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## Header 1

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**Procurement Folder:** 851767

**SO Doc Code:** CEOI

**Procurement Type:** Central Contract - Fixed Amt

**SO Dept:** 0310

**Vendor ID:** VS0000013207 

**SO Doc ID:** DNR2100000001

**Legal Name:** MONTUM ARCHITECTURE LLC

**Published Date:** 4/6/21

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**Total Bid:** \$0.00

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**Response Time:** 10:14

**Solicitation Description:** A/E Services-Tomblin WMA Elk Visitor Center (NEW) 

**Responded By User ID:** Montum 

**Total of Header Attachments:** 1

**First Name:** Thomas

**Total of All Attachments:** 1

**Last Name:** Pritts

**Email:** tom@montumarch.com

**Phone:** 304-276-7151





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

State of West Virginia  
Solicitation Response

**Proc Folder:** 851767  
**Solicitation Description:** A/E Services-Tomblin WMA Elk Visitor Center (NEW)  
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Solicitation Closes	Solicitation Response	Version
2021-04-13 13:30	SR 0310 ESR04132100000006991	1

**VENDOR**  
VS0000013207  
MONTUM ARCHITECTURE LLC

**Solicitation Number:** CEOI 0310 DNR2100000001  
**Total Bid:** 0  
**Response Date:** 2021-04-13  
**Response Time:** 10:14:09  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
Joseph E Hager III  
(304) 558-2306  
joseph.e.hageriii@wv.gov

<b>Vendor</b>		
<b>Signature X</b>	<b>FEIN#</b>	<b>DATE</b>

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Civil engineering				0.00

Comm Code	Manufacturer	Specification	Model #
81101500			

Commodity Line Comments:

Extended Description:

Architectural/engineering services and contract administration for the Tomblin WMA Elk Visitor Center.



**Expression of Interest**  
**A/E Services – Tomblin WMA Elk Visitor Center (NEW)**  
**CEOI 0310 DNR2100000001**

**April 6, 2021**



**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)



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April 12, 2021

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

**Subject: A/E Services – Tomblin WMA Elk Visitor Center (NEW), CEOI 0310  
DNR210000001**

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 16 years of experience designing a multitude of project types. He will be the primary contact for the duration including construction administration services, provide all architectural design efforts, and lead the design team.

Montum has teamed with Miller Engineering, Inc. to provide mechanical, electrical, and plumbing design services, CAS Structural for structural design services, and Potesta and Associates for civil/site design services. This team has worked on numerous projects together in various capacities, including many for WV DNR.

The design team has reviewed the three goals listed in the Goals/Objectives section of the EOI solicitation and the proposed approach is summarized below. Further documentation is presented in the firm profiles, qualifications, and experience sections of the EOI response.

Goal One – The design team prides themselves in starting new projects looking at all of the existing conditions, project needs, and limitations that inform the best approach to the design process and goals of the project. Our project sheets clearly reflect the extent of previous experience in working in that manner. Thorough assessment of existing conditions is the first key component to developing the project needs.

Goal Two – The design team's modus operandi is to work from a master planning perspective on everything we do in order to holistically understand the needs of the

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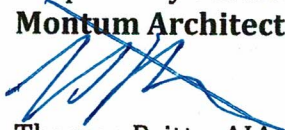
project and to integrate new work into overall operation of systems or facilities. In addition to existing building evaluations, functional and stylistic needs are identified with the Owner's stakeholders. This information is then boiled down into design plans, phasing approach if necessary, and budgetary impacts.

Goal Three – Each primary designer remains as the primary point person as the project progresses into construction. The continuity of the design-decision knowledgebase positively impacts the administration of construction activities.

The primary goal for any project is to provide exemplary designs that function to the greatest extent possible for the given budget constraints. We feel that by striving to spend every project dollar to our best ability will inherently serve our client's best interest.

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**



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

*Montum* Architecture, LLC

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## **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 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/Filteration

### 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





## **Firm Profile**

**CAS Structural Engineering, Inc.** – CAS Structural Engineering, Inc. is a West Virginia Certified Disadvantaged Business Enterprise structural engineering firm located in the Charleston, West Virginia area.

Providing structural engineering design and/or analysis on a variety of projects throughout the state of West Virginia, CAS Structural Engineering has experience in excess of 30 years on the following types of building and parking structures:

- Governmental Facilities (including Institutional and Educational Facilities)
- Industrial Facilities
- Commercial Facilities

Projects range from new design and construction, additions, renovation, adaptive reuse, repairs and historic preservation (including use of The Secretary of the Interior's Standards for Rehabilitation) to evaluation studies/reports and analysis.

CAS Structural Engineering utilizes AutoCAD for drawing production and Enercalc and RISA 2D and 3D engineering software programs for design and analysis. Structural systems designed and analyzed have included reinforced concrete, masonry, precast concrete, structural steel, light gauge steel and timber.

Carol A. Stevens, PE is the firm President and will be the individual responsible for, as well as reviewing, the structural engineering design work on every project. Carol has over 30 years of experience in the building structures field, working both here in West Virginia and in the York, Pennsylvania vicinity. Carol is also certified by the Structural Engineering Certification Board for experience in the field of structural engineering.

CAS Structural Engineering, Inc. maintains a professional liability insurance policy.

PO Box 469 • Alum Creek, WV 25003-0469   **PHONE** 304-756-2564   **FAX** 304-756-2565   **WEB** [www.casstruceng.com](http://www.casstruceng.com)

PROVIDING STRUCTURAL ENGINEERING SOLUTIONS FOR YESTERDAY, TODAY AND TOMORROW  
COMMERCIAL, GOVERNMENTAL AND INDUSTRIAL STRUCTURAL DESIGN, ANALYSIS AND RESTORATION  
A WEST VIRGINIA CERTIFIED DBE CONSULTANT • CERTIFIED IN THE PRACTICE OF STRUCTURAL ENGINEERING

WV VA KY OH MD PA

# POTESTA & ASSOCIATES, INC.

## *Civil Engineering and Design*

Potesta & Associates, Inc. (POTESTA) helps clients evaluate and plan projects by completing the following types of preliminary evaluations and analyses.

- Phase I Environmental Site Assessments
- Floodplain Determination
- Geotechnical Explorations Including Soil, Bedrock, and Groundwater Characterization
- Foundation Recommendations
- Monitoring Well Systems and Site Characterization Plans
- Boundary, Topographical and Photogrammetric Surveys
- Utility Planning
- Earthwork Evaluations Including Volume Analysis
- Opinion of Probable Costs/Engineer's Construction Cost Estimates

Once the project has been determined feasible, POTESTA's design professionals complete preliminary and final designs. Frequent communication is made with the client and any other design professionals to review completed activities and obtain input for the design process. Our goal is to provide our services to achieve or exceed our clients' expectations.

Our design services include:

- Erosion and Sediment Control Plans
- Earth Retaining Structures Design
- Geometric Site Layout
- Grading and Drainage Plans, Including Excavation and Fill Optimization
- Access Road Design
- Hydraulic Structure Design
- Water and Sewer Design
- Slope Stability Analysis
- Subsurface Drainage System Design
- Construction Drawings, Specifications and Contract Document Preparation

POTESTA offers experienced environmental engineers and scientists to prepare applications for various environmental permits that may be required. These services include:

- Stormwater Management Permit/Erosion and Sediment Control Plans
- Office of Air Quality Permit to Construct
- Wetland Delineation and Permits
- National Pollutant Discharge Elimination System (NPDES) Permits
- Floodplain Management Permits
- Groundwater Protection Plans
- Spill Prevention, Control and Countermeasure Plans
- Environmental Site Assessments
- Environmental Impact Statements

POTESTA routinely provides professional services throughout construction of our projects. These services include survey layout, construction management, construction monitoring, record drawing preparation, and bid evaluation assistance.



### POTESTA & ASSOCIATES, INC.

7012 MacCorkle Avenue, SE, Charleston, West Virginia 25304  
Phone: (304) 342-1400 • Fax: (304) 343-9031 • [www.potesta.com](http://www.potesta.com)  
Regional Offices: Morgantown, WV and Winchester, VA



Potesta & Associates, Inc. has a significant body of work in site design for residential, commercial and industrial clients. Projects range from power plant siting to subdivision design. We have assisted numerous developers and development agencies with the creation of business industrial parks throughout West Virginia, and have been part of design teams for elementary, secondary and collegiate projects primarily associated with new building construction.

Our staff of civil, environmental, and geotechnical engineers; surveyors and environmental scientists can provide the following site planning and design services.

- Surveying – Topo and Boundary
- Base Mapping from Aerial Photography
- Geotechnical Engineering
- Land Planning
- Environmental Issues Evaluation and Mitigation
- Site Grading
- Vehicular and Pedestrian Circulation
- Utility Design
- Site Features
- Stormwater Management Plans

Some clients who have used our site design services include:

- West Virginia Development Office
- Development Authorities: Tucker, Wood, Roane and Hardy Counties
- Bright Enterprises
- Charleston Area Alliance
- University of Charleston
- Timberwolf Development Corporation
- West Virginia Department of Environmental Protection
- West Virginia Division of Natural Resources
- Marshall University
- Architects: Associated Architects; Bastian & Harris, Architects; SEM Partners; ZMM



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# POTESTA & ASSOCIATES, INC.

## *Surveying and Mapping*

Our surveyors are experienced in many aspects of surveying such as topographic mapping, boundary surveys (rural/farms, city lots, and subdivisions), ALTA surveys, control surveys, flood certificate surveys, well location surveys, construction surveys for layout of work, record drawings, and quantity measurements. Related areas include courthouse research, preparation of right-of-way plans, and verification of property owners. Potesta & Associates, Inc. (POTESTA) has licensed professional surveyors registered in West Virginia, North Carolina, South Carolina, Ohio, Virginia, and Pennsylvania. Their total combined surveying experience comes to well over 50 years.

POTESTA's surveyors use state-of-the-art equipment such as Topcon total stations, Trimble R-8 GNSS, and SMI data collectors with SMI software. Autodesk Civil 3D reduction and design software is used.

POTESTA is equipped with modern surveying instruments, allowing efficient data processing and accurate gathering of field information. Total station instruments equipped with data collectors are utilized for complete field-to-office automation allowing for high levels of productivity in the field. The latest versions of software are then used to process survey data and create drawings or required end products. These products can be supplied to our clients in AutoCAD and/or Microstation format.

Small topographic mapping projects can be completed in-house using the aforementioned process. Larger projects are better suited for mapping using aerial photography.

POTESTA can provide the necessary surveying required for establishing ground control for aerial mapping. As a quality control measure, aerial mapping is field checked for accuracy by surveying cross sections or random points.



Surveys completed by POTESTA are performed by or under the direction of a professional licensed surveyor. Surveys and mapping are completed to the standards outlined by the National Map Standards, as well as other applicable quality standards.

Our staff is experienced in global positioning surveys (GPS). GPS equipment, Trimble R-8 GNSS, and existing base stations are among POTESTA's surveying tools. Based upon the site location and ultimate use of the survey information, a recommendation is made to the client as to whether or not traditional survey or GPS is most applicable to their project.



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**POTESTA & ASSOCIATES, INC.**

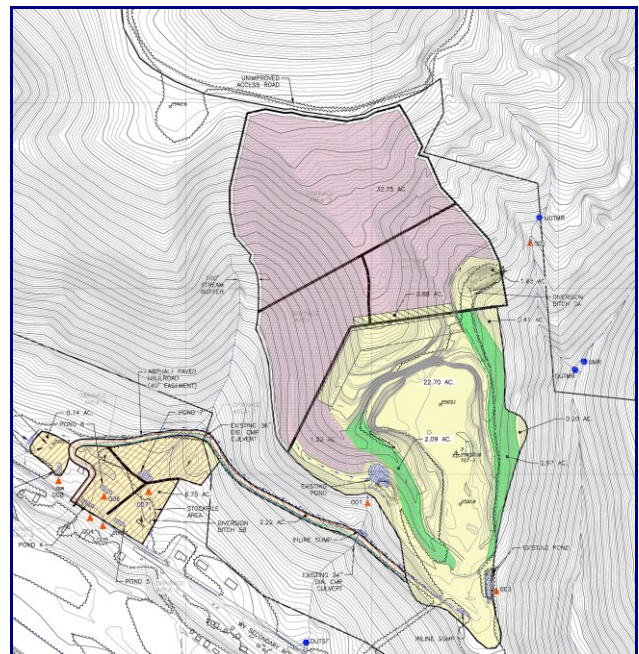
# Computer-Aided Drafting and Design

The Potesta & Associates, Inc. (POTESTA) computer-aided drafting and design (CADD) department provides state-of-the-art design and drafting services for in-house engineering and environmental consulting projects. We also provide personnel to clients who have a temporary need for additional drafting manpower. These services may be performed at your location or our office as required.

The CADD department utilizes the latest drafting/design software and computer hardware to maintain productivity at the high levels that clients demand and expect. We utilize the latest version in AutoCAD Civil 3D civil/survey design software to prepare, revise, and manipulate drawings and engineering data efficiently. Drawings and figures are produced using a Hewlett Packard 4500 and 7100 color ink jet plotters. POTESTA's experienced and trained professionals allow clients' projects and assignments to be completed rapidly and at reasonable cost.

Our CADD services include:

- Survey data manipulation including development of topographic mapping, cross sections, profiles, isopach drawings, etc.
- Site design including grading plans, drainage plans, utilities plans, right-of-way plans, etc.
- Roadway design.
- Water and sewer design.
- Permit drawings, maps, and exhibits.
- Earthwork and planimetric quantity development.
- Two and three dimensional graphics.



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# POTESTA & ASSOCIATES, INC.

## *Roadway Engineering and Design Services*

Roadway engineering and design to develop construction and right-of-way plans requires a wide range of expertise and a complete and thorough knowledge of the West Virginia Division of Highways' (WVDOH) standards, specifications and approval process. Potesta & Associates, Inc. (POTESTA) offers extensive expertise in civil, environmental and geotechnical engineering; hydrology; and hydraulic design. POTESTA has provided numerous roadway designs for WVDOH projects, access roadways for industrial parks, educational institutions, commercial businesses and residential developments, as well as new roadways, relocation and modifications of existing roadways to widen or incorporate turning lanes and other improvements. POTESTA's geotechnical engineers have provided subsurface explorations and recommendations required for highway design for in-house projects, as subconsultant to other engineering firms and directly to the WVDOH.

POTESTA's in-house engineering, environmental and surveying staff is capable of providing a full range of services required for highway and roadway engineering and design. These services include:

- Project Conception
- Environmental Assessment and NEPA Compliance
- Permitting
- Geotechnical Explorations and Recommendations
- Surveying
- Geometric Layout
- Relocation of Utilities
- Preparation of Construction and Right-of-Way Plans and Specifications
- Construction Stakeout
- Construction Monitoring

### REPRESENTATIVE PROJECTS

**WV 279 North Bridgeport Bypass** – Geotechnical and environmental services for approximately 1.25-miles of the North Bridgeport Bypass, West Virginia Route 279, in Harrison County. This work included documentation of environmental conditions along three alternative routes to assess potential impacts prior to design. POTESTA also completed geotechnical evaluation of the planned cut slopes, as well as foundation design for a proposed single span bridge. POTESTA prepared the roadway design plans for the WVDOH.



**Mineral Wells Industrial Park** – Construction and right-of-way plans were prepared for 0.65 mile of West Virginia Route 14/25 for access into the industrial park. Project also included determination of wetland impacts and development of a mitigation plan to account for wetlands lost as a result of construction.

**Bradshaw Elementary and Riverview High Schools** – Construction of these new schools required that 0.44 mile of West Virginia Route 80 be relocated. POTESTA prepared construction and right-of-way plans for the relocation which included relocation of a cemetery, relocation of a stream and extensive excavation with the excess material being used to raise the school site out of the floodplain.



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**Interstate 64, Cabell County, West Virginia** – West Virginia Paving, Inc. retained POTESTA to be part of a design/build team for a widening project on Interstate 64. POTESTA prepared topographic mapping of the roadway from aerial mapping services, as well as ground topographic mapping around the bridge to be replaced. The project included geotechnical services including exploration of subsurface borings for laboratory testing and providing the design team with geotechnical recommendations. Other services included a Construction Stormwater NPDES permit and construction monitoring of both the bridge construction and widening of the roadway from four to six lanes.

**Marshall University Graduate College** – Marshall University retained POTESTA to conduct a feasibility study for an entrance route and a new access roadway to the college. As a result, POTESTA prepared construction drawings to WVDOH standards for additional lanes, necessary islands and signage at the college's entry. This plan was approved by the University, City of South Charleston and the WVDOH.



**Baker Business Park Industrial Access Road** – Hardy County Rural Development Authority retained POTESTA to provide engineering services for the study, design, and preparation of construction contract plans, related documents, and construction oversight services for the planned industrial access road for the Baker Business Park District, as well as deceleration lanes on Corridor H. POTESTA completed surveying/mapping, right-of-way plans, roadway design and preparation of contract plans, roadway surveying, and construction observation.



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# POTESTA & ASSOCIATES, INC.

## *Permitting Services*

Potesta & Associates, Inc. (POTESTA) offers its clients exceptional expertise and experience when it comes to the permitting process, including all phases of application preparation, negotiations, modifications, compliance and renewal at all levels of government. Our permit services cover air, mining (coal and quarries), water and waste disposal permits.

### **AIR**

Our firm offers complete air permitting and consulting services to assist industry in complying with today's complex air quality regulations. Our staff has experience in identifying, characterizing and permitting air pollution sources for a variety of industries, including:

- Coating Operations
- Petroleum and Petrochemical Operations
- Chemical Manufacturing
- Manufacturing Facilities
- Mining
- Quarries
- Natural Gas Compressor Stations
- Electric Utilities

Our air quality experts have comprehensive knowledge of federal, state and local regulations, as well as experience in complex Title V applications. Our services include identification of potential air pollution sources, development of control strategies, preparation of permit applications, emissions inventories, compliance audits and regulatory liaison.

At both the state and federal levels, we help clients interpret and comply with air regulations, including the New Source Performance Standards (NSPS) and National Emissions Standards for Hazardous Air Pollutants (NESHAPS). We can suggest emissions control strategies to meet both current and anticipated regulations, including BACT, MACT and LAER.

### **MINING**

In recent years, mining permits have become increasingly complex, requiring diverse expertise in mining techniques, engineering, environmental regulations, benthic studies, hydrogeology and hydrology. Our staff has broad experience in providing innovative solutions to various mining problems.



Although the objective of a permit application is to receive agency approval in a timely manner, the client does not benefit if the application does not allow for effective operations. We work with our clients to ensure that your operational needs are met while allowing for essential flexibility. Several members of our staff have mining industry experience, and they understand the requirements vital to an effective operation.

From the beginning of the permit process, POTESTA involves the reviewing agency to allow its concerns to be addressed prior to submittal of the application. Often, this reduces the amount of review comments and revisions which could slow the approval process. Our thorough knowledge of the various phases and requirements of the permitting process, coupled with our technical



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expertise, may facilitate the approval of permits that are operation based and thus more acceptable to you.

Our staff members have the knowledge and expertise to develop modification submittals that are timely and cost effective. We can also expedite permit renewal applications with minimal input from our busy clients.

## **WATER**

The Clean Water Act regulates the discharge of pollutants into surface water through the National Pollutant Discharge Elimination System (NPDES). POTESta has extensive experience in water permitting projects, including industrial and municipal wastewater and storm water discharges.

Perhaps the most important aspect of the permitting process is determining the approach most beneficial to the client. Our personnel are familiar with both state and federal permitting strategies and can provide capable guidance for appropriate and applicable permits for a project.

Our staff specializes in reviewing facility wastewater flows and recommending methods of minimizing or eliminating these discharges. Our knowledge of alternatives for wastewater management can save clients money and potential liability.

We can help the client decide which type of permit coverage is required for a given project. Also, with our thorough understanding of state and federal wastewater permitting, we have been able to renegotiate numerous draft permits to achieve more acceptable requirements.

POTESta can prepare a draft NPDES permit for submission to the appropriate agency. This gives the client more input regarding the permit requirements. Our personnel are experienced in permit writing and will work closely with agency staff to ensure that the permit meets both regulatory requirements and the needs of our clients.

## **WASTE**

POTESta is highly knowledgeable of the challenges faced in receiving a permit to allow proper disposal and/or use of your waste products. Our staff has experience with municipal and industrial solid waste and construction demolition waste and hazardous waste. They have designed landfills, transfer stations, recycling facilities, closure plans and corrective action plans.

We have experience in:

- Bioremediation
- Resource Recovery
- Sludge Handling/Stabilization
- Utilization of Coal Combustion By-products
- Construction Monitoring/Management

Our staff of civil, geotechnical, environmental and mining engineers; geologists; hydrogeologists; biologists and surveyors strives to obtain the maximum flexibility for your facility, whether it is a new operation, the modification of an existing facility, or a permit renewal. Regulatory liaison assistance is a key component in our efforts.



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# POTESTA & ASSOCIATES, INC.

## *Construction Monitoring*

Potesta & Associates, Inc. (POTESTA) provides construction monitoring and construction management services to assist clients in achieving regulatory and contractual compliance, to document that contractor activities are in compliance with design requirements, and to serve as an extension of clients' staff. POTESTA can provide full-time or part-time field services utilizing one or more engineers or technicians.

Regulatory compliance is often best documented by providing full-time construction monitoring services for a construction project. POTESTA can assist clients in observation of construction activities and documenting compliance. Our typical involvement in such projects includes:

- Conducting a pre-construction review of design and contract documents to identify potential problem areas, and consultation with the owner or client to develop strategies or procedures to avoid anticipated problems.
- Assistance in contractor selection. POTESTA can recommend construction contractors who specialize in the type of work associated with the project and can assist in bid evaluation by reviewing proposed quantities, unit costs, lump sum costs, and any proposed exceptions or qualifiers for the project. POTESTA can conduct pre-bid conferences to help contractors understand project requirements. We can also conduct pre-construction conferences prior to the start of the project to help establish lines of communication, review detailed plans, discuss testing requirements and establish proper reporting procedures.

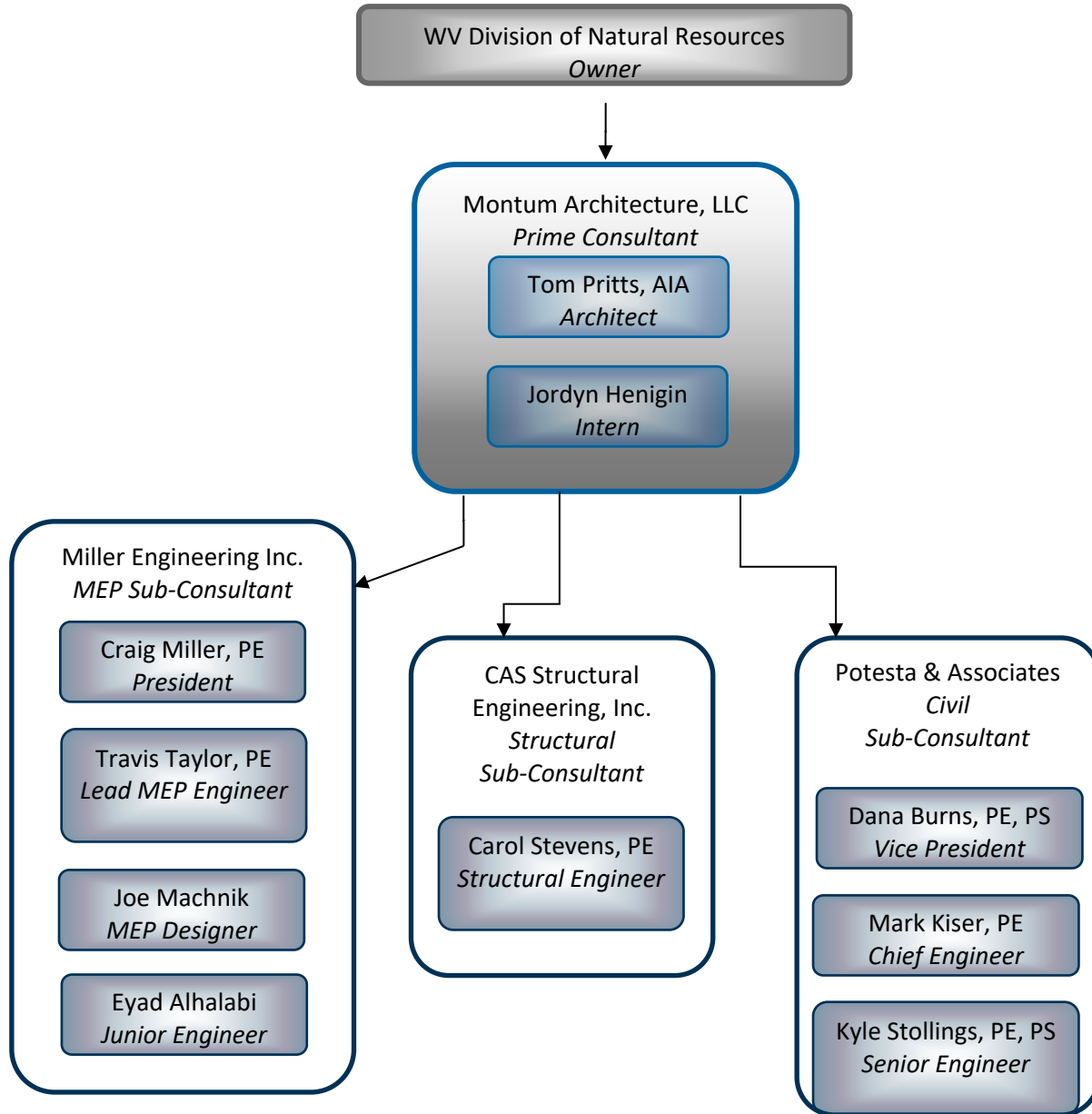
- POTESTA can provide surveying for construction layout, measurement for payment quantities, and documentation of as-built conditions. Survey results are downloaded to form computer-aided drafting (CAD) drawings allowing the efficient preparation of record drawings and any subsequent evaluations required.
- Construction monitoring can include field testing to document compliance such as field density tests, concrete testing, sampling of materials for laboratory analysis, and documentation of site conditions and work performed on a daily basis or as required.
- Preparation of summary of construction reports, including photographs, videotape documentation, test results, daily construction logs, industrial hygiene monitoring, and other documentation as may be required by the client.
- Preparation of certifications as may be required.



### POTESTA & ASSOCIATES, INC.

7012 MacCorkle Avenue, SE, Charleston, West Virginia 25304  
Phone: (304) 342-1400 • Fax: (304) 343-9031 • [www.potesta.com](http://www.potesta.com)  
Regional Offices: Morgantown, WV and Winchester, VA

# 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
- Part 107 Remote Pilot
- 30-hour OSHA Card

#### **Associations and Memberships**

- American Institute of Architects
- Mineral County Chamber of Commerce – 1<sup>st</sup> Vice President

#### **Professional Project Highlights**

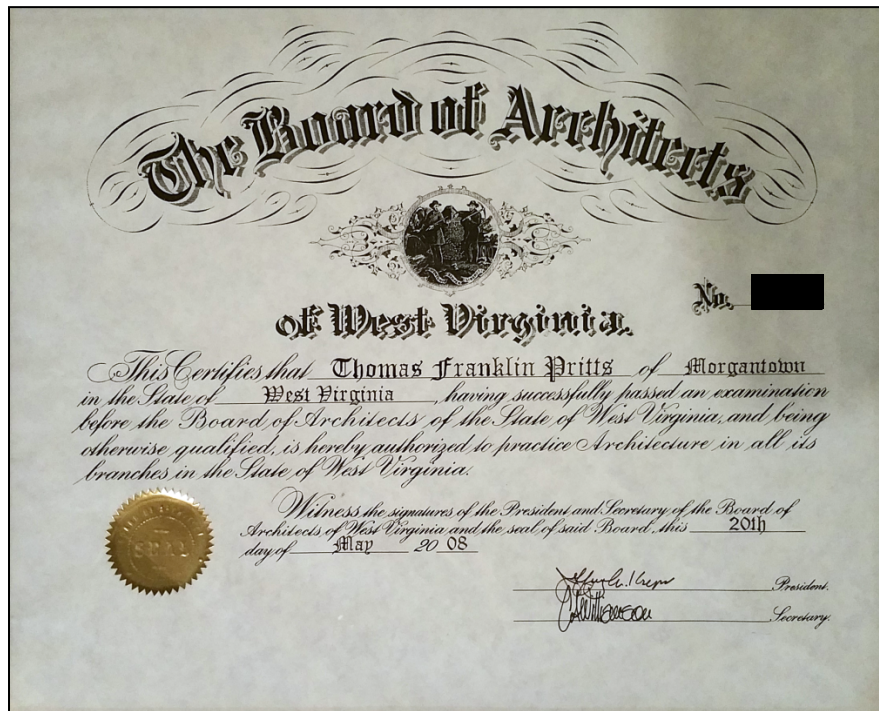
- Potomac State College – Bachelor of Nursing Renovation
- Wyoming East High School HVAC Renovation – Wyoming County Schools, WV
- Mountainview and MTEC HVAC Renovation – Monongalia County Schools, WV
- Berkeley Springs State Park – Pool Bathhouse Roof Replacement
- Berkeley Springs State Park – Old 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



### **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







### **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





### **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*

## **Eyad Alhalabi**

Eyad joined Miller Engineering in June 2019. A recent graduate of West Virginia University, he has been eager to learn the means and methods of MEP consulting. Eyad assists the MEP design team with design calculations and is rapidly learning design software such as Autodesk REVIT. He is also learning construction administrations along with building codes and standards. Eyad is currently preparing to take the Fundamentals of Engineering exam.

### **Project Role: Junior Engineer**

- *Design Calculations*
- *Drafting of MEP Systems*
- *Assist with Construction Administration*

### **Professional Project Highlights**

- Morgantown ALC

### **Professional History**

2019- Present                      Miller Engineering, Inc.      Junior Engineer

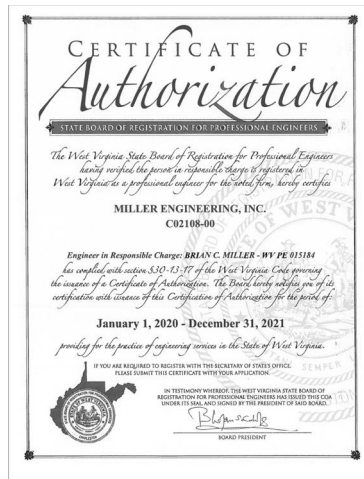
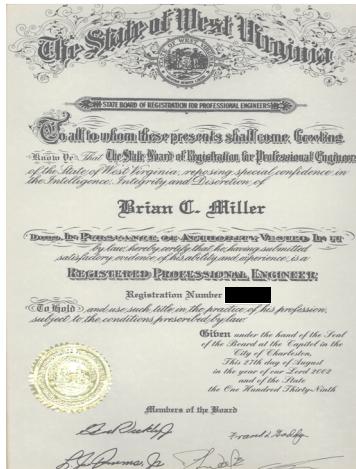
### **Education**

2019      West Virginia University, BS - Mechanical Engineering

### **Licenses and Certifications**

- ASHRAE Student Member

# Staff – Proposed Staffing Plan



# Carol A. Stevens, PE, F.ASCE

## Structural Engineer



### **EDUCATION**

West Virginia University, BSCE, 1984

Chi Epsilon National Civil Engineering Honorary

The Pennsylvania State University, ME Eng Sci, 1989

### **PROFESSIONAL REGISTRATION**

P.E.	1990	Pennsylvania
P.E.	1991	West Virginia
P.E.	1994	Maryland
P.E.	2008	Ohio
P.E.	2010	Kentucky
P.E.	2013	Virginia

### **BACKGROUND SUMMARY**

2001 – Present	President, Structural Engineer CAS Structural Engineering, Inc.
1999 – 2001	Structural Engineer Clingenpeel/McBrayer & Assoc, Inc.
1996 – 1999	Transportation Department Manager Structural Engineer Chapman Technical Group, Inc.
1995 – 1996	Structural Engineer Alpha Associates, Inc.
1988 – 1995	Structural Department Manager Structural Engineer NuTec Design Associates, Inc.
1982 – 1988	Engineer AAI Corporation, Inc.

### **PROFESSIONAL ASSOCIATIONS**

American Society of Civil Engineers  
National Society of Professional Engineers  
American Concrete Institute  
American Institute of Steel Construction  
West Virginia University Department of Civil and  
Environmental Engineering Advisory Committee Chair  
West Virginia University Institute of Technology  
Department of Civil Engineering Advisory Committee

### **CIVIC INVOLVEMENT**

Forks of Coal State Natural Area Fdn Committee Member  
Engineer's Week Speaker

### **EXPERIENCE**

#### **West Virginia, Pipestem Resort State Park Lodge:**

Structural repairs to steel and concrete structural components with severe deterioration.

#### **West Virginia, Pipestem Resort State Park Sprayground:**

Structural design of new bathhouse to support new sprayground near lodge.

#### **West Virginia, Twin Falls Resort State Park:**

Multiple phased structural repairs to existing lodge structure.

#### **West Virginia, Hawks Nest State Park:**

Multiple phased structural repairs to existing lodge structure.

#### **West Virginia, Chief Logan State Park:**

Structural design of new 4-bedroom cabins.

#### **West Virginia, Canaan Valley Resort State Park:**

Structural investigation and recommendations for repairs to the five (5) existing overnight sleeping facilities.

#### **West Virginia, Twin Falls Resort State Park Lodge**

**Addition:** Structural design for new 28,000 SF addition to existing facility, including new entrance lobby, conference areas, sleeping rooms and indoor pool.

**West Virginia, Hawks Nest State Park Lodge:** Analysis of structural cracks in lodge building. Work included probes to determine condition of existing connections between structural elements.

**West Virginia, Twin Falls Resort State Park:** Structural evaluation of existing recreation building.

**West Virginia, Pipestem Resort State Park:** Structural evaluation of existing recreation building.

**West Virginia, Cabwaylingo State Forest:** Structural evaluation of existing dormitory buildings constructed in the 1950's.

**West Virginia, Beech Fork State Park Pool, Bathhouse and Cabins:** Designed structure for new bathhouse, swimming pool and cabins.

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WV VA KY OH MD PA



## EDUCATION

- M.S. Civil Engineering, 1979  
West Virginia University
- B.S. Civil Engineering, 1978  
West Virginia University

## EMPLOYMENT HISTORY

- 1997-Present Potesta & Associates, Inc.  
1994-1997 Terradon  
1979-1994 GAI Consultants, Inc.  
1978-1979 West Virginia University  
1976-1977 West Virginia Department of Highways  
(summers)

## PROFESSIONAL REGISTRATIONS

- Professional Engineer – West Virginia, Illinois
- Professional Surveyor – West Virginia

## AREAS OF SPECIALIZATION

Management of design and permitting of civil, environmental, geotechnical, and mining engineering projects. Siting, design, and permitting of industrial and municipal waste disposal sites; reclamation of abandoned mine lands; and development of stormwater management plans and groundwater sampling programs. Environmental/reclamation liability assessments. Development of site plans for commercial and industrial facilities including hydrologic and hydraulic analyses.

Expert witness testimony. Directs engineering division including day-to-day operation of headquarters and three branch offices concerning staffing, coordination, training, business development, and overall management of technical and support staff.

## PROFESSIONAL EXPERIENCE

### Civil/Site Design

Utility extension, site grading plans, stormwater management, roadway design, and permitting for site development:

- Residential subdivisions
- Commercial developments

University of Charleston – Principal-in-Charge for the following projects:

- Development of topographic mapping of campus
- Evaluation of storm sewer system
- Civil site services – UC Pharmacy School, New Hall, Middle Hall, and Brotherton Hall
- Design of new campus entrance roadway

Marshall University – Principal-in-Charge for the following projects:

- 400 bed housing project
- Biotechnology Center
- Fifth Avenue parking and 6<sup>th</sup> Avenue parking facility
- Jomie Jazz Center
- Childcare Center
- Mid-Ohio Valley Center
- Campus landscape master use plan
- Campus improvements project
- MU Graduate College South Charleston campus
- Student Center and Henderson Center
- Bookstore addition
- University Heights

Glenville State University – Principal-in-Charge for the following projects:

- Student Residence Hall
- Athletic Convocation Center and Forestry/Survey Class Center



# **D. MARK KISER, P.E., L.R.S.**

## *Chief Engineer, Licensed Remediation Specialist*



### **EDUCATION**

B.S. Civil Engineering, 1984  
West Virginia University

### **EMPLOYMENT HISTORY**

1997-Present Potesta & Associates, Inc.  
1995-1997 Terradon Corporation  
1984-1995 GAI Consultants

### **PROFESSIONAL REGISTRATION**

- Professional Engineer – West Virginia
- Licensed Remediation Specialist – West Virginia

### **AREAS OF SPECIALIZATION**

Environmental assessments, environmental sampling and remedial programs, conceptual and final designs for chemical, utility, and municipal solid waste disposal sites, including liner systems, leachate management systems, stormwater management systems, operational plans and capping/closure systems, abandoned mine land reclamation projects, sludge stabilization and basin/pond closure projects, environmental permitting, hydrologic and hydraulic analyses, quality assurance/quality control monitoring.

### **PROFESSIONAL EXPERIENCE**

#### **Civil/ Site Design**

Ridgeline, Inc./Cabela's – Retained by developer and Cabela's to provide civil engineering design services for a new Cabela's store in Charleston, West Virginia.

- ALTA survey
- Subsurface exploration
- Grading plan including balanced cut and fill for the building pad, parking fields, and access roads.
- Stormwater collection system design including curb inlets, catch basins, and culverts.
- Pavement design.
- Utility extension designs including sanitary sewer, potable water, fire service, natural gas, underground electric, underground telephone, and underground cable television.
- Permitting services
- Support for local approvals including approval from Charleston Municipal Planning Commission as a Development of Significant Impact and building permit to allow construction to begin.
- MM-109 permit to allow for connection of the store's new roadway with the existing public roadway.

Fieldcrest Subdivision – Project manager/engineer for development of a nine-lot subdivision in Charleston, West Virginia. Design and permitting/regulatory approvals for infrastructure, including new street, sanitary sewer main, water main, stormwater, electric, telephone, cable, and natural gas. Preparation of drawings/specifications for necessary governmental agency approvals and for solicitation of bids. Inspection and certification of completed sanitary sewer system.

Connell Pointe Subdivision – Project manager/engineer for development of an eleven-lot subdivision in Charleston, West Virginia. Design and permitting/regulatory approvals for infrastructure, including new street, sanitary sewer main, water main, natural gas service, stormwater, electric, telephone, and cable.

Villages at Coolfont – Project manager for project in Morgan County, West Virginia, which included planning, engineering, and permitting associated with developing a second home community on 1,000 acres near Berkeley Springs, West Virginia.

# W. KYLE STOLLINGS, P.E., P.S.

## Senior Engineer

### EDUCATION

AASHTO National Transportation Leadership  
Institute, 2010  
Indiana University

B.S. Civil Engineering, 1989  
West Virginia Institute of Technology

B.S. Engineering of Mines, 1980  
West Virginia University

### EMPLOYMENT HISTORY

2018-Present	Potesta & Associates, Inc.
2018	TRC Companies, Incorporated
1999-2017	West Virginia Department of Transportation, Division of Highways
1998-1999	Engineering Design Group
1989-1998	City of Charleston, West Virginia
1987-1989	Self-Employed – Mining and Construction
1986-1987	Peabody Coal Company
1983-1986	Self-Employed – Mining Consultant
1980-1983	ARMCO, Inc.

### PROFESSIONAL REGISTRATIONS

- Professional Engineer – West Virginia
- Professional Surveyor – West Virginia

### AREAS OF SPECIALIZATION

Mining and civil engineering, surveying and Public Works construction and administration. Experience in underground coal mining, broad spectrum urban engineering/construction/administration, highways project engineering/construction, disaster recovery, public and media relations, and interaction with state and federal agencies, legislators, and Congressional Representatives.

### PROFESSIONAL EXPERIENCE

#### Roadway Design

West Virginia Department of Transportation, Division of Highways – Division Director for the oversight of policy and procedures and the Maintenance Management System for DOH Operations and Maintenance. Management of

several administrative sections and associated programs with approximately 50 staff

West Virginia Department of Transportation, Division of Highways, Engineering Division – Regional Project Manager working with DOH Districts 1, 2, and 3 monitored design project scope, schedules, and budgets. Reviewed plans for construction means and methods before PS&E.

West Virginia Department of Transportation, Division of Highways, Engineering Division, Technical Section, Hydraulics and Section 404 Permit Unit – Unit Leader to supervise the creation and staffing of this new unit to upgrade DOH compliance with the Clean Water Act, NEPA, Sections 404 and 401 Permitting and other environmental regulations while providing technical resources for hydraulic evaluations and design of stream and wetland mitigation projects. Scoped and supervised the first stage of a complete update of the DOH Hydraulics and Drainage Manual.

West Virginia Department of Transportation, Division of Highways, Engineering Division, Technical Section – Construction Troubleshooter working with the DOH Contract Administration Division on construction and fabrication problems with latitude to expedite solutions. As Hydraulics Engineer, justified the creation of a Hydraulics and Permit Unit within the Technical Section.

As City Engineer for the City of Charleston:

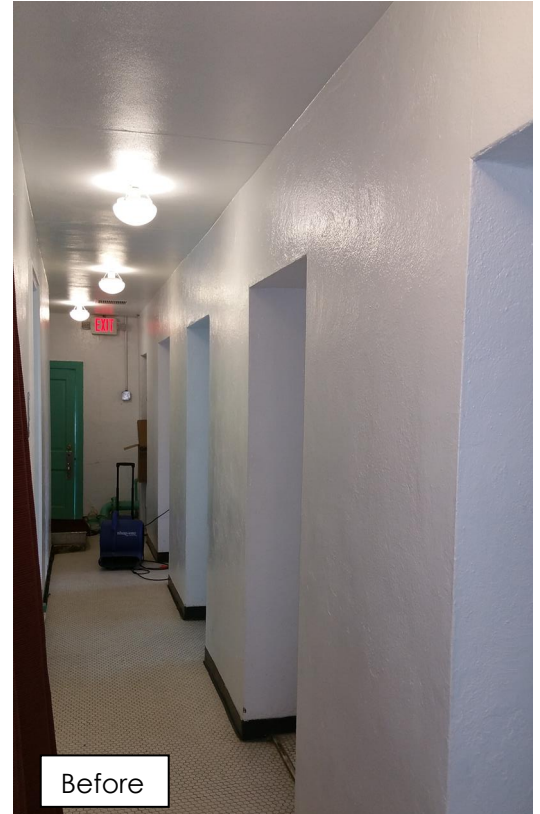
- Managed office of 5 - 8 staff with 2 engineers and \$4 to \$17 Million annually in project development and construction: landslides, drainage, city landfill, roads and streets, bridges, parks, parking buildings and other urban infrastructure.
- Conceived the design that allowed the City to build and keep a solid waste landfill that is still operating. At construction in 1993, this was the largest public works project in City history at an initial construction cost of approximately 17 million dollars.

Coordinated daily assignments and inspection services of 12-14 inspectors in the construction of four bridges and approximately 14.5 miles of Limited Access Highway for US 35 Design-Build Upgrades Projects in Putnam and Mason Counties, West Virginia.

# BERKELEY SPRINGS STATE PARK

## OLD ROMAN BATHHOUSE

### RENOVATIONS



West Virginia Division of Natural Resources contracted Montum Architecture to design repairs and improvements to the Old Roman Bathhouse at Berkeley Springs State Park. The structure was built in 1815 with various changes and updates since then. Work includes repairs to the tub structure and plumbing, replacement of the boiler, floor tile replacement, and other updates to fit and finish.



COMPLETION: SPRING 2019

COST: \$782,800

SIZE: 2,500 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

CONTACT:

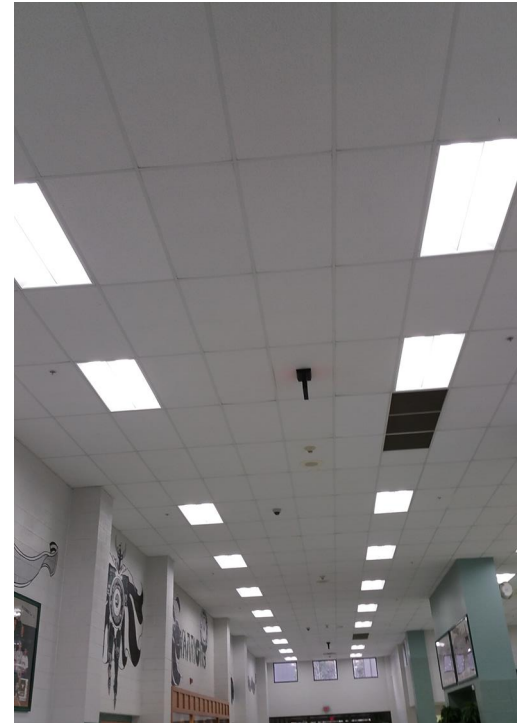
Carolyn Mansberger  
DNR Project Manager  
304-558-2764

*Montum* Architecture, LLC

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# WYOMING COUNTY SCHOOLS WYOMING EAST HIGH SCHOOL HVAC AND ROOF REPLACEMENT



The West Virginia School Building Authority funded replacement of the HVAC systems and roofing at the existing Wyoming East High School in 2017. Montum Architecture is the architect-of-record for the HVAC project and integrated the roofing design consultant's information into bid package scenarios. Work is being performed within an occupied building with close coordination of school daily schedules and calendar of events. Many of the units are being replaced one-for-one with some zones being split into multiple units to allow flexibility of new curriculum within the spaces or needs for additional comfort control. Ceilings are being replaced to meet updated guidelines for educational facility acoustics.

COMPLETION: SUMMER 2019

BUDGET: \$3.2M

SIZE: 130,000 SF EXISTING

LOCATION: NEW RICHMOND, WV

CONTACT:  
Donald Clay  
Director of Facilities  
304-732-6262

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# BERKELEY SPRINGS STATE PARK

## POOL BATHHOUSE ROOFING REPLACEMENT



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

JNR Project Manager

304-558-2764



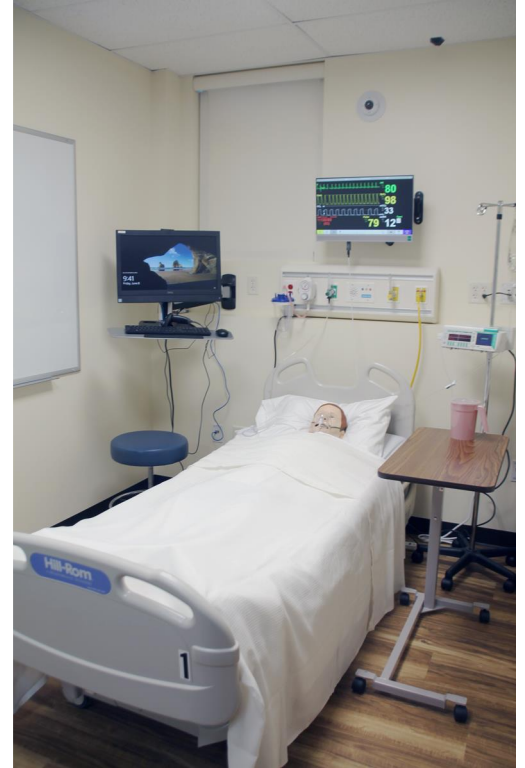
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# POTOMAC STATE COLLEGE

## BACHELORS IN SCIENCE OF NURSING

### RENOVATION



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

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## Descriptions of Past Projects Completed – Misc. Upgrades

### **Blackwater Falls State Park Lodge Upgrades**

**Davis, WV**

#### **Services Provided:**

- General Trades
- Plumbing
- Electrical
- Mechanical
- Pool

**Estimated Budget: \$1.1 Mil**

**Facility Area: 46,000 ft<sup>2</sup>**

**Owner: West Virginia Division of  
Natural Resources**



#### **Project Contact:**

*Bradley S. Leslie, PE, Assistant Chief  
State Parks Section*

*Phone: (304) 558-2764 ext. 51826*

MEI has performed several projects at the Blackwater Falls State Park Lodge that cover many trades. Miller Engineering designed new HVAC systems for the dining room and make up unit for the Kitchen. The units were installed in a manner to not interfere with views of the park. The second floor plumbing piping was upgraded and routed out of the attic for freeze protection. The bathrooms were re-connected with new GFCI receptacles to eliminate nuisance tripping. New panel boards, hallway lighting, and hallway ceilings were installed as well. A MEI project which was just completed is the replacement and re-piping of the hot tub. The existing spa was leaking and had maintenance issues. A new hot tub was installed along with tiling. A new chemical and pump room was installed as well. Miller Engineering was recently contracted to design the replacement of the existing boiler system and convert them from steam to hot water. The project is currently in the final phases of construction.

*Bradley S. Leslie, PE, Assistant Chief  
WVDNR State Parks Section  
(304) 558-2764 ext. 51826*

## Descriptions of Past Projects Completed – HVAC Piping

### Pipestem McKeever Lodge

Pipestem, WV

#### Services Provided:

- HVAC
- Plumbing
- Electrical
- Accommodation of Existing Systems

**Estimated Budget: \$1.7M**

**Facility Area: 63,000 ft<sup>2</sup>**

**Owner: West Virginia Division of Natural Resources**



The original HVAC piping at McKeever Lodge had exceeded its lifespan and had been suffering from corrosion leading to multiple leaks, including one causing an electrical service outage. Miller Engineering was hired to investigate the existing piping, discovering all of the some 4,000 linear feet of piping required replacement. As this lodge is regularly occupied for larger conferences, the project had to be phased to minimize the amount of guest rooms taken out of service at one time. MEI also designed provisions to interconnect the lodge's two separate boiler/chiller plants so one plant could operate the entire lodge at a partial capacity while the other plant was replaced and re-piped. This interconnect also allows the lodge to operate in the event of a boiler or chiller outage.

Power was provided to new equipment, and motor control centers were added to control the building loop pumps. A new building controls system was installed to allow the plants to run at optimum efficiency while meeting the lodges heating and cooling needs.

#### Project Contact:

*Carolyn Mansberger, Project Manager  
State Parks Section  
(304) 558-2764*



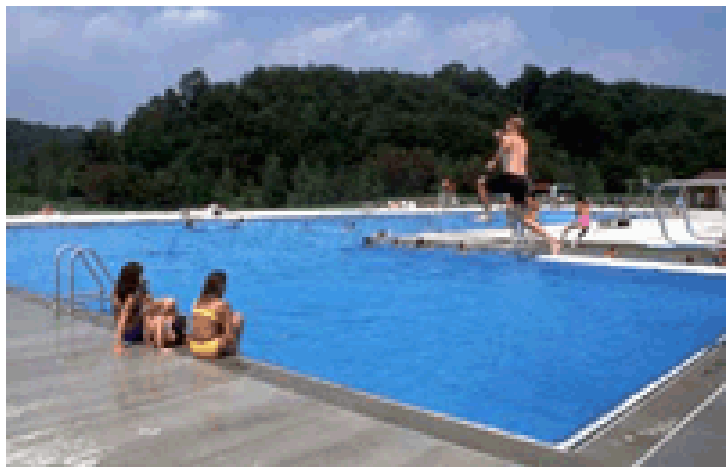
## BEECH FORK STATE PARK POOL, BATHHOUSE AND CABINS

Barboursville, West Virginia



The project included design of new cabins with exposed glulam scissors roof trusses.

A new pool and bathhouse were also part of the design for the project.



## BURNSVILLE I-79 REST AREAS

Burnsville, West Virginia



The rest areas consist of three buildings, the rest area building, the vending building and the maintenance building. Each of the buildings was constructed with a local West Virginia stone façade.

The existing rest area buildings were demolished and replaced with these new state-of-the-art facilities.



The main lobby framing consists of a tube steel beam, glulam beams and timber decking.





# POCAHONTAS COUNTY WELLNESS AND COMMUNITY CENTER

Marlinton, West Virginia



The new approximately 13,000 SF Wellness Center was constructed adjacent to the existing Marlinton Elementary School. The facility includes a middle-school size gymnasium and basketball court, two multi-purpose rooms, a racquetball court, a wellness center and a warming kitchen/concession stand.



The majority of the structure consists of a pre-engineered metal building, with the entrance being constructed using conventional stick-framed construction.



# TWIN FALLS STATE PARK LODGE ADDITION

Mullens, West Virginia



Performed structural design for new 28,000 SF addition to existing lodge facility. Addition includes new lobby and conference areas, sleeping rooms, indoor pool facility and all support spaces.

Construction materials consisted of timber, concrete, masonry, precast plank and structural steel.



Project Owner: West Virginia Division of Natural Resources  
Contact Person: Brad Leslie, PE  
Contact Phone: (304) 558-2764  
Professional Services End Date: December 2009  
Construction Completion Date: Winter 2010  
Construction Cost: \$7.3M





# DAVIS & ELKINS COLLEGE MYLES PLAZA

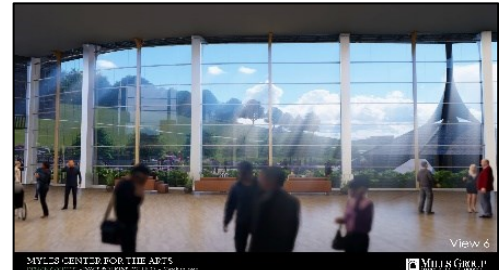
*Mills Group, LLC*

*Elkins, Randolph County, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by Mills Group, LLC for engineering consulting services associated with the proposed Myles Plaza at Davis & Elkins College in Elkins, Randolph County, West Virginia. The project included renovations of the area around and adjacent to Robbins Chapel to include parking lots, new sidewalks, hardscapes, and green spaces. The project also included a new featured entry to Hermanson Campus Center, as well as a roof extension between Hermanson Campus Center, Harper-McNeeley Auditorium, and Myles Center for the Arts.

POTESTA's engineering and geotechnical services for this project included the following:

- Providing geotechnical recommendations regarding the suitability of the site for construction of the proposed plaza and roof structure.
- Coordinating private utility locating services using geophysical methods including electromagnetic scanning and ground penetrating radar. These services provide the horizontal designation of buried utilities.
- Utilization of topographic mapping and site surveys prepared by POTESTA to generate construction-level design drawings including a site grading plan, demolition plan, erosion and sediment control plan, stormwater plan, and supplementary detail drawings.
- Sizing and locations of the storm water collection system including, but not limited to, drop inlets, buried pipes, and discharge protection.
- Preparation of detail drawings for drop inlets, pipe profiles, trench details, sidewalk details, pavement sections (with stone base and pavement thicknesses), curbs, and erosion and sediment control details.



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# CABELA'S RETAIL STORE

## *Cabela's Charleston, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by both the land developer and Cabela's to provide civil engineering design services for the Cabela's store in Charleston, West Virginia. The store is situated on a 10-acre parcel and includes an 80,000 square foot building, over 400 parking spaces, 3 entrances from public and private roadways, a plaza area across the front of the store, RV park area with sewage dump station, dog kennel area, and landscaping.



Specific services provided by POTESTA included:

- ALTA survey used for the lease agreement and subsequent design work.
- Subsurface exploration including sample collection and testing, geotechnical evaluation, and foundation recommendations.
- Grading plan including balanced cut and fill for the building pad, parking fields, and access roads.
- Stormwater collection system design including curb inlets, catch basins, and culverts.
- Pavement design.
- Utility extension designs including sanitary sewer, potable water, fire service, natural gas, underground electric, underground telephone, and underground cable television.
- Permitting services including coverage of site development under the state's general construction stormwater permit.
- Support for local approvals including approval from Charleston Municipal Planning Commission as a Development of Significant Impact, and building permit to allow construction to begin.
- MM-109 permit to allow for connection of the store's new roadway with the existing public roadway.



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# ERCC REHABILITATION ADDITION

## *Elkins Rehabilitation and Care Center (ERCC) Elkins, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by the owner to provide topographic surveying/mapping, permitting, and civil engineering design services for a rehabilitation addition project at the Elkins Rehabilitation and Care Center (ERCC) in Elkins, West Virginia. The project included construction of additional rehabilitation and patient care facilities (10,000 square feet), exterior walkways and entrances, and a parking lot.

Specific services provided by POTESTA on this project included:

- Surveying included topographic mapping, property and right-of-way boundaries, and utility locations.
- Preparation of civil site design drawings, which included a grading plan with cut/fill for the building site, entrance/roadway design, patio and pedestrian access design, ADA compliant sidewalk ramp and crosswalk design.
- Storm water collection system design including installation of new drainage inlets and pipe and connections to existing drainage system.
- Permitting and coordination services including coverage of site development through West Virginia Department of Environmental Protection (WVDEP) Construction Storm Water Permit, as well as coordination with the owner, architect, structural engineer, and contractors.



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# GLENVILLE STATE UNIVERSITY CONVOCAATION CENTER

*Associated Architects, Inc.  
Glenville, West Virginia*



Potesta & Associates, Inc. (POTESTA) was retained by Associated Architects, Inc. to provide civil and geotechnical services relative a new 2500-seat convocation center, including a classroom building for the Land Resources Program and a new medical center at Glenville State University located in Glenville, West Virginia. Additionally, the project included the design of a 500+ space parking lot.

Upon preliminary approval, POTESTA prepared construction documents for the site, applied for a MM-109 Encroachment Permit through the West Virginia Division of Highways, a NPDES Construction Storm Water Permit, including the Groundwater Protection Plan and Storm Water Pollution Prevention Plan, through the West Virginia Department of Environmental Protection, and water and sewer line permits through the West Virginia Bureau of Public Health.

POTESTA's civil/site responsibilities, in addition to the abovementioned permitting, included:

- Existing site utility survey.
- Subsurface geotechnical exploration (14 borings).
- Preparation of Geotechnical Report.
- Foundation recommendations.
- Development of Site Grading Plan.
- Design of water and sewer lines.
- Development of stormwater management system including piping, drop inlets, and storm water retention.
- Design of site entrances, 500 space parking lot, travel lanes, and corresponding pavement sections.



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*Carl M. Freeman Communities  
Berkeley Springs, West Virginia*

POTESTA participated in a week-long planning charrette with Carl M. Freeman Associates, land planners, and other design consultants in order to assess the characteristics of the property, identify opportunities and constraints for development, obtain input from local residents and businesses, and develop design guidelines for the project. At the end of the charrette, a land use plan was presented including 1,300 homes, a village center, spa, expansion of an existing lake, a proposed second lake, walking/hiking/biking trails, and the necessary infrastructure.

POTESTA completed civil engineering design work for potable water and wastewater treatment facilities. POTESTA selected source well locations, drilled potable water test wells, completed field testing and permitting. POTESTA designed a 300 gallon per minute potable water treatment plant to serve the proposed development. POTESTA also designed the water storage and distribution system. The first phase of the storage distribution system was modeled so that fire protection and adequate pressure would result. The distribution system consisting of 22,500 linear feet of 12 inch to 2 inch water mains and a 316,000 gallon storage tank were designed and permitted serving the first phase of the development.

THE VILLAGES AT COOLFONT PROJECT  
PAGE 2

POTESTA completed the design and permitting for a 440,000 gallon per day membrane bioreactor wastewater treatment plant to serve the ultimate development. The design included the collection system consisting of 18,300 linear feet of 15 inch to 8 inch sewer main, 2 pump stations, and 5,800 linear feet of 8 inch force main for the first phase of development.

POTESTA assisted Carl M. Freeman Associates with permitting required for development of the new lake along with upgrades/expansion of the existing lake. Included were a Section 404 individual permit from the United States Army Corps of Engineers and a Section 404 water quality certification from the West Virginia Department of Environmental Protection.

POTESTA prepared roadway and stormwater management plans for the first phase of development. This included typical pavement sections, road profiles, geometric layout plan, culvert and drop inlet sizing, drainage conveyance pipe and channel profiles, and miscellaneous stormwater management details.



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# COPPER BEECH STUDENT HOUSING

## *Copper Beech Townhome Communities, LLC* *Morgantown, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by Copper Beech Townhome Communities, LLC to prepare design plans and specifications for a proposed 40-acre student housing development, containing 31 proposed residential buildings, clubhouse, and parking. The project consisted of various constraints, such as a West Virginia County highway bordering the north side of the site, existing townhome development to the south, and an existing perennial stream bisecting the project. Also to be considered were related wetlands and ephemeral/intermittent stream channels.



In addition, many of the natural slopes on the project site in areas not affected by the stream/wetlands were two horizontal to one vertical.

POTESTA's work began with an existing layout provided by a previous design firm and moved through conceptual layout and grading activities to reduce impacts to the existing stream and wetland areas. Roughly 11,250 linear feet of retaining walls ranging up to 50 feet in height were proposed to aid in the creation of proposed roadway, parking, or building locations, while remaining out of the environmentally sensitive areas. POTESTA performed a geotechnical evaluation of the site's subsurface conditions to gather information for use with various aspects of POTESTA's scope of work. Specific services associated with POTESTA's scope included:

- Stream and Wetland Delineation and Report
- U.S. Army Corps of Engineers (USACE) Conceptual and Compensatory Mitigation Plan
- USACE 404/WV State 401 Permit
- WV Department of Environmental Protection WV/NPDES Construction Storm Water Permit
- Preparation of Construction Drawings and Technical Specifications
- Geotechnical Evaluation Through Field Underground Exploration and Report
- Storm Water Design and Incorporation into WV/NPDES Permit
- Utility Coordination-Including Sewer Main Line Relocations
- Bridge Design Coordination for Project Onsite Crossing of Stream
- Construction Stakeout of Retaining Walls, Roadways, Buildings, Utilities and Curbing
- Construction Observation and Soils Testing for Walls
- FEMA Letter of Map Revision Due to Fill (LOMR-F)
- Floodplain Permit Through Monongalia County Planning Commission



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# KENNA RIDGE BUSINESS PARK

*Double C Enterprises/Jackson County Development Authority  
Kenna, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by Double C Enterprises and the Jackson County Development Authority to prepare a site development plan and to perform permitting, geotechnical design and construction survey stakeout services for an approximately 65-acre development near Kenna, West Virginia.

POTESTA prepared the topographic mapping for the project from ground survey information. The project included the design of four valley fills and a single side hill fill to accommodate approximately 740,000-cubic yards of excavated soil and rock.



The fill locations were evaluated for geotechnical stability following the completion of test pits and borings. Project staff completed environmental permitting for the project including the preparation and submittal of NPDES construction stormwater permits and U.S. Army Corps of Engineers Section 404 permits.



POTESTA also prepared access roadway plans for the business park entrance. This work was coordinated through the West Virginia Division of Highways to meet current design standards for the Jackson County Development Authority. POTESTA personnel provided daily construction observation of construction efforts involving survey stakeout, soil density testing and sediment pond installation.



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# GEOTECHNICAL AND CIVIL SITE DESIGN

## STONERISE HEALTHCARE

### EASTBROOK ADDITION

*Stonerise Healthcare*  
*Charleston, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by Stonerise Healthcare (Stonerise) to provide geotechnical evaluation and site development services for an approximate 38,000 ft<sup>2</sup> addition to the existing Eastbrook facility in Charleston, West Virginia. POTESTA first performed a subsurface exploration, which included seven subsurface test borings. POTESTA then prepared the civil site design plans while working closely with the Stonerise architect, as well as the City of Charleston. There were many aspects to this project in which creative solutions were used to work within tight parameters associated with this site. Some of the tasks associated with the geotechnical exploration and civil site design are listed below:



- Designing a box culvert to cover up 275 feet of stream with minimal cover allowed for a parking lot.
- The design of a 120-foot segmental retaining wall.
- Working with the City of Charleston and West Virginia Department of Environmental Protection (WVDEP) to acquire proper permits associated with the addition.
- Design of a new ambulance entrance under tight restrictions associated with planned location and proximity to Chesterfield Avenue.
- Evaluation of the sanitary line with restrictions associated with minimal slope, the box culvert, existing tie in location, and existing buildings connection.

POTESTA prides itself on working closely with the client to deliver a product that POTESTA and the client are happy with. POTESTA has worked on many other similar projects for Stonerise and continues to do so.



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

State of West Virginia  
Centralized Expression of Interest  
Architect/Engr

**Proc Folder:** 851767

**Doc Description:** A/E Services-Tomblin WMA Elk Visitor Center (NEW)

**Reason for Modification:**

**Proc Type:** Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2021-03-08	2021-04-06 13:30	CEOI 0310 DNR2100000001	1

**BID RECEIVING LOCATION**

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

**VENDOR**

**Vendor Customer Code:** VS0000013207

**Vendor Name :** Montum Architecture, LLC

**Address :** 37

**Street :** ER Path

**City :** Keyser

**State :** West Virginia

**Country :** USA

**Zip :** 26726

**Principal Contact :** Thomas Pritts, AIA

**Vendor Contact Phone:** 304-276-7151

**Extension:**

**FOR INFORMATION CONTACT THE BUYER**

Joseph E Hager III  
(304) 558-2306  
joseph.e.hageriii@wv.gov

**Vendor  
Signature X**

**FEIN#** 82-1385831

**DATE** April 12, 2021

**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.

 , Member

(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)

 , Member

(Authorized Signature) (Representative Name, Title)

Thomas Pritts, Member

(Printed Name and Title of Authorized Representative)

April 12, 2021

(Date)

304-276-7151

(Phone Number) (Fax Number)



**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.:**

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:

*(Check the box next to each addendum received)*

- ☒ Addendum No. 1
- ☐ Addendum No. 2
- ☐ Addendum No. 3
- ☐ Addendum No. 4
- ☐ Addendum No. 5

- ☐ Addendum No. 6
- ☐ Addendum No. 7
- ☐ Addendum No. 8
- ☐ Addendum No. 9
- ☐ 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

April 12, 2021

\_\_\_\_\_  
Date

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