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## Header 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1494815

SO Doc Code: CE01

Procurement Type: Central Purchase Order

SO Dept: 0603

Vendor ID: VS0000014074

SO Doc ID: ADJ2500000010

Legal Name: CMTA INC

Published Date: 8/19/24

Alias/DBA:

Close Date: 9/3/24

Total Bid: \$0.00

Close Time: 13:30

Response Date: 08/29/2024

Status: Closed

Response Time: 16:26

Solicitation Description: CFMO (Building 1707) HVAC Renovation Design  
EOI

Responded By User ID: kaitlynsweigard

Total of Header Attachments: 1

Total of All Attachments: 1

First Name: Kaitlyn

Last Name: Sweigard

Email: ksweigard@cmta.com

Phone: 908-763-6802



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:** 1494815  
**Solicitation Description:** CFMO (Building 1707) HVAC Renovation Design EOI  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-09-03 13:30	SR 0603 ESR08292400000001582	1

**VENDOR**  
 VS0000014074  
 CMTA INC

**Solicitation Number:** CEOI 0603 ADJ2500000010  
**Total Bid:** 0  
**Response Date:** 2024-08-29  
**Response Time:** 16:26:33  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
 David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

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	CFMO (Building 1707) HVAC Renovation Design EOI				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:**

**Extended Description:**

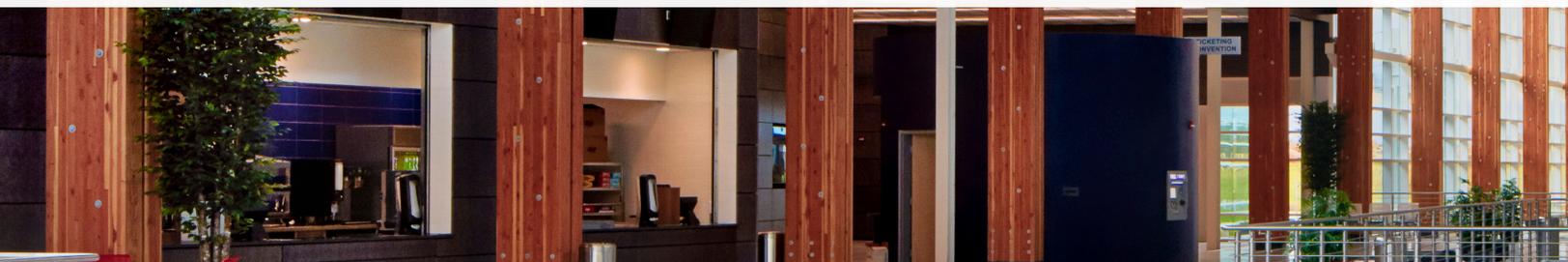
Provide professional architectural and engineering design services per the attached documentation.



# State of West Virginia CFMO (Building 1707) HVAC Design

Expression of Interest to Provide Professional MEP Engineering  
Services

September 3, 2024





# About Us

CMTA is a multi-specialty firm that focuses on building systems engineering – designing cost-effective, energy-efficient, high-performance buildings. We function as a trusted partner and guide for the owner and design team bringing energy reduction, decarbonization, and health and wellness goals to fruition. As CMTA strives to improve the built environment, we also invent products, set national goals, and work to transform the market to improve results for everyone. We define our innovative approach to engineering as — **Building Science Leadership**.

**We are Data Driven, and Results Proven.** Over the last 20 years, we have collected utility data on our projects, allowing us to continually improve our approach. This database means we design from verified information and not engineering theories, as well as understand how to make these buildings a reality without extra first costs.

## Consulting Services

- MEP & Civil Engineering
- Zero Energy/Carbon Engineering
- Renewable Energy & Sustainability Engineering
- LEED & WELL Building Certification Consulting
- Energy Modeling
- Commissioning Services
- Technology/Security Infrastructure Design
- Performance Contracting
- Construction Administration
- Energy as a Service (EaaS)

**900+**

Employees

**44**

Offices Nationwide

**240**

Professional Engineers

**165**

LEED APs

**32**

WELL APs

**26**

Commissioning Agents



# Local Government Experience

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# Local Government Expertise

CMTA works closely with state and local governments to provide modern, innovative, and inviting buildings for their employees and communities. These facilities can range from local libraries to state courthouses, and CMTA is focused on delivering buildings that create safe, healthy environments with a sense of mission while reducing energy costs and carbon footprints.

We've designed government and community facilities throughout the nation with a thoughtful and collaborative design process. We are acutely aware of the unforeseen intricacies and design of older systems, and how to bring them back to life without impacting ongoing operations. Our team designs cost-effective, efficient mechanical and electrical systems that reduce energy and carbon impacts on the community while maximizing taxpayer dollars.

## **Our expertise includes the following types of municipal facilities:**

- Courthouses and Judicial Centers
- Community Resource Centers
- Emergency Operations Centers
- Fire Stations and Training Centers
- Government Office and Operations
- Libraries and Museums
- Police Stations and Training Centers
- Parks and Recreation Facilities
- Public Transportation
- Public Safety Centers
- Regional Airports
- Town/City Halls





**26.7**  
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# Cincinnati District 3 Police Headquarters

City of Cincinnati | Cincinnati, Ohio

## *The Nation's First Zero Energy Police Station*

CMTA was proud to partner with the Cincinnati Police Department on their brand-new District 3 Police Headquarters. Through Data Driven Design and understanding the building's true purpose, we were able to deliver the nation's first Zero Energy mission critical facility. The solar power system is generating system 60% more energy than it is consuming! The actual energy consumption of the facility is 26.7 kBtu/sf-yr, which is 24% less than the charette energy goal.

In addition to being Zero Energy, the site storm water is Zero Water. The bio-swales and retention basins retain all storm water onsite to help minimize the city's current combined sewer problem.

Accomplishing the sustainability and Zero Energy goals within budget was a tribute to the entire team. Achieving this goal will now save the owner \$2,000,000 in avoided utility costs over the next 20 years.

### **Project at a Glance**

Completion: 2015

Size: 39,600 SF

Project Type: New Build

Delivery Method: DB

Awards / Certifications:

- ILFI Zero Energy
- LEED Platinum
- LBC Petal Certification

### **Reference:**

Jamie Accurso (formerly with City of Cincinnati)

513-556-1933 | [Jamie.Accurso@uc.edu](mailto:Jamie.Accurso@uc.edu)





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## Kentucky State Office - Sower 300 Building

Commonwealth of Kentucky | Frankfort, Kentucky

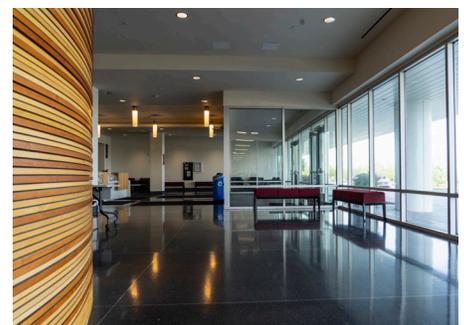
The Commonwealth of Kentucky approached CMTA in request to design and construct a five-story, 365,000 square foot state office building in Frankfort, Kentucky. Energy-saving strategies were provided throughout the entire state office building. These included an improved building envelope, 100% LED lighting, high-efficiency water cooled chillers, HVAC system commissioning services, and high efficiency condensing boilers. The building automation system was used to develop efficient control strategies to drive energy usage down even farther. This process can only be done by truly understanding the building occupancy and the intended use.

### Project at a Glance

Completion: 2016  
Size: 365,000 SF  
Project Type: New Build  
Delivery Method: P3  
Awards / Certifications:  
- LEED Silver

### Reference:

Doug Wilburn  
859-797-9390





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# Historic Fayette County Courthouse

Lexington Fayette Urban County Government | Lexington, Kentucky

The existing historic courthouse was in very poor condition and was completely renovated down to the structure. The new building includes a restaurant, visitors center, offices and event space.

All mechanical, electrical and plumbing items were removed from the facility and replaced with new. The existing mechanical system, which previously included a cooling tower located within the historic rotunda, was replaced with a high efficiency variable-refrigerant flow system equipped with heat recovery, connected to a geothermal wellfield.

The new electrical system consists of energy efficient LED lighting throughout the facility as well as new electrical power distribution throughout. A new access control system was installed throughout the building and

tenant fitouts on each floor. The third floor event space contains a full Audio/Visual system tailored to meet the needs for large events and presentations.

## Project at a Glance

Completion: 2018

Size: 50,300 SF

Project Type: Historic Renovation

Awards / Certifications:

- 2019 Vision Award for Preservation
- 2018 Honor Award—KY AIA Award for Excellence in Architectural Design
- 2018 Ida Lee Willis Memorial Foundation Historic Preservation Award

## Reference:

Holly Wiedemann, President, AU Associates  
859-233-2009 | [holly@auassociates.com](mailto:holly@auassociates.com)





# LexTran Headquarters

LexTran | Lexington, Kentucky

This design build project involves the design of a campus including an Administration Building, Maintenance Building and Fuel & Wash Building.

The HVAC System for the Administration Building consists of a variable refrigerant flow system with an energy recovery unit to provide fresh air to the building. The energy recovery unit captures all possible energy from the outgoing exhaust air to condition the outside air coming into the building. The Maintenance Building utilizes roof top units to heat the large bay areas and condition the small office area. The Fuel & Wash Buildings are provided with heaters to maintain above freezing conditions. Direct digital control system is provided for the campus to enable remote monitoring and manipulation of the building systems.

The electrical system will have two services for the LexTran campus; one feeding the

Administration Building and the other serving the Maintenance Building. The lighting system for the campus will utilize energy efficient LED lighting. Occupancy sensors and daylight photo sensors will also be used in the Administration Building to help lower energy consumption. An automatic lighting shut-off control system will provide a time-of-day scheduling program with manual override for the entire campus.

### Project at a Glance

Completion: 2016

Size: 22,600 SF

Project Type: New Build

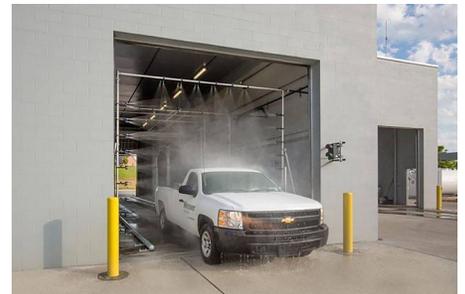
Delivery Method: DB

Awards / Certifications:

- LEED Gold

### Reference:

Carrie Butler, General Manager  
859-913-7756





# Houston Fire Station #55

City of Houston | Houston, Texas

The new Houston Fire Department Fire Station 55 is a 16,800 square foot, five-bay station serving the South Acres/ Crestmont Park community. The fire station houses an Engine Co., Ladder Co., and two EMS transport units, a community room for medical evaluation. In addition, the facility includes a full-service kitchen, dining room, locker room, fitness room, and an eight-bed sleeping area. Separate offices and connected sleeping rooms are designated for the chief and two captains.

The new 24/7 facility serves to replace the existing 3-bay fire station due to recent residential and commercial growth in the community. It will be located on a brown-field site and feature onsite diesel fueling station with buried fuel tanks, automated vehicle exhaust extraction system in

apparatus bays, and a natural gas emergency generator serving the entire station.

The building will utilize a geothermal HVAC system with 20 300-foot-deep, closed-loop wells installed on the North side. Besides conditioning the living quarters, the geothermal system shall also serve to remove heat from the watercooled ice maker, produce domestic hot water via water-to-water heat pump, and heat the Apparatus Bays via unit heaters.

Diesel fueling station located at West side of the property shall include two (2) 10,000 gallon underground double-wall fuel-storage tanks with associated leak detectors, piping, pumps, fill stations, vents, dispensers, safeties, and electronic security and monitoring systems.

A PA system was provided throughout the entire station. Paging speakers/horns are located throughout the apparatus bay area, sleeping areas, all corridors, offices, and public locations.

## Project at a Glance

Completion: 2020  
Size: 16,800 SF  
Project Type: New Build  
Delivery Method: DBB  
Awards / Certifications:  
– LEED Silver

## Reference:

Hector Moreno  
713-515-5786 | [Hector.Moreno@houstontx.gov](mailto:Hector.Moreno@houstontx.gov)

# National Guard Experience

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# National Guard Projects

CMTA brings decades of experience with the DoD and National Guard, which has included projects for the North Carolina National Guard, South Carolina National Guard, Kentucky National Guard, and Indiana Air National Guard. Projects for the National Guard and Air National Guard clients have included readiness centers, data centers, armory renovations, maintenance hangar, maintenance shops, and various support buildings.

## Select Project Experience

- NCNG Army Aviation Support Facility 2, Aircraft Maintenance Hangar | Salisbury, NC
- KYNG Bowman Field Readiness Center | Louisville, KY
- INARNG Shelbyville Readiness Center | Shelbyville, IN
- NCNG Morganton Regional Readiness Center, Commissioning | Morganton, NC
- SCNG McGrady Training Center Solar Canopy | Eastover, SC
- NCNG McLeansville Regional Readiness Center and Field Maintenance Shop, Commissioning | McLeansville, NC
- KYNG Ashland National Guard, Armory Renovation | Ashland, KY
- NCNG Reidsville Readiness Center, Commissioning | Reidsville, NC
- KYNG Cynthiana National Guard Photovoltaic and LED Lighting | Cynthiana, KY
- SCNG Pine Ridge Armory, UPS Replacement | Columbia, SC
- NCNG Morrisville Aviation Hangar | Morrisville, NC
- INNG Shelbyville Data Center | Shelbyville, IN
- KYNG Boone Army Aviation Support Facility | Frankfort, KY
- NCNG Wilkesboro Readiness Center Commissioning | North Wilkesboro, NC





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# US Army National Guard Aviation Support Facility

USACE, Louisville District | Frankfort, Kentucky

The Boone National Guard Aviation Support Facility is the most energy efficient aviation hangar in the world, operating at 15 kBtu/sf/yr. The project is Net Zero Ready, and easily achieved LEED Gold, by achieving all 19 points for EA Credit 1 – Energy Optimization, including an exemplary point and regional priority credit for a total of 21 points. The project bid under budget, and the Kentucky National Guard was able to install an 80 kW monocrystalline photovoltaic system. The 80 kW photovoltaic system will offset 20% of the total building energy usage. The building infrastructure is in place to increase the photovoltaic system and allow for 100% energy offset.

A radiant slab heating system was used in the maintenance bays, with ground source heat pump water heaters for hot water

generation. The 90°F hot water heating temperature increased the heat pump efficiency by 20%, operating at a COP of 5.4. High volume, low velocity fans were used for summer time ventilation. The two story administration and operation space is conditioned using an enhanced geothermal HVAC system with dedicated outdoor air unit with energy recovery. All LED lighting was used in the administration space, and high efficiency linear fluorescents in the maintenance bay. A building pressurization test was included in the project requirements, and the maintenance bays passed at an air leakage of 0.19 cfm per square feet of building envelope.

## Project at a Glance

Completion: 2015

Size: 122,000 SF



Project Type: New Construction  
Delivery Method: Design-Bid-Build  
Awards / Certifications:

- LEED Gold

## Reference:

Steven King, Brigadier General  
502-607-1481



# Shelbyville Readiness Center Renovation & Expansion

Indiana Army National Guard | Shelbyville, Indiana

The Indiana Army National Guard (INARNG) solicited this project to renovate and expand an aging facility at the Shelbyville, Indiana army installation. The renovation project will involve a complete removal of all items (except roof and exterior walls) at the existing 36,050 SF readiness center, which was built in 1971. An ancillary 10,000 SF building adjacent to the existing building will be renovated into storage space. In addition, a 6,100 SF expansion will allow INARNG to repurpose and restructure the existing areas to improve space utilization.

CMTA teamed with Guidon to provide full mechanical, electrical, plumbing, and fire protection engineering as well as technology design services. The team is

currently providing construction administration throughout the project, which is slated to be complete in March 2023.

The design team used the 1390/91 and NG Design Guide 415-1 for Readiness Centers, NG Design Guide 415-5 General, ATPF standards (current UFC 4-010-01 and UFC 4-020-01) and current building code for this installation, identify building and site deficiencies.

## Project at a Glance

Completion: 2023 Est.

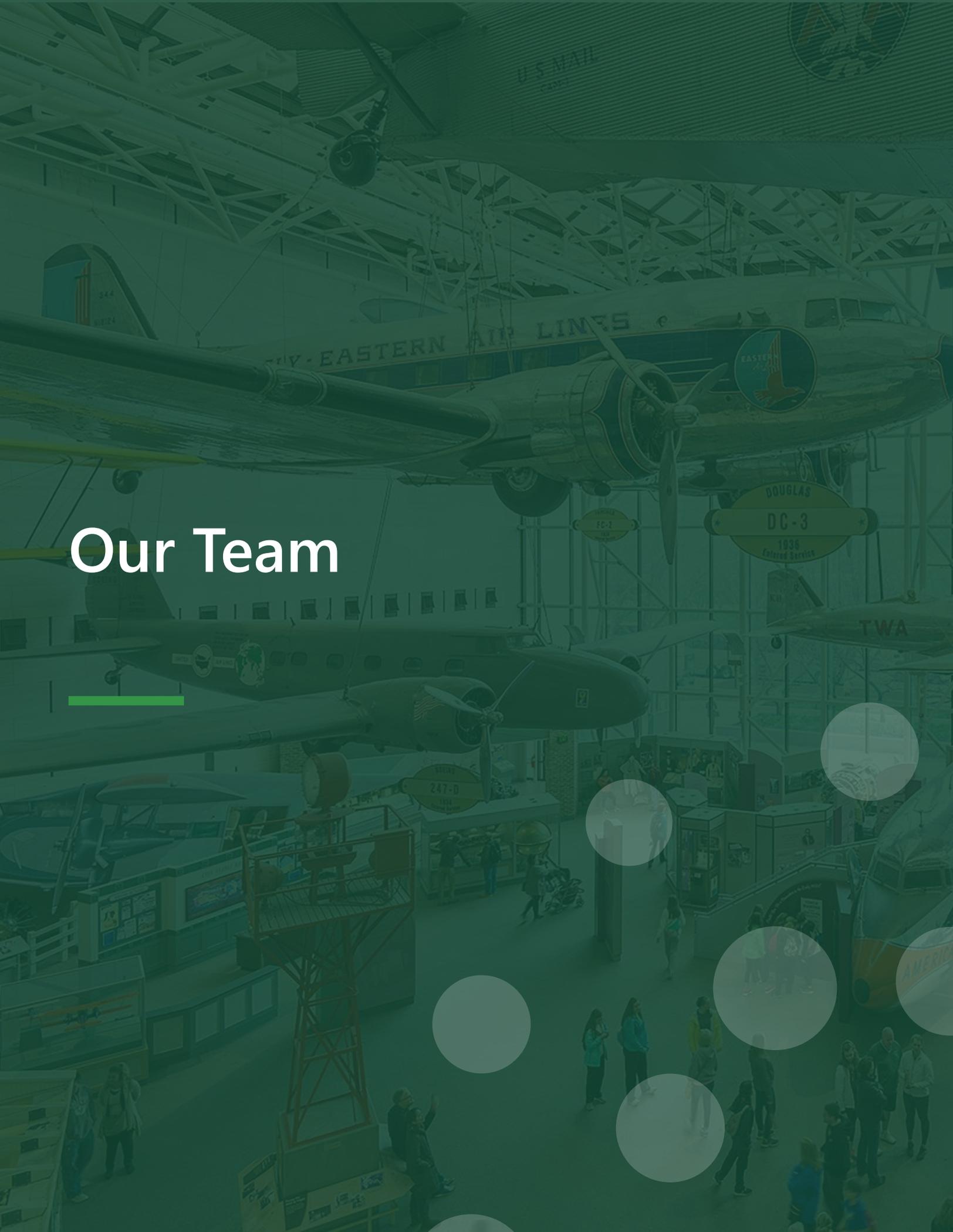
Size: 52,150 SF

Project Type: Renovation/Addition

Delivery Method: Design-Bid-Build



# Our Team





# Paula Guffey

PE

Principal

## Profile

### Role

Principal / Project Manager

### Bio

Paula is a Principal and Electrical Engineer at CMTA. She brings over 35 years of multi-disciplinary electrical and mechanical design experience, working on both new construction and renovation projects. She has significant experience in higher education, governmental, industrial, institutional, pharmaceutical, multi-family, commercial, hazardous, power generation and health care facilities.

### Education

B.S., Electrical Engineering, West Virginia Institute of Technology, 1991

### Registrations

Licensed Professional Engineer: VA

(██████████), MD (██████████), WV (██████████)

**13 Years with firm**

**39 Years experience**

## Select Project Examples

### DC Government

*Washington, DC*

#### Convention Center Office

- Office Renovation
- Lead Electrical Engineer

#### DC Water Office

- Office Renovation
- Lead Electrical Engineer

### GSA, US Customs & Border Protection Office of Information Technology at Quantum Park

*Ashburn, Virginia*

- 445,000 SF Renovation & Expansion
- MEP, IT, & AV/Security Design
- Lead Electrical Engineer

### U.S. Department of Homeland Security, Office of the Inspector General

*Washington, DC*

- 88,000 SF Renovation
- MEP, IT, & AV/Security Design
- LEED Gold Certified
- Lead Electrical Engineer

### FBI, Office for Special Investigation

*Washington, DC*

- 30,000 SF Secure Tenant Fit-out & Renovation
- MEP & Security Design
- Lead Electrical Engineer

### Surface Transportation Board

*Washington, DC*

- 59,000 SF Tenant Fit-out
- MEP Design
- LEED Gold Certified
- Lead Electrical Engineer

### GSA Bond Building

*Washington, DC*

- Historic Renovation
- MEP Design
- Lead Electrical Engineer





# Greg Swaluk

PE, LEED AP, CPD

Principal

## Profile

### Role

Mechanical Engineer

### Bio

Greg is a licensed professional engineer, LEED Accredited Professional, and Certified Plumbing Designer at CMTA with over 30 years of experience in the consulting engineering field. He brings a diverse background in the design and project management of local government, K-12, higher education and healthcare projects.

He is responsible for managing and supervising the design of mechanical, plumbing and fire protection systems for major architectural and engineering projects. He has special expertise in phased, occupied, renovation projects, having led over \$1 billion dollars of large, major modernization projects over the last 10 years.

### Education

B.S., Mechanical Engineering, University of Virginia, 1993

### Registrations

Licensed Professional Engineer: VA (██████)

19 Years with firm

31 Years experience



## Select Project Examples

### DC Government

*Washington, DC*

#### Convention Center Office

- Office Renovation
- Project Manager

#### DC Water Office

- Office Renovation
- Project Manager

### GSA, US Customs & Border Protection Office of Information Technology at Quantum Park

*Ashburn, Virginia*

- 445,000 SF Renovation & Expansion
- MEP, IT, & AV/Security Design
- Lead Mechanical Engineer

### U.S. Department of Homeland Security, Office of the Inspector General

*Washington, DC*

- 88,000 SF Renovation
- MEP, IT, & AV/Security Design
- LEED Gold Certified
- Lead Mechanical Engineer

### FBI, Office for Special Investigation

*Washington, DC*

- 30,000 SF Secure Tenant Fit-out & Renovation
- MEP & Security Design
- Lead Mechanical Engineer

### Surface Transportation Board

*Washington, DC*

- 59,000 SF Tenant Fit-out
- MEP Design
- LEED Gold Certified
- Lead Mechanical Engineer

### GSA Bond Building

*Washington, DC*

- Historic Renovation
- MEP Design
- Lead Mechanical Engineer



# Hamid Hashime

PE

Electrical Department Technical Director

## Profile

### Role

Electrical Engineer

### Bio

Hamid is an Electrical Engineer at CMTA. He has over 15 years of experience in the consulting engineering field with both new construction and renovation projects.

His experience includes planning and designing power distribution, lighting, communications, fire alarm and security systems for educational, commercial and government facilities. Hamid's effective ability to coordinate electrical design with other disciplines and the client consistently supports the construction phase and the delivery of project goals. Conversant with NEC, NFPA, IECC, IBC, and ANSI standards, Hamid is a key team player with high integrity, technically competent and driven to produce high quality design. He has also supervised designers and CAD operators.

### Education

B.S., Electrical Engineering, University of Virginia, 2008

### Registrations

Licensed Professional Engineer: VA (██████), MD (██████), DC (██████)

### 16 Years with firm



## Select Project Examples

### DC Government

*Washington, DC*

#### Convention Center Office

- Office Renovation
- Electrical Engineer

#### DC Water Office

- Office Renovation
- Electrical Engineer

### GSA, US Customs & Border Protection Office of Information Technology at Quantum Park

*Ashburn, Virginia*

- 445,000 SF Renovation & Expansion
- MEP, IT, & AV/Security Design
- Electrical Engineer

### U.S. Department of Homeland Security, Office of the Inspector General

*Washington, DC*

- 88,000 SF Renovation
- MEP, IT, & AV/Security Design
- LEED Gold Certified
- Electrical Engineer

### FBI, Office for Special Investigation

*Washington, DC*

- 30,000 SF Secure Tenant Fit-out & Renovation
- MEP & Security Design
- Electrical Engineer

### Surface Transportation Board

*Washington, DC*

- 59,000 SF Tenant Fit-out
- MEP Design
- LEED Gold Certified
- Electrical Engineer

### GSA Bond Building

*Washington, DC*

- Historic Renovation
- MEP Design
- Electrical Engineer

# Required Forms



**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) Paula Guffey, PE

(Address) 1687 Jefferson Street N, Unit 2, Suite 6, Lewisburg, WV 24901

(Phone Number) / (Fax Number) 703-380-2117

(email address) pguffey@cmta.com

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through WV OASIS, 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.*

CMTA, Inc.

(Company)



(Signature of Authorized Representative)

Paula Guffey, PE | Principal

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

703-380-2117

(Phone Number) (Fax Number)

pguffey@cmta.com

(Email Address)

# Let's Talk.

---

Paula Guffey, PE  
Principal in Charge  
PGuffey@cmta.com  
703.380.2117