



**Expression of Interest  
Camp Dawson Rappel Tower Support Facilities  
CEOI 0603 ADJ1900000001  
August 28, 2018**



RECEIVED

2018 AUG 28 AM 10: 39

WV PURCHASING  
DIVISION

**Department of Administration  
Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130**

*Montum* Architecture, LLC  
37 ER Path, Keyser, WV 26726 • 304-276-7151 • [tom@montumarch.com](mailto:tom@montumarch.com)  
[montumarch.com](http://montumarch.com)



## Table of Contents

### Letter of Interest

|        |                                                                                                                                                                                                                                                             |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TAB 1: | Firm Profiles<br>Montum Architecture LLC<br>Miller Engineering, Inc.<br>Project Organization Chart                                                                                                                                                          |
| TAB 2: | Qualifications<br>Tom Pritts, AIA (Montum Architecture)<br>Craig Miller, PE (Miller Engineering)<br>Travis Taylor, PE (Miller Engineering)<br>Robert Angus (Miller Engineering)<br>Jack Jamison (Miller Engineering)<br>Joseph Machnik (Miller Engineering) |
| TAB 3: | Experience<br>Montum Project Note<br>Miller Engineering Projects                                                                                                                                                                                            |
| TAB 4: | RFP Forms<br>WV-PRC-CEOI-001 Form<br>Terms and Conditions Signature Page<br>Purchasing Affidavit<br>Addendum Acknowledgement Form                                                                                                                           |



August 24, 2018

State of West Virginia  
Department of Administration, Purchasing Division  
2019 Washington St. E.  
Charleston, WV 25305

**Subject: Camp Dawson Rappel Tower Support Facilities, CEOI 0603  
ADJ1900000001**

Dear Sirs and Madams,

Montum Architecture, LLC is pleased to submit this Statement of Qualifications to provide architectural and engineering services. Montum is headed by Tom Pritts, an architect with 15 years experience designing a multitude of project types. He will be the primary contact for the duration and provide all architectural design and construction administration services. Tom has extensive experience in major projects, including efforts for Monongalia County Schools, WVU, WV Division of Natural Resources, and Clear Mountain Bank.

Montum has teamed with Miller Engineering, Inc. to provide mechanical, electrical, and plumbing design services. Experience-based design is a keystone to their approach to your project.

Noah Accord of EarthRes will be the structural engineer for the project. Tom and Noah have a common employment history, completing dozens of designs together.

Thank you for taking the time to review the attached information about the design team and we are grateful for your consideration.

Respectfully submitted,  
**Montum Architecture LLC**

A handwritten signature in blue ink, appearing to read "Tom Pritts", is written over the company name.

Thomas Pritts, AIA, CSI-CCS, LEED-AP

*Montum* Architecture, LLC

37 ER Path, Keyser, WV 26726 • 304-276-7151 • tom@montumarch.com  
montumarch.com



### **Montum Architecture**

Montum Architecture, LLC was founded in 2017 to provide architectural design services to clients in West Virginia and western Maryland. Staff includes one licensed architect performing all tasks and duties. This ensures the utmost coordination of building plans and specifications with minimal potential for miscommunication.

### **Legal Organization**

Montum Architecture is a Limited Liability Corporation initially filed in the State of West Virginia. The company is also registered in the State of Maryland as a foreign LCC.

### **Communication**

Tom Pritts will be the primary point of contact for Montum's architectural services. Montum will manage communications with sub-consultants Miller Engineering and EarthRes on this project.

### **Project Budget**

Previous work experience has shown a consistent +/-2% bid-to-budget ratio.

### **Project Schedule**

Montum will monitor and adjust the design tasks in order to complete the design work on the established timetables. They will also work diligently during project construction to maintain the contractual constraints placed as part of the contractor's bid.

### **Design Software**

Montum utilizes Autodesk Revit for all design projects incorporating three-dimensional modeling and parametric reporting.

## Miller Engineering, Inc. Firm Profile

*Our engineered solutions involve a detailed assessment process: investigation, observation, communication with stakeholders, system analysis, building modeling and engagement from our entire team. We approach each and every project with this process and the guiding principle that buildings are designed to be livable and function in their intended purpose.*

*Over the past 13 years Miller Engineering, Inc. (MEI) has engineered solutions for over \$20.1M in mechanical system upgrades, repairs and renovations for projects of all scopes and sizes, with clients ranging from private owners to local and state governments.*

*With a strict attention to detail and commitment to delivering a job done well and done right the first time, every time, MEI has accumulated a change order percentage of less than 0.1% over the past 8 years.*

*Our team has unique skill-sets regarding engineered renovation solutions. Each member of the team has hands-on mechanical system experience including installation, construction, design and maintenance.*

*Miller Engineering takes pride in being **different by design** and that difference shines through in all phases of our work and continued relationships with our clients.*

### Additional Benefits

- Experienced and Licensed Professional Engineers
- Quality, Value-Engineered Project Delivery
- Qualified Construction Representative on Staff
- LEED-AP Certified
- Below Industry Change Order Status
- Building Information Modeling
- Interactive Solutions Provider
- Emergency Facility Response

## Engineering Design and Consultation

- Mechanical
- Electrical
- Plumbing
- HVAC Design
- Renovation
- **New Construction**

### Aquatic Facility Design

Public Pools & Areas  
ADA Compliance  
Indoor & Outdoor (air flow)  
Chlorination/Filtration

### Construction Administration

Maintenance/Facility Improvement Plans  
Contract Administration  
Code Observation

### Communication System

Intercomm & Public Address  
Voice/Data/CATV  
Urgent Response

### Energy

Power Supply (main & backup)  
Green & Renewable Consulting  
Systems Utilization & Upgrades  
Sustainable Solutions

### Facility Utilization

Systems Assessment & Solutions  
Adaptive Re-use  
Planning/Life-Cycle Control  
Engineered Replacement

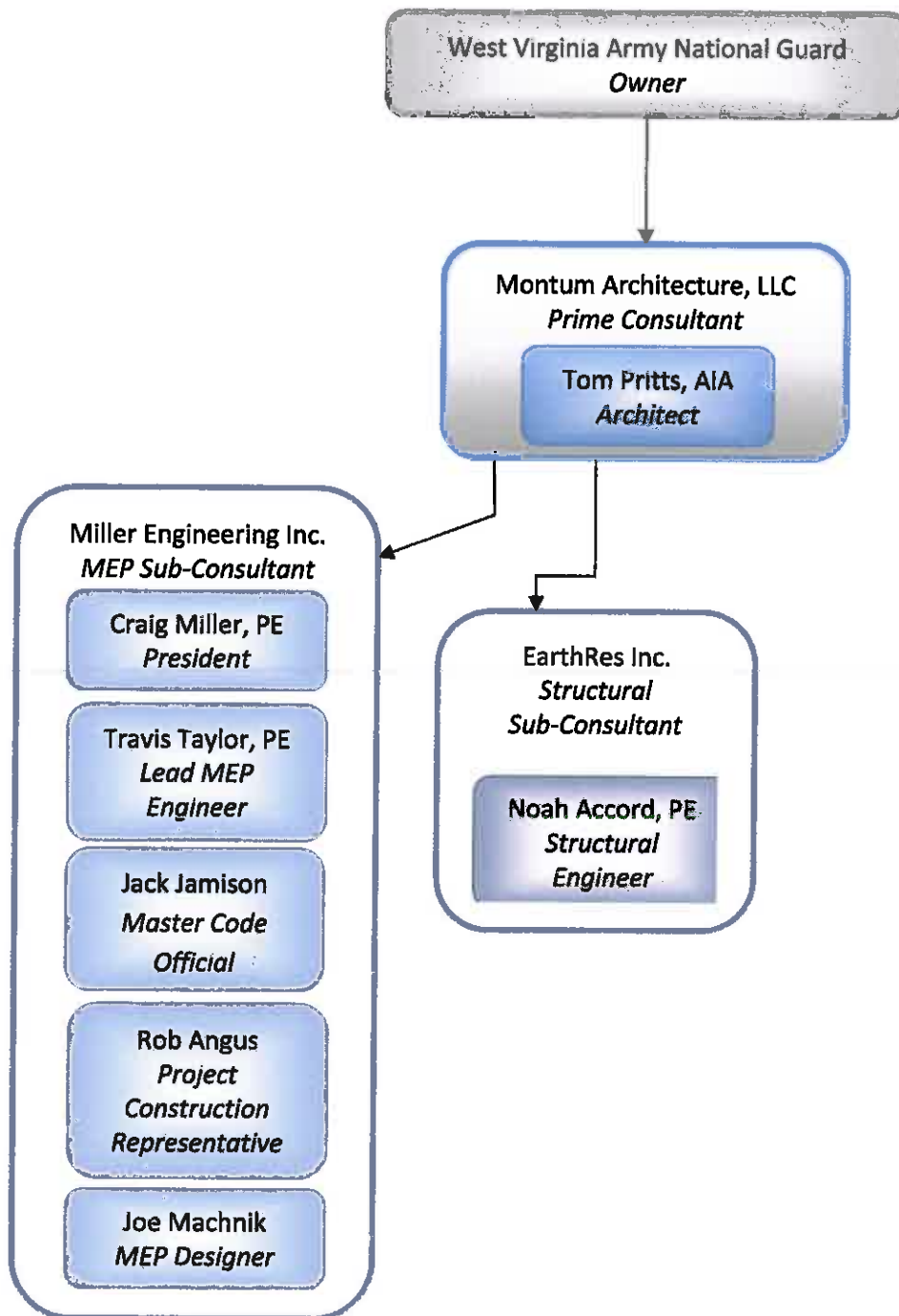
### Life Safety Inspection/Design

Fire Protection & Alarm Systems  
Access Control  
Fire & Electrical Investigation

### Industry Experience

Education  
Local & State Government  
Commercial Development  
Healthcare  
Public Pools (indoor & outdoor)  
Department of Parks & Recreation

# Project Organization Chart





### **Thomas Pritts, AIA, LEED-AP, CSI-CCS**

Tom founded Montum Architecture in 2017. He has more than 15 years experience in design, specification, and project management. During his former employment, Tom has designed and managed dozens of built projects. His experience encompasses a wide range of projects including K-12 and higher education facilities, financial Institutions, emergency services buildings, and automotive dealerships. A native of Mineral County, Tom is member of the West Virginia Chapter of American Institute of Architects and was involved in the establishment of the US Green Building Council's West Virginia chapter. He is highly skilled in the design of complex building systems, technical construction detailing and specifying, and construction contract administration. These skills were critical in the development and maintaining of many multi-year, multi-project relationships with Clients in his previous employment.

### **Project Role: Relationship Manager – Primary Point of Contact**

- Principal in Charge
- Design and Project Management
- Concept and Construction Design
- Quality Assurance and Control

### **Professional History**

|               |                           |                         |
|---------------|---------------------------|-------------------------|
| 2017- Present | Montum Architecture       | Architect               |
| 2004-2017     | Alpha Associates          | Associate and Architect |
| 2003          | Marshall Craft Associates | Architectural Intern    |

### **Education**

|      |               |                           |
|------|---------------|---------------------------|
| 2004 | Virginia Tech | Bachelors of Architecture |
|------|---------------|---------------------------|

### **Licenses and Certifications**

- Licensed Architect (West Virginia, Maryland)
- NCARB Certificate
- Construction Specifier Institute – Certified Construction Specifier
- LEED-AP Certified
- 30-hour OSHA Card

### **Professional Project Highlights**

- Potomac State College – Bachelor of Nursing Renovation
- Wyoming East High School HVAC Renovation – Wyoming County Schools, WV
- Mountainview and MTEC HVAC Renovation – Monongalia County Schools, WV
- Berkeley Springs State Park – Pool Bathhouse Roof Replacement
- Berkeley Springs State Park – Old Roman Bath Renovation
- Blackwater Falls State Park – Boiler Room Renovation
- Our Lady of the Mountains Parish – Bathroom Renovation
- Mountain View Assembly of God – Rec Hall Ceiling Design



# Montum

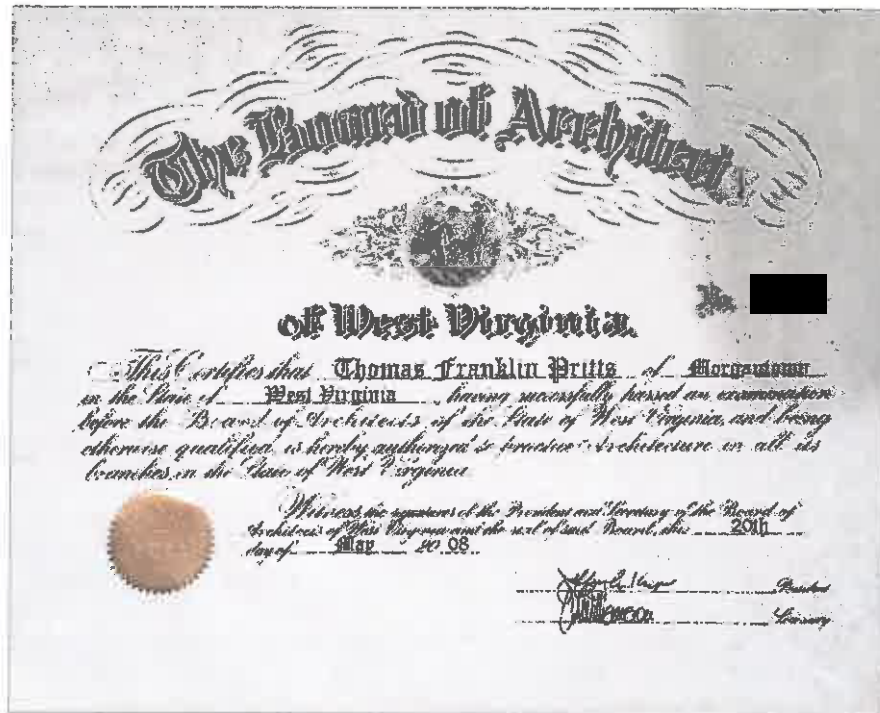


Architecture

## **Professional Project Highlights (former employment built projects)**

- Potomac State College – ADA Connector Building, Church-McKee Plaza, Shipper Library Façade
- WVU Engineering Sciences Building – East Wing Addition, 10<sup>th</sup> Floor Fit-Out, Basement Renovation
- WVU Engineering Research Building – G07 & G08 Renovation
- WVU Equine Education Center
- WVU College of Physical Activities and Sports Sciences/ Student Health Center
- WVU Center for Alternative Fuel Engines and Emissions
- WVU Colson Hall Water Infiltration Repairs
- WVU Mountainlair Water Infiltration Repairs
- WVU Chemistry Research Laboratories Fit-Out
- WVU Creative Arts Center Wheelchair Lift
- Alderson Broaddus University – Pyles Arena Deck Replacement
- Glenville State College – Morris Stadium Skybox
- Washington High School, Jefferson County Schools, WV
- Pineville Elementary School, Wyoming County Schools, WV
- Huff Consolidated School, Wyoming County Schools, WV
- Aurora School Addition, Preston County Schools, WV
- Riverview High Field House Design-Build, McDowell County Schools, WV
- Safe School Entries, Monongalia County Schools, WV
- Morgantown High Elevator, Monongalia County Schools, WV
- 2010 Comprehensive Education Facilities Plan- Monongalia County Schools, Wyoming County Schools
- Clear Mountain Bank Branches, Oakland, MD - Reedsville, WV - Kroger-Sabraton, WV
- Grant County Bank, Petersburg, WV
- Fairmont Federal Credit Union, Bridgeport, WV
- Freedom Ford, Kia, and Volkswagen Automotive Dealerships, Morgantown and Clarksburg, WV
- Jenkins Subaru Addition, Bridgeport, WV
- Elkins Fordland Renovation - Elkins Chrysler Dealership, Elkins, WV
- Harry Green Nissan Design-Build, Clarksburg, WV
- Cool Green Automotive Addition and Renovation, Shepherdstown, WV
- Veteran's Affairs – OI&T Office Fit-Out, Shepherdstown, WV
- OPM, Eastern Management Development Center Addition, Shepherdstown, WV
- National Energy Technology Laboratory – Building B-8 Roof Replacement, Morgantown, WV
- US Coast Guard – Conference Room Renovation, Martinsburg, WV
- Eastern Panhandle Transit Authority Addition, Martinsburg, WV
- Cacapon State Park – Old Inn HVAC and Interior Renovation
- WV National Guard - Armory Office Fit-out, Parkersburg, WV
- South Berkeley Fire Station, Inwood, WV
- Jefferson County Emergency Services Agency – New Headquarters
- Berkeley County Ambulance Authority – South Station Renovation and Addition
- Poolhouse Renovation, McMechen, WV
- Community Center, Ridgeley, WV
- Wastewater Treatment Plant Renovations, Martinsburg, WV
- Public Works Building, Fairmont, WV
- Oatesdale Park Little League Fields, Martinsburg, WV
- St. Luke Canopy Replacement, Morgantown, WV
- Freshwater Institute – Aquaculture Building, Shepherdstown, WV
- Clarion Hotel Renovation, Shepherdstown, WV
- Shenandoah Village Apartments – Façade and Deck Replacement, Martinsburg, WV
- Regional Eye Associates/ Surgical Eye Center, Morgantown, WV
- Bavarian Inn – Infinity Pool/ Pool Bar, Shepherdstown, WV





## The West Virginia Board of Architects

certifies that

**THOMAS F. PRITTS**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2018.*



*State Administrator*  
Board Administrator



### **B. Craig Miller, PE**

Craig founded Miller Engineering in 2003, and serves as President and Principal Engineer. He has more than 20 years experience in design, specification, operations and project management. During his employment with WVU, Craig was directly involved with approximately \$130 million in new capital construction. His experience with a wide range of projects including HVAC, electrical, plumbing, infrastructure upgrades, building automation, energy efficiency and maintenance/renovation, among others, allows him to serve in multiple capacities within a given project. Craig will serve as the main

communication interface between the Owner, the design team, contractors and end users.

### **Project Role: Relationship Manager – Primary Point of Contact**

- *Engineer in Responsible Charge*
- *Design and Project Management of Mechanical, Electrical, Plumbing Projects*
- *Concept and Construction Design*
- *Business Operations and Financial Management Oversight*
- *Quality Assurance and Control*

### **Professional Project Highlights**

- Bobtown Elementary HVAC
- WVU Life Sciences Building and Student Recreation Center – Owner's Engineer
- Hawks Nest/Twin Falls HVAC
- Mapletown High School HVAC Replacement Phase I & II
- Advanced Surgical Hospital
- WV State Building 25 HVAC Piping Replacement
- WV State Building 36 HVAC Upgrades
- Cheat Lake Elementary & Middle School Renovations

### **Professional History**

|               |                          |                                           |
|---------------|--------------------------|-------------------------------------------|
| 2003- Present | Miller Engineering, Inc. | President, Relationship Manager           |
| 2002-2003     | Casto Technical Services | Existing Building Services Staff Engineer |
| 2001-2002     | Uniontown Hospital       | Supervisor of Engineering                 |
| 1995-2001     | West Virginia University | Staff Engineer                            |
| 1990-1995     | BOPARC                   | Caretaker – Krepps Park                   |
| 1983-1988     | University of Charleston | Electrician/HVAC Mechanic                 |

### **Education**

|      |                          |                            |
|------|--------------------------|----------------------------|
| 1995 | West Virginia University | BS- Mechanical Engineering |
| 1988 | University of Charleston | BA- Mass Communications    |

### **Licenses and Certifications**

- Professional Engineer (West Virginia, Pennsylvania, Maryland, and Ohio)
- Licensed Master Plumber
- LEED-AP Certified



## **Travis Taylor, PE**

Experience in project management facilitates Travis's ability to create and design constructible projects. Prior to joining the Miller Engineering team he was directly responsible for managing \$10 million in electrical construction budgets. His experiences encompass both new construction and renovation. Travis maintains professional competencies by attending seminars and continuing education classes. As lead engineer he provides HVAC, mechanical, plumbing and electrical design solutions and services for our clients. In addition, he is part of our team's complete assessment process in both planning and MEP design through construction administration.

### **Project Role: Lead MEP Engineer**

- *Design of Mechanical, Electrical, and Plumbing Systems*
- *Building Information Modeling - Revit*
- *Constructible Materials Evaluation*
- *Site Evaluation and Mechanical System Review*
- *Submittal and RFP Review*
- *RFI Coordination, Review, and Response*
- *Construction Observation*

### **Professional Project Highlights**

- **Suncrest Middle Gym HVAC**
- **MTEC Welding Shop**
- **North Elementary Gym HVAC**
- **WV State Building 36 HVAC Upgrades**
- **WV State Building 25 HVAC Piping Replacement**
- **Bobtown Elementary School HVAC Upgrades**
- **Holly River State Park Primary Electric Service Replacements Phase I & II**
- **Pipestem Lodge McKeever Lodge HVAC Piping Replacement**

### **Professional History**

|              |                          |                              |
|--------------|--------------------------|------------------------------|
| 2011-Present | Miller Engineering, Inc. | Staff Engineer               |
| 2006-2011    | Tri-County Electric, Co. | Project Manager              |
| 2006-2006    | Schlumberger             | Field Engineer Trainee - MWD |

### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

- **Professional Engineer - State of West Virginia**
- **OSHA 10-hour Course: Construction Safety & Health**

## Staff – Qualifications and Experience



### **Jack Jamison**

Jack brings 15 years as an electrical/building inspector and over 25 years of experience in the commercial electrical construction industry. His knowledge and experience are valuable resources to Miller's complete assessment process.

#### **Project Role: Master Code Official**

- Facility Review, Code Research, Field Observations, Issue Resolutions, and Project Evaluation

### **Professional History**

|               |                                 |                                  |
|---------------|---------------------------------|----------------------------------|
| 2010- Present | Miller Engineering, Inc.        | Code and Construction Specialist |
| 1999-2010     | Megco Inspections               | Chief Inspector                  |
| 1972-1998     | Jamison Electrical Construction | Master Electrician               |

### **Education**

1971 Fairmont State College, BS-Engineering Technology-Electronics

### **Licenses and Certifications**

- Master Code Professional, IAEI Master Electrical Inspector, Class C Electrical Inspector – WV, PA, MD, & OH
- ICC Commercial Building, Building Plans, Commercial Plumbing, Residential Energy, and Accessibility Inspector/Examiner
- WV Master Electricians License
- NCPCCI-2B, 2C, 4B, 4C: Electrical & Mechanical General/Plan Review
- OSHA 30 Hour Course: General Industry
- NFPA Code Making Panel 14 – NEC 2014 Edition



## Robert Angus

20 Years of maintenance, operations, and construction management precede Rob's engagement with Miller Engineering. Professional expertise of construction project management was gained as an owner of his own contracting company specializing in residential and commercial construction, electrical, plumbing, and HVAC projects. Rob's hands-on approach, common sense and valuable work history knowledge enables him to interface with construction personnel seamlessly alongside engineers and architects. He is adept at preventing and handling issues. Rob is involved at the estimation phase

to allow for continuity within the project's design and construction.

### **Project Role: Construction Representative**

- *Construction Project Representation and Management*
- *Construction Administration*
- *Project Cost Estimation*
- *Submittal Review*
- *RFI, RFPCO Review and Response*

### **Professional Project Highlights**

- **MTEC Welding Shop**
- **Cheat Lake Elementary HVAC Upgrade**
- **Suncrest Middle School Gym HVAC Upgrade**
- **North Elementary School Boiler/AC**
- **Mapletown Jr./Sr. High School HVAC/Boiler Upgrade**
- **3<sup>RD</sup> Party Construction Observation – Canaan Valley Resort**
- **Hawks Nest/Twin Falls HVAC**
- **WVU Research Building Office Renovation**

### **Professional History**

|               |                          |                                     |
|---------------|--------------------------|-------------------------------------|
| 2009- Present | Miller Engineering, Inc. | Project Construction Representative |
| 2000-2009     | Angus Contracting, LLC   | Owner/Operator                      |
| 1991-2000     | BOPARC                   | Director of Maintenance             |

### **Education**

|      |                                              |                                                   |
|------|----------------------------------------------|---------------------------------------------------|
| 2000 | Monongalia County Technical Education Center | Heating, Cooling, and Refrigeration Certification |
| 1996 | West Virginia University                     | Recreation and Parks Administration               |

### **Licenses and Certifications**

- **Licensed West Virginia General Contractor**
- **Licensed West Virginia HVAC Contractor**
- **Certified HVAC Mechanical Contractor**
- **Licensed West Virginia Journeyman Electrician**
- **Licensed West Virginia Master Plumber**
- **OSHA 10-Hour Construction Safety & Health**



### **Joseph Machnik**

Joe has experience with AutoCAD, MEP and Revit MEP. He provides design modeling, drafting and supervised design services and construction support for Miller Engineering.

#### **Project Role: MEP Designer**

- *Revit/CADD Coordination of New Construction and Renovation Designs*
- *Building Information Modeling*

#### **Professional Project Highlights**

- Bobtown Elementary HVAC
- WV State Building 25 HVAC Piping Replacement
- Suncrest Middle Gym HVAC
- North Elementary Gym HVAC
- WV State Building 36 HVAC Upgrades
- Westwood Middle Cooling Tower
- Pipestem Lodge HVAC Piping Replacement

#### **Professional History**

2010 – Present    Miller Engineering, Inc.    MEP Designer

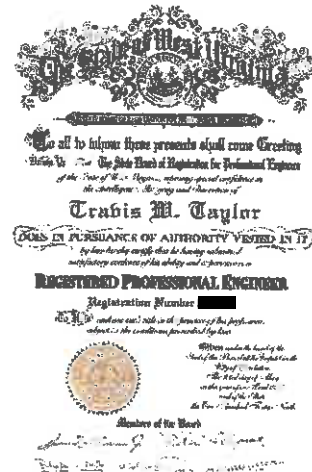
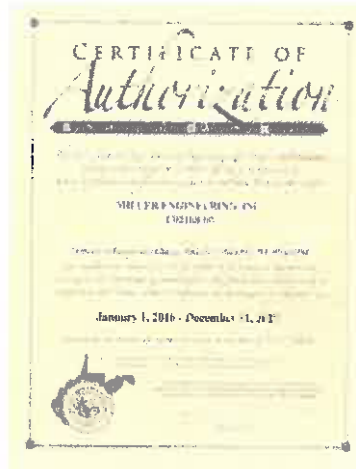
#### **Education**

2008    Penn State – Fayette, AS - Building Engineering Systems Technology: *Building Environmental Systems Technology*

2007    Penn State – Fayette, AS - Building Engineering Systems Technology: *Architectural Engineering Technology*



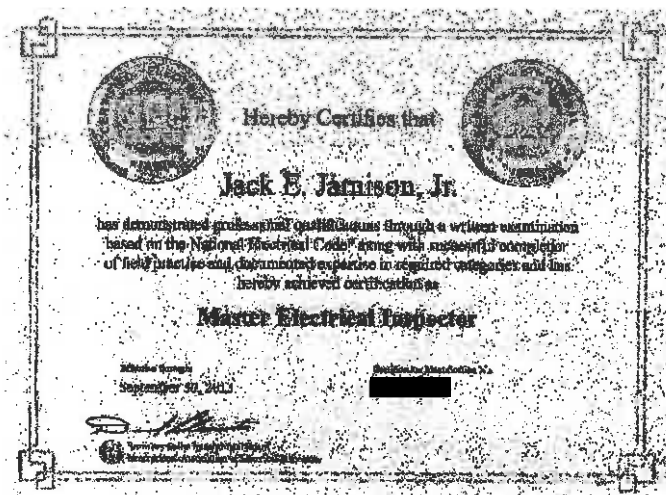
# Miller Engineering Licenses and Certifications



This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.



This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.





## **Noah Accord, PE**

Noah has more than 12 years experience in structural engineering, design, specification, and project management. During his employment with Alpha Associates and EarthRes Engineering, Noah provided structural design and managed multiple built projects. His experience encompasses a wide range of projects including K-12 and higher education facilities, financial Institutions, emergency services buildings, natural gas facilities, and automotive dealerships. A native of Braxton County, Noah is a Licensed Professional Engineer in Pennsylvania and West Virginia.

### **Project Role: Structural Engineer**

- Structural Engineering and Design
- Concept and Construction Design
- Quality Assurance and Control

### **Professional History**

|               |                      |                                   |
|---------------|----------------------|-----------------------------------|
| 2015- Present | EarthRes Engineering | Project Manager                   |
| 2005-2015     | Alpha Associates     | Associate and Structural Engineer |

### **Education**

|      |                          |                       |
|------|--------------------------|-----------------------|
| 2004 | University of Pittsburgh | B.S Civil Engineering |
| 2005 | University of Pittsburgh | M.S Civil Engineering |

### **Licenses and Certifications**

- Licensed Professional Engineer (West Virginia, Pennsylvania)

### **Professional Project Highlights**

- Potomac State College – ADA Connector Building
- Potomac State College – Church-McKee Plaza
- Potomac State College – Shipper Library Façade
- WVU Engineering Sciences Building – East Wing Addition, 10<sup>th</sup> Floor Fit-Out, Basement Renovation
- WVU Engineering Research Building – G07 & G08 Renovation
- WVU College of Physical Activities and Sports Sciences/ Student Health Center
- WVU Center for Alternative Fuel Engines and Emissions
- Alderson Broaddus University – Pyles Arena Deck Replacement
- Glenville State College – Morris Stadium Skybox
- Washington High School, Jefferson County Schools, WV
- Pineville Elementary School, Wyoming County Schools, WV
- Huff Consolidated School, Wyoming County Schools, WV
- Aurora School Addition, Preston County Schools, WV
- Riverview High Field House Design-Build, McDowell County Schools, WV
- Safe School Entries, Monongalia County Schools, WV
- Morgantown High Elevator, Monongalia County Schools, WV
- Clear Mountain Bank, Oakland, MD
- Clear Mountain Bank, Reedsville, WV
- Clear Mountain Bank-Kroger, Sabraton, WV
- Fairmont Federal Credit Union, Bridgeport, WV
- Freedom Ford, Kia, and Volkswagen Automotive Dealerships, Morgantown, WV
- Jenkins Subaru Addition, Bridgeport, WV
- Elkins Fordland Renovation, Elkins, WV
- Elkins Chrysler Dealership, Elkins, WV
- Harry Green Nissan Design-Build, Clarksburg, WV
- Cool Green Automotive Addition and Renovation, Shepherdstown, WV

**Professional Project Highlights (continued)**

- OPM, Eastern Management Development Center Addition, Shepherdstown, WV
- US Coast Guard - Conference Room Renovation, Martinsburg, WV
- Eastern Panhandle Transit Authority Addition, Martinsburg, WV
- WV National Guard - Armory Office Fit-out, Parkersburg, WV
- South Berkeley Fire Station, Inwood, WV
- Jefferson County Emergency Services Agency - New Headquarters
- Berkeley County Ambulance Authority - South Station Renovation and Addition
- Community Center, Ridgeley, WV
- Wastewater Treatment Plant Renovations, Martinsburg, WV
- Public Works Building, Fairmont, WV
- Clarion Hotel Renovation, Shepherdstown, WV
- FBOP Hazelton Prison Medium Security Complex, Hazelton, WV
- Regional Eye Associates/ Surgical Eye Center, Morgantown, WV
- Bavarian Inn - Infinity Pool/ Pool Bar, Shepherdstown, WV



## Montum Architecture - Experience

Montum Architecture, LLC was founded in 2017 by Tom Pritts. Prior to that, Tom worked with Miller Engineering as a consultant on the following built projects (projects underlined were designed with Noah Accord as the structural engineer):

- WVU Creative Arts Center Wheelchair Lift
- Glenville State College – Morris Stadium Skybox
- Riverview High Field House Design-Build, McDowell County Schools, WV
- Clear Mountain Bank, Oakland, MD
- Clear Mountain Bank, Reedsville, WV
- Clear Mountain Bank-Kroger, Sabraton, WV
- Grant County Bank, Petersburg, WV
- Freedom Ford, Kia, and Volkswagen Automotive Dealerships, Morgantown and Clarksburg, WV
- Jenkins Subaru Addition, Bridgeport, WV
- Eastern Panhandle Transit Authority Addition, Martinsburg, WV
- Cacapon State Park – Old Inn HVAC and Interior Renovation
- WV National Guard - Armory Office Fit-out, Parkersburg, WV
- Jefferson County Emergency Services Agency – New Headquarters
- Berkeley County Ambulance Authority – South Station Renovation and Addition
- Poolhouse Renovation, McMechen, WV
- Community Center, Ridgeley, WV
- Public Works Building, Fairmont, WV
- Oatesdale Park Little League Fields, Martinsburg, WV

In order to protect his former employer's instruments of service, further documentation will not be included as part of the Montum submission. Additionally, references for Tom Pritts personal performance can be provided upon request.

# POTOMAC STATE COLLEGE BACHELORS IN SCIENCE OF NURSING RENOVATION

## Montum

### Architecture



West Virginia University - Potomac State College received the former National Guard Armory in 2016. In addition to recreational facilities, the newly named J. Edward Kelley Center will house the 4-year WVU School of Nursing BSN program. The project converted former meeting spaces into demonstration nursing laboratories and lecture spaces. Office spaces were renovated. Electrical and HVAC systems were updated to meet the new needs.



COMPLETED: 2018

BUDGET: NOT DISCLOSED

SIZE: 3,900 SF RENOVATED

LOCATION: KEYSER, WV

CONTACT:  
Mike Simpson  
Director of Facilities  
304-788-6886

*Montum* Architecture, LLC

37 ER Path, Keyser, WV 26726 • 304-276-7151 • tom@montumarch.com • montumarch.com



# BERKELEY SPRINGS STATE PARK

## POOL BATHHOUSE ROOFING REPLACEMENT

# Montum

## Architecture



West Virginia Division of Natural Resources contracted Montum Architecture to specify and administer roofing replacement of the Pool Bathhouse at Berkeley Springs State Park. The existing roofing was a combination of EPDM and built-up roofing. Failing wood framing was replaced and ACM abatement was incorporated in the demolition.

COMPLETED: 2018

COST: \$155,400

SIZE: 2,800 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

CONTACT:

Carolyn Mansberger  
DNR Project Manager  
304-558-2764



*Montum* Architecture, LLC

37 ER Path, Keyser, WV 26726 • 304-276-7151 • [tom@montumarch.com](mailto:tom@montumarch.com) • [montumarch.com](http://montumarch.com)

## Descriptions of Past Projects Completed – New Construction

### Advanced Surgical Rehabilitation Hospital

#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Nurse Call
- Fire Protection/Alarm

**Estimated Budget: \$17M**

**Facility Area: 67,000 ft<sup>2</sup>**

**Owner: AOR Group**



Interactive collaboration with the physician owners and contractor was the guiding principle behind the success of this project. Each and every system within the hospital was designed for and met precise health care compliance standards. Specifications for ventilation, electric, plumbing, HVAC and medical gas safety were all applied to the constructible design. Quality assurance and design aspects were satisfied by many intensive site visits as well as consistent communication with the contractor. Real time answers and coordination enabled the client to meet a fast-paced construction deadline which if missed would have had severe government regulatory repercussions and detrimental business outcomes.

Project Contact:  
*Rick Briggs*  
*Lutz Myers & Associates, Inc.*  
*(724) 758-5455*

## Descriptions of Past Projects Completed – New Construction

### Preston County 911 Center

#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Fire Protection
- Fire Alarm

**Estimated Budget: \$2M**

**Facility Area: 7,000 ft<sup>2</sup>**

**Owner: Preston County**



The 7,000 ft<sup>2</sup> facility incorporates many features to increase the facility's reliability and functionality as a county-wide emergency operations center, in addition to being a 911-service call center. The HVAC system serving the 911 center and its supporting data center are redundant and incorporate a "shelter in place" function to seal them from outside air should the need arise. The training facility is equipped with HVAC systems and power/data cabling to permit it to function as an emergency operations center. The facility has a dual fuel emergency generator which serves the 911 center and the training room/operations center. The building water, electric and tel/data/cable utilities each required special attention and coordination with the service providers.

Project Contact:  
 Duane Hamilton  
 Preston OES  
 Phone: (304) 329-1855



## Descriptions of Past Projects Completed – Fire Suppression

### FMW Composites Building

#### Services Provided:

- Electrical
- Plumbing
- HVAC
- Fire Protection
- Fire Alarm

**Estimated Budget: \$3.8M**

**Facility Area: 15,000 ft<sup>2</sup>**

**Owner: FMW Composite Systems**



The facility's production process utilizes explosive hydrogen and propane requiring electrical, HVAC and plumbing systems to be explosion-proof. The project required extensive review of air movement (supply, exhaust, room-to room) within and outside the facility. The processes also use chemicals which can emit vaporous hydrochloric acid, requiring emergency ventilation systems. An extensive code review process was performed as well as design of a foam-based fire suppression system. Process gasses flow from exterior bulk storage to the process equipment through a piping network. Significant complexity was added as the roof structure could not support any HVAC equipment and location, footprint and services were already established during building of the shell.

Project Contact:  
Richard Colebank, PE  
Alpha Associates  
Phone: (304) 296-8216

## Descriptions of Past Projects Completed – Renovation

### Cheat Lake Elementary School

#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Fire Protection/Alarm
- PA and Clock System

**Budget: \$5.5M**

**Facility Area: 17,000 ft<sup>2</sup>**

**Owner: Monongalia County**



Joining two separate structures into one large structure precipitated a need to design replacement systems while revamping existing ones; and addressing fire safety standards to meet the demands of the owner's new expanded facility. Enhancing the student environment was the goal of this unique project. Ventilation, electrical, data and expansion of the sprinkler and fire systems were all addressed. The original steam heating system was replaced, bathrooms were updated and the gym was air conditioned under this project. Finally, the clock, public address and intercom systems were updated to serve the new expanded facility. The project's goals were successful and integration of the new cooling system inside the gym was completed with a satisfactory level of aesthetical value.

Project Contact:  
*Richard Colebank, PE*  
*Alpha Associates*  
*(304) 296-8216*  
Owner's representative is retired.

## Descriptions of Past Projects Completed – Renovation

### Clear Mountain Bank - Reedsville

#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Fire Alarm

**Estimated Budget: N/A**

**Facility Area: 2,700 ft<sup>2</sup>**

**Owner: Clear Mountain Bank**



Work included demolition of the main level of the existing building and reconstruction on the existing basement walls. Project consisted of traditional air handlers located in the basement, all new lighting including decorative tension-suspended fixtures and exterior pole lights, and integration of bank security and operational systems. Goals included re-use of the existing utility services and construction efforts kept the existing safe deposit vault intact and operational.

#### Project Contact:

*Cindy Tehrani, Assistant Vice President  
Clear Mountain Bank  
(304) 379-2265*



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

State of West Virginia  
Centralized Expression of Interest  
02 — Architect/Engr

Proc Folder: 481314

Doc Description: Rappel Tower Support Facilities (Design) Camp Dawson

Proc Type: Central Purchase Order

| Date Issued | Solicitation Closes    | Solicitation No         | Version |
|-------------|------------------------|-------------------------|---------|
| 2018-08-07  | 2018-08-28<br>13:30:00 | CEOI 0603 ADJ1900000001 | 1       |

**BID RECEIVING LOCATION**

**BID CLERK**

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV

25305

US

**VENDOR**

Vendor Name, Address and Telephone Number:

**FOR INFORMATION CONTACT THE BUYER**

Stephanie L Gale

(304) 558-8801

stephanie.l.gale@wv.gov

Signature X

FEIN # 82-1385831

DATE August 24, 2018

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.

  
\_\_\_\_\_  
(Name, Title)

Thomas Pritts, Member

\_\_\_\_\_  
(Printed Name and Title)

37 ER Path, Keyser, WV 26726

\_\_\_\_\_  
(Address)

304-276-7151

\_\_\_\_\_  
(Phone Number) / (Fax Number)

tom@montumarch.com

\_\_\_\_\_  
(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation 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 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 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.

Montum Architecture, LLC

\_\_\_\_\_  
(Company)

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

Thomas Pritts, Member

\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

August 24, 2018

\_\_\_\_\_  
(Date)

304-276-7151

\_\_\_\_\_  
(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI 0603 ADJ19\*1**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received: None**  
*(Check the box next to each addendum received)*

- |                                         |                                          |
|-----------------------------------------|------------------------------------------|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

**Montum Architecture, LLC**

Company \_\_\_\_\_

  
Authorized Signature \_\_\_\_\_

**August 24, 2018**

Date \_\_\_\_\_

**NOTE:** This addendum acknowledgment should be submitted with the bid to expedite document processing.