



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

|  |                            |                         |                                 |
|--|----------------------------|-------------------------|---------------------------------|
| <b>Proc Folder:</b> 1672101                                      |                            |                         | <b>Reason for Modification:</b> |
| <b>Doc Description:</b> Building 301 HVAC Replacement-Design EOI |                            |                         |                                 |
| <b>Proc Type:</b> Central Purchase Order                         |                            |                         |                                 |
| <b>Date Issued</b>   | <b>Solicitation Closes</b> | <b>Solicitation No</b>  | <b>Version</b>                  |
| 2025-04-14   | 2025-04-29 13:30           | CEOI 0603 ADJ2500000022 | 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

**Address :**

**Street :** 222 Lee Street West

**City :** Charleston

**State :** WV **Country :** **Zip :** 25302

**Principal Contact :** Adam Krason

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

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2025 APR 29 PM 12:42

WV PURCHASING  
DIVISION

**FOR INFORMATION CONTACT THE BUYER**

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

Vendor  
Signature X

FEIN#

550676608

DATE

4.29.25

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, Charleston, WV 25302

(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 4.29.25

(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

### **WVARNG BUILDING 301 HVAC Replacement-Design**

ADJ2500000022  
April 29, 2025

**ZMM.COM**

April 29, 2025

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

**Subject: Camp Dawson Building 301 HVAC Replacement-Design (ADJ2500000022)**



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

Building 301 is a one- and two-story load bearing masonry building located along the Cheat River at Camp Dawson. The building was constructed in the 1960's and previously served as the NCO barracks. The old billeting office was previously located in the one-story portion of the building. ZMM recently assisted with the renovation of Building 301. The scope of the renovations included a roof replacement, repairs to eliminate water infiltration, new exterior doors and (efficient) windows, as well as structural, mechanical, and electrical improvements. The project was implemented successfully and set a new standard for the exterior aesthetic of the Camp Dawson campus. Unfortunately, the VRF system installed for the project has not performed as designed and the service on the system has been inadequate. ZMM would appreciate the opportunity to assist in improving the HVAC system so that it meets the quality of the remainder of the project.

ZMM has provided design services on renovation projects throughout West Virginia. ZMM's successful renovation approach has let our firm being entrusted with designing improvements to some of West Virginia's most prominent buildings including the Charleston Coliseum and Convention Center, the Culture Center, the Clay Center, the State Capitol, and the Greenbrier. Each of these projects included an HVAC upgrade as part of the scope. Perhaps most importantly, the ZMM team has worked collaboratively with the WVARNG on a variety of renovation projects that included HVAC replacements, including the following.

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

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

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.

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

Respectfully submitted,  
**ZMM Architects and Engineers**



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

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A

FIRM PROFILES



A

FIRM PROFILES



# 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 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

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## 2020

AIA West Virginia Chapter: Merit Award  
Achievement in Architecture for New Construction  
Mountain Valley Elementary School  
Bluefield, West Virginia

AIA West Virginia Chapter: Merit Award  
Achievement in Architecture  
Ridgeview Elementary School  
Crab Orchard, West Virginia



## 2019

AIA West Virginia Chapter: Honor Award  
AIA West Virginia Chapter: Citation Award  
AIA West Virginia Chapter: People's Choice Award  
Charleston Coliseum & Convention Center  
Charleston, West Virginia



## 2018

AIA West Virginia Chapter: Citation Award  
Unbuilt Project  
Charleston EDGE  
Charleston, West Virginia



## 2017

AIA West Virginia Chapter: Merit Award  
Achievement in Architecture  
Explorer Academy  
Huntington, West Virginia

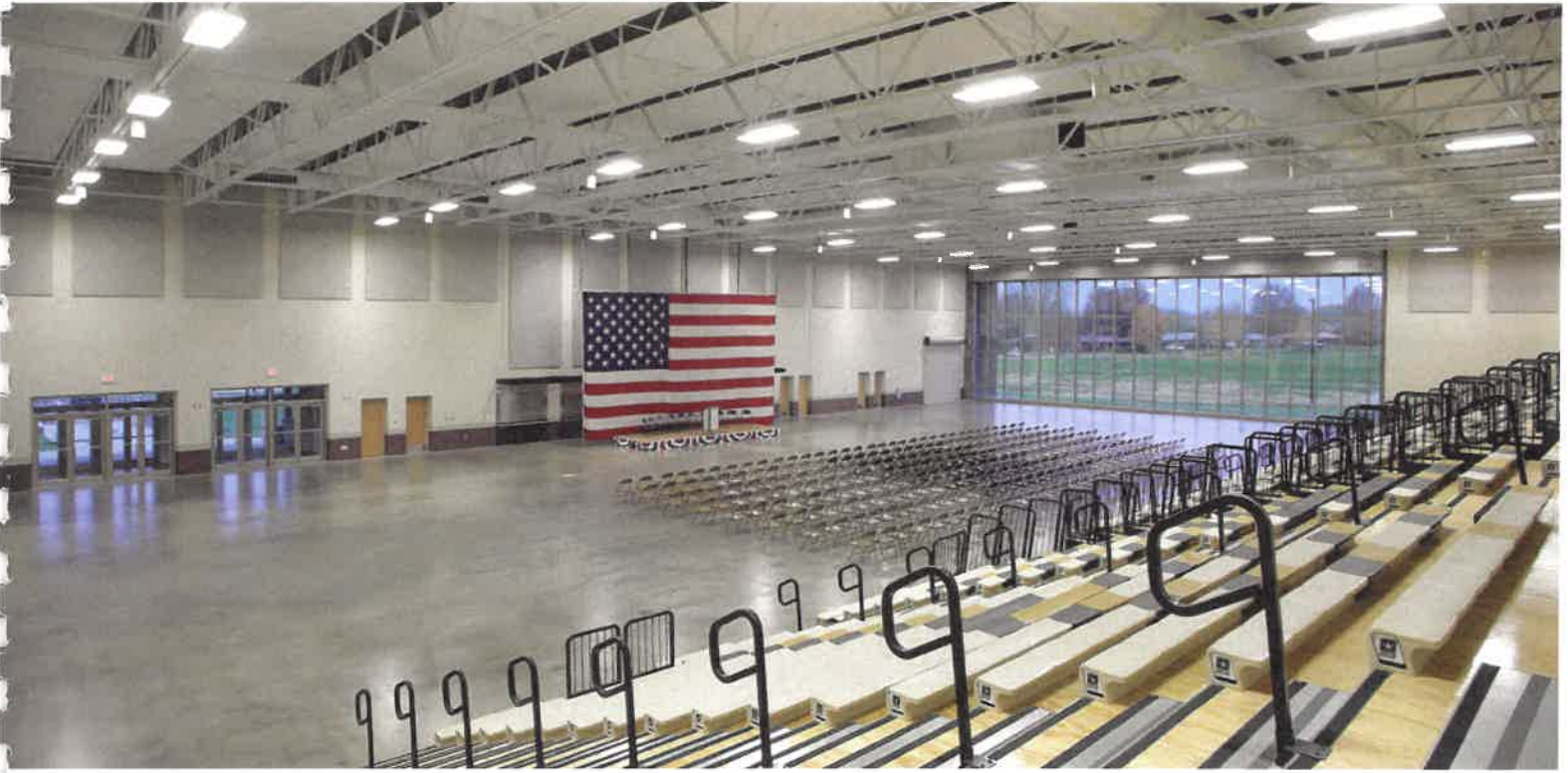
AIA West Virginia Chapter: Merit Award  
Achievement in Sustainability  
Logan - Mingo Readiness Center  
Holden, West Virginia



## 2016

AIA West Virginia Chapter: Merit Award  
Achievement in Architecture in Interior Design  
Christ Church United Methodist  
Charleston, West Virginia





***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 10<sup>th</sup> 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.





# JOINT INTERAGENCY TRAINING AND EDUCATION CENTER (JITEC)

LEED  
GOLD

|                          |                    |                    |                |                                   |
|--------------------------|--------------------|--------------------|----------------|-----------------------------------|
| LOCATION<br>KINGWOOD, WV | SIZE<br>283,000 SF | COMPLETION<br>2013 | COST<br>\$100M | AWARDS<br>2011 AIA WV HONOR AWARD |
|--------------------------|--------------------|--------------------|----------------|-----------------------------------|

**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.







# LOGAN-MINGO READINESS CENTER

|                        |                   |                    |               |                                   |
|------------------------|-------------------|--------------------|---------------|-----------------------------------|
| LOCATION<br>HOLDEN, WV | SIZE<br>54,000 SF | COMPLETION<br>2015 | COST<br>\$12M | AWARDS<br>2017 AIA WV MERIT AWARD |
|------------------------|-------------------|--------------------|---------------|-----------------------------------|

**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       | SIZE      | COMPLETION | COST  |
| MORGANTOWN, WV | 54,000 SF | 2013       | \$22M |

**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.







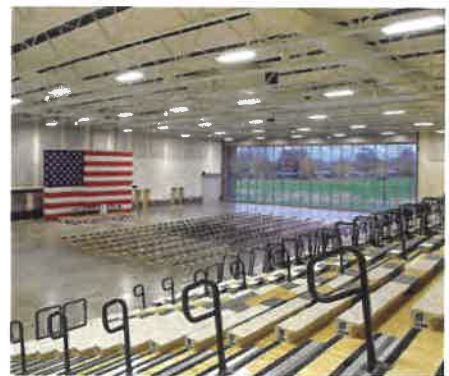
# JACKSON COUNTY ARMED FORCES RESERVE CENTER

|                          |                   |                    |               |
|--------------------------|-------------------|--------------------|---------------|
| LOCATION<br>MILLWOOD, WV | SIZE<br>75,000 SF | COMPLETION<br>2011 | COST<br>\$20M |
|--------------------------|-------------------|--------------------|---------------|

**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       | SIZE      | COMPLETION | COST   | AWARDS                  |
| CHARLESTON, WV | 19,935 SF | 2008       | \$3.5M | 2009 AIA WV MERIT AWARD |

**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.







# ROBERT C. BYRD REGIONAL TRAINING INSTITUTE

|                          |                    |                    |               |
|--------------------------|--------------------|--------------------|---------------|
| LOCATION<br>KINGWOOD, WV | SIZE<br>148,000 SF | COMPLETION<br>2002 | COST<br>\$21M |
|--------------------------|--------------------|--------------------|---------------|

**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.







# MOUNTAINEER CHALLENGE ACADEMY - SOUTH

LOCATION | SIZE | COMPLETION  
MONTGOMERY, WV | VARIOUS | 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 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** - 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*





# 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 Design Approach

It is ZMM's understanding that the project involves improvements (replace and update) to the HVAC system at Building 301 at Camp Dawson. The project will employ energy efficient and maintenance friendly equipment and will be designed to meet applicable building codes.



Building 301 is a one- and two-story load bearing masonry building located along the Cheat River at Camp Dawson. The building was constructed in the 1960's and previously served as the NCO barracks. The old billeting office was previously located in the one-story portion of the building. ZMM recently assisted with the renovation of Building 301. The scope of the renovations included a roof replacement, repairs to eliminate water infiltration, new exterior doors and (efficient) windows, as well as structural, mechanical, and electrical improvements. The project was implemented successfully and set a new standard for the exterior aesthetic of the Camp Dawson campus. Unfortunately, the VRF system installed for the project has not performed as designed and the service on the system has been inadequate. ZMM would appreciate the opportunity to assist in improving the HVAC system so that it meets the quality of the remainder of the project. We are confident that our recent experience assisting with improvements to the building will help meet the proposed design schedule (completion 09/25).

Perhaps most importantly, the ZMM team has worked collaboratively with the WVARNG on a variety of renovation projects that included HVAC replacements, 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





### **Camp Dawson Building 301 HVAC Replacement Design: Approach**

Renovation projects require a unique approach, and ZMM has provided design services on renovation projects throughout West Virginia. The first phase in a successful renovation project involves conducting a thorough examination of the existing facilities. As noted in Project Goal 2.2, ZMM shall be responsible for researching and investigating the location of existing utilities as applicable, and to provide drawings and specifications of any and all utilities as needed and directed by the owner and/or state agency, utility company or other utility approval authority for Camp Dawson. 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 HVAC system and the impact the improvements will have on other building and life safety systems. Our recent experience assisting with the renovation of the building will help expedite this effort.

### **Project Goal 2.4, ZMM proposes to provide standard construction phase services for the HVAC Renovation 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

### **Camp Dawson Building 301 HVAC Replacement Design: Project Management Plan**

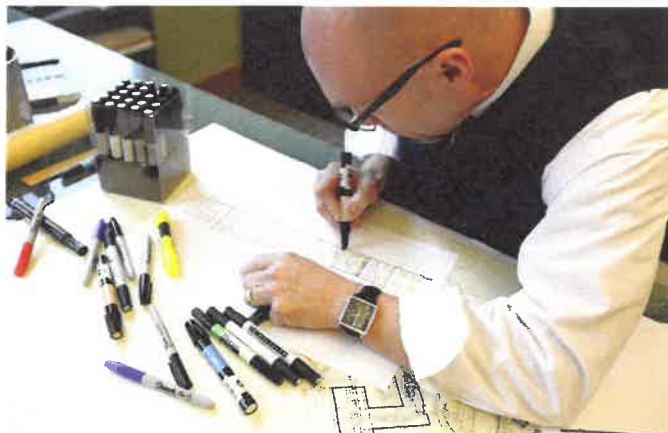
ZMM Architects and Engineers proposes to provide services on the project with a team of design professionals that have worked together on a variety of WVARNG facilities throughout the state, including several projects that included replacements and updates to HVAC systems. The team will be led by Adam Krason (Principal), Nathan Spencer (Project Manager and Architect), and John Pruett (Sr. 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:

|                      |                                       |
|----------------------|---------------------------------------|
| Adam Krason, AIA     | Principal                             |
| Nathan Spencer, AIA  | Project Architect                     |
| John Pruett, PE      | Sr. Mechanical Engineer               |
| Frankie Kantsios, PE | Electrical Engineer                   |
| Karsen Shannon       | Electrical Designer                   |
| Mike Flowers         | Plumbing Designer                     |
| Mark Epling, AIA     | Specifications Writer                 |
| Keith Gonzales       | Construction Administrator            |
| Amy Rhodes           | 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 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:

- Camp Dawson Building 202, 245, 246, 301, and 106 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
- 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 Building 301 HVAC Replacement Design project at Camp Dawson.





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CLIENT REFERENCES

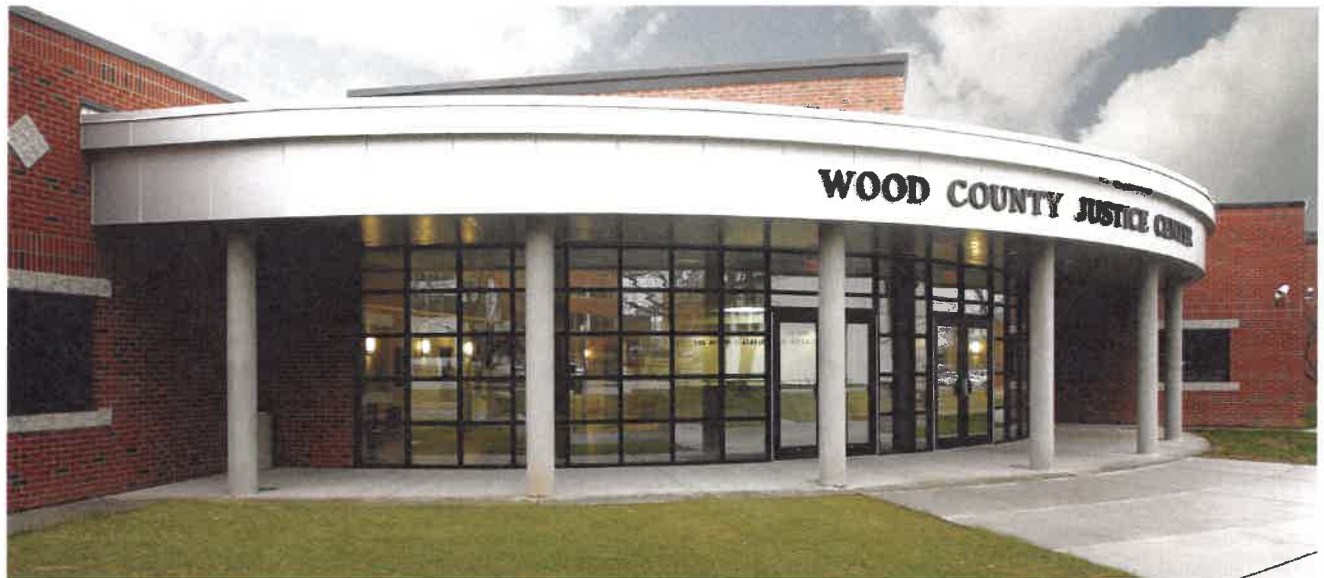
# CLIENT REFERENCES

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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

FOR REVIEWING THIS MATERIAL.

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