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## Header @ 1

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[General Information](#) [Contact](#) [Default Values](#) [Discount](#) [Document Information](#) [Clarification Request](#)

Procurement Folder: 1148169

SO Doc Code: CEOI

Procurement Type: Central Contract - Fixed Amt

SO Dept: 0211

Vendor ID: VS0000013207

SO Doc ID: GSD2300000004

Legal Name: MONTUM ARCHITECTURE LLC

Published Date: 1/20/23

Alias/DBA:

Close Date: 2/1/23

Total Bid: \$0.00

Close Time: 13:30

Response Date: 02/01/2023

Status: Closed

Response Time: 10:04

Solicitation Description: Bldg. 37 Window, HVAC, Roof, and Envelope Upgrades Project

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:** 1148169  
**Solicitation Description:** Bldg. 37 Window, HVAC, Roof, and Envelope Upgrades Project  
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Solicitation Closes	Solicitation Response	Version
2023-02-01 13:30	SR 0211 ESR02012300000003452	1

**VENDOR**  
VS0000013207  
MONTUM ARCHITECTURE LLC

**Solicitation Number:** CEOI 0211 GSD2300000004  
**Total Bid:** 0  
**Response Date:** 2023-02-01  
**Response Time:** 10:04:53  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
Melissa Pettrey  
(304) 558-0094  
melissa.k.pettrey@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	Bldg. 37 Window, HVAC, Roof, and Envelope Upgrades Project				0.00

Comm Code	Manufacturer	Specification	Model #
81100000			

**Commodity Line Comments:** EOI Response

**Extended Description:**

Bldg. 37 Window, HVAC, Roof, and Envelope Upgrades Project





**Expression of Interest**  
**Bldg. 37 Window, HVAC, Roof and Envelope Upgrades**  
**Project**  
**CEOI 0211 GSD2300000004**



**February 1, 2023**

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

*Montum* Architecture, LLC

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



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February 1, 2023

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

**Subject: Bldg. 37 Window, HVAC, Roof and Envelope Upgrades Project,  
CEOI 0211 GSD2300000004**

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 19 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 design services. Tom and Craig have worked on numerous projects together in various capacities, including many for WV General Services Division. Boggs Environmental Consultants will assist in any biological risk assessments and remediation recommendations deemed necessary for the identified concerns with the building. While Mr. Pritts has extensive experience assessing and designing facades for weathertightness, Michael Minigh with MoistureTech Consulting will bring an expertise to the design team based upon his 39 years working in all aspects of building envelope design, construction, and evaluation.

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

*Montum* Architecture, LLC

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



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. Preliminary findings will be discussed and documented before the formal report is prepared, in order to confirm the direction with the end users and build consensus that all concerns have been acknowledged.

Goal Two – Energy usage modeling will be prepared to verify the approach to window replacement. Boggs Environmental's primary role is to evaluate and test microbial growth within the exterior walls. As construction drawings are prepared, they will assist in documenting remediation requirements.

Goal Three – Miller Engineering will take the lead in evaluating existing mechanical systems and developing load modeling in accordance with current ASHRAE standards. They are experienced in evaluating buildings in regards to air quality and making recommendations for improvement, doing so for WVGSD in 2020 at multiple State buildings. MEI often incorporates air cleaning equipment into their designs to address infectious disease control, and have done so since their inception. Close monitoring of a Testing, Adjusting, and Balancing contract is the norm for Miller Engineering.

Goal Four – Montum Architecture has completed multiple successful EPDM roofing replacement projects in the last four years including two schools of over 100,000 square feet.

Goal Five – Mr. Pritts has specified and administered exterior façade cleaning and sealing as part of larger design projects in the past. He will consult with Mr. Minigh to build upon his vast industry-related experience with a goal of real-world practical solutions.

Goal Six – 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 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, and budgetary impacts. Each primary designer remains as the primary responsible representative for their portion of the work as the project progresses into construction. The continuity of the design-decision knowledgebase positively impacts the administration of construction activities.

*Montum* Architecture, LLC

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

Our 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

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





# Boggs Environmental Consultants

## OVERVIEW

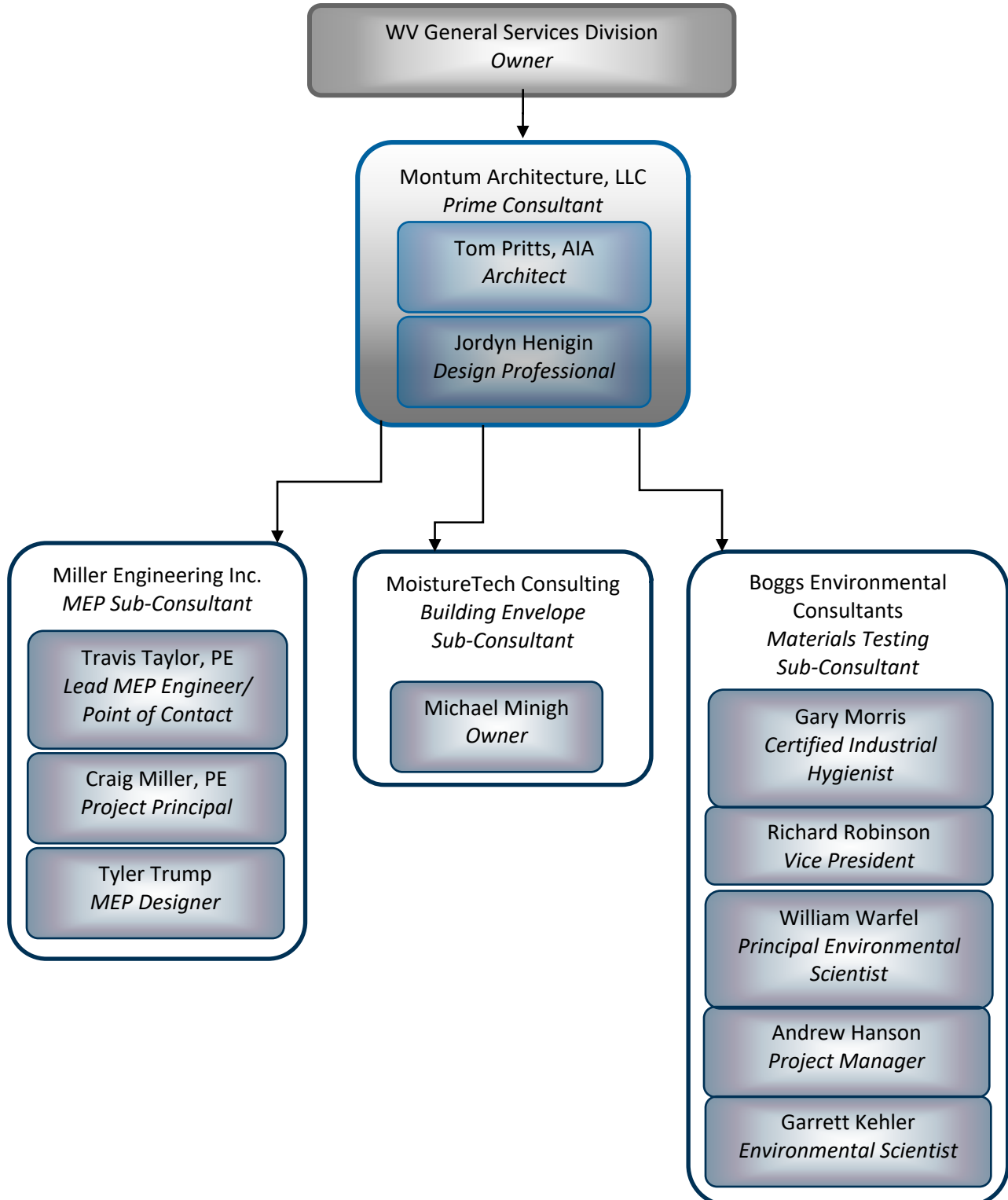
**LOCATIONS:** WV/MD  
**SERVICES:** Engineering, Mining,  
 Remediation, Oil & Natural Gas,  
 Environmental



Boggs Environmental Consultants (BEC) offers the highest quality of Environmental Science, Environmental Engineering and Industrial Hygiene services provided by our team of experienced, educated and certified individuals:

- Industrial Hygiene
- Environmental Health & Safety Audits (EHS)
- Risk Exposure Assessments
- Indoor Air Quality
- Safety & Health Compliance Programs & Training
- Infrared Thermography
- Additional Environmental Services
  - Site Characterization
  - Environmental
  - Oil & Natural Gas Sampling
  - Wastewater Treatment Facility Design & Environmental Testing
  - Permitting: NPDES, Stormwater, Air Emissions, Wastewater
  - Underground Storage Tanks
  - Building Condition Assessments

# Project Organization Chart









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

Tom founded Montum Architecture in 2017. He has more than 19 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
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#### **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

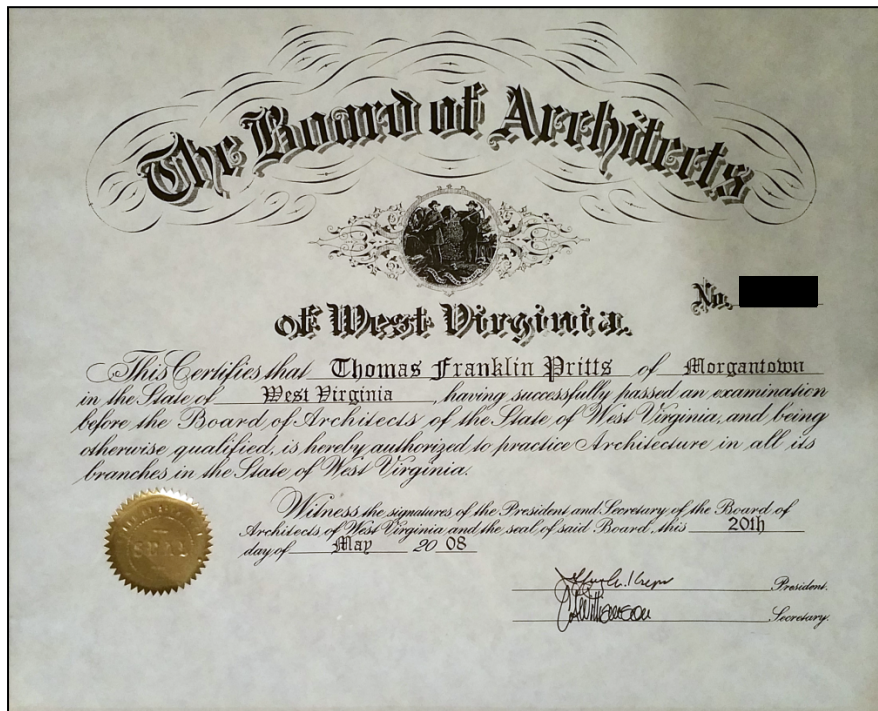
#### **Professional Project Highlights**

- 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**

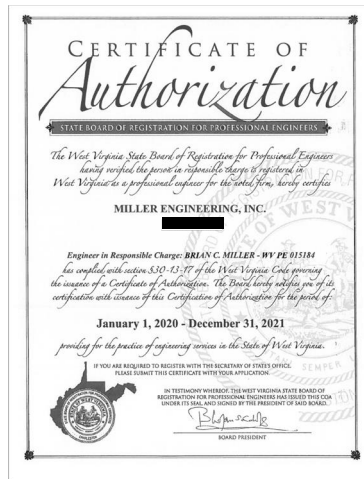
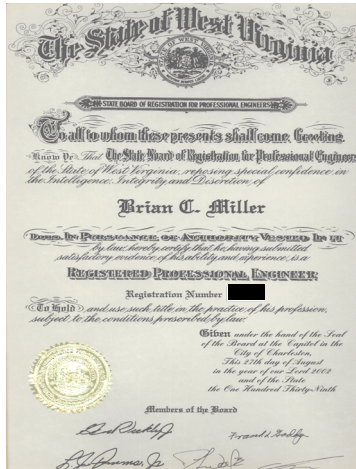
2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

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



# Staff – Proposed Staffing Plan





**BOGGS**  
ENVIRONMENTAL CONSULTANTS

## BIOGRAPHY

Mr. Morris is a certified industrial hygienist with 30 years of experience in all facets of industrial hygiene an environmental health and safety. He has extensive experience in Contract Document (Specification/ Drawings) development and Contract Administration.

## SELECT PROJECT EXPERIENCE

### Federal Government Projects:

- US Department of Defense, Nationwide
- NOAA Administration Offices, Silver Spring, MD
- VA Hospital Centers, Nationwide
- Raven Rock Complex, Adams County, PA
- US Customs & Border Patrol Training Facility, Harpers Ferry, WV

### State & Local Government Projects:

- City of Annapolis, Annapolis, MD
- State of West Virginia Division of Natural Resources, Marlinton, WV
- State of West Virginia Department of Administration, Charleston, WV
- Monongalia County School Board, Morgantown, WV
- Morgan County School Board, Berkeley Springs, WV
- Jefferson County School Board, Charles Town, WV
- Frederick County Watershed Study, Frederick, MD
- City of Wheeling, Wheeling, WV

### Higher Education Projects:

- Hood College, Frederick, MD
- Frostburg College, Frostburg, MD
- Shepherd University, Shepherdstown, WV
- West Virginia University, Morgantown, WV
- Alderson Broaddus University, Philippi, WV

Gary  
Morris

CERTIFIED  
INDUSTRIAL  
HYGIENIST

## EDUCATION

WEST VIRGINIA  
UNIVERSITY

MS, 1989

ENVIRONMENTAL HEALTH  
AND SAFETY



**BOGGS**  
ENVIRONMENTAL CONSULTANTS

## BIOGRAPHY

Richard Robinson is the Vice President of Boggs Environmental Consultants, Inc, with 17 years of experience in all facets of Site Assessment & Corrective Action Plans. He has extensive experience in Contract Document development & Contract Administration along with the possession of knowledge, skills, and abilities to support traditional Industrial Hygiene duties. Additionally, Mr. Robinson has served as an expert witness for asbestos related claims. Mr. Robinson is a licensed trainer for asbestos related services through West Virginia Bureau of Public Health.

## SELECT PROJECT EXPERIENCE

### Federal Government Projects:

- USDA Research Centers, Nationwide
- VA Hospital Center, Martinsburg, WV
- VA Hospital Center, Clarksburg, WV
- Raven Rock Complex, Adams County, PA
- US Customs & Border Patrol Training Facility, Harpers Ferry, WV
- Berkeley Springs Train Depot, Berkeley Springs, WV

### State & Local Government Projects:

- State of West Virginia Division of Natural Resources, Marlinton, WV
- State of West Virginia Department of Administration, Charleston, WV
- Monongalia County School Board, Morgantown, WV
- Morgan County School Board, Berkeley Springs, WV
- Jefferson County School Board, Charles Town, WV
- Frederick County Watershed Study, Frederick, MD
- City of Wheeling, Wheeling, WV

### Higher Education Projects:

- Hood College, Frederick, MD
- Frostburg College, Frostburg, MD
- Shepherd University, Shepherdstown, WV
- West Virginia University, Morgantown, WV
- Alderson Broaddus University, Philippi, WV

Richard  
“Ricky”  
Robinson

Vice President

## EDUCATION

SHEPHERD UNIVERSITY

BS, 2007

ENVIRONMENTAL RESOURCE  
MANAGEMENT





**BOGGS**  
ENVIRONMENTAL CONSULTANTS

## BIOGRAPHY

Bill began his career with BEC in 2014 and leverages over 30 years of experience serving as BEC's Principal Environmental Scientist. Bill has conducted and managed hundreds of Phase I and Phase II Environmental Site Assessments (ESAs) that include the evaluation of the presence or absence of environmental conditions in accordance to the current ASTM E-1527 standard. Bill also has conducted compliance audits of environmental regulated activities such as RCRA hazardous waste, treatment storage and disposal facilities (TSDFs), wastewater treatment ponds, NPDES permits (discharges to surface water), air emissions, USTs, and SARA Title III notifications.

## SELECT PROJECT EXPERIENCE

### Federal Government Projects:

- Federal Aviation Administration, Martinsburg, WV
- US Department of Defense, Nationwide
- USDA Research Facilities, Nationwide
- US Department of State, Nationwide
- VA Hospital Centers, Nationwide
- US Customs & Border Patrol Training Facility, Harpers Ferry, WV

### State & Local Government Projects:

- Berkeley Springs Train Depot, Berkeley Springs, WV
- Monongalia County School Board, Morgantown, WV
- Morgan County School Board, Berkeley Springs, WV
- Frederick County School Board, Frederick, MD
- Jefferson County School Board, Charles Town, WV
- City of Wheeling, Wheeling, WV

### Higher Education Projects:

- Hood College, Frederick, MD
- Frostburg College, Frostburg, MD
- Shepherd University, Shepherdstown, WV
- Alderson Broaddus University, Philippi, WV
- West Virginia University, Morgantown, WV9

William  
“Bill”  
Warfel

PRINCIPAL  
ENVIRONMENTAL  
SCIENTIST

## EDUCATION

UNIVERSITY OF UTAH

BS, 1980

PARK PLANNING &  
RESOURCE MANAGEMENT

WEST VIRGINIA LICENSED  
LAND REMEDIATION  
SPECIALIST





**BOGGS**  
ENVIRONMENTAL CONSULTANTS

## BIOGRAPHY

Andrew Hanson began his career at BEC in 2008. Andrew's career encompasses over 14 years of experience and currently serves as a BEC Project Manager, where he oversees performance of hazardous materials inspections; hazardous material remediation oversight; and building surveys for hazardous construction materials including lead-based paint, asbestos, mercury, polychlorinated biphenyls, mold, and biological contaminants. Andrew also currently holds Council-certified Indoor Environmental Consultant (CIEC) certification.

## SELECT PROJECT EXPERIENCE

### Federal Government Projects:

- US Department of State, Washington, DC
- US EPA Headquarters, Washington, DC
- USDA Research Facilities, Nationwide
- NOAA Administration Offices, Silver Spring, MD
- VA Hospital Centers, Nationwide
- USDA Animal Research Center, Kerrville, TX
- US Customs & Border Patrol Training Facility, Harpers Ferry, WV
- US Army Core of Engineers Ranger Station, Elk Garden, WV

### State & Local Government Projects:

- The Annapolis State House, Annapolis, MD
- Frederick County Watershed Study, Frederick, MD
- Monongalia County School Board, Morgantown, WV
- Morgan County School Board, Berkeley Springs, WV
- Jefferson County School Board, Charles Town, WV
- City of Wheeling, Wheeling, WV

### Higher Education Projects:

- Hood College, Frederick, MD
- Frostburg College, Frostburg, MD
- Shepherd University, Shepherdstown, WV
- Alderson Broaddus University, Philippi, WV
- West Virginia University, Morgantown, WV

# Andrew Hanson

## PROJECT MANAGER

## EDUCATION

UNIVERSITY OF ALASKA

CIEC







**BOGGS**  
ENVIRONMENTAL CONSULTANTS

## BIOGRAPHY

Garrett Kehler is an Environmental Scientist with 12 years of experience at Boggs Environmental Consultants, Inc. He is responsible for conducting hazardous materials surveys, hazardous materials abatement A/E design surveys, air quality surveillance and remediation contractor oversight, Indoor Air Quality investigations, Phase I-Environmental Site Assessments, Phase II-ESA subsurface contamination investigations, including periodic free-product recovery and groundwater sampling. Additionally, Mr. Kehler's knowledge, skills, and abilities support traditional Industrial Hygiene duties including US EPA and OSHA contaminant sample collection and analytical protocol selection, and performance of workplace chemical, physical, and biological workplace hazard assessment, and generation of associated reports. Mr. Kehler is responsible for maintaining a working knowledge and enforcement of US EPA, DOT, and OSHA standards during Hazardous Materials/Waste Remediation projects.

## SELECT PROJECT EXPERIENCE

### Federal Government Projects:

- The White House, Washington, DC
- US Department of State, Washington, DC
- US EPA Headquarters, Washington, DC
- Fort Detrick – USDA Building #374, Frederick, MD
- NOAA Administration Offices, Silver Spring, MD
- FEMA National Training Center, Emmitsburg, MD
- VA Hospital Center, Martinsburg, WV
- VA Hospital Center, Clarksburg, WV
- USDA Animal Research Center, Kerrville, TX

### State & Local Government Projects:

- The Annapolis State House, Annapolis, MD
- Frederick County Watershed Study, Frederick, MD
- Monongalia County Schools, WV

### Higher Education Projects:

- Hood College, Frederick, MD
- Frostburg College, Frostburg, MD
- Shepherd University, Shepherdstown, WV

# Garrett Kehler

## ENVIRONMENTAL SCIENTIST

### EDUCATION

MOUNT OLIVE UNIVERSITY

BS, 2009

ENVIRONMENTAL SCIENCES



# Michael Minigh

## MoistureTech Consulting

### Career Highlights

- Independent 3<sup>rd</sup>-Party Consultant for moisture intrusion.
  - Expert Witness/Preconstruction problem prevention.
  - EIFS Inspection and Consulting
  - Exterior Envelope Building Construction Defects.
- Identified numerous moisture intrusion problems/damaged structure areas on commercial and residential construction project deficiencies through visual inspection, instrumental and destructive testing and analysis of specifications, contractual documents and manufacturer's requirements.
- Identified and resolved sources of air and water intrusion. Identified and resolved design and installation deficiencies. Defined and developed appropriate correction procedures and cost-effective repairs.
- Prepared detailed reports and architectural details based on site inspection, samples, moisture and destructive tests. Provided site management, scheduling of repairs, and documentation of deficiencies and corrections. Supervised, documented and/or performed repairs on numerous commercial and residential projects across the US.
- Supervised construction, inspected, or consulted on numerous projects in 37 states
- Projects varied from multi-million dollar houses to hotels to hospitals, condos, and government buildings.

### Relevant Experience

- Two 3-story condo buildings in Myrtle Beach. Water damage beside stair towers on each end of the buildings. After inspection and testing, leaks were found where caulk was installed at the EIFS terminations abutting the deck floors. Floor was not cleaned or primed before installing the caulk. No consistent adhesion.
- 3-story bank in Wichita, KS. Various leaks at windows with no flashing, metal roof with no kickout flashing at terminations. Parapet cap leaks where EPDM roofing did not extend to cover the exterior corners underneath the metal cap cover.
- Parking garage in Louisville, KY where a 30"x40" panel fell onto the ground. Various problems, including non-moisture resistant gypsum substrate, too few screws, and the EPDM roof not adhered behind the EIFS panel.
- Motel in Charleston with numerous leaking windows. No head or sill flashing anywhere.
- Retrofitted WV state building in Parkersburg. No flashing for windows, leaking parapet cap.
- Preliminary examination on WV Capital Building. Various leaks from dome to balconies and walkways.
- 10-story condo project on San Francisco Bay. Pre-purchase examination for a national restoration company in Wichita, KS. Lots of problems. Buyer declined to purchase the property.



*Montum*



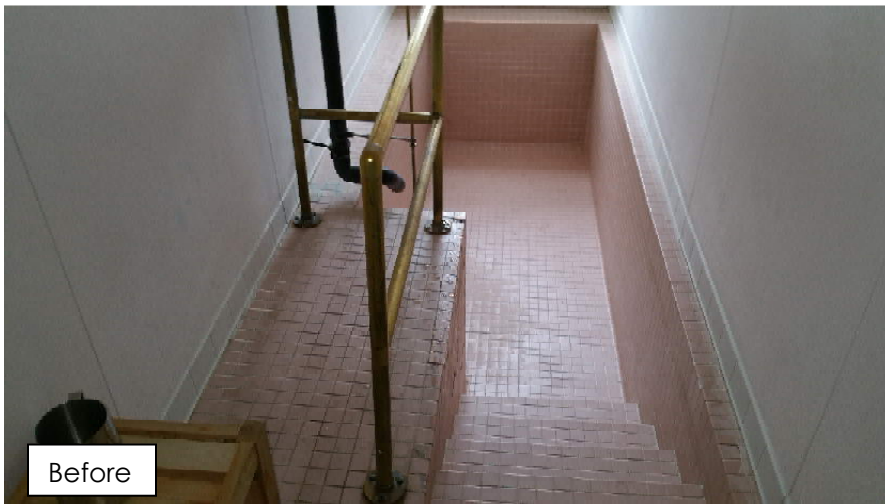
Experience



# BERKELEY SPRINGS STATE PARK

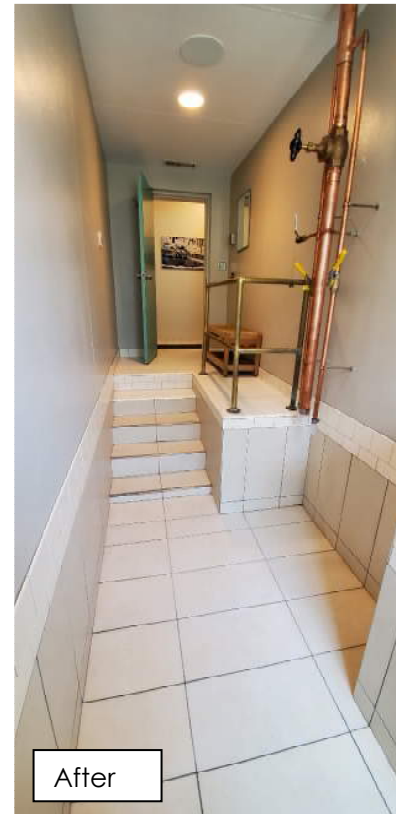
## OLD ROMAN BATHHOUSE

### RENOVATIONS



Before

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.



After



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

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

# 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  
DNR Project Manager  
304-558-2764

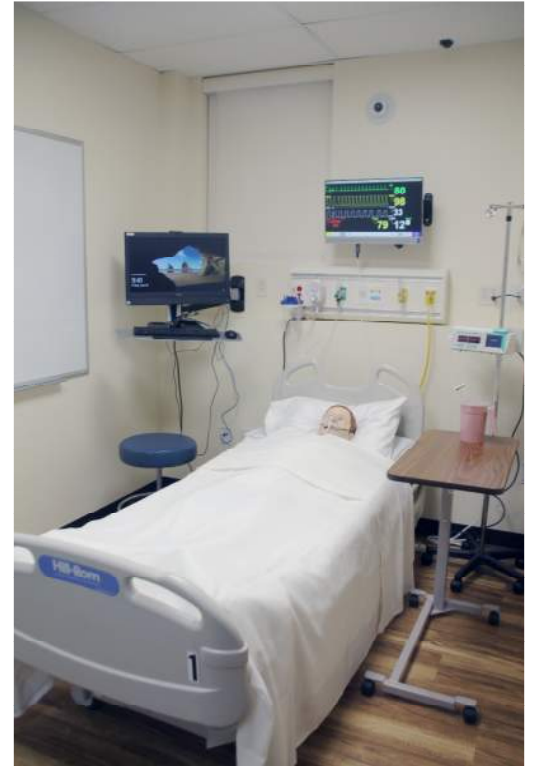


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# POTOMAC STATE COLLEGE BACHELORS IN SCIENCE OF NURSING RENOVATION



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

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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

*Montum* Architecture, LLC

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## Project Experience: MEP

### Cacapon Lodge Addition & Renovation

#### Services Provided:

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

**Estimated Budget: \$26M**

**Facility Area: 113,000 sq ft**

**Owner: WV Department of Natural Resources**



Miller Engineering teamed with Paradigm Architecture to design the addition to the lodge at Cacapon State Park. The addition includes approximately 80 guest rooms, new kitchen and dining areas, a spa, indoor/outdoor pool, and support spaces. All of the utilities were upgraded. A new boiler / chiller plant will be installed with distribution to local air handling units. The electrical service includes an upgrade to 480V while using the existing distribution panels where possible as local branch panels. The project is currently under construction.

#### Project Contact:

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



## Project Experience: HVAC Upgrade

### West Virginia State Building 25

Parkersburg, WV

#### Services Provided:

- Mechanical Piping
- Electric
- Construction Administration

**Estimated Budget: \$843k**

**Facility Area: 58,500 ft<sup>2</sup>**

**Owner: State of West Virginia –  
General Services Division**



The PVC piping system at Building 25 had a history of leaking, along with smaller piping sagging over time and breaking, prompting the owner to replace the entire system. The building was a logistic challenge to design due to offset multi-level mezzanines, resulting in low deck-to-deck heights in the lower levels. A new, rolled-groove piping system was installed, including a new cooling tower and supporting structure, and connected to the original boilers. To eliminate the problems associated with manganese, which forms solids and clogs piping, the system was converted from water to propylene glycol with the flow rates adjusted to accommodate the change.

The water source heat pumps which serve the building were flushed and cleaned to prevent contamination of the new water. MEI designed a phased approach to accomplish the piping, which was adjusted in consultation with the owner and contractor during construction to minimize the impact on the building occupants, who remained in the building during the entire construction period. MEI worked on an almost daily basis with the contractor to accomplish the re-piping of the building, providing support and real-time answers to questions and to work around challenges.

#### Project Contact:

*David Parsons, Operations and  
Maintenance Manager  
State Capitol, Room E-119  
(304) 957-7122*

## Project Experience: HVAC Upgrade

### **West Virginia State Building 36 (1 Davis Sq.)**

Charleston, WV

#### **Services Provided:**

- HVAC System Replacement
- Mechanical Piping
- Electric
- Construction Administration

**Estimated Budget: \$2.1M**

**Facility Area: 58,400 ft<sup>2</sup>**

**Owner: State of West Virginia –  
General Services Division**



The 30-plus year old chiller serving Building 36 failed in the spring of 2016. MEI was retained to design the installation of a temporary rental chiller, which remains in service at this time. MEI was then retained to design a full HVAC retrofit to the building due to the condition of the air handlers, ductwork, VAV boxes, and associated systems. The building presented unique challenges as it was originally two buildings in which the common space was later in filled to create one building. The deck to deck heights in some areas are very limited, resulting in the need for accurate evaluation, design, and detailing in the construction documents. MEI designed a phased approach to accomplish the project. The phasing was developed directly with the owner to minimize the impact on the building occupants; who had to relocate to swing space phase by phase. Instead of just replacing the existing system in-kind, MEI designed a system utilizing three rooftop units ducted vertically through the building, which eliminates the sole source failures that have plagued the system for several years. The project was bid and then cancelled by the Owner.

#### **Project Contact:**

*David Parsons, Operations and  
Maintenance Manager  
State Capitol, Room E-119  
(304) 957-7122*

## Project Experience: Ventilation Evaluation

### West Virginia State Building 25

Parkersburg, WV

#### Services Provided:

- Evaluations of Original Design of Existing Systems

**Estimated Budget: Unknown**

**Facility Area: 58,500 ft<sup>2</sup>**

**Owner: State of West Virginia –  
General Services Division**



MEI was recently retained to evaluate the original design and current status of the water source heat pump system serving Building 25 in terms of outside air, humidity, and ventilation efficacy. MEI reviewed the original design drawings in the context of the original design intent and then in terms of current codes and standards. MEI performed site reviews to generally verify the installation followed the design and then overall operating effectiveness of the system. MEI prepared an evaluation report detailing recommendations to alter the original design, with cost estimates, for the Owner. The report included background, discussion, recommendations and an executive summary. The Owner is implementing the results of the evaluation.

Project Contact:  
*Scot Casdorph*  
*Manager, Engineering*  
*WV GSD*  
*112 California Ave*  
*Charleston, WV*  
*(304) 957-7145*

## Descriptions of Past Projects Completed – MEP

### South Middle School HVAC Renovations

#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Fire Alarm

**Contract Amount: \$1.45M**

**Facility Area: 111,800 ft<sup>2</sup>**

**Owner: Monongalia County Board of Education**



**PROJECT GOALS:** Improve air quality and temperature controls. Limit school disruptions.

MEI designed retrofits to existing HVAC equipment which will allow the system to perform correctly. The project was detailed in phasing to permit some work to be performed during the school year during breaks and holidays to keep the school in operation.

South Middle School was served by a single DX AHU with various terminal devices such as VAV and self-piloted boxes. The school has been suffering from poor air quality and temperature control issues. Additionally, the condensing unit had failed. MEI designed a rebuild of the AHU; replacing the DX coils with HW and CW coils. The two large supply fans were replaced using a fan wall system which allowed the fans to operate at max output and minimize noise and vibration issues which plagued the old sled mounted fans. A new boiler serves the hot water coil and two chillers were installed with piping on the roof to serve the AHU cooling coil. The air terminal devices will be rebuilt and retrofitted to provide better control. A new Building Automation System (BAS) main control panel was installed which allowed control systems which were installed under other contracts to be incorporated to communicate under one system.

Project Contact:  
 Robert Ashcraft  
 Monongalia County Facilities  
 Phone: (304) 291-9210



## CORPORATE EXPERIENCE

### **National Institutes of Health** – Bethesda, MD

BEC has been supporting the NIH capital improvement projects (CIP) program on an on-going basis, since 2006. These CIP programs require relocation of NIH staff and facilities to swing space to accommodate not only comprehensive but also select building area(s) renovation projects. These modernization projects include wholesale and partial demolition of building space for complete retrofit to facilitate mechanical/electrical/plumbing (MEP) upgrades, architectural and functional space use re-design, life-safety upgrades, etc. BEC staff have completed to date- 138 projects within 36 NIH buildings, as a sub-consultant to ACM Services, Chugach WSI, and KIC Development, each as the Prime Contractors, to US DHHS NIH, whom are responsible for completing campus-wide modernization projects at both the Bethesda Main Campus and Poolesville- Animal Research Facility.

### **Department of Veterans Affairs** – Martinsburg, WV & Clarksburg, WV

Comprehensive visual inspection and testing to determine the presence of asbestos, LBP, mercury, PCBs and prepare specifications and drawings for their safe removal prior to renovation of individual WWII era buildings located on the grounds of the Veterans Affairs Medical Centers in Martinsburg, WV and Clarksburg, WV. Abatement contractor submittals review and onsite project monitoring- regulated access work area visual inspections and environmental testing- is performed during subsequent hazardous materials abatement projects. All services are provided via a multiple year IDQ/IDC contract vehicle issued by the Veterans Administration directly to BEC.

### **USDA – Knipling – Bushland U.S. Research Laboratory (KBUSLIRL)** – Kerrville, TX

BEC has been supporting the USDA ARS KBUSLIRL campus modernization project located at 2700 Fredericksburg Road, Kerrville, Texas on an on-going basis, since 2018. The modernization project includes a phased demolition of nearly all of the current 35 onsite structures and the construction of new USDA ARS facilities including an Administrative/Laboratory Building, Fly and Tick Research, Building, Stanchion Barn, and two Maintenance Buildings.

### **USDA –Weed Science Research Unit, Fort Detrick Building #374** – Frederick, MD

BEC has been supporting the USDA ARS NAA- FDWSRU modernization of Building #374 located on the grounds of the US Army Garrison Ft. Detrick, Frederick, Maryland on an on-going basis, since 2009. The modernization project requires extensive and complex phasing due to the requirement to maintain active FDWSRU staff work environment and negative pressurization of a unique P-3 plant pathogen laboratory and greenhouse biocontainment facility. These modernization projects include wholesale and partial demolition of building space for complete retrofit to facilitate mechanical/electrical/plumbing (MEP) upgrades, architectural and functional space use re-design, life-safety upgrades, etc. BEC task orders completed include, but are not necessarily limited to, the following:

### **United States Naval Support Activity, NAVFC** – Mechanicsburg, PA

BEC supported the US Naval Support Activity, NAVFAC renovation of the west half of Building #407 at the South Fire Bay – Enterprise Resource Planning (ERP) area during the 2013-2014 time period. This renovation required relocation of NAVFAC staff and facilities to swing space to accommodate not only comprehensive but also select building area(s) renovation projects.

BEC staff completed the hazardous materials technical consulting work, as a sub-consultant to EBA Enterprises, Inc of Frederick, Maryland. EBA, as the Prime Contractor, to NAVFAC (Contract No.N40085-13-C-1359) is responsible for all facets of the Design Analysis and Construction Specifications as well as Contract Administration associated with Building #407 modernization project.

These modernization projects included wholesale and partial demolition of building space for complete retrofit to facilitate mechanical/electrical/plumbing (MEP) upgrades, architectural and functional space use re-design, life-safety upgrades, etc.

## PROJECT FEATURES

Hazardous Materials  
Investigation

Hazardous Materials  
Abatement Design Analysis

Hazardous Materials  
Abatement Contract  
Documents

Hazardous Materials  
Abatement Contract  
Administration

Hazardous Materials  
Abatement Project – Quality  
Assurance & Quality Control  
(QA/QC) – Inspection &  
Environmental Testing

NEPA-Environmental  
Assessment

Subsurface Investigation

Cultural Resource  
Evaluation









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: 1148169

Doc Description: Bldg. 37 Window, HVAC, Roof, and Envelope Upgrades Project

Reason for Modification:

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2023-01-06	2023-01-25 13:30	CEOI 0211 GSD2300000004	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 : 55

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**

Melissa Pettrey  
(304) 558-0094  
melissa.k.pettrey@wv.gov

Vendor  
Signature X 

FEIN# 82-1385831

DATE February 1, 2023

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

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI GSD2300000004**

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

**February 1, 2023**

Date

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



**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) Thomas Pritts, Member

(Address) 55 ER Path, Keyser, WV 26726

(Phone Number) / (Fax Number) 304-276-7151

(email address) tom@montumarch.com

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Montum Architecture, LLC

(Company) 

(Signature of Authorized Representative)

Thomas Pritts, Member February 1, 2023

(Printed Name and Title of Authorized Representative) (Date)

304-276-7151

(Phone Number) (Fax Number)

tom@montumarch.com

(Email Address)