing professionals, he works with daily, Mr. Gonzales approaches construction administration with over 40 years' experience in the construction industry and the desire to help provide the best outcomes possible for each project.

Mr. Gonzales prior to coming on board with ZMM oversaw the CAD/BIM coordination and design of major projects in the Columbus area. Mr. Gonzales project variety includes Educational (K-12 and University), Commercial, Military, Office, Justice (Courthouses, Justice Centers), Healthcare (Health Departments), Roof replacement projects.

EDUCATION

Associate Degree, Mechanical Engineering
Pittsburgh Technical Institute - 1978

PROJECT EXPERIENCE

Wood County Resiliency Center - Parkersburg, WV

Wood County Courthouse - Bell Tower Renovation - Parkersburg, WV

WV State Office Buildings 5, 6, & 7 - Charleston, WV

Charleston Coliseum and Convention Center - Charleston, WV

Girl Scouts of Black Diamond Renovation - Charleston, WV

Christ Church United Methodist - Charleston, WV

National Weather Center Building (NOAA) - So. Charleston, WV

WVDNR - Pipestem State Park Resort Renovations - Pipestem, WV

WVDNR - Claudia Workman Fish and Wildlife Education Center - Alum Creek, WV

BOYD CAT- Nitro and Belle Locations, WV

YMCA Sojourners Shelter - Charleston, WV

BridgeValley CTC Nursing Wing Renovation - So. Charleston, WV

New River Health Medical Center Renovation - Oak Hill, WV

Valley Health Systems - Huntington, WV



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PROJECT APPROACH

PROJECT APPROACH

BACKGROUND AND PROJECT UNDERSTANDING

It is ZMM's understanding that the project involves hot water repairs and chiller replacement design. The project will employ energy efficient and maintenance friendly equipment and will be designed to meet applicable building codes. The design will be for two subsequent construction projects at the Camp Dawson Regional Training Institute (RTI) facility. First, to complete repairs and renovations to the hot water systems in the RTI, and the second to replace existing chiller(s).



The ZMM team has worked collaboratively with the WVARNG on a variety of renovation projects related to HVAC work, including the following.

- Buckhannon Readiness Center Phase 2
- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Camp Dawson Building 202 Improvements
- Marshall County Readiness Center
- Mountaineer Challenge Academy - South
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Building 5, 6, & 7 Improvements

HOT WATER REPAIR AND CHILLER APPROACH

Renovation projects require a unique approach, and ZMM has provided design services on renovation projects throughout West Virginia. As noted in Project Goal 2.1, the awarded firm will provide a complete design including all engineering, including mechanical, electrical and plumbing and architectural disciplines to prepare construction bid documents for West Virginia State Purchasing. Key design elements include diagnosis and repair of hot water issues and the replacement of existing chiller(s). Replacement of chillers will require review of the existing chiller space to ensure all warranty requirements are met and any utility relocation is accounted for. The first phase in a successful renovation project involves conducting a thorough examination of the existing facilities. As outlined in Project Goal 2.2, the designer will provide all geotechnical work and designer shall be responsible for researching and investigating the location of existing utilities, and the provide drawings and specifications of any and all aspects of the project as needed and directed by the owner and/or state agency, utility company, or other approval authority for Kingwood, West Virginia.

ZMM will meet this requirement by investigating the existing site and facility with a team of architects and engineers. In this case, our team would focus on improvements to the hot water and chiller systems and the impact the improvements will have on other building and life safety systems. Our extensive experience with the WVARNG will help expedite this effort.

To address Project Goal 2.4, ZMM proposes to provide standard construction phase services for the project.

Typical construction phase services include the following.

- Participation in Pre-Construction Meeting
- Coordination Construction Phase Testing
- Observation of Construction Progress
- Working Collaboratively with the Owner and Construction Team
- Serve as the Liaison Between the Owner and Contractor
- Participate in Regular Site Visits/Construction Progress Meetings
- Participate in Pre-installation Meetings
- Certify Applications for Payment by the Contractor
- Process RFI's, Submittals, and Change Orders
- Conduct Above Ceiling HVAC Inspections
- Conduct Punch-List and Final Inspections
- Coordinate Testing and Balancing or Commissioning
- Complete LEED Documentation (if required)
- Issue Certificate of Substantial Completion
- Schedule/Coordinate 11-Month Warranty Inspection



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 that included replacements and updates to HVAC systems. The team will be led by Adam Krason (Principal), Nathan Spencer (Project Manager and Architect), and John Pruett (Mechanical Engineer). Mr. Krason, Mr. Spencer, and Mr. Pruett have led ZMM's effort on the recent work for the WVARNG. Other key team members may include the following.

Bob Doeffinger PE
John Pruett, PE
Frankie Kantsios, PE
Karsen Shannon
Mike Flowers
Mark Epling, AIA
Keith Gonzales
Amy Rhodes

Engineering Principal/Mechanical Engineer
Senior Mechanical Engineer
Electrical Engineer
Electrical Designer
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 like the current effort. ZMM Architects and Engineers staff possesses the WVARNG HVAC 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%/100%)
- 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 (for addition/alteration and adaptive reuse projects) 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 multiple projects, including the following.

- Camp Dawson Building 106 Improvements
- Camp Dawson Building 202 Improvements
- Camp Dawson Building 245 Improvements
- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Buckhannon Readiness Center Phase 2
- Marshall County Readiness Center
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Williamstown Elementary School
- Building 5, 6, & 7 Improvements
- Beech Fork Lodge
- West Virginia State Police Information Services Center



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 Covered Training Area.

- Edgewood Elementary School
- West Virginia State Lottery Headquarters Renovation
- Brooks Manor Addition and Renovation
- WVRTP Building 740 Improvements



ZMM has a history of working to successfully deliver projects with challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule for the RTI hot water repair and chiller replacement project at Camp Dawson.



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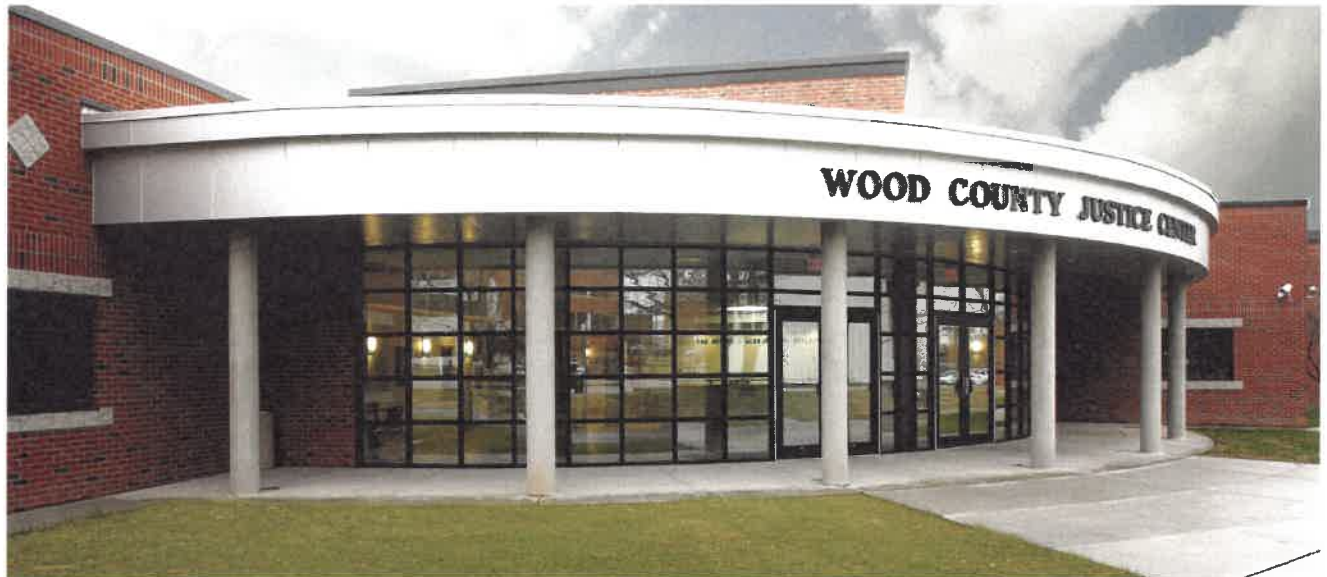
CLIENT REFERENCES

CLIENT REFERENCES

Blair Couch, Commissioner
Wood County Commission
1 Court Square
Parkersburg, WV 26101
304.834.0306 cell

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

Brett McMillion, Director
WVDNR
324 4th Avenue
So. Charleston, WV 25302
304.558.6200





Thank You

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