



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**

<b>Proc Folder:</b> 1487739			<b>Reason for Modification:</b>
<b>Doc Description:</b> New Billeting Cabins Design- Camp Dawson			
<b>Proc Type:</b> Central Purchase Order			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2024-08-12	2024-08-26 13:30	CEOI 0603 ADJ2500000004	1

**BID RECEIVING LOCATION**

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

**VENDOR**

**Vendor Customer Code:**

**Vendor Name :** ZMM Architects and Engineers

**Address :**

**Street :** 222 Lee Street, West

**City :** Charleston

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

**Principal Contact :**

**Vendor Contact Phone:** Adam Krason 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** 8/26/24

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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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

8/26/24

(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:

New Billeting Cabins  
Design at Camp Dawson

ADJ2500000004  
August 26, 2024

ZMM.COM

RECEIVED  
2024 AUG 26 PM 12:31  
WV PURCHASING  
DIVISION



August 26, 2024

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

**Subject: A/E Services for New Billeting Cabins Design - (CEOI 0603 ADJ2500000004)**

Mr. Pauline:

ZMM Architects and Engineers is pleased to submit the attached information, showcasing our expertise and qualifications in providing architectural and engineering design services and developing construction documents for new billeting cabins at the Camp Dawson Training Site near Kingwood, WV.

ZMM, a West Virginia-based architectural and engineering firm established in 1959, is renowned for its design excellence and dedication to client support. With a team of over 65 employees, ZMM delivers a comprehensive suite of in-house services, including architecture, engineering, interior design, and construction administration.

The firm has a long-standing partnership with the West Virginia Army National Guard (WVARNG) and brings the necessary expertise and experience to ensure the success of the Camp Dawson project. ZMM's architects and engineers are industry leaders, actively involved in developing innovative design strategies and best practices. Our dedication to design excellence has been recognized by the American Institute of Architects (AIA) West Virginia Chapter with 24 design awards since 2004, including several of our projects for the WVARNG.

At Camp Dawson, our projects include the Robert C. Byrd Regional Training Institute (RTI), the Joint Interagency Training and Education Center (JITEC), the MCA – Jobs Challenge Facility, and the renovation of Buildings 106, 202, 245, 246, and 301. Our experience with the West Virginia Army National Guard (WVARNG) extends to various facilities, including the Jackson County AFRC, Glen Jean AFRC, Tackett Family Readiness Center, Morgantown Readiness Center, Logan-Mingo Readiness Center, and Buckhannon Readiness Center. We also worked on the Construction and Facilities Management Office (CFMO) Expansion and provided planning services for the Parkersburg Readiness Center and FMS.

In addition to our work with the West Virginia Army National Guard, ZMM has significant experience providing design services for the West Virginia Division of natural Resources (DNR). Our experience with the WVDNR includes a variety of billeting and recreation spaces, including the recently completed Stargazing Cabins at the nearby Cooper Rock State Forest. We are confident that the experience gained designing these cabins can be leveraged to help ensure the successful design and implementation of this project.

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 our full range of 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 design of new billeting cabins at the Camp Dawson Training Site.

Thank you for taking the time to review the attached expression of interest that includes information that has been formatted as requested, and includes information about our proposed concept for the project based upon our site visit and preliminary investigation, our firm qualifications, project organization, and relevant project experience. Additionally, please visit our website at [www.zmm.com](http://www.zmm.com) to see the full range of projects that we have designed, and to learn about working with ZMM from a client's perspective. We appreciate your consideration for this important assignment.

Respectfully submitted,  
**ZMM Architects and Engineers**

A handwritten signature in blue ink, appearing to read 'A. R. K.', is written over a horizontal line.

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

**BLACKSBURG**  
VIRGINIA

**CHARLESTON**  
WEST VIRGINIA

**MARIETTA**  
OHIO

**MARTINSBURG**  
WEST VIRGINIA

**ZMM.COM**

# TABLE OF CONTENTS

COVER LETTER

STATEMENT OF QUALIFICATIONS

**A**

A. Firm Profile  
ZMM History and Services

**B**

B. Relevant Experience  
WVARNG Projects  
Billing/Cabin Design Projects

**C**

C. Team Qualifications  
Key Resumes

**D**

D. Project Approach

**E**

E. References



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

---

**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





**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
--------------------------	--------------------	--------------------	----------------	-----------------------------------

**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
------------------------	-------------------	--------------------	---------------	-----------------------------------

**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.



# CABIN AND LODGING EXPERIENCE

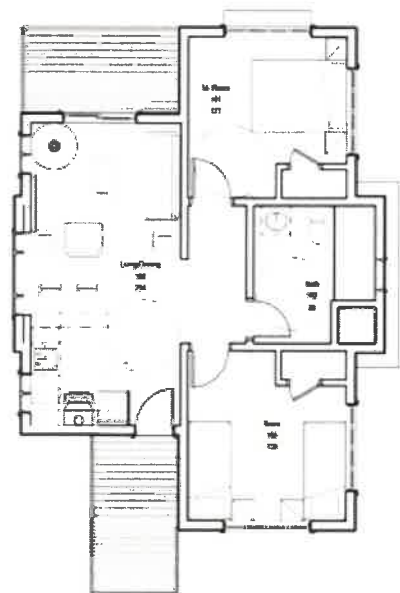
---

Cooper Rock State Park Cabins - Bruceton Mills, WV

Beech Fork State Park Cabins - Kenova, WV

Hawks Nest State Park Miscellaneous Projects - Ansted, WV

Twin falls State Park - Lodge and Convention Expansion and Master Plan - Mullens, wv







# CLAUDIA L. WORKMAN FISH & WILDLIFE EDUCATION CENTER

LOCATION	SIZE	COMPLETION	COST
ALUM CREEK, WV	7,000 SF	2021	\$5M

**ZMM provided design services for the Education Center, which includes exhibits about West Virginia's native wildlife, including conservation, game management, forestry, stream restoration, and how to identify native plants and animals.**

The center is located on 102 acres of land, along with the WVDNR District 5 Headquarters. ZMM's services included the development of the site and facility, as well as coordination with civil/environmental, exhibit design, and marketing team members. The facility, nestled in the beautiful landscape, concentrates on visitor and user experience, while creating a dynamic space to celebrate West Virginia's greatest natural treasures. One of the key concepts is to represent our wild and wonderful state by incorporating natural materials such as stone, a variety of woods, and natural finishes.

A central axis frames an inspiring view and sets the tone for the visitor with heavy timber, vaulted ceilings, and natural light. The northwest quadrant is dedicated to administration and classroom functions, while the southwest quadrant is composed of utilitarian spaces. The eastern half of the building is devoted to exhibit space. The angled walls and exterior glass create a vibrant exhibit space, as the outdoors become part of the exhibit, as a large, elevated deck spans across the landscape, creating the ultimate viewing platform for the breathtaking views of the Forks of Coal State Natural Area.





# PIPESTEM STATE PARK MCKEEVER LODGE INTERIOR RENOVATIONS

LOCATION | SIZE | COMPLETION | COST  
PIPESTEM, WV | VARIOUS | 2021 | \$100M

Pipestem State Park received interior renovations and upgrades to guestrooms and public spaces. The lobby and other spaces have a fresh new upgraded look with modern finishes and new carpet.

Renovations included improvements to 88 guestrooms on first floor, bathroom expansions on the 7th floor, renovations to the dining area with a bar addition, renovations to all conference rooms, and finish renovations in the lobby. The lodge also received a new day spa area.

ZMM will be replacing the ceilings and lightings in all public spaces and guestroom corridors in the main McKeever lodge building. Mountain creek lodge that sits below McKeever Lodge will receive a new roofing on the guestroom buildings and restroom will be renovated in the main tram building.





# BEECH FORK STATE PARK LODGE

LOCATION	COMPLETION	COST
LAVALETTE, WV	TBD	\$28.49M

**The goal of the lodge study was to help determine the feasibility for a new lodge at Beech Fork.**

This objective was achieved through the development of a concept for a 75-room lodge, located on the banks of Beech Fork Lake in Wayne County, WV, which is designed to benefit a variety of visitors. The form of the building was influenced by the site configuration, as well as the functions contained within it.

The floor plan is arranged in a way to separate the guestrooms and other guest-only facilities from the more public functions of the building, such as the restaurant, pub, gift shop, and meeting room. This allows visitors who may not be staying at the lodge to use these areas, without encroaching on the privacy of lodge guests. All of the guestrooms are arranged to have access to views of the lake. Those views are also shared by the restaurant, meeting room, and the recreation areas.

The exterior of the building is designed to simulate the craftsman style to evoke a more relaxed, comfortable, and informal feel for guests and visitors. The brick, stone, siding, and roof materials are common to the area and offer low-maintenance and durability to provide a long-lasting, attractive structure.





C

TEAM QUALIFICATIONS



# ADAM KRASON

**AIA, LEED AP, ALEP**

*Project Manager*

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



# BILLY SIMMS

**AAIA**

Designer

Mr. Simms is responsible for providing technical support to architectural staff, project coordination and production of drawings from proposal plans to construction documents using 3D modeling software.

Mr. Simms has experience in various types of construction techniques. Billy has served clients in various areas including Education, Residential, Medical, Commercial Offices, Religious and Civic Institutions.

## PROJECT EXPERIENCE

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

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

**WVDNR Pipestem State Park Lodge** - Pipestem, WV

**WVDNR Cabins - Coopers Rock State Forest** - Bruceton Mills, WV

**Coonskin Maintenance Facility** - Charleston, WV

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

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

**WV Lottery Headquarters Building Envelope Study** - Charleston, WV

**INTUIT Prosperity Hub** - Bluefield, WV

**Goodwill Industries** - Parkersburg and Teays Valley, WV

**AIP Building Accessment and Renovations** - Dunbar, WV

**Toyota Engineering Office Addition** - Buffalo, WV

**Salvation Army Building** - Beckley, WV

## EDUCATION

Bachelor of Arts, Board of Regents  
West Virginia State University, 1993

## AFFILIATIONS

American Institute of Architects, Associate  
Member



# CARLIE RAY

## *Senior Interior Designer*

Carlie serves as an Senior Interior Designer at ZMM. She is a detail-oriented and creative professional with extensive knowledge in interior architecture. Carlie's goal with every project is to create a beautiful and functional environment that suits the client's needs.

As an interior designer, her background includes commercial properties, education, healthcare, historic adaptive reuse, residential properties, existing building renovations, and hospitality design. She has experience managing a variety of project elements: interior space planning, finish and fixture selection, creating concept presentations, rendering 3D models, and producing construction documents to ensure that each project seamlessly transitions from concept to reality.

### EDUCATION

Bachelor of Science in Interior Design  
West Virginia University, 2017

### AFFILIATIONS

NCIDQ Certification ID#35513

West Virginia University - Interior  
Architecture Advisory Board Member

### PROJECT EXPERIENCE

**WVDNR Cooper's Rock State Park Cabins - Morgantown, WV**

**WVDNR Beech Fork State Park Cabins - Lavalette, WV**

**Capital Sports Center - Charleston, WV**

**National Weather Service Building - Charleston, WV**

**Coonskin Park Clubhouse Renovations - Charleston, WV**

**KRT New Laidley Transit Ticket Booth - Charleston, WV**

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

**WVARNG Buckhannon Readiness Center Addition - Buckhannon, WV**

**Goodwill Industries - Parkersburg, WV**

**Salvation Army - Beckley, WV**

**Steptoe & Johnson Law Office Renovation - Charleston, WV**

**Premier Bank - Spencer, WV**

**Williamson Health and Wellness Renovation - Williamson, WV**

**New River Health Medical Mall - Fayetteville, WV**

**WVSOM Community Health Center - Lewisburg, WV**

**Cabell County Career and Tech Renovation - Huntington, WV**

**Staats Building Renovation - Charleston, WV**

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





# JOHN PRUETT

**PE, LEED AP**

*Senior Mechanical Engineer*

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

## EDUCATION

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

## LICENSURE

West Virginia, Virginia, Indiana, Maryland,  
Louisiana

LEED Accredited Professional

## AFFILIATIONS

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

United States Marine Corps – 14 Years

## PROJECT EXPERIENCE

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

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

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

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

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

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

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

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

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

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

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

**WV Army National Guard** - WV

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



# JAMES LOWRY

**PE, BCxA**

*Mechanical Engineer*

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

**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

**Health 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 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 Replacement**

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

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

# FRANKIE KANTSIOS

**PE**

*Electrical Engineer*



## EDUCATION

Bachelor of Science  
Old Dominion University, 2019

Associate of Applied Science  
New River Community College, 2016

## LICENSURE

West Virginia  
Virginia

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.

## 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*



# 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 related experience is listed below: includes:

- 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

**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 where he 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



**D**

PROJECT APPROACH

# PROJECT APPROACH

---

## BACKGROUND

Based upon ZMM's understanding of the information contained in the request for expression of interest, the project involves new billeting cabins at the Camp Dawson Army Training Site. The scope indicated is for new construction of billeting cabins for military personnel. The objective is to maximize building space and meet all current building codes at Camp Dawson.



The technical nature of an addition project demonstrates the need for a full-service design team with experience providing design services for the WVARNG. ZMM has the technical professionals - including architects, interior designers, and engineers (mechanical, plumbing, 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 projects for the WVARNG. Our work at Camp Dawson includes the RTI and the joint Interagency Training and Education Center (JITEC), the MCA - Jobs Challenge Facility, and renovations of Buildings 106, 20ew billeting wing at 2, 245, 246, and 301.

## DESIGN APPROACH

Addition projects require a unique approach due to providing an extension to an existing facility requiring the input of a variety of team members including architects, mechanical engineers, and interior designers.

The first phase in a successful addition project involves conducting a thorough examination of the existing facilities to identify deficiencies and opportunities, while confirming the project scope and budget. The purpose of the investigation is to determine the condition of the major building systems, and to validate the proposed project scope and budget. ZMM will commence the investigation by developing as-built plans of the existing facility. Once these plans are complete, ZMM will conduct a facility evaluation of the portion of the facility to receive the new addition with a team of architects and engineers, in conjunction with WVARNG personnel. The proposed addition will also be reviewed with the State Fire Marshal.

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% once federal funding has been secured and Phase 2 of the project begins. Our recent experience working with 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 throughout this process will be to act as part of the WVARNG team, with the objective of ensuring the seamless delivery of your project.

## D. Project Approach and Understanding (cont.)



### 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. 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. 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 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.



## D. Project Approach and Understanding (cont.)

### 4. Ongoing Project Reviews

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

Phase 1:

Design Phase (35%)

Phase 2:

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. 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 WVARNG's budget, ZMM will rely on both historic bidding data (for restroom/shower renovation 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:

- 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.



*E*

CLIENT REFERENCES

# CLIENT REFERENCES

---

**Robert Kirkpatrick, Interim Director**

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

**Brett W. McMillon, Director**

WV Division of Natural Resources Headquarters  
324 4th Avenue  
South Charleston, WV 25303  
304.558.6200

**Chelsea Ruby, Cabin Secretary**

WV Department of Tourism  
Building 3, Suite 100  
State Capitol Complex  
1900 Kanawha Boulevard, East  
Charleston, WV 25305  
304.558.2200



# Thank You

FOR REVIEWING THIS MATERIAL.

**BLACKSBURG**  
VIRGINIA

**CHARLESTON**  
WEST VIRGINIA

**MARTINSBURG**  
WEST VIRGINIA

**MARIETTA**  
OHIO

**ZMM.COM**