



240 Scott Ave, Suite #1  
Morgantown, WV 26508

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

SEALED BID: EOI Capitol Campus Exterior Lighting Upgrades  
BUYER: Chrystal Rink  
Solicitation Number: CEOI 0211 GSD1800000007  
Bid Opening Date: 6/6/2018  
Bid Opening Time: 1:30 pm EST  
FAX NUMBER: 304-558-3970

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2018 JUN -5 AM 9: 54

WV PURCHASING  
DIVISION



**Expression of Interest**  
**West Virginia - General Services Division**  
**EOI Capitol Complex Exterior Lighting Upgrades**  
**CEOI 0211 GSD1800000007**

**June 6, 2018**



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



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## The Miller Engineering Difference



We are extremely pleased to submit our response for the WV State Capital Campus Exterior Lighting Project. In many applications and areas, exterior lighting can be a typical design element in a project. This is because the typical design approach have been repeated over and over by the consultants and contractors many times. Identifying, evaluating and addressing concerns on the Capital campus is the antithesis of a typical exterior lighting project. To review the previous design and bring it to current technology gives us the chance to make sure the campus works from technology, safety, and energy efficiency standpoints.

MEI has elected to lead this effort. We're not your typical MEP firm; we ensure our designs meet very specific, time-tested criteria, including but not limited to being constructible, operable and maintainable. We believe that our commitment to investigation, common sense design, delivery, and construction administration is ideal for the project. Our team members echo this philosophy and in the case of the Campus, the philosophy extends to the unique construction, condition, and challenges associated with underground utilities on the campus. We believe initial investigation will be a key to our efforts and success. Miller, Montum, and Hilbish McGee are prepared to deliver the project with each expert shining in their area of expertise, while supporting one another and the greater effort. We are reserving a slot on our team for additional historical support beyond the considerable capabilities of Montum, should the need arise. We have not selected an entity for the slot as the need is not clear at this time. Hilbish McGee is nationally renowned and has worked in the Kanawha Valley and WV before, including the South Side Bridge lighting project. Their understanding and abilities in exterior lighting are unsurpassed.

Our team takes great pride in their constructability based backgrounds, which will allow us to visualize the project as it will be built, instead of just lines on paper. We won't sit clients down and lecture to them about what they're going to get; we listen to them so we can strive to deliver exactly what they want and need. It costs too much time and money (for both our clients and us) to not deliver exceptional service every single time, and we work tirelessly to keep projects on time and on budget. MEI's change order percentage over the last 8 years is less than 0.1%, and that's not just a statistic; it's a proclamation of our commitment and determination to make sure things are done right the first time, every time.

Miller Engineering has completed several successful projects for WV General Services Division in the previous two years. We just successfully finished an HVAC renovation project at Building 22. We have experience with the requirements and processes of state procurement, and can deliver a successful project from design through close-out and warranty.

As with so many West Virginians, I take great pride in the building; and in any work we perform on the Capital complex. I believe that our team has the proper blend of native talent and specialized national expertise to deliver the project in a manner appropriate to the importance of the building. We look forward to the opportunity to meet with you in an interview setting and discuss our plans to deliver your project.

Thank you for kind consideration,

A handwritten signature in blue ink, appearing to read "Craig Miller".

Craig Miller

President/Owner  
Miller Engineering, Inc.



## TAB 1 – CONCEPT



## WV Capitol Campus Exterior Lighting Project Approach

### EVALUATE:

The first step in addressing the Campus Lighting Project needs is detailed evaluation along two major lines paths: existing conditions and the previous design by others. The existing condition evaluation will incorporate several action areas with their basis in the minimum criteria set forth in section 4 of the EOI. These include: an overall site and layout review to establish the physical conditions and constraints of the project. Review will include, as a minimum, the following: separation, access concerns, greenscapes, and tree locations for impact on lighting strategies, existing lighting locations and types and their lighting efficiency, power and conduit/wiring routing and conditions, and existing underground utilities, power source and existing control locations. Once we have a working knowledge of the existing conditions and the previous design we will meet with stakeholders such as General Services Division personnel, WV Board of Risk and Insurance Management (BRIM), the Capital Building Commission, the WV Fire Marshal (for exterior exit lighting concerns), WV State Historic Preservation, Capital Security, other major stakeholders, and local authorities as requested by WVGSD.

The final determination of stakeholders will be made in initial consultation with GSD staff in the kick-off discussions. These will center on the Owner's concerns, thoughts, and goals, including phasing, for the project. This initial discussion sets the course for the evaluation. Phasing will be a Day One consideration and is something we have done often. It is necessary to maintain the safety and function of the campus lighting while replacing and improving it. This requires the design team to visualize a work flow from beginning to end and relay that intent clearly in the project documents. The reality is that the team must begin to consider the lighting alternatives, operational impact, and public safety literally from day one.

The evaluation is much more than just a walk-through. The team will utilize the real time evaluation as "pre-design" to begin to determine, as a team onsite, the physical realities we face in the project and meeting the goals for safety, aesthetics, and energy efficiency. This "boots on the ground" evaluation is where we gather the data and develop initial concepts and plans. As the data is gathered, the team will analyze it in the context of the Owners requirements and the Existing Building Codes.

Each team member will review all documentation relevant to their specialization in the project along with any supporting information they require. The value of this initial "paper" groundwork cannot be overstated. While we have no interest in becoming a think tank, it is imperative that we understand, to the greatest extent practical, the conditions faced by the project. The data acquired by the existing condition paper portion of the evaluation will be made accessible to the team through a secure server/ data storage site. Any privileged (secure or sensitive) information will be held locally by the team and not stored electronically on the data storage site.

#### **UPDATE/ REDESIGN:**

Once the team has a practical familiarity with the site, needs and requirements, and the original design, we will meet with stakeholders to further review and discuss their concerns and needs, and align them with the realities of the site. These will be tracked and incorporated into our initial concepts and discussed in detail with GSD to arrive at revised, detailed design concept drawings; with schematic and design development rolled into one submission. This concept will be developed to a level for more formal presentation to both the CBC and SHPO, though we would hope our early interactions with both entities would make this presentation a final concurrence with the design concept.

The team will then study, and perform additional site work and detailed modeling as necessary, resulting a final practical plan and course of action for project implementation. Our efforts will be performed within a constraint matrix which keeps us mindful of the uniqueness of the campus. The design concept has to be “woven” into the fabric of the campus in such a way as to enhance the safety, aesthetic, operability, and efficiency of the lighting as a system. It is during this phase that the detailed control strategy for energy efficiency will be fully developed. Energy efficiency analysis will consider such items as: fixture efficiency and efficacy, scheduling, astronomical timing, multi lumen level lighting, mesh network controls, independent occupancy/area sensors, dimming, and light zoning among others. Overall control through Tracer Summit will be included in this phase. The team will draw on its vast experience to balance the requirements for lighting with the need to protect the long term interests of the Campus and its unique nature and infrastructure. We will report on our evaluation of the latest technologies and seek GSD input regarding the balance between the “latest” and the “latest reliable” technology. Hilbish McGee strives to utilize such technology on every project, their most recent success in this area is the USX Tower, which has been taken over by UPMC. We foresee a discussion concerning the planning for, or use of generators for critical lighting, and the possibility of using some battery backup; though batteries can increase maintenance costs.

We foresee a significant discussion related to timing, access, and disruption to the normal flow of work, which we believe will involve the need to utilize detailed phasing concepts. We see this as an iterative process involving interactive sessions with GSD and stakeholders. Hilbish McGee’s practical knowledge on phasing projects, such as the Penn Ave (Pittsburgh) Cultural District Lighting Project will be invaluable in finalizing the phasing of the work for constructability. Cost estimating will be an ongoing process during the evaluation and design, less formal at first and becoming more and more structured as the report approaches finalization. We plan to do estimation in house and utilize as much real time information, such as equipment and material pricing, as possible. The results of the design will be the approved design and course of action, and preliminary documents, likely phased for implementation. These become the basis a Phase II set of project documents for bidding and construction administration.



#### **IMPLEMENT:**

In Phase II, the team will prepare documents for competitive bidding which set forth the requirements of the work, the details of how it will be accomplished particularly in regards to phasing, the requirements to protect the campus, its employees and visitors, and the need to implement the project while allowing the campus to function as effectively as possible. While there are always formal approvals required, we believe that by involving the stakeholders early, the approvals will be done by the time we finalize the bidding documents. The documents will incorporate all we have learned about the existing conditions and will show demo, reused work, new work, and detail the standard of quality and craftsmanship required for the project.

The team will assist the Owner in bidding the project and conduct the technical portion of the pre-bid meeting. The team will answer all questions and develop addenda, and evaluate the bids as requested and will perform construction administration to implement the renovation.

The team will perform construction administration for the project as part of Phase II. As the local components of the team, Miller and Montum will be the dominant boots on the ground for the construction. Both have extensive experience with administering electrical and historical projects in renovations. Our knowledge will allow us to be the day to day eyes of the team on site, with Hilbish McGee available through technology to help resolve unexpected issues or concerns. Also, Hilbish McGee will make routinely scheduled trips to the site for meetings and milestones. They would make unscheduled site visits if circumstances were to require their presence. The local component lead ensures that the team remains focused on the project and interacts with the Owner and contractor to make answers to RFIs and project concerns as "real time" as possible. Miller has developed a reputation with contractors for provide accurate, rapid response to such situations, allowing work to continue as smoothly as possible.

#### **INCORPORATE QUALITY CONTROL:**

A core philosophy of Miller Engineering is to design for maintainability and operability. Most of our staff come from operations and maintenance backgrounds and we bring that unique knowledge to everything we do. We have been asked by clients, through the years, to develop highly detailed requirements for maintenance contracts and full maintenance plans for Owner's facilities. Most recently, we were asked to develop a facility maintenance plan for Canaan Valley State Park Lodge. The resulting document incorporated equipment manufacturer's requirements, industry standards, and our working knowledge into a plan which identifies, the work, frequency, special conditions, and sign off documentation required for day to day implementation. The Owner has been following this plan for over a year and is very pleased with the resulting increase in reliability and lodge comfort. We intend to bring this same level of dedication to the quality control program we will develop for the project.

#### **SCHEDULE:**

The schedule for the evaluation, design, and construction will be developed in conjunction with the Owner. The evaluation and study is a significant effort and we



believe a more detailed project understanding is required to prepare a schedule. With that said, the team does believe in pressing forward as rapidly and effectively as possible



## TAB 2 –FIRM QUALIFICATIONS





## Firm Profile

*MILLER ENGINEERING is a solely held (S) corporation owned by Craig Miller PE, President. The corporation maintains a Certificate of Authority with the WV State PE Board and has carried professional liability insurance since its inception. Neither the firm nor its professional engineers have ever faced disciplinary action in any form from the states in which they are registered.*

*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 14 years Miller Engineering, Inc. (MEI) has engineered solutions for over \$23.2M in MEP 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.*

- 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
    - Emergency Facility Response



## Engineering Design and Consultation

- Mechanical
- Electrical
- Plumbing
- HVAC Design
- Renovation
- New Construction
- Building Information Modeling

### 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



**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 and an equal value in infrastructure renovations. His experience with a wide range of projects including HVAC, electrical, plumbing, steam and chilled water central plants, 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**

- Morgantown High School Boiler Replacement/ HVAC Upgrades
- Graftek Steam System Improvements
- 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
- Cheat Lake Elementary & Middle School Renovations

**Professional History**

2003- Present	Miller Engineering, Inc.	President, Relationship Manager
2002-2003	Casto Technical Services	Existing Building Services Design 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. These include local ASHRAE classes in addition to classes on electrical systems, and also steam systems through Shippenburg Pump Company. 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**

- Blackwater Falls Lodge Boiler Replacement
- MTEC Welding Shop
- North Elementary Boiler Replacement
- WV State Building 36 HVAC Upgrades
- WV State Building 25 HVAC Piping Replacement
- Graftek Steam Systems Evaluations and Modifications
- 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



## **Robert Angus**

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

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

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

### **Professional Project Highlights**

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

### **Professional History**

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

### **Education**

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

### **Licenses and Certifications**

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

## Staff – Qualifications and Experience



### Jack Jamison

Jack brings 20 years as an electrical/building inspector and over 25 years of experience in the commercial electrical construction industry. His knowledge and experience are valuable resources to Miller's complete assessment process.

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

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

#### **Professional History**

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

#### **Education**

1971 Fairmont State College, BS-Engineering Technology-Electronics

#### **Licenses and Certifications**

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





## **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 Specialist*

### **Professional Project Highlights**

- Bobtown Elementary HVAC
- WV State Building 25 HVAC Piping Replacement
- Blackwater Falls Boiler Replacement
- Suncrest Middle Gym HVAC
- North Elementary Gym HVAC
- Graftek Steam Systems Evaluations and Modifications
- WV State Building 36 HVAC Upgrades
- Pipestem Lodge HVAC Piping Replacement
- Westwood Middle Cooling Tower

### **Professional History**

2010 – Present Miller Engineering, Inc. MEP Designer

### **Education**

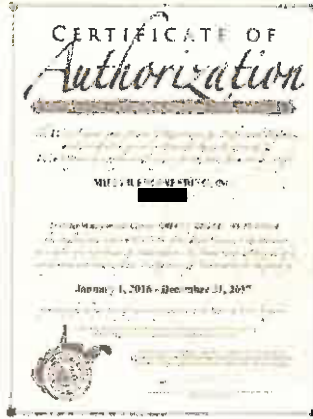
2008 Penn State – Fayette, AS - Building Engineering Systems Technology: *Building Environmental Systems Technology*

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

### **Additional Training**

2016 – Shippenburg Pump Company – Steam Systems Training

# Licenses and Certifications





Hilbish McGee Lighting Design

**Company  
Profile**

### Statement

Hilbish McGee Lighting Design is an independent lighting design/consultation firm that has been in practice for over fifty years. We seek to enhance the built environment through the integration of light and space, by utilizing the science, and emphasizing the art of illumination. HMLD's expertise is in combining creativity with quality design and seasoned technical skill, ensuring that lighting is an integral part of the overall design. Focused attention to detail in all project phases reflects our firm's sensitivity to the needs of the space, the client, and the end-user. All staff are members of the International Association of Lighting Designers (IALD).

### Services

Complete Lighting Evaluation	Daylighting Analysis
Sustainable Design Coordination	Computer-aided Design and Analysis
Lighting Layout Drawings	Complete Luminaire Specifications
Installation Detail Drawings	Custom Luminaire Design
Energy & Construction Cost Containment	On-site Lighting Mock-ups
LEED Design & Documentation	Energy Code Compliance & Reporting
Project Budget Estimates	Construction Administration
Equipment Procurement Guidance	On-site Visits and Aiming

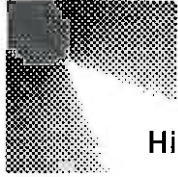
### Project Types

Complete Lighting Evaluation	Daylighting Analysis
Public Circulation and Roadway	Educational Facilities
Religious Buildings	Banks and Financial Institutions
Corporate Offices	Special Use Spaces
Architectural Bridge Lighting	Restaurants and Retail Spaces
Building Facade Lighting	Resort Complexes
Museums and Galleries	Public Gardens and Plazas
Historical Restorations/Renovations	Private Residences/Art Collections
Educational Facilities	Site and Landscape Lighting
L.E.E.D. & Sustainable Projects	Light Art & Effects Projects

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architectural  
+ landscape  
illumination  
consultants



Typical Phases

**Phase I - Conceptual Design**

1. Meet with interested parties to determine scope and parameters of lighting project. (one site visit/meeting typical)
2. Procurement of necessary drawings/CAD or 3D model files and other pertinent information. (one site visit typical)
3. Development of design criteria, lighting requirements, and conceptual lighting approaches.
4. Investigation and evaluation of potential lighting equipment.
5. Preparation of 3D digital model and use in photometric studies to evaluate lighting equipment and design concepts.
6. Preparation of necessary drawings, photometric study renderings and sketches to convey concepts.
7. Review of findings and conceptual approaches with appropriate parties. (one site meeting typical)

**Phase II - Design Development**

1. Refinement of luminaire/equipment selection and conceptual approaches per review decisions.
2. Perform additional photometric studies and update lighting equipment selections.
3. Transmit and review digital documentation of refined concepts and coordination with design team.
4. If deemed necessary, at this time, lighting mock-up(s) will be conducted to demonstrate lighting concepts.
  - a. Selection of area(s) that might be utilized for lighting mock-up(s) to demonstrate lighting concepts.
  - b. Determination of lighting equipment to be used in mock-up and assistance in procurement of same.
  - c. Supervision of mock-up installation and viewing by all interested parties. (one site visit typical)

3. After approval of above, prepare design development documents to include lighting plan, luminaire schedule, catalogue cuts, estimated equipment costs, and details as required.
4. Transmit and review digital documentation with concerned parties. (one tele/site meeting typical)
5. Provide additional updates/revisions, per scheduled release sets of project contract.

**Phase III - Contract Documents and Bidding**

1. After review and approval of above, update design documentation to include refinements and clarifications to lighting design drawings, final luminaire schedule, specifications, and details, as required.
2. Provide digital design documentation with additional updates/revisions, per scheduled release sets of project contract.
3. Provide final construction document set for submission of project bid.
4. Provide feedback for any requests for information during bidding period.
5. Evaluation of lighting equipment and/or costs of contractor bids, as required.

**Phase IV - Construction Administration**

1. Be available to successful electrical contractor to answer any questions relative to lighting plan. (one tele/site meeting typical)
2. Review submittals by electrical contractor of all lighting equipment specified by lighting consultant.
3. Attend tele-conference job meetings as scheduled in project
4. Visit job site as required during installation of lighting equipment to ensure that lighting design concepts are maintained. (two site visits typical)
5. Supervise final aiming and adjusting of luminaires. (one site visit typical)



## **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.

### 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.

### Applicable Experience

Montum has designed many interior renovations, including many that are driven by Mechanical, Electrical, and Plumbing needs. Tom has previous experience in specifying and designing projects for buildings on the National Historic Register. He has prepared Section 106 submissions to the WV State Historic Preservation Office.



### **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
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### **Licenses and Certifications**

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

### **Professional Project Highlights**

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



# Montum

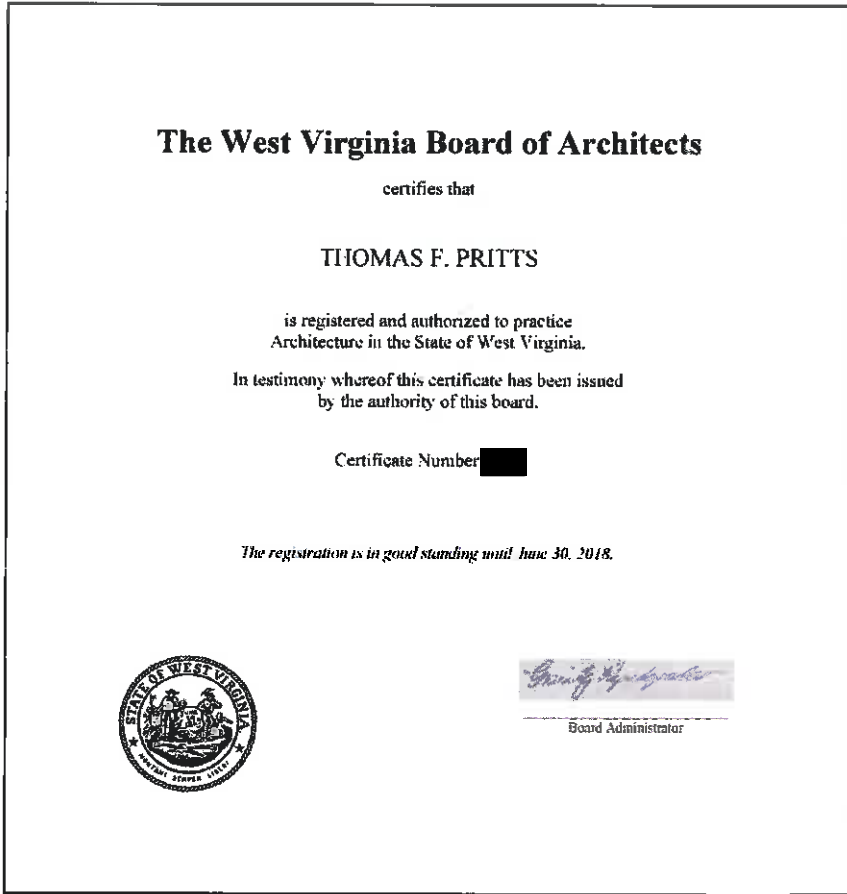
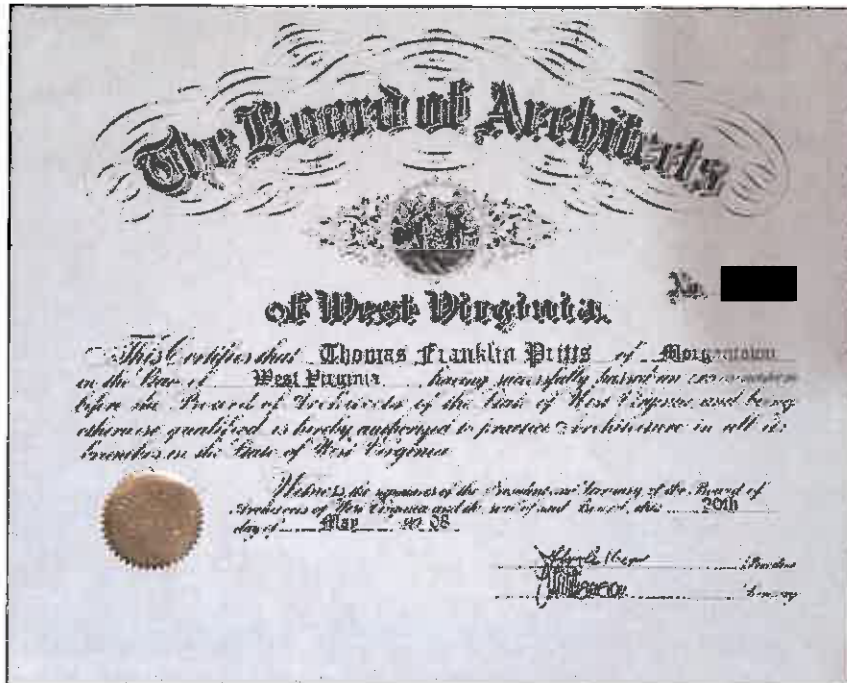


## **Professional Project Highlights (former employment built projects)**

- 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



Montum Architecture – WV Board of Architects Registration



## **Noah Accord, PE**

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

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

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

### **Professional History**

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

### **Education**

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

### **Licenses and Certifications**

- Licensed Professional Engineer (West Virginia, Pennsylvania)

### **Professional Project Highlights**

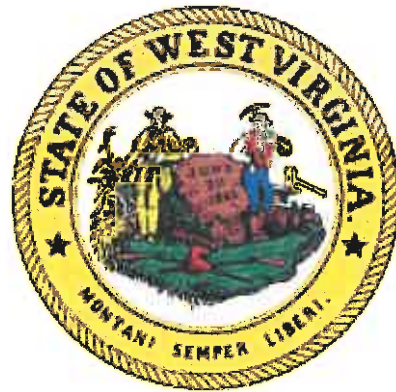
- Potomac State College – ADA Connector Building
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- Riverview High Field House Design-Build, McDowell County Schools, WV
- Safe School Entries, Monongalia County Schools, WV
- Morgantown High Elevator, Monongalia County Schools, WV
- Clear Mountain Bank, Oakland, MD
- Clear Mountain Bank, Reedsville, WV
- Clear Mountain Bank-Kroger, Sabraton, WV
- Fairmont Federal Credit Union, Bridgeport, WV
- Freedom Ford, Kia, and Volkswagen Automotive Dealerships, Morgantown, WV
- Jenkins Subaru Addition, Bridgeport, WV
- Elkins Fordland Renovation, Elkins, WV
- Elkins Chrysler Dealership, Elkins, WV
- Harry Green Nissan Design-Build, Clarksburg, WV
- Cool Green Automotive Addition and Renovation, Shepherdstown, WV

**Professional Project Highlights (continued)**

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



## TAB 3 – PROJECT ORGANIZATON

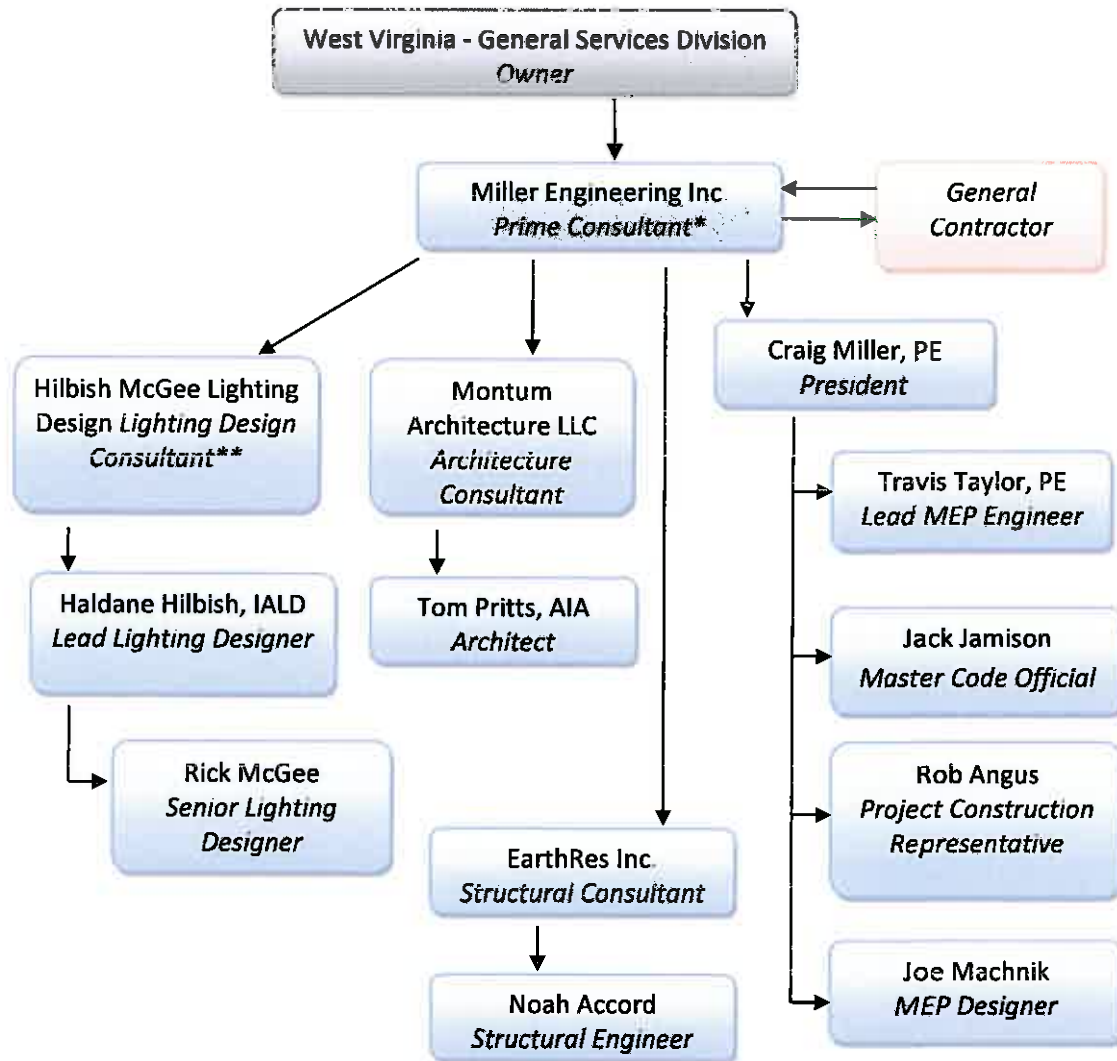




## Staff – Proposed Staffing Plan

<b>Team Leader, Primary Point of Contact, Engineer in Responsible Charge</b>	<b><i>Craig Miller, PE</i></b>	Miller Engineering
<b>Lead Lighting Designer</b>	<b><i>Haldane Hilbish, IALD</i></b>	Hilbish McGee Lighting Design
<b>Lead MEP Engineer</b>	<b><i>Travis Taylor, PE</i></b>	Miller Engineering
<b>Senior Lighting Designer</b>	<b><i>Rick McGee</i></b>	Hilbish McGee Lighting Design
<b>Architect</b>	<b><i>Tom Pritts, AIA</i></b>	Montum Architecture
<b>Structural Engineer</b>	<b><i>Noah Accord, PE</i></b>	EarthRes Engineering
<b>Historic Preservation Architect</b>	<i>To Be Determined in Concert with Owner</i>	
<b>Master Code Official</b>	<b><i>Jack Jamison</i></b>	Miller Engineering
<b>Project Construction Representative</b>	<b><i>Robert Angus</i></b>	Miller Engineering
<b>Lead Designer/BIM Specialist/ BIM Coordinator</b>	<b><i>Joe Machnick</i></b>	Miller Engineering

# Organization Chart



\* Historical Bldg Projects with Review By Historic Officials  
 Cacapon Old Lodge  
 Holley Grove Mansion

\*\* Historical Bldg Projects with Review By Historic Officials

Phipps Conservancy  
 Soldiers and Sailors Memorial Hall  
 Ogelbay Hall  
 Pennsylvania State Capitol  
 Stan Hywet Hall and Gardens

Schenley Park  
 Penn-Liberty Historic District  
 William Penn Hotel  
 Carnegie Library  
 Schenley Farms Historic District (University of Pittsburgh)





## Descriptions of Past Projects Completed – Restoration

### West Virginia Veterans War Memorial

#### Services Provided:

- Plumbing
- Electrical
- Lighting
- Pool

**Estimated Budget: \$1.5M**

**Owner: West Virginia General Services Division**



The West Virginia Veterans War Memorial on the Capital Complex had suffered some damage and needed repairs to existing systems due to age. MEI was brought in as part of a team to restore the memorial. MEI designed repairs and reconfigurations of the fountain piping for better operation and to meet new pool safety regulations regarding drains. The existing lighting for the memorial was obsolete and non-functioning. MEI replaced the lighting & modernized the lighting controls to best meet the original intentions of the memorial's artist.

Project Contact:  
*Bob Krause*  
*WV State Dept. of Administration*  
*Phone: (304) 558-9018*

## Project Experience: HVAC Upgrade

### **Building 22 2nd Floor Upgrades**

**Charleston, WV**

#### **Services Provided:**

- Mechanical
- Electric
- Telecommunications
- Construction Administration

**Estimated Budget: \$325k**

**Contract Amount: \$398k**

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



West Virginia State Building 22 required renovations to the 2nd floor, which houses the state tax office. New mail processing equipment which have cooling, power, and data requirements were purchased by the state and the floor plan needed modifications. Miller Engineering, along with Montum Architecture designed the renovations to the 2nd floor to accommodate the changes needed. The existing space was served by a fan powered VAV AHU. The existing air distribution was modified to meet the requirements of the new floor plan. The processing room and server rooms, which require year round cooling, are being served with computer-room air conditioning (CRAC) units. The revised floor plan called for modifications to the power and telecommunications layouts for the integrated furniture systems. The grounding and bonding systems for the server room were upgraded as well. The project is under construction and anticipated to be complete by April 2018.

#### **Project Contact:**

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

## Descriptions of Past Projects Completed – New Construction

### Advanced Surgical Rehabilitation Hospital

#### Services Provided:

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

**Estimated Budget: \$17M**

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

**Owner: AOR Group**



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

Project Contact:

*Rick Briggs*

*Lutz Myers & Associates, Inc.*

*(724) 758-5455*

## Descriptions of Past Projects Completed – Lighting Upgrade

### **WVU Willowdale Walkway**

**Morgantown, WV**

#### **Services Provided:**

- Electrical Engineering
- Lighting Design
- Power System Design

**Estimated Budget: \$185k**

**Location: Morgantown, WV**

**Owner: West Virginia  
University**



The project was initiated at the request of the University's Student Government as a response to concerns for student safety in the area. Both the vehicular and pedestrian traffic has increased in the area in recent years, increasing the likelihood of incident or accident. The objective was to create lighting that met all design criteria, providing ample illumination without creating a blinding hazard to motorists. The project goal was to provide maximum lighting for student safety without creating a blinding hazard for drivers or light pollution for housing in the area. Significant changes in road grade can easily create a blinding hazard for drivers, so computer modeling was performed prior to construction to help ensure the elimination of hazards. A variation of the University's standard lighting fixture was incorporated to provide daylight integration of design standards, but in the evening achieve safety lighting as per the project goals. The walkway lighting system design resulted in a safer environment for both students and drivers.

#### **Project Contact:**

*Paul Hanko, Facilities Manager*

*West Virginia University*

*Phone: (304)293-7773*



## Descriptions of Past Projects Completed – MEP

### Freedom Dealerships

Granville, WV & Bridgeport, WV

#### Services Provided:

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

**Facility Area: 79,000 sq ft**

**MEP Budget: \$3.6M**

**Owner: Freedom Automotive**



Miller Engineering was the MEP consultant for three new dealerships from Freedom Automotive: Ford, Kia, & Volkswagen. Each facility required a complete design of HVAC, plumbing, electric, fire protection, fire alarm, and communications for the showrooms, offices, service departments, and support spaces. The dealerships are a "campus" in which the Ford dealership acts as the main building, and sub-feeds to Kia and Volkswagen. This required MEI to design interconnecting utilities between buildings. The Ford dealership utilizes waste oil boilers which use old oil as a heating source. The Ford dealership also uses radiant in-floor heating. All three building had to meet the owner's requirements in addition to meeting the requirements of Ford, Kia, & Volkswagen. Additionally, MEI & Alpha designed an additional Kia Dealership for Freedom Automotive in Clarksburg, WV. This facility was very similar to the Granville location, with the exception of being a stand-alone facility.

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

## Project Experience: Elevators

### **West Virginia State Capitol Complex**

Charleston, WV

#### **Services Provided:**

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

**Estimated Budget: \$3.5M**

**Facility Area: N/A**

**Owner: State of West Virginia**



The project was implemented in phases by priority, based on initial evaluation of systems for safety, availability of parts, maintainability and owner needs. Some systems had been condemned by the Department of Labor with mechanical and structural concerns requiring complete replacement. Some rope systems were replaced with a hydraulic system to alleviate structural concern. Upon completion of a facility review, Miller Engineering provided detailed evaluation of mechanical, electrical and plumbing systems which support elevator function in multiple buildings throughout General Services. MEP design, preparation of bid documents and construction administration for systems associated with the repair or replacement of the elevators was provided. All systems were successfully brought to current codes and standards including fire alarm and fire suppression. MEI worked as a sub consultant to the elevator consultant providing MEP, Fire and Sprinkler interfaces to the Elevators.

Project Manager:  
*Dennis Stewart*  
*WV General Services Division*

## 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**



**Phipps Conservatory & Botanical Gardens  
Pittsburgh, PA**

Expansion - Development of courtyard and feature areas with fountain display, streams, pergolas, walkways, and exterior garden areas. Includes all architectural facade accent lighting and site lighting.

Renovation - Addition of lighting for thirteen conservatory rooms to include flexible accent and functional lighting system capable of withstanding wet/chemical environment. Renovation of site lighting.

Exterior - Exterior lighting of stairs and walkways utilizing custom designed and period luminaires. Lighting of landscape elements also took place.



Phipps Conservatory

**Westinghouse Memorial - Schenley Park  
Pittsburgh, PA**

Exterior accent, landscape and site lighting of public memorial including large curvilinear dedication wall and sculpture, bench lighting, large water feature surrounding walk lighting and perimeter tree uplighting.



Westinghouse Memorial

**The Carnegie Museum - Founders Room  
Pittsburgh, PA**

Relighting of Andrew Carnegie's former office for present use as a small conference room involved overseeing renovation of existing chandeliers and sconces. Also involved addition of indirect lighting system to illuminate ceiling and provide functional lighting.

**Soldiers and Sailors Memorial Hall  
Pittsburgh, PA**

Highlighting of exterior architectural facade and lighting of pedestrian walkways and stairs.

**Penn Avenue - Cultural District Area Improvements  
Pittsburgh, PA**

Master plan and design of exterior facade and architectural accent lighting for majority of buildings along cultural district corridor (5 blocks of mixed-use tenants including performance venues, retail, restaurants, hotel, residential and office spaces)



Penn Avenue - Cultural District

**Thiel College - Howard Miller Student Center  
Greenville, PA**

Design of lighting system for renovation/addition of student center incorporating new lighting technologies into period luminaires for all interior areas. Also included is design of exterior facade lighting and walkway lighting.

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**Selected  
Historic  
Projects  
(continued)**

**Project**

**West Virginia University - Oglebay Hall  
Morgantown, WV**

Exterior architectural facade and site lighting along with new expansion/addition with roof parking

**Project**



WVU - Oglebay Hall

**OMNI William Penn  
Pittsburgh, PA**

Renovation of lobby and adjacent circulation lighting to provide focal accenting and highlighting of architecturally detailed coffered ceiling. Also included is previous renovation of Terrace Room lighting, matching wall brackets,

**Pennsylvania State Capital Addition  
Harrisburg, PA**

All lighting for interior and exterior spaces including building facades, fountains, landscape plantings, plazas and walkways. Included was design of numerous custom luminaires including exterior lighting standards and



PA State Capital

**Carnegie Mellon University - College of Fine Arts  
Pittsburgh, PA**

Interior architectural highlighting of vaulted main entry and public corridor doubling as a changing exhibit/gallery space.

**Mellon Square Park  
Pittsburgh, PA**

Relighting of Modernist plaza in central business district involving a complete renovation of plaza, main and cascade fountains, stairs, and landscape elements along with renovating an existing planter as a new terrace overlook. Includes local LED lighting elements and lighting from surrounding high rise building parapets.



Mellon Square Park

**The Carnegie Library - Allegheny Regional Branch  
Pittsburgh, PA**

Redesign of backlighting system for clock tower face and accent lighting of exterior plaza and sculpture.

**Stan Hywet Hall & Gardens  
Akron, OH**

Addition of exterior landscape, facade, public, and security lighting systems. Sensitive design to provide discreet functional/aesthetic lighting respecting National Historic Registered status of mansion and grounds.

**Selected  
Historic  
Projects**  
(continued)

Project

**University of Pittsburgh - Heinz Chapel**  
Pittsburgh, PA

Exterior architectural facade and stained glass window lighting through the use of custom luminaires. Included design of functional and architectural interior accent and downlighting system for interior public spaces.

**The Carnegie Library - Allegheny Regional Branch**  
Pittsburgh, PA

Redesign of backlighting system for clock tower face and accent lighting of exterior plaza and sculpture.

**Saint Vincent Basilica**  
Latrobe, PA

Renovation of lighting and control system for interior of main worship space, crypt, ambulatory, sacristy, and various shrine areas involving expanding of lighting program and control to include additional accenting and architectural illumination. Included is entrance plaza in which facade lighting is incorporated for 90' towers and new spires and embellished arched doorways.

**The Carnegie Library - Munhall Branch**  
Pittsburgh, PA

Exterior architectural highlighting and walkway lighting.

In Progress

**East Liberty Presbyterian Church**  
Pittsburgh, PA

Exterior architectural highlighting of campus' building facades, 300' tower, and site/entry lighting. Interior lighting includes renovation of main sanctuary, accent lighting, chapel, misc. worship/performance spaces, meeting rooms.

**Frick Art & Historical Center**  
Pittsburgh, PA

Exterior illumination of historic 5.5 acre estate including walkways, courtyards, landscape and parking. Architectural highlighting of multiple historic building facades including Clayton (the mansion), the Playhouse, Conservatory and The Frick Art Museum, and the Car and Carriage Museum and circulation areas.



Heinz Chapel



Saint Vincent Basilica



Hilbish McGee Lighting Design

**Selected Projects**

**Exterior Architectural Facade  
/Feature Illumination**

Project	Location
1500 Ocean Drive - Monument & Waterfall Features	Miami Beach, FL
Allegheny County Jail	Pittsburgh, PA
Allegheny General Hospital	Pittsburgh, PA
Bessemer Court - Station Square	Pittsburgh, PA
1221 Brickell Avenue	Miami, FL
City of Cary Downtown Park	Cary, NC
Carnegie Mellon University - Hammerschlag Hall	Pittsburgh, PA
Carnegie Science Center	Pittsburgh, PA
Crown Castle Headquarters Campus	Canonsburg, PA
Del Monte Center & Equitable Resources Building - North Shore	Pittsburgh, PA
Doctors Hospital	Sarasota, FL
Highmark - Penn Avenue Place	Pittsburgh, PA
Fifth Avenue Place	Pittsburgh, PA
Kanawha Boulevard Bridge	Charleston, WV
Lee Street Bridge	Charleston, WV
Marina Jack Restaurant Fiber-optic/Neon Mural	Sarasota, FL
Market Square	Pittsburgh, PA
Mellon Square (incl. water features)	Pittsburgh, PA
Montecedro	Altadena, CA
Montehiedra del Este Development	Rio Piedras, PR
Montehiedra Office Centre & Treasure Point	San Juan, PR
Pack Square Park (incl. water features)	Asheville, NC
Pennsylvania State Capital Addition	Harrisburg, PA
Penn Avenue - Downtown Cultural District	Pittsburgh, PA
Phipps Conservatory & Botanical Gardens - Addition	Pittsburgh, PA
Point Park University - Lawrence Hall	Pittsburgh, PA
Point State Park	Pittsburgh, PA
Richard Haas Mural - Fontainebleau Hotel	Miami Beach, FL
- Byham Theater	Pittsburgh, PA
Registry Resort at Pelican Bay	Naples, FL
Roberto Clemente Bridge - Architectural & Roadway Ltg	Pittsburgh, PA
Saint Dominics Church	Washington, DC
Saint John the Baptist Cathedral	Munhall, PA
Saint Vincent Basilica	Latrobe, PA
Stage AE Sculpture Park	Pittsburgh, PA
South Side Bridge - Architectural & Roadway Lighting	Charleston, WV
Southwest Pennsylvania World War II Memorial	Pittsburgh, PA
Three Mellon Center	Pittsburgh, PA
Turnberry Isle - Yacht & Country Clubs	Aventura, FL
University of Pittsburgh - Heinz Memorial Chapel	Pittsburgh, PA
- Cathedral of Learning	Pittsburgh, PA
Western Pennsylvania Hospital	Pittsburgh, PA
West Liberty University - Campbell Hall	West Liberty, WV
Westinghouse Memorial	Pittsburgh, PA
West Virginia University - Oglebay Hall & Ped. Roadway Bridge	Morgantown, WV

In Progress	
Bal Harbour Shops	Bal Harbour, FL
Bloomfield Retail Center	Pittsburgh, PA
East Liberty Presbyterian Church - Facades and Campus	Pittsburgh, PA
Eighth & Penn Development	Pittsburgh, PA
Granby Street Lighting	Norfolk, VA
The Frick Art & Historical Center	Pittsburgh, PA

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## Budget and Timeline History

Project Name	Project Type	Budget	Cost	Notes
Bluestone State Park	Pool Replacement	\$1,000,000	\$935,600	On budget
West Virginia State	HVAC Piping Renovation	\$650,000	\$533,400	On budget
Canaan Valley Resort	Emergency Electrical Repairs	\$225,000	\$129,829	On budget
Holly Grove Manor	Renovation	\$885,000	N/A	On hold
Mapletown Jr/Sr High School	HVAC Renovation	\$1,050,000	\$1,105,900	5.19% over budget
Pipestem – McKeever Lodge	HVAC Piping Replacement	\$1,600,000	\$1,776,000	10.43% over budget
Tygart Lake State Park	Beach and Bathhouse	\$750,000	\$695,000	On budget



**= Delivered on budget/on time**

## Budget and Timeline History

Project Name	Project Type	Contract Length	Contract Delivery	Notes
Blackwater Falls State Park	Boiler Replacement	120 days	180 days*	*Extended 60 days due to equipment delivery issues
Bluestone State Park	Pool Replacement	180 days	180 days	Delivered on time
Canaan Valley Resort	Construction Administration	3.5 years	3.5 years	Long-term project with varying facets – no direct schedule
Twin Falls/Hawks Nest Lodge	HVAC Renovation	90 days	90 days*	*Expedited delivery
Mapletown Jr/Sr High School	Boiler/ HVAC Renovation	180 days	180 days	Delivered on time
Pipestem – McKeever Lodge	HVAC Piping Replacement	365 days	365 days	Delivered on time
Tygart Lake State Park	Beach and Bathhouse	270 days	270 days	Delivered on time



*What our satisfied customers have to say...*

“Hard working, do-whatever-it-takes, diligent team that provides excellent customer service is what you can expect from Miller Engineering.”

*--Chris Halterman*

“As a design/build team, working with Miller Engineering, our project involving a private surgical hospital together was a success – completed ahead of schedule and on budget. Miller worked with us throughout the project to consult, engineer and inspect the mechanical systems. Craig Miller, PE and his staff are working with us again, and are very important members of our design/build team. I highly recommend their services.

*--Richard J. Briggs*

**Brad Leslie, PE**  
*Assistant Chief  
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 State Parks Section  
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[jcarter@potomacvalleytransit.org](mailto:jcarter@potomacvalleytransit.org)*

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 (724) 758-5455  
[lbsa@zoominternet.net](mailto:lbsa@zoominternet.net)*

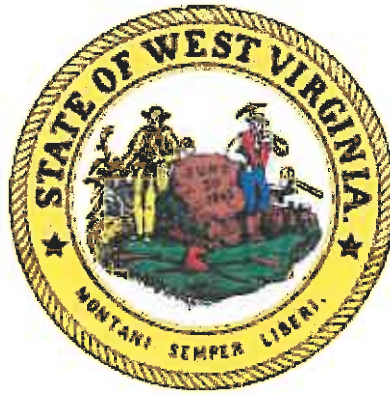
*From Jonathan Miller, Mechanical Project Mgr. Bldg 25, Nitro Mechanical:*

“Miller Engineering is not your average engineering company; they work with the owner AND the contractor to solve all issues that arise throughout the project to make the process as fluid as possible.





## TAB 5 – PROJECT FORMS





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

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

Proc Folder: 448934

Doc Description: EOI: CAPITOL CAMPUS EXTERIOR LIGHTING UPGRADES

Proc Type: Central Contract - Fixed Amt

Date issued	Solicitation Closes	Solicitation No	Version
2018-05-09	2018-06-06 13:30:00	CEOI 0211 GSD1800000007	1

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

**FOR INFORMATION CONTACT THE BUYER**

Crystal Rink  
 (304) 558-2402  
 crystal.g.rink@wv.gov

Signature X

FEIN # 86-1081386

DATE June 4, 2018

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

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



(Name, Title)

Craig Miller, Owner

(Printed Name and Title)

240 Scott Ave, Suite 1, Morgantown, WV 26508

(Address)

304-291-2234

(Phone Number) / (Fax Number)

cmiller@millereng.net

(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.

Miller Engineering, Inc.

(Company)



(Authorized Signature) (Representative Name, Title)

Craig Miller, Owner

(Printed Name and Title of Authorized Representative)

June 4, 2018

(Date)

304-291-2234

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Miller Engineering, Inc.

Authorized Signature: [Signature] Date: June 4, 2018

State of West Virginia

County of Taylor, to-wit:

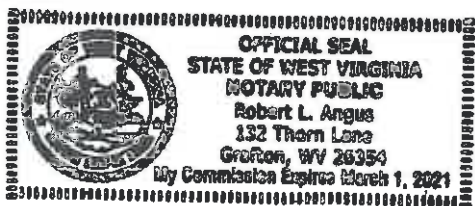
Taken, subscribed, and sworn to before me this 4<sup>th</sup> day of June, 20 18

My Commission expires March 1, 20 21.

AFFIX SEAL HERE

NOTARY PUBLIC [Signature]

*Purchasing Affidavit (Revised 07/01/2012)*



**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI GSD1800000007**

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

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

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

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

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

Miller Engineering, Inc.

Company

Authorized Signature

June 4, 2018

Date

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



**ACKNOWLEDGEMENT:**

MEI understands that the work product will become the property of the agency and may be used or shared. It is also our understanding that, with WV state law, such use results in indemnification of our firm for any outcomes related to use in this manner.

MEI has never had a vendor complaint filed against it. In the history of Miller Engineering, there have been no adverse professional regulatory assertions or actions against our firm. We have never been terminated from a contract, had any debarments, suspensions or sanctions from any state Board governing our services. MEI has been involved as a defendant in one litigation since its inception in 2003. The claim related to an asserted HVAC design deficiency which was never proven. The matter was settled by our insurance carrier; whose professional witnesses found our design to be in accordance with professional design standards.

Craig Miller PE  
President  
Miller Engineering, Inc