



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

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Doc Description: Covered Training Area Design- Camp Dawson

Reason for Modification:

Proc Type: Central Purchase Order

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BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code:

Vendor Name : ZMM, Inc. (dba ZMM Architects and Engineers)

Address :

Street : 222 Lee Street West

City : Charleston

State : WV

Country : USA

Zip : 25302

Principal Contact : Adam R. Krason, AIA, Principal

Vendor Contact Phone: (304) 342-0159

Extension: 234

FOR INFORMATION CONTACT THE BUYER

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

RECEIVED

2025 FEB -5 PM 12:31

WV PURCHASING
DIVISION

Vendor
Signature X 

FEIN# 55-0676608

DATE 02/05/2025

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 R. Krason, AIA, 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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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, Inc. (dba ZMM Architects and Engineers)

(Company)

(Signature of Authorized Representative)

Adam R. Krason, AIA, Principal

(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

COVERED TRAINING AREA AT CAMP DAWSON

ADJ2500000014
February 5, 2025

ZMM.COM

February 5, 2025

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

Subject: Covered Training Area (CEOI ADJ2500000014)



Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information to demonstrate our experience and our qualifications to provide professional architectural and engineering services for the proposed Covered Training Area, which will be constructed on the Camp Dawson garrison. Established in 1959, ZMM is a West Virginia based A/E firm, and is noted for design excellence and client focus. As a full-service design firm with a longstanding relationship serving the West Virginia Army National Guard (WVARNG), ZMM has the right combination of technical expertise and Camp Dawson design experience required to help successfully deliver the Covered Training Area project. This experience includes providing design services to complete several training areas at Camp Dawson including the Regional Training Institute (RTI) and the Joint Interagency Training and Education Center (JITEC).

ZMM's additional experience providing design services at Camp Dawson includes:

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

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

In addition to the projects mentioned above, the members of our proposed team have also provided design and construction phase services on multiple WVARNG projects throughout the state including the CFMO Expansion, Jackson County AFRC, the Glen Jean AFRC, the Buckhannon Readiness Center (Phase 2), the Tackett Family Readiness Center, the Morgantown Readiness Center, and the Logan-Mingo Readiness Center. Several of these projects including the CFMO Expansion, the JITEC, and the Logan-Mingo Readiness Center were recognized with design awards. In fact, ZMM's commitment to design quality has been recognized by the American Institute of Architects West Virginia Chapter with twenty-four design awards since 2005 – an achievement that is unrivaled in West Virginia.

With 70 local employees, ZMM provides an integrated design approach by delivering all building-related design services including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration in-house. ZMM's team includes 14 registered architects, 8 professional engineers, interior and lighting designers, and construction administrators will be supplemented on this project by Moonlight Engineering (site investigation/site civil engineering). Our architects and engineers are highly qualified and have worked together to deliver projects of a similar scope and complexity. Additionally, ZMM understands that the proposed project will be delivered in two phases, the first through 35% design, and the second through project completion (contingent upon receipt of funding). ZMM has delivered multiple projects for the WVARNG successfully utilizing this phased design approach.

Thank you for taking the time to review the attached expression of interest that includes information about our team, our proposed approach for the Camp Dawson covered training area project, as well as ZMM's qualifications, and relevant project experience. Additionally, please visit our website at zmm.com to see the full range of renovation

projects that we have designed. We appreciate your consideration for this important endeavor and look forward to meeting with you to discuss the project in greater detail.

Respectfully submitted,
ZMM Architects and Engineers



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

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A

FIRM PROFILES

ABOUT ZMM ARCHITECTS & ENGINEERS

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

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



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

Maintaining a diverse practice for more than 60 years has provided ZMM with extensive experience in a variety of building types, including educational facilities, governmental facilities (military, justice, correctional), healthcare facilities, recreation facilities, commercial office space, light industrial facilities, and multi-unit residential buildings.

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs more than 65 highly-skilled professionals.

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



About ZMM Architects & 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

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



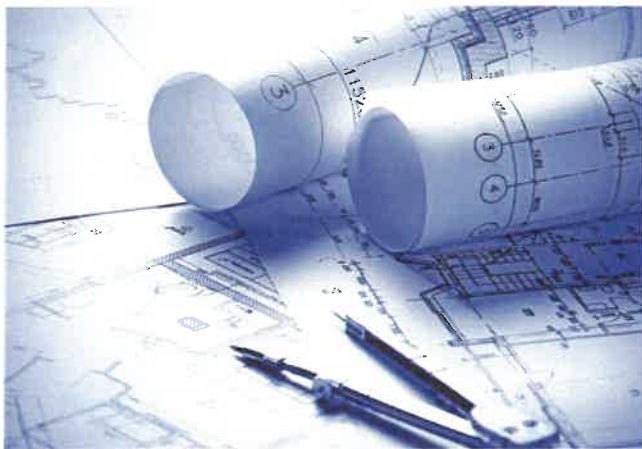
2016

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

ABOUT MOONLIGHT ENGINEERING, PLLC

Moonlight Engineering, PLLC was founded in 2024 in Jane Lew, West Virginia by Trevor Lloyd, PE, and Griffin Sepp, PE.

Trevor Lloyd and Griffin Sepp, both licensed Professional Engineers with degrees in Civil Engineering from West Virginia University and established Moonlight Engineering in 2024. They worked side by side at both a consulting firm and directly for a major developer before forming their own company. Mr. Sepp's deep knowledge of design and Mr. Lloyd's management and problem-solving abilities complement each other perfectly. Their partnership was forged from a shared dedication to delivering efficient engineering solutions that align with clients' business objectives.



Experience and Expertise

Together, Lloyd and Sepp bring a wealth of experience to Moonlight Engineering. With a combined portfolio spanning over one hundred civil engineering projects, they have demonstrated proficiency across various project types and sizes. In the past nine years, they have focused on residential subdivisions and commercial properties, including the development of hundreds of acres for single-family homes, townhomes and small to large retail spaces such as stand-alone structures to entire shopping malls.

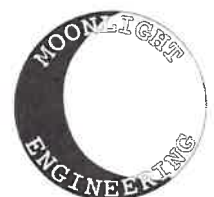
Comprehensive Services

Moonlight Engineering offers comprehensive civil design services encompassing a diverse range of project types. These include residential subdivisions, military facilities, commercial structures, public works, road improvements, and light industrial facilities. Products include full construction and permit documents for site plans, water distribution, sanitary sewer, erosion and sediment control, stormwater management, floodplain analysis, commercial landscaping, and signage plans.

Personalized Approach

At Moonlight Engineering, every project is meticulously handled by Mr. Lloyd and Mr. Sepp. From land evaluation and field survey to concept development, permit acquisition, full design, cost estimation, value engineering, and conflict resolution, they personally oversee every facet to ensure optimal outcomes.

With a commitment to excellence, Moonlight Engineering continues to set industry standards by delivering innovative and effective engineering solutions tailored to meet the unique needs of each client.





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.





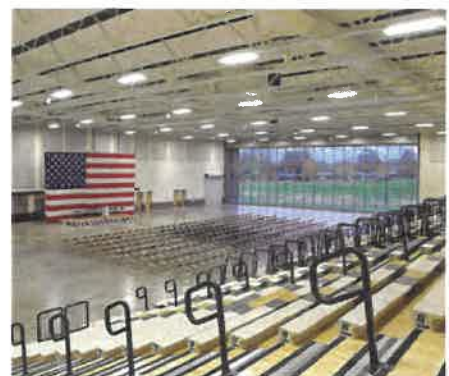
JACKSON COUNTY ARMED FORCES RESERVE CENTER

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

The primary user for the WVARNG will be DET 1 821st Engineering Company, supported by a FSC of the 1092nd. USAR occupants include PLT AMMO 261 OD and PLT 1 (Postal) and PLT 6 (Postal) of the 44th Personnel Company. An expanded drill hall serves as a convention and meeting space. The relationship between the structures became crucial to the site layout. Once the aesthetic of the building was established, the massing of the facility was defined by breaking down the facility into smaller mass elements. The larger programmatic elements, such as the drill hall and the storage areas, employ an aesthetic that more closely implies their function.

The layout of the facility includes a main entry with the recruiting, family support, and administrative areas located on separate sides. A transverse wing houses all functions that have the potential for public use, while all primary military spaces developed along a similar perpendicular wing. This allows for separate entries to be developed for public functions, while the remainder of the facility can be secured. The layout also creates a large central courtyard, or parade field, that would be located at lower grade to define the edge facing the river. This edge is defined by a canopy that connects storage and locker areas to the expanded drill hall.





CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

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

The Construction and Facilities Management Office (CFMO) Expansion project brought all of the operations of the CFMO together under one roof.

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

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

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





ROBERT C. BYRD REGIONAL TRAINING INSTITUTE

LOCATION KINGWOOD, WV	SIZE 148,000 SF	COMPLETION 2002	COST \$21M
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The Robert C. Byrd Regional Training Institute at Camp Dawson is a 148,000 SF facility designed to provide training, dormitory, dining, and recreational facilities for the West Virginia Army National Guard.

The facility, which initially included 183 private dormitory rooms in addition to a wide range of training spaces, is designed to accommodate a variety of both military and civilian training functions. The goal of the owner was to provide a campus within a building, with clear circulation for various uses. ZMM accomplished this objective by employing a large cylindrical mass that marks the main entry where guests could coordinate both their housing and educational needs.

Additionally, the housing wing is joined to the recreational and educational components with a large gathering/transitional space that often serves as an informal meeting area. Due to the success of the project, and growing use of the facilities, ZMM assisted the West Virginia Army National Guard with a training and dormitory expansion that transformed the facility into the Joint Interagency Training and Education Center (JITEC).





KINGWOOD ARMED FORCES RESERVE CENTER

LOCATION
KINGWOOD, WV

SIZE
56,200 SF

COMPLETION
2000

The Armed Forces Reserve Center houses five National Guard and Army Reserve Units and their support personnel. Its mission is twofold: first, to maintain readiness for its attached units and second, to serve as a resource to the surrounding community.

The primary readiness mission for the center's attached units is accomplished by providing designated spaces for each unit as well as general educational and gathering spaces that can be shared among the units. The building's community mission is to provide a gathering space for social functions, a shelter-in-place in times of natural disaster, and a community education resource with distance learning network capabilities. It also includes kitchen and dining facilities and physical fitness areas.





MOUNTAINEER CHALLENGE ACADEMY - SOUTH

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

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

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

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

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





C

TEAM QUALIFICATIONS



ADAM KRASON

AIA, LEED AP, ALEP

Principal

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

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

EDUCATION

Bachelor of Architecture
The Catholic University of America, 1998

Bachelor of Civil Engineering
The Catholic University of America, 1997

LICENSURE

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

AFFILIATIONS

Association for Learning Environments

WV Board of Architects, President (2019 - Current)

American Institute of Architects,
Strategic Council (2033/23)

Charleston Area Alliance, Board Chair

Goodwill Industries of Kanawha Valley,
Past Board Chair

Clay Center, Board of Directors

WV Symphony Orchestra, Board of Directors

Charleston Urban Works, Board of Directors

Charleston Municipal Planning Commission

Charleston Historic Landmarks Commission

Education Alliance, Board Chair (2022/23)

PROJECT EXPERIENCE

WV State Laboratory - So. Charleston, WV

WV Department of Agriculture Laboratory Evaluations - Guthrie, WV

Capital Sports Center - Charleston, WV

Shawnee Sports Center - Institute, WV

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

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

Charleston Coliseum and Convention Center - Charleston, WV

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

Wood County Justice Center - Parkersburg, WV

Wood County Resiliency Center - Parkersburg, WV

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

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

Girl Scouts of Black Diamond Council - Charleston, WV

Goodwill Prosperity Center - Charleston, WV



Nathan Spencer

AIA

Project Architect

Mr. Spencer is responsible for coordinating the efforts of the design team in preparing thorough and clear design documents. He has experience in all phases of design working on a wide range of building types including military, educational, office, justice, and residential.

He has worked on several projects that are currently pursuing LEED certification. In addition to production, Mr. Spencer, is also experienced in 3d modeling. He has worked on several preliminary concept study models as well as high quality renderings and 3d models later in the design process. Mr. Spencer is also experienced in high quality physical models.

Mr. Spencer began his career in architecture with ZMM in 2003, working as a summer intern. After graduating in 2003, he began working at ZMM full time.

EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Member

PROJECT EXPERIENCE

Kenova AFRC SCIF Building - Kenova, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

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

Buckhannon Readiness Center - Buckhannon, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Marshall Readiness Center - Moundsville, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Highland Hospital - Charleston, WV

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Center - Institute, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV



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,
Bridgmont 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



FRANKIE KANTSIOS

PE

Electrical Engineer

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

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

West Virginia, Virginia

PROJECT EXPERIENCE

Carilion New River Valley Medical Center - VA

- Cardiology Expansion
- Infusion Clinic Alterations

HCA Healthcare - VA

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

InnovAge PACE - VA

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

Bath Community Hospital - VA

- New Pharmacy Building*

New Triumph Baptist Church - VA

Frederick County Sunny Side Voter Registrar's Office- VA

- A.S. Rhodes Elementary School Renovations

New River Community College - VA

- ADA Accessibility Improvements

City of Covington City Hall Renovations - VA*

Pulaski County Administration Building Renovation - VA*

**Previous Employer Experience*



TODD POFF, PE

PE

Structural Engineer

Mr. Poff started as a Civil Engineer. After working in that department for several years, he began moving over to the Structural Engineering Department; where his true interest, and most of his training lies.

As a Structural Engineer, it is Mr. Poff's responsibility to insure 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, Ohio, North Carolina,
Maryland

PROJECT EXPERIENCE

Dickenson County Public Schools - Dickenson County, VA

- **New Ridgeview Elementary School**

- **Classroom Addition at Ridgeview Elementary School**

Marshall County Schools - Marshall County, WV

- **Monarch Stadium, Concessions & Field House Renovations**

Wirt County Schools - Wirt County, WV

- **Wirt County Middle School Renovations**

Wythe County Public Schools - Wytheville, VA

- **George Wythe High School Addition and Renovation**

- **Scott Memorial Middle School Addition to GWHS**

Raleigh County Schools - Raleigh County, WV

- **Ridgeview Elementary School**

Jefferson County Schools - Jefferson County, WV

- **Ranson Elementary School**

- **Shepherdstown Elementary School**

Timber Ridge CTEC - Winchester, VA

Mineral County Schools - Mineral County, WV

- **New Frankfort PK-4 School**



JEREMY SAYRE

Site Designer / Planner

Mr. Sayre is responsible for assisting with site design for ZMM projects. His experience includes design and drawing production from conceptual design planning to finished construction. Mr. Sayre works with the civil engineer and the architect to plan the site circulation, parking, and green space. Mr. Sayre is also responsible for storm water management and utility layout.

Other responsibilities include: Site Selection Studies, Technical Plan Execution, Erosion and Sedimentation Control Water, Sewer, Utility Design Reports, Permits, Specifications, Construction Administration, Detailed Plan Production, Create USGS Mapping Overlays for Site Selection, Grading and Drainage of Sites, Production of Renderings, Land Design, and Planning Principles and Standards

EDUCATION

Bachelor of Science in Landscape Architecture, West Virginia State University, 2005

Associated in Architecture Design and Drafting, West Virginia State University, 2001

PROJECT EXPERIENCE

WV Army National Guard - WV

- Joint Interagency Training and Education Center (JITEC)
- Morgantown Readiness Center
- Logan-Mingo Readiness Center
- Buckhannon Readiness Center
- Marshall Readiness Center
- Camp Dawson Building 245
- Camp Dawson Building 246
- Camp Dawson Mail Facility

WV School for the Deaf and the Blind Renovations - Romney, WV

Raleigh County Schools - Raleigh County, WV

- **Stratton Elementary School**

Braxton County Schools - Braxton County, WV

- **Braxton County Middle School Gym Renovations**

Nicholas County Schools - Nicholas County, WV

- **Nicholas County High School**
- **Richwood Middle School**
- **Summersville Middle School**
- **Cherry River Elementary School**

Cabell County Schools - Cabell County, WV

- **Cabell Midland High School Renovations**
- **Meadows Elementary School**
- **Huntington High School Renovations**
- **Cabell County Career and Technical College**
- **Cabell County Board Office Renovations**

EXPERIENCE OF MOONLIGHT ENGINEERING

Trevor Lloyd, P.E.

Mr. Lloyd, brings a wealth of diverse experience to Moonlight Engineering. His background includes regulatory engineering at the municipal level, architectural engineering for federal buildings, military engineering worldwide, and private sector design engineering in West Virginia. He currently serves as a Lieutenant Colonel in the West Virginia National Guard, assigned as the Battalion Commander of the Regional Training Institute in Camp Dawson, WV. During his tenure in the WV National Guard, he has led multiple engineering and survey missions in dozens of countries to meet mission requirements. Mr. Lloyd also holds the role of Engineer of Responsible Charge for ILA Properties, Inc. and Moonlight Engineering, PLLC.



Griffin Sepp, P.E.

Mr. Sepp possesses a deep knowledge of civil design. An expert at computer aided drafting and stormwater analysis software, he quickly rose through the ranks and obtained the title of Design Manager. He has led teams of engineers for large scale residential and commercial developments for both a private consulting firm and a major developer. His recent design portfolio includes the infrastructure and site design for the Middletown Commons redevelopment project in Fairmont, WV leading to the successful completion of a challenging project. He was also the lead designer for the Hunter Hills Subdivision in Jefferson County, the largest and most complex subdivision the County has approved in the past 20 years.





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



JOE DOEFFINGER

Construction Administrator

Mr. Doefferinger has developed a solid reputation for the level of knowledge, professionalism, and documentation that is required during the construction phase as a construction administrator. Joe works diligently to be the eyes and ears onsite for the project's team, as well as the client. He has worked on a variety of projects that have included nonprofit, federal, local government, healthcare, and education.

Mr Doefferinger's projects have included nonprofit, education, federal, local government, and healthcare.

EDUCATION

Bachelor Degree, Marshall University,
2016

PROJECT EXPERIENCE

Kanawha County Schools - Kanawha County, WV

- Clendenin Elementary School
- Cedar Grove Elementary School

Calhoun County Schools - Calhoun County, WV

- Pleasant Hill Elementary School Roof Replacement and HVAC Renovations

Mineral County Schools - Mineral County, WV

- Pleasant Hill Elementary School Roof Replacement and HVAC Renovations

Raleigh County Schools - Raleigh County, WV

- Stratton Elementary School
- Shady Spring Elementary School

Putnam County Schools - Putnam County, WV

- Digital Surveillance upgrades

Cabell County Schools - Cabell County, WV

- Barboursville Middle School Gymnasium Renovation
- Huntington High School Renovation
- Cabell Midland High School Renovation

Jackson County Schools - Jackson County, WV

- Cottageville Elementary School
- Ripley Middle School

Goodwill Industries - Parkersburg, WV

Tug Valley ARH Regional Medical Center HVAC Renovation -
Williamson, KY

New KRT Laidley Street Transportation Center and Ticket Office

- Kanawha County, WV



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PROJECT APPROACH

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BACKGROUND AND APPROACH

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves the construction of a Covered Training Area at the Camp Dawson garrison. The design will meet or exceed all building codes, accessibility standards (ADA), and force protection standards. ZMM has extensive experience providing design services for training facilities at Camp Dawson including the Regional Training Institute (RTI) and Joint Interagency Training and Education Center (JITEC).



The technical nature of these projects demonstrates the need for a full-service design team with experience working on West Virginia Army National Guard facilities. ZMM has the technical professionals - including architects, engineers (civil, structural, mechanical, and electrical) - needed to address every aspect of this WVARNG project. If selected for this engagement, ZMM will staff the project with the architects and engineers that have previously worked successfully on a variety of other projects for the WVARNG, including multiple projects at Camp Dawson. Our combination of technical expertise and experience designing the most significant buildings at Camp Dawson will ensure the successful delivery of a project that is responsive to the needs of the WVARNG and the aesthetics of the adjacent facilities.

Additionally, ZMM has experience providing services on project that implemented the phased project delivery indicated in the EOI, with an initial phase that includes providing a 35% design for the project. The completion of the initial phase will allow the WVARNG to pursue additional federal funding (to complete the design and construction phases of the additions and alterations) for the Covered Training Area at Camp Dawson. If additional federal funding is obtained, Phase 2 will include the completion of the remaining 65% of the construction design, assistance in competitive bidding for the construction work, and construction administration once a construction contract is awarded. ZMM and the WVARNG have implemented this phased approach on nearly all the Readiness Center and Armed Forces Reserve Centers (AFRC) that we have completed together, including the Logan-Mingo Readiness Center, Morgantown Readiness Center, Jackson County AFRC, the Glen Jean AFRC, the Kingwood AFRC, multiple projects at Camp Dawson, and the Buckhannon Readiness Center.

Once the first phase 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

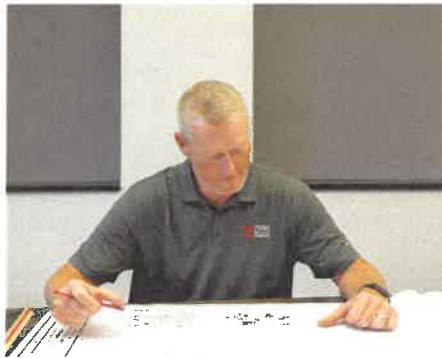
final completion inspections and include an 11-month warranty walk through. *Our goal throughout this process will be to act as part of the WVARNG team, with the objective of ensuring the seamless delivery of your project.*

CAMP DAWSON COVERED TRAIING AREA: PROJECT MANAGEMENT PLAN

ZMM Architects and Engineers proposes to provide services on the project with a team of design professionals that have worked together on a variety of WVARNG facilities throughout the state, including several projects at Camp Dawson. The team will be led by Adam Krason (Principal) and Nathan Spencer (Project Manager and Architect). Mr. Krason and Mr. Spencer have led ZMM's effort on our recent work for the WVARNG. Other key team members will include:

Bob Doeffinger PE	Engineering Principal/Mechanical Engineer
Frankie Kantsios, PE	Electrical Engineer
Mike Flowers	Plumbing Designer
Mark Epling, AIA	Specifications Writer
Moonlight Engineering	Site/Civil Engineering
Jeremy Sayre	Site/Civil Design
Todd Poff, PE	Structural Engineer
Joe Doeffinger	Construction Administrator
Amy Rhodes	Construction Administrative Assistant

ZMM's team has successfully collaborated on multiple projects for the WVARNG, and each team member is familiar with the standards, requirements, and processes that are utilized by the Guard.



ZMM QUALITY CONTROL PLAN

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

1. Selecting the Project Team

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

2. Identifying Project Requirements

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

3. Identifying Client Expectations

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

4. Ongoing Project Reviews

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

- Schematic Design Phase (35%)
- Design Development Phase (65%)
- Construction Documents Phase (95%)
- Construction Administration Phase

5. Post-project Review

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

6. Staff Training, Assessment and Enhancement

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

ZMM COST CONTROL PLAN

As part of our effort to ensure our ability to meet the WVARNG's budget, ZMM will rely on both historic bidding data (for addition/alteration and adaptive reuse projects) as well as independent estimates to verify the project budget. For this project, ZMM would utilize Win Strock to provide the independent estimate. ZMM and Mr. Strock have successfully collaborated on multiple projects, including the following.

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



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

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. ZMM will also conduct an 11-month warranty inspection with the WVARNG to ensure that all systems are operating as designed, and to facilitate any final work with the contractor.

6. Staff Training, Assessment and Enhancement

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

ZMM COST CONTROL PLAN

As part of our effort to ensure our ability to meet the WVARNG's budget, ZMM will rely on both historic bidding data (for addition/alteration and adaptive reuse projects) as well as independent estimates to verify the project budget. For this project, ZMM would utilize Win Strock to provide the independent estimate. ZMM and Mr. Strock have successfully collaborated on multiple projects, including the following.

- Buckhannon Readiness Center Phase 2
- Camp Dawson Building 246 Improvements
- Camp Dawson Building 301 Improvements
- Camp Dawson Building 202 Improvements
- Mountaineer Challenge Academy - South
- Logan-Mingo Readiness Center
- Parkersburg Readiness Center
- Building 5, 6, & 7 Improvements
- WVDNR District 5 Office
- WVDNR Claudia Workman Fish & Wildlife Education Center
- Beech Fork Lodge
- West Virginia State Police Information Services Center
- West Virginia State Lottery Headquarters Renovation



ZMM has a history of working to successfully bring projects under challenging budget and schedule constraints for the WVARNG. We commit to working with you to meet the budget and schedule for the Parkersburg Readiness Center project.



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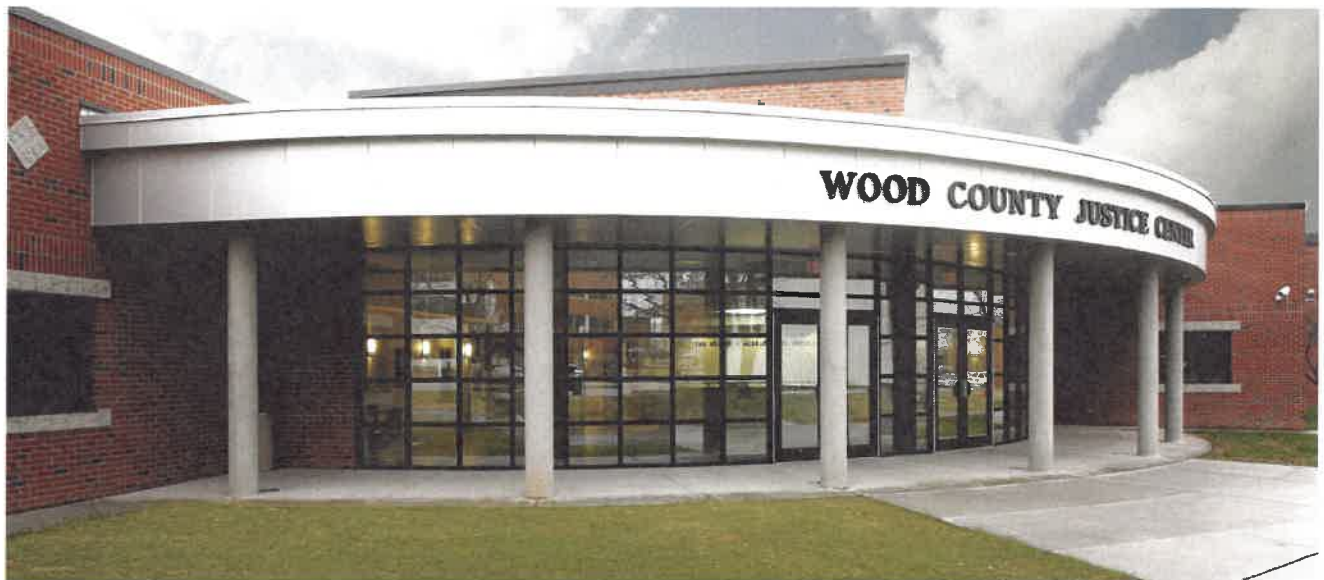
CLIENT REFERENCES

CLIENT REFERENCES

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

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

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





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