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

State of West Virginia  
Centralized Expression of Interest

<b>Proc Folder:</b> 1553223			<b>Reason for Modification:</b>
<b>Doc Description:</b> Access Control Point (ACP) Improvements- Camp Dawson			
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2024-11-04	2024-11-20 13:30	CEOI 0603 ADJ2500000012	1

**BID RECEIVING LOCATION**

BID CLERK  
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CHARLESTON WV 25305  
US

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WV PURCHASING  
DIVISION

**VENDOR**

**Vendor Customer Code:**

**Vendor Name :** ZMM Architects and Engineers  
**Address :** 222 Lee Street, West

**Street :**  
**City :** Charleston

**State :** WV **Country :** USA **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 11.20.24

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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



(Signature of Authorized Representative)

Adam Krason, Principal 11/20/24

(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

### **Access Control Point (ACP) Improvements at Camp Dawson**

November 20, 2024

ADJ25000000012

**ZMM.COM**

November 20, 2024

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



**Subject: Access Control Point (ACP) Improvements - Camp Dawson ADJ200000012**

Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and qualifications to provide professional design services to develop construction documents to provide for improvements and repairs to the Access Control Point (ACP) on the garrison at Camp Dawson near Kingwood, WV. In 2019 and 2020, ZMM collaborated with WVARNG on a project to address repairs to the ACP along with the design of a mailroom, canopy lighting, and site perimeter lighting. However, due to funding constraints, the project was put on hold. We have records, including construction documents, of all those recommended improvements. Selecting ZMM for this work would allow us to review the proposed improvements and be prepared to get the work out for bid quickly.

Established in 1959, ZMM is a Charleston-based, full-service architectural and engineering firm, focused on excellence in design and client support. With more than 65 employees, ZMM provides an integrated approach by delivering all building-related design services in-house, including architecture, engineering, interior design, and construction administration. ZMM engineers are industry leaders involved in developing strategies and best practices. Our commitment to design excellence has solidified ZMM's reputation as a trusted partner for complex projects.

Our extensive WVARNG work includes the Robert C. Byrd Regional Training Institute (RTI), the Joint Interagency Training and Education Center (JITEC), as well as the Jackson County AFRC, Glen Jean AFRC, Tackett Family Readiness Center, Morgantown Readiness Center, Logan-Mingo Readiness Center, Buckhannon Readiness Center, Marshall County Readiness Center and other renovation projects throughout West Virginia. ZMM also designed the Construction and Facilities Management Office (CFMO), which was recognized in 2009 by the West Virginia Chapter of the AIA with a Merit Award for "Achievement in Architecture."

ZMM's team will be led by Adam Krason, AIA and Nathan Spencer, AIA. The engineering team will be led by Bob Doeffering, PE, who brings more than 45 years of mechanical engineering experience to the project. The team will also include John Pruett, PE, and James Lowry, PE, to lead the mechanical engineering effort. Resumes for these team members and others who will assist with the project are provided in this proposal.

Thank you for taking the time to review the attached expression of interest that includes a project understanding and approaches to meet the Goals and Objectives outlined in the EOI, as well as ZMM's qualifications and relevant project experience. You can explore the full range of our projects on our website at [zmm.com](http://zmm.com). We appreciate your consideration for this important endeavor and look forward to the opportunity to assist with the Access Control Point improvements at Camp Dawson.

Respectfully submitted,  
ZMM Architects and Engineers

A handwritten signature in blue ink, appearing to read 'A. Krason'.

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

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A

FIRM PROFILES

# ABOUT ZMM ARCHITECTS & 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 & 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



# 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.







# 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.





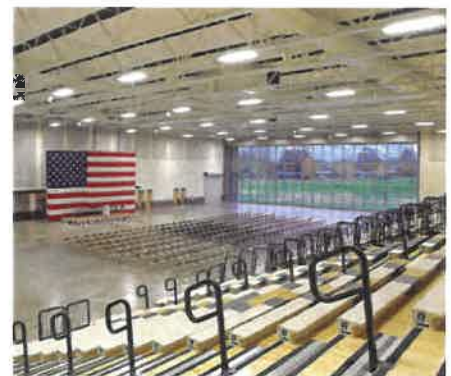
# JACKSON COUNTY ARMED FORCES RESERVE CENTER

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.







# CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

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

The branches that occupy this facility include the Director of Engineering, Environmental, Planning and Programming, Facility Operations & Maintenance, Business Management, Resource Management, and Design and Construction. This expansion is located slightly to the front, and adjacent to the existing facility, lending prominence to the new construction, and providing a new aesthetic to the entire complex.

A transitional space was designed to connect the new structure to the existing facility, while maintaining a connection to the outside through use of natural light, direct visual connections to the exterior, large volumes, irregular geometries, and the use of natural materials.

The entry design was coordinated with the Recruiting and Retention Building to create an outdoor courtyard, along with new sidewalks, stairs and signage. The entry roof is sloped to provide a greater massing, while a lower canopy provides scale and protection from the elements. Large gathering and work spaces were located on the north elevation to take advantage of expanses of glazing located to capture indirect light and views of Coonskin Park.





# MOUNTAINEER CHALLENGE ACADEMY - SOUTH

LOCATION | 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.







# WEST VIRGINIA STATE CAPITOL

LOCATION  
CHARLESTON, WV

COMPLETION  
2007-2021

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

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

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





# WEST VIRGINIA LOTTERY HEADQUARTERS

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

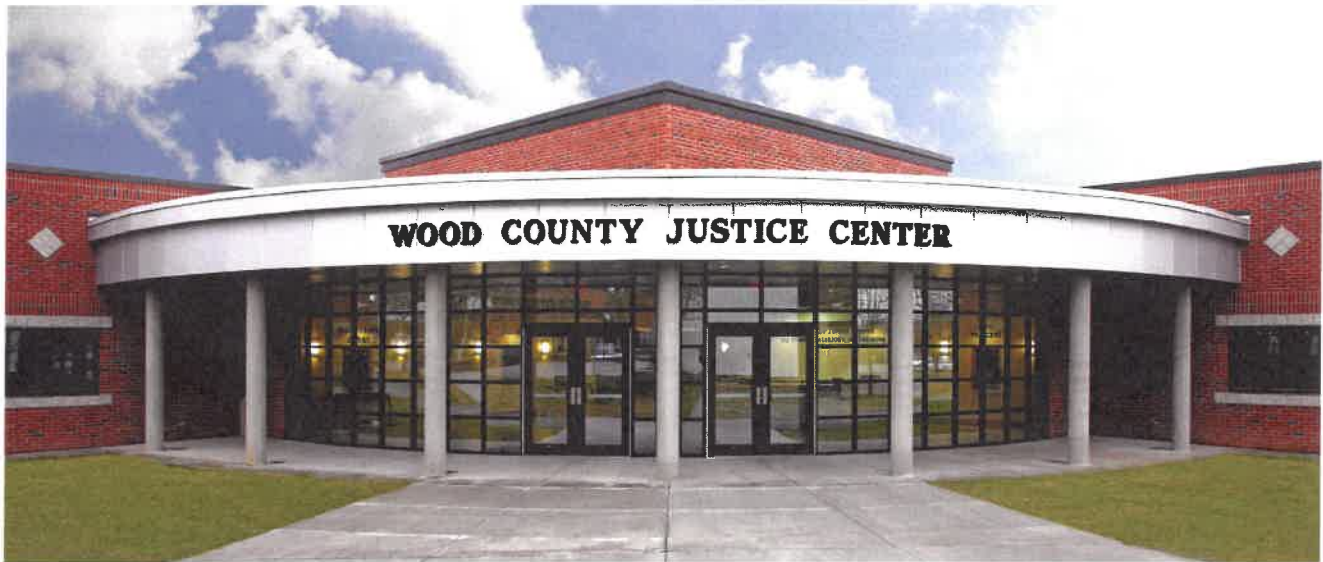
**This project is an extensive renovation of an existing 13-story office building and 7-story parking garage in downtown Charleston, WV.**

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

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







# WOOD COUNTY JUSTICE CENTER

LEED  
CERTIFIED

LOCATION PARKERSBURG, WV	SIZE 32,000 SF	COMPLETION 2011	COST \$5M
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**This project was an extensive renovation of a 15-year-old, 32,000 SF, single-story office building located in downtown Parkersburg, West Virginia.**

The building was purchased by the Wood County Commission with the purpose of bringing together three government functions that had outgrown the three separate buildings that they occupied.

The renovated building consists of offices and three courtrooms for the county's Magistrate Court system, public service windows for document pickup and payment of fines, offices for the Sheriff's Department and Home Confinement, and a 12-hour inmate holding center.

Due to the building's new use, the interior was completely demolished, leaving only the shell. The building's main entrance was relocated and redesigned to provide a new, more prominent identity to the building and to align with the new parking area created by the demolition of the adjacent existing magistrate court building. The old HVAC system was removed and replaced with a more energy-efficient system and energy-efficient lighting was installed. The project was designed around the U.S. Green Building Council's New Construction and Major Renovation Guidelines and has achieved LEED Certification.





# WV REGIONAL TECHNOLOGY PARK

LOCATION | SIZE | COMPLETION  
SO. CHARLESTON | VARIOUS | ONGOING

**ZMM has provided architectural and engineering design services to multiple facilities at the Regional Technology Park.**

## Building 704

ZMM is in charge of preparing a life safety analysis of the building as well as design services to improve the exterior façade of Building 704 at the WV Research, Education, and Technology Park. Building 704 had previously been utilized as a campus maintenance facility by Union Carbide and DOW Chemical.



## Building 740

### Steam Plant

When the Campus Steam Physical Plant for West Virginia Regional Technology Park was scheduled for closure in 2012, individual Steam Boiler systems were required for each building. Building 740 was built in 1960 as a research facility for Union Carbide. It is still predominantly a laboratory building, with a 24/7 100% Outside Air HVAC System of approximately 175,000 cfm capacity.

### Lobby Renovation

The lobby renovation will enhance the tenant experience with updated aesthetics to provide a welcoming environment upon entrance. The renovation will include a handicap lift to meet ADA requirements. The front space will also be reconfigured to convert a current work room into a conference room.



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ARCHITECTS  
ENGINEERS





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



# Robert Doeffinger

PE

*Principal*

As ZMM's Principal Engineer, Mr. Doeffinger is in charge of the engineering disciplines, it is his responsibility to ensure that the mechanical and electrical engineering components of ZMM's design are coordinated and integrated into the final product.

After graduate school in Architectural Engineering, Mr. Doeffinger joined ZMM. He has more than 45 years design experience in mechanical and electrical systems for buildings. He has a broad range of engineering experience in education, industrial and manufacturing facilities, large retail, correctional and jails, office buildings, and military facilities.

Mr. Doeffinger is responsible for new design and retrofit of chilled water systems for all building types including large regional shopping malls. He is involved daily with the firm's selection of appropriate systems for all building types and performs life-cycle cost analysis and energy studies.

Mr. Doeffinger is a member of the American Society of Heating, Ventilation and Air-Conditioning Engineers. He is the current national Chairman of the Technical Committee on Heating and Air-Conditioning Load Calculation. He is involved in writing the National Standard on the Method of Calculation, which will shape the nature of the future building energy use for the nation.

## EDUCATION

Master of Science Architectural Engineering  
The Pennsylvania State University, 1976

Bachelor of Science Mechanical Engineering  
West Virginia University, 1973

## LICENSURE

WV, VA, PA, OH, TN, KY, NY, NH, ME,  
NC, SC, FL, NJ, GA

## AFFILIATIONS

ASHRAE - Member of the Technical  
Committee Load Calculations Data and  
Procedures for 25 years, serving as  
chairman. Presently Chairman of the  
Research Subcommittee

2024 Outstanding Engineering Alumni -  
The Pennsylvania State University, one of  
12 Engineering Alumni out of 100,000  
graduates

2021 Industrial and Professional Advisory  
Council - College of Engineering at The  
Pennsylvania State University

2019 Marshall University Honorary Alumni  
Award of Distinction College of Engineering

Advisory Board for the Department of  
Electrical Engineering Technology,  
Bridgemont Community and Technical  
College

City of Pt. Pleasant, WV - 2nd Ward  
Councilman for 20 years

## PROJECT EXPERIENCE

**First Presbyterian Church Assessment** - Charleston, WV

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

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

**WV Capitol Complex Buildings #5, #6, and #7** - Charleston, WV

**Marshall University (Multiple Projects)** - Huntington, WV

**West Virginia Regional Technology Park** - S. Charleston, WV

- Building 704
- Building 740
- Building 770

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

**West Virginia Regional Jails**

**West Virginia Army National Guard Projects**

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

**Appalachian Regional Hospital (Multiple Projects)** - Beckley, WV

**The Plaza at the King of Prussia** - Philadelphia, PA





# JOHN PRUETT

**PE, LEED AP**

*Senior Mechanical Engineer*

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

## EDUCATION

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

## LICENSURE

West Virginia, Virginia, Indiana, Maryland,  
Louisiana

LEED Accredited Professional

## AFFILIATIONS

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

United States Marine Corps – 14 Years

## PROJECT EXPERIENCE

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

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

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

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

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

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

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

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

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

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

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

**WV Army National Guard**

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



# JAMES LOWRY

**PE, BCxA**

## Mechanical Engineer

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

### Industrial

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

### Educational

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

### Commercial

West Virginia Capitol Complex, West Virginia Parkways Authority

### Heath Care

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

## EDUCATION

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

## LICENSURE

West Virginia, Pennsylvania, Ohio & Maryland

ASHRAE Building Commissioning BCxP Certified

## AFFILIATIONS

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

## PROJECT EXPERIENCE

### WVARNG - WV

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

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

### Capitol Guard House - Charleston, WV

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

### GSD ASHRAE Building Assessment - Charleston, WV

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

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

### Marshall University - Huntington, WV

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

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

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



# FRANKIE KANTSIOS

PE

*Electrical Engineer*

As an electrical engineer, Mr. Kantsios is consistently motivated to adapt to the team's needs in assessing and finalizing the project on time. He is an experienced professional with a proven record of managing projects from concept to completion while staying versatile to the specific project at hand. By carrying out engineering and design services for a diverse field of projects since 2013, Mr. Kantsios has expanded his knowledge and understanding of the industry: providing 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*





# TODD POFF, PE

PE

*Structural Engineer*

Mr. Poff started as a Civil Engineer. After working for several years, he focused on structural engineering to align with his interest and the majority of his training.

As a structural engineer, it is Mr. Poff's responsibility to ensure the safety of the structure's design, as well as any occupants inside those structures. As a member of the design team, Mr. Poff understands that the structural system of a building needs to have the least amount of impact possible on the architectural design and on the way clients use the buildings. It is that kind of teamwork, with all major design disciplines in-house, that allows ZMM to say with confidence we provide our clients with a building design that will not only meet their needs but will be a place they can enjoy for many years to come.

## EDUCATION

Bachelor of Science  
Virginia Polytechnic Institute & State  
University, 1987

## LICENSURE

West Virginia, Virginia, North Carolina, Ohio

## PROJECT EXPERIENCE

**Roanoke County Public Libraries - VA**  
**- Glenvar, Vinton & South County**

**Rappahannock Electric Maintenance Facility - Front Royal, VA**

**InnovAge Roanoke - VA**

**Kollmorgan Structural Analysis - Radford, VA**

**Truck Manufacturing Plant - Dublin, VA**  
**- Multiple Crane Analysis/Relocation Projects**  
**- Cab Trim Assembly Building**

**Collins UTC Aerospace Plant Structural Analysis - WV**

**Jefferson County Schools - WV**  
**- Ranson Elementary School**  
**- Shepherdstown Elementary School**

**Timber Ridge CTEC - Winchester, VA**

**Mineral County Schools - WV**  
**- Frankfort Elementary School**



# BENJAMIN S. MCMILLAN

PE, LEED AP

*Civil Engineer*

Mr. McMillan has 15 years' experience and knowledge in land development throughout Virginia. Mr. McMillan has experience in creating site plans and producing reports and specifications for institutional, commercial, residential, utility-scale solar, and one utility-scale wind project. Site plan preparations included layout, utility plans, grading, drainage, stormwater management, and erosion and sediment control.

Mr. McMillan also attends meetings, interacts with clients and contractors, performs various construction administration duties, and visits projects throughout the design and construction phases. Additional experience is listed below.

- Experienced in land development for institutional, multi-family residential, commercial, industrial, and utility-scale solar projects.
- Knowledgeable of all phases of land development from schematic design through project close-out.
- Complied with and obtained approval from many different municipal and state agencies in multiple states.
- Proficient in AutoCAD Civil 3D and familiar with other engineering design programs such as Autodesk Storm & Sanitary Analysis, HydraFLOW, HydroCAD, Flowmaster, and PondPack.
- Coordinated site designs with other design disciplines including Architects, Landscape Architects, Mechanical Engineers, Electrical Engineers, Structural Engineers, and Geotechnical Engineers.

## EDUCATION

Bachelor of Science, Civil Engineering  
Virginia Polytechnic Institute and  
State University, 2007

## LICENSURE

West Virginia, Virginia, Kentucky, Ohio

## AFFILIATIONS

Registered Professional Engineer

## PROJECT EXPERIENCE

**WVU Medicine Jackson General Hospital Expansion** - Ripley, WV

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

**Wood County 911 Center** - Parkersburg, WV

**WVDNR Tomblin WMA New Visitor Center and Bunkhouse** - Logan, WV

**West Virginia Regional Technology Building 2000 Parking Loop** -  
Charleston, WV

**WV Department of Agriculture Lab Building** - Charleston, WV

**New River Health** - Oak Hill, WV

**Salvation Army** - Beckley, 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 and frequently visits ZMM's current projects under construction and thoroughly checks the contractor's 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**





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PROJECT APPROACH

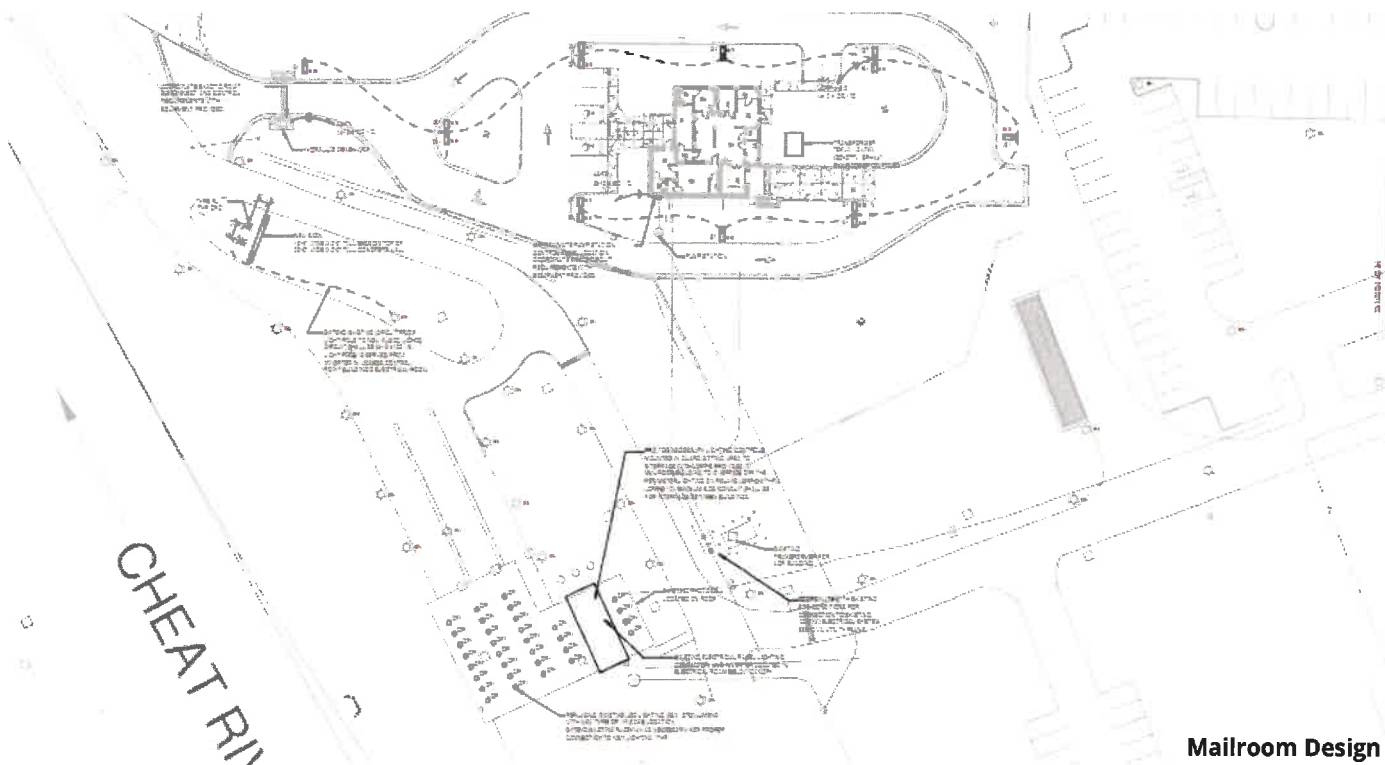
# PROJECT APPROACH

## Project Understanding

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves repairs to the Access Control Point (ACP). The ACP "needs repairs to various systems due to high use and facility age."

In 2019 and 2020, ZMM collaborated with WVARNG on a project for the design of a mailroom, addressing needs related to the ACP, canopy lighting, and site perimeter lighting. However, due to funding constraints, the project was put on hold. We have records, including construction documents, of all those recommended improvements. Selecting ZMM for this work would allow us to review the proposed improvements and be prepared to get the work out for bid quickly.

ZMM has the technical professionals – including architects, engineers (civil, structural, mechanical, and electrical), and interior designers – needed to address this important project. Given our extensive experience with the WVARNG and specifically the previous work related to the ACP provides our team with unique insight into the current project.



Mailroom Design

## Project Approach

ZMM recommends beginning the design effort for the project with a review of all current standards, including force protection requirements related to the design of the Access Control Point. ZMM will also review the existing Camp Dawson ACP plans and specifications for our previous design effort (completed in collaboration with AECOM). Once this review has been completed, ZMM recommends meeting at Camp Dawson with WVARNG personnel to review the project scope and to recommend various approaches to make the identified improvements. This meeting would be conducted to include site investigation, a conceptual design charrette, as well as an opportunity to take light level readings for the lighting study of the garrison perimeter fencing.

Following the initial meeting at Camp Dawson, ZMM will develop a conceptual design for the mailroom, ACP improvements, and lighting. An independent estimate will be conducted of the proposed improvements to confirm that the project scope can be delivered within the established project budget. ZMM will prepare a 35% design submission. ZMM suggest another meeting at Camp Dawson to review the submission, and to finalize the scope of the proposed improvements.

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

### **PROJECT MANAGEMENT PLAN**

ZMM's team will be led by Adam Krason, AIA and Nathan Spencer, AIA. The engineering team will be led by Bob Doeffinger, PE, who brings more than 45 years of mechanical engineering experience to the project. The team will also include John Pruett, PE and James Lowry, PE, to lead the mechanical engineering effort. Resumes for these team members and others who will assist with the project are provided in this packet. ZMM's team has successfully collaborated on multiple projects for the WVARNG and we are familiar with the standards, requirements, and processes that are utilized by the Guard.

### **ZMM QUALITY CONTROL PLAN**

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

#### **1. Selecting the Project Team**

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

#### **2. Identifying Project Requirements**

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

#### **3. Identifying Client Expectations**

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





#### 4. Ongoing Project Reviews

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

Schematic Design Phase (35%)

Design Development Phase (65%)

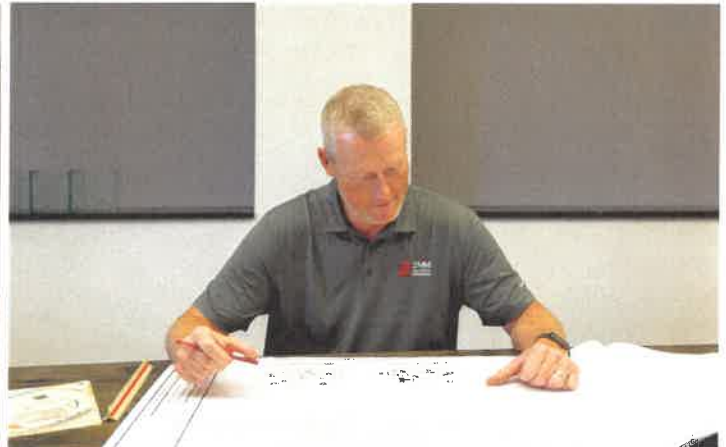
Construction Documents Phase (95%)

Construction Administration Phase

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

#### 5. Post Project Review

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



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

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

#### **ZMM COST CONTROL PLAN**

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

- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Camp Dawson Building 202 Improvements
- Buckhannon Readiness Center Phase 2
- Marshall County Readiness Center
- Mountaineer Challenge Academy - South
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Building 5, 6, & 7 Improvements
- WVDNR District 5 Office
- WVRTP Building 740 Improvements
- West Virginia State Lottery Headquarters Renovation
- West Virginia State Police Information Services Center



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



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CLIENT REFERENCES

# CLIENT REFERENCES

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**Robert Kirkpatrick, Deputy Director**

General Services Division of WV  
103 Michigan Ave  
Charleston, WV 25311  
304.352.5491

**Matt Ballard, CEO, Executive Director**

WV Regional Technology Park  
1740 Union Carbide Drive  
So. Charleston, WV 25302 304.356.3165

**Blair Couch, Commissioner**

Wood County Commission  
300 Second Street  
Parkersburg, WV 26101  
304.834.0306 cell

**John Myers, Facility Manager**

West Virginia Lottery Headquarters 900  
Pennsylvania Avenue  
Charleston, WV 25302  
304.558.0500





# Thank You

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