



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: 1916937

Doc Description: Fire Department Facility Design- Camp Dawson Training Center

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BID RECEIVING LOCATION

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VENDOR

Vendor Customer Code:

Vendor Name : ZMM Architects and Engineers

Address : 222 Lee Street West

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 3/17/26

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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 3/17/26

(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

Fire Department Facility Design at Camp Dawson Training Center

ADJ2600000005

March 16, 2026

ZMM.COM

March 16, 2026

David H. Pauline
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305



RE: A/E Services for Fire Department Facility Design – Camp Dawson Training Center - ADJ2600000005

Mr. Pauline:

ZMM Architects and Engineers is pleased to submit our Expression of Interest to provide professional architectural and engineering services for the design of the new Fire Department Facility at the Camp Dawson Training Center near Kingwood, West Virginia. We appreciate the opportunity to continue supporting the West Virginia Army National Guard Construction and Facilities Management Office (CFMO) on projects that enhance the safety, functionality, and operational readiness of its facilities.

Our team understands that this project will develop construction documents for a new fire department facility serving the Camp Dawson garrison, including apparatus bays, equipment storage, sleeping quarters, kitchen facilities, administrative areas, and supporting infrastructure. The facility will play an important role in supporting emergency response operations at the installation, and the design must incorporate durable materials, reliable building systems, and efficient operational layouts that support the daily needs of fire personnel.

With more than 60 years of experience delivering architectural and engineering services throughout West Virginia, ZMM has extensive experience supporting facilities for the West Virginia Army National Guard. Our team has partnered with the CFMO on projects statewide, including multiple assignments at Camp Dawson. Through this work, we have developed a strong understanding of CFMO procedures, documentation requirements, and coordination expectations for projects delivered through West Virginia State Purchasing.

ZMM provides all building-related design services in-house, including architecture, engineering (structural, mechanical, civil, and electrical), landscape architecture, interior design, and construction administration. This integrated structure allows our team to coordinate efficiently across disciplines and deliver clear, constructible documents that support an efficient bidding and construction process.

I will serve as Principal-in-Charge for this project alongside Nathan Spencer, AIA, who will serve as Project Manager and Architect. This is the same core team that has successfully partnered with the West Virginia Army National Guard on recent projects, and the team CFMO will continue to work with throughout this assignment. In addition, we will leverage fire station design expertise from CSArch for our team to ensure the facility fully supports the operational, safety, and response requirements of the WVARNG. Together, we bring extensive experience in the design of public safety facilities, military installations, and complex building systems that support mission-critical operations.

Thank you for your consideration of our qualifications. ZMM values our long-standing partnership with the West Virginia Army National Guard, and we would welcome the opportunity to assist the CFMO with the planning and design of this important facility at Camp Dawson.

Respectfully submitted,
ZMM Architects and Engineers

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

Adam R. Krason, AIA, ALEP, NCARB, LEED AP
Principal, Architect
ark@zmm.com
304.342.0159

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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), landscape architecture, 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 70 highly-skilled professionals.

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



About ZMM Architects and Engineers (cont.)

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

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

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming

Feasibility Studies
Site Evaluation, Analysis, and Planning
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. 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 Forest Stargazing Cabins - Bruceton Mills, WV

AIA Honor Award, West Virginia Chapter

Craftsmanship
Coopers Rock State Forest Stargazing Cabins - Bruceton Mills, 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



B

WVARNG EXPERIENCE



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).





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.





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	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	SIZE	COMPLETION	COST
MILLWOOD, WV	75,000 SF	2011	\$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.





C

FIRE STATION EXPERIENCE

Defreestville Fire Department

NEW FIRE STATION // TROY, NY



DEFREESTVILLE FIRE DEPARTMENT NEW FIRE STATION

After more than 20 years of planning and organization for a new fire station for the growing town of North Greenbush, New York, the Defreestville Fire Department's inspiration and vision for a facility to serve the needs of the community was realized in the summer of 2016.

The Fire District's building committee selected CSArch for architecture, engineering, and construction management services to deliver a turn-key facility with no down time and a seamless transfer of fire prevention and fighting services to the new station. The project site was selected to provide better parking and room for future expansion.

The new station is a technologically advanced facility that incorporates 10,500 square feet of firematic space, 2,000 square feet of office space, and 2,600 square feet of meeting and training rooms. The station features five apparatus bays, including two drive-through bays, with radiant floor heating throughout the space. Also included are offices, training rooms, a members room, and community meeting hall with a commercial kitchen on the administrative side of the building. The mezzanine space provides the department with indoor training and drill spaces, as well as equipment maintenance and storage areas.

CLIENT AND PROJECT DATA

SIZE

19,000 sf

TOTAL COST

\$6.9 million

COMPLETION DATE

August 2016

South Spring Valley Fire District

NEW FIRE STATION // CHESTNUT RIDGE, NY



SOUTH SPRING VALLEY FIRE DISTRICT NEW FIRE STATION

Recognizing the current and future growth potential of the Village of Chestnut Ridge, the members of the Board of Fire Commissioners realized their facility would need to grow in order to properly serve the community. With the existing site severely restricted in its size and ability to expand, the Board of Fire Commissioners approved the purchase of a nearby vacant plot of land, with the intent to focus their efforts on providing for the greatest level of improvement to firematic functions by construction of a new facility.

The Board of Fire Commissioners retained CSArch to conduct a feasibility study to evaluate options for a newly constructed, state-of-the-art facility to meet the current and long term needs of the District. A new 20,000 sf building at the vacant site was recommended by the Board and approved by the public in November 2011.

The new facility includes 5 apparatus bays with related firematic support including a decontamination and laundry room, SCBA room, tool/equipment room, hose room, and general storage. The building includes efficient radiant floor heat at significant administrative and public spaces and the apparatus bays, with front and rear aprons featuring embedded snow melt systems.

CLIENT AND PROJECT DATA

SIZE

20,000 sf

TOTAL COST

\$9.8 million

COMPLETION DATE

October 2015

North West Fire District

NEW FIRE STATION // BALDWINVILLE, NY



NORTH WEST FIRE DISTRICT NEW FIRE STATION

The North West Fire District previously operated out of a 1940s Department of Public Works building that lacked space and functionality. In addition to water pipes that froze during winter, the facility included an undersized apparatus bay, an inadequate meeting room, and an absence of critical bunk space and storage room for equipment. Following the completion of a feasibility study, CSArch assisted the district in finding a spacious new home that would improve functionality, enhance recruitment efforts, and support training needs.

It was important to the North West Fire District that the new station be centrally located and visible to the community. After difficulties finding the right site, the Department purchased an unoccupied strip mall building that was originally constructed in 2002. CSArch provided architectural design services for a complete renovation of the space. The new station includes administrative offices, a meeting room, day room, and bunking space with room for future expansion. The apparatus bay houses trucks, a radio room, storage space, medical supply storage, and gear lockers in an enclosed area. Long-term storage and mechanical space are located at the mezzanine level to free up space in the bay.

CLIENT AND PROJECT DATA

SIZE

13,400 sf

TOTAL COST

\$3.8 million

COMPLETION DATE

December 2020

Good Will Fire District

NEW FIRE STATION // NEWBURGH, NY



GOOD WILL FIRE DISTRICT NEW FIRE STATION

CSArch completed a feasibility study evaluating the fire station's ability to meet present and future needs of the department. Working with the Board, the findings identified options ranging from major renovations to the existing buildings, to construction of a new facility on the existing site.

After evaluation of the options provided in the study which included construction costs, scheduling differences and the need for temporary facilities, the option for a new two-story building phased for continued operation of the existing apparatus bays was selected. In 2015, residents approved the vote by a 67/2 vote to construct the new station.

The firematic side of the 11,600 sf station houses an apparatus bay, hose room, air room, gear lockers, radio room, ready room, toilets, storage space and decontamination/laundry room that contains an open emergency shower drench with a separate drain system. The administrative side includes a lounge, main hall, kitchen, offices, and storage rooms. The new Members Lounge is used primarily for leisure and social activities by members of the fire district, while the main hall serves as a multipurpose space for both members and the community.

CLIENT AND PROJECT DATA

SIZE

11,600 sf

TOTAL COST

\$6.5 million

COMPLETION DATE

June 2009

Quassaick Bridge Fire District

NEW FIRE STATION // NEW WINDSOR, NY



QUASSAICK BRIDGE FIRE DISTRICT NEW FIRE STATION

The original Quassaick Bridge Fire Station was constructed in 1939, with later additions in the 1950s and 60s. The district retained CSArch to complete a feasibility study to evaluate the current station's ability to meet the needs of its community. The study presented options to expand and renovate the existing station or construct a new station on an expanded site.

Upon completion of the study, the Board of Fire Commissioners recommended construction of a new 15,000 square foot station, and the community voted to approve. The building fits well with the adjacent properties; both sides are scaled in relation to the neighborhood.

The new station is separated into two distinct and efficient areas. One area contains four apparatus bays with related firematic support including a decontamination room, air room, foam room and storage. The other area provides space for administrative and public functions including a main event hall, members lounge, training room, locker rooms, department and commissioner offices, and a kitchen. At the completion of the project, the existing station was razed to provide additional parking, and a portion of the existing structure's foundation used for a memorial.

CLIENT AND PROJECT DATA

SIZE

15,000 sf

TOTAL COST

\$4.9 million

COMPLETION DATE

August 2009



D

TEAM QUALIFICATIONS



ADAM KRASON

AIA, LEED AP, ALEP

Principal-in-Charge

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 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 Complex - Institute, WV

The Clay Center for the Arts and Sciences (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

Senior Architect/Project Manager

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.

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 - South Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Development Fund Office Building - Charleston, WV

Tucker County Courthouse Renovations - Parsons, WV

Gilmer County Courthouse Renovations - Glenville, WV

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

Jackson County Maintenance and Transportation - Ripley, WV

Jackson County EMS Building - Ripley, WV

WV Army National Guard

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



JAMES LOWRY

PE, BCxA

Mechanical Engineer

James has been a member of the ZMM team since 2018. He has extensive experience in all phases of design and project management in a wide range of building types including industrial, educational, commercial, and health care.

James received his Bachelor of Science in Mechanical Engineering from West Virginia University Institute of Technology. He is a professional engineer licensed in West Virginia, Pennsylvania, Ohio, and Maryland. He is American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Building Commissioning BCxP certified.

James has been volunteering with ASHRAE. At a local level, he has provided leadership as the president of the local chapter WV ASHRAE. On the national level, he advises on Technical Committees (TC) 9.7 Educational Facilities and 4.1 Load Calculations, and is the current programs chair for TC 4.1.

EDUCATION

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

LICENSURE

West Virginia, Pennsylvania, Ohio, and Maryland

ASHRAE Building Commissioning BCxP Certified

AFFILIATIONS

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

PROJECT EXPERIENCE

WVARNG - WV

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

WV State Capitol Building #6 - Charleston, WV

Capitol Guard House - Charleston, WV

Charleston Fire Department Fitness Center Assessment - Charleston, WV

GSD ASHRAE Building Assessment - Charleston, WV

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

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

Marshall University - Huntington, WV

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

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

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



FRANKIE KANTSIOS

PE

Electrical Engineer

As an electrical engineer, Mr. Kantsios is consistently motivated to adapt to the team's needs in assessing and finalizing the project on time. He is an experienced professional with a proven record of managing projects from concept to completion while supporting the unique needs for 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. 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. 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

Virginia, West Virginia, Ohio

PROJECT EXPERIENCE

WV Regional Technology Park - Charleston, WV
- Street Lighting Replacement

West Side/ Elk City Street Lighting Replacement - Charleston, WV

WV General Services - Charleston, WV
- Building 31 Parking Garage Lighting and Security Replacement
- Building 35 Lightning Protection Replacement
- Building 37 HVAC Replacement and Energy Improvements

Remington (TC Energy) Office Building - Charleston, WV

Goodwill Industries of Kanawha Valley - Charleston, WV

HOPE Community Center - Charleston, WV

Trace Fork Soccer Complex Improvements - Charleston, WV

Nicholas County Schools - Nicholas County, WV
- Glade Creek Elementary School

Raleigh County Schools - Raleigh County, WV
- Shady Spring Elementary School Access Road

Mineral County Schools - Mineral County, WV
- New Frankfort PK-4 School Site Design

Jefferson County Schools - Jefferson County, WV
- New Ranson Elementary School
- New Shepherdstown Elementary School



KARSEN SHANNON

Electrical Designer (EIT)

Mr. Shannon is a certified Engineer-in-Training (EIT) with 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



PRINCIPAL

Thomas Ritzenthaler AIA

Thomas has over 30 years of experience in the design and project management of emergency response facilities. Having dedicated much of his career to the public sector, he incorporates facilities management best practices into the firm's design work. As Principal-in-Charge, Tom is responsible for the overall project leadership, establishing the overall project vision, ensuring design plans meet the program requirements, and maintaining the schedule and budget.

EDUCATION

Bachelor of Architecture, Cum Laude
SUNY Buffalo

REGISTRATION

Architecture, New York, #023344

AFFILIATIONS

Vice President, Board of Directors
Chair, Facilities & Property Committee
Boys & Girls Club of Newburgh
and Poughkeepsie

Mentor, Team Cornwall

Board of Directors, Treasurer, ACE
Mentor Program of Hudson Valley

American Institute of Architects

New York State Association of
School Business Officials

Council of Facility Planners
International

AWARDS & RECOGNITIONS

Firehouse Station Design Award,
North West Fire District
Station 3 Renovation, 2021

SELECT PROJECTS

North Greenbush Fire District - Defreestville Fire Station

Feasibility Study, New Construction of Emergency Response Facility

South Spring Valley Fire Department

Feasibility Study, New Construction of Emergency Response Facility

New Hampton Fire District

Feasibility Study, Pre-Referendum Services for New
Construction of Emergency Response Facility

Ticonderoga Fire District

Feasibility Study, New Construction of Emergency Response Facility

Monsey Fire District

Feasibility Study for New Fire Station

Bullville Fire District

Feasibility Study for New Fire Station

Good Will Fire District

Feasibility Study, New Construction of Emergency Response Facility

North West Fire District

Feasibility Study, New Construction of Emergency Response Facility

Greenwood Lake Fire Department

Feasibility Study for New Fire Station

Highland Falls Fire Department

Feasibility Study for New Fire Station

Quassaick Bridge Fire District

Feasibility Study, New Construction of Emergency Response Facility

Warwick Fire District

Feasibility Study for New LEED-Certified Station

Great South Bay YMCA

Lobby and Reception Interior Renovations,
New Childcare and Recreation Center



PROJECT MANAGER

Elizabeth Brutsch AIA, NCARB

Elizabeth has been an instrumental member of our architecture team since 2010, having devoted much of her work to the public sector. Her experience has grown to include the design and project management of several emergency response facility projects. She is responsible for leading the design team and managing project scope, schedule and budget, evaluating existing conditions, programming, producing design and construction documents, and providing construction administration services.

EDUCATION

Masters of Science, Design and Historic Preservation, University of Massachusetts

Bachelor of Science, Architectural Technology, Alfred State College

Associates in Applied Science, Interior Design, Alfred State College

REGISTRATION

Architecture, New York, #040201, Massachusetts, #953972

National Council of Architectural Registration Boards

AFFILIATIONS

American Institute of Architects

AWARDS & RECOGNITIONS

Firehouse Station Design Award, North West Fire District Station 3 Renovation, 2021

SUNY Chancellor Award Winner - Student Excellence

Design Awards Committee, Past Chair, Co-Chair

Paul B. Orvis Award Winner, Baccalaureate

SELECT PROJECTS

Ticonderoga Fire District

Feasibility Study, New Construction of Emergency Response Facility

North West Fire District

Feasibility Study, New Construction of Emergency Response Facility

North Greenbush Fire District - Defreestville Fire Station

Feasibility Study, New Construction of Emergency Response Facility

West Sand Lake Fire Department

Feasibility Study, Pre-Referendum Services for New Emergency Response Facility

North Greenbush Fire District

Five-Year Plan for Wynantskill Station, Renovations and Upgrades

North Greenbush Ambulance Association

Feasibility Study

South Spring Valley Fire District

Feasibility Study, New Construction of Emergency Response Facility

Altamont Fire Department

Feasibility Study for New Emergency Response Facility

Cobleskill-Richmondville Central School District

Transportation Feasibility Study

Malone Central School District

Transportation Facility Renovation, District-Wide Capital Improvement Project

Hartford Central School District

New Construction of Transportation Facility

Newcomb Central School District

Capital Improvement Project

Guiderland Central School District

Capital Improvement Project

Watervliet City School District

Renovations and Additions



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PROJECT APPROACH

PROJECT UNDERSTANDING AND PROJECT APPROACH

PROJECT UNDERSTANDING

It is our understanding that the West Virginia Army National Guard (WVARNG) Construction and Facilities Management Office (CFMO) intends to engage a qualified architectural and engineering team to provide comprehensive design services for the construction of a new Fire Department Facility at the Camp Dawson Training Center near Kingwood, West Virginia.



The project will include the planning and design of a permanent facility supporting fire protection and emergency response operations for the Camp Dawson garrison. The building is anticipated to include climate-controlled vehicle storage for fire apparatus, equipment storage areas, sleeping quarters, kitchen facilities, restrooms and showers, office space, and administrative and general-purpose areas necessary to support fire department operations. The design will also incorporate supporting infrastructure such as access roads, sidewalks, concrete pads, and parking areas.

The selected firm will provide a complete multidisciplinary design including architectural, structural, mechanical, electrical, and civil engineering services to produce construction documents suitable for bidding through West Virginia State Purchasing procedures. The design must incorporate cost-effective and energy-efficient systems and comply with Department of Defense, Army, and Force Protection requirements.

The project will be executed in two phases. Phase 1 will include investigative and design services, while Phase 2 will include construction administration services that will be issued via change order once the construction contract is awarded. Deliverables will include phased design submissions at 35%, 65%, 95%, and 100%, with updated opinions of probable construction cost at each milestone.

ZMM Architects and Engineers has extensive experience supporting WVARNG facilities statewide, including numerous assignments at Camp Dawson. Our familiarity with CFMO procedures, federal facility requirements, and military installation coordination positions our team to efficiently guide this project from initial planning through construction.

APPROACH

Prior to commencing design, ZMM Architects and Engineers will review all available documentation including existing site information, installation standards, utility infrastructure data, and any previous planning documents related to the Camp Dawson Training Center. Early coordination with CFMO staff and installation leadership will help confirm project requirements, operational priorities, and emergency response needs for the facility.

The design effort will be led by a multidisciplinary team of architects and engineers including civil, structural, mechanical, and electrical professionals. Early planning activities will focus on evaluating the proposed site, confirming utility availability, assessing apparatus circulation and access requirements, and identifying any site constraints that could influence building orientation or infrastructure improvements.

Project Approach and Understanding (cont.)

Programming and conceptual planning will establish the spatial and functional requirements necessary for fire department operations, including apparatus bays, support spaces, personnel accommodations, and administrative areas. Particular attention will be given to response time efficiency, apparatus maneuverability, personnel safety, and durable materials suitable for emergency service environments.

As the design progresses, the team will coordinate closely with CFMO to confirm compliance with applicable Department of Defense standards, life safety codes, and force protection considerations. Mechanical and electrical systems will be designed to provide reliable performance while incorporating energy-efficient and low-maintenance solutions appropriate for long-term facility operation.

Upon completion of the conceptual planning effort, ZMM will prepare an opinion of probable construction cost to confirm alignment with the project budget. Design development will then proceed through the required submission milestones, with drawings and specifications prepared for review at the 35%, 65%, 95%, and 100% stages. Each submission will include updated cost estimates and coordination reviews to ensure the design remains consistent with project scope and budget expectations.



CONSTRUCTION PHASE SERVICES

Upon award of Phase 2 services, ZMM will provide construction administration in accordance with the requirements of the West Virginia Army National Guard and West Virginia State Purchasing procedures. Typical construction phase services will include the following.

- 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 Engineering 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

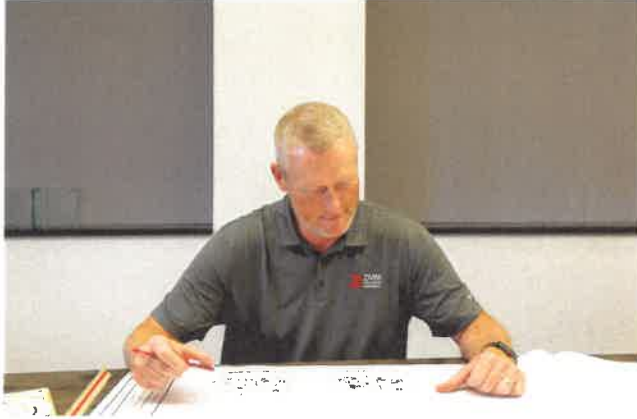
ZMM Architects and Engineers proposes delivering this project with a team experienced in designing public safety facilities and supporting WVARNG projects statewide. The project will be led by Adam Krason, AIA, ALEP, NCARB, LEED AP, as Principal-in-Charge with Nathan Spencer, AIA, serving as Project Manager and Architect.

Both have successfully directed multiple assignments for the West Virginia Army National Guard and have extensive familiarity with CFMO procedures, documentation requirements, and phased project delivery.

Project Approach and Understanding (cont.)

Staff Training, Assessment and Enhancement

ZMM encourages ongoing professional development and training in building systems, code compliance, and sustainable design practices to ensure our staff remain current with evolving standards and technologies.



ZMM COST CONTROL PLAN

Maintaining alignment with WVARNG budget expectations is a critical component of project success. ZMM utilizes historical construction cost data from similar facilities along with independent cost estimating services to verify project budgets at each design milestone.

For this project, ZMM would utilize independent estimator Win Strock to assist with preparation of cost estimates during the design process. ZMM and Mr. Strock have successfully collaborated on numerous projects including several WVARNG facilities and other state projects.

Cost estimates will be prepared and updated at each major submission stage to ensure the project scope remains aligned with the established construction budget. If estimates indicate potential budget concerns, the design team will work with CFMO to identify appropriate adjustments to scope, materials, or systems before advancing the design.

Through this proactive approach, ZMM helps ensure that the project remains financially achievable while delivering a durable, functional facility that supports the mission and operational readiness of the West Virginia Army National Guard.



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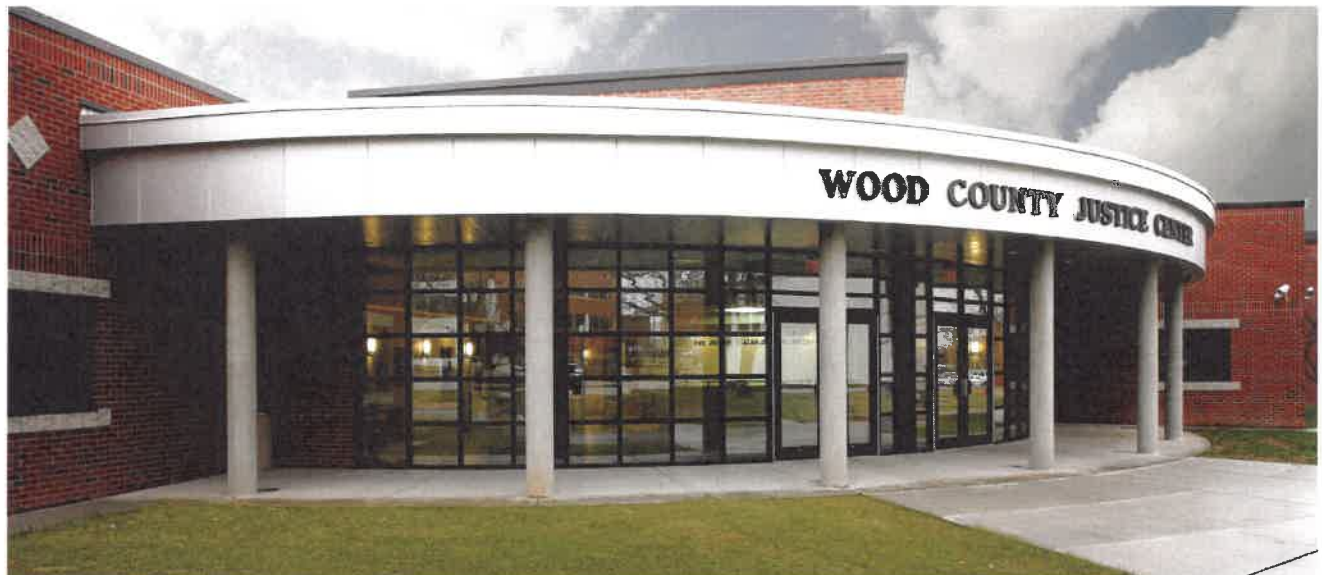
CLIENT REFERENCES

CLIENT REFERENCES

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

Bob Kilpatrick, 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





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