



**Expression of Interest
A/E Services - Twin Falls Resort Outdoor Pool and
Structures**

CEOI 0310 DNR2000000002

August 16, 2019



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WV PURCHASING
DIVISION

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

Montum Architecture, LLC

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



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August 16, 2019

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

**Subject: A/E Services - Twin Falls Resort Outdoor Pool and Structures, CEOI
0310 DNR2000000002**

Dear Sirs and Madams,

Montum Architecture, LLC is pleased to submit this Statement of Qualifications to provide architectural and engineering services. Montum is headed by Tom Pritts, an architect with 15 years experience designing a multitude of project types. He will be the primary contact for the duration including construction administration services, provide all architectural design efforts, and lead the design team.

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

Montum has teamed with Miller Engineering, Inc. to provide mechanical, electrical, and plumbing design services. Tom and Craig Miller have worked on numerous projects together including many for WV DNR.

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

Goal One – The design team prides themselves in working in renovation projects. Our project sheets clearly reflect the extent of previous experience in working in that medium. Thorough assessment of existing facilities is the first key component to developing the project needs.

Goal Two – The design team's modus operandi is to work from a master planning perspective on everything we do in order to holistically understand the needs of the project and to integrate new work into overall operation of systems or facilities. In addition to existing building evaluations, functional and stylistic needs are identified

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with the Owner's stakeholders. This information is then boiled down into design plans, phasing approach if necessary, and budgetary impacts.

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

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

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

Respectfully submitted,
Montum Architecture LLC



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

Montum Architecture, LLC

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Montum Architecture

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

Legal Organization

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

Communication

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

Project Budget

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

Project Schedule

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

Design Software

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

Miller Engineering, Inc. Firm Profile

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

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

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

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

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

Additional Benefits

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

Engineering Design and Consultation

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

Aquatic Facility Design

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

Construction Administration

- Maintenance/Facility Improvement Plans
- Contract Administration
- Code Observation

Communication System

- Intercomm & Public Address
- Voice/Data/CATV
- Urgent Response

Energy

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

Facility Utilization

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

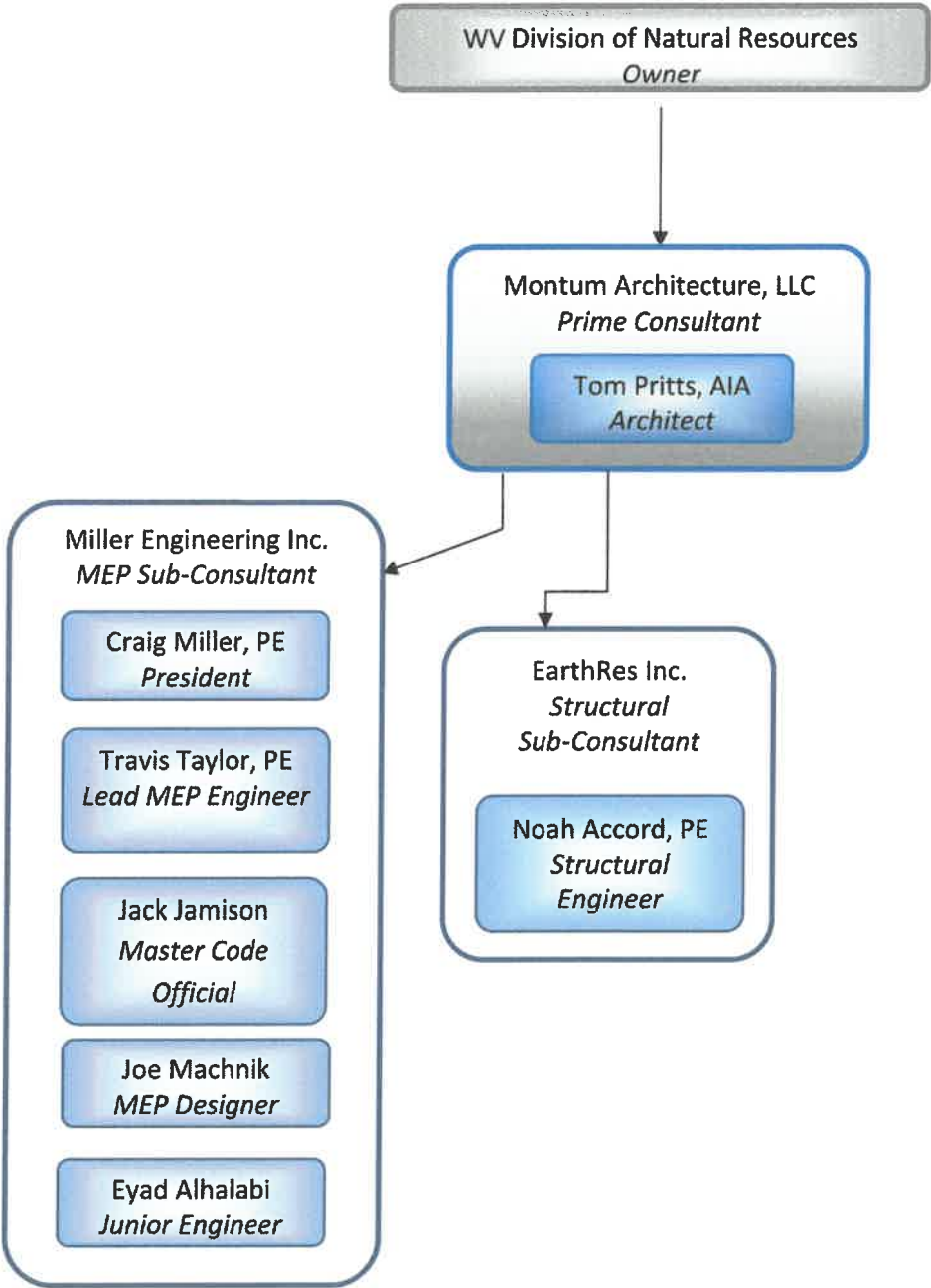
Life Safety Inspection/Design

- Fire Protection & Alarm Systems
- Access Control
- Fire & Electrical Investigation

Industry Experience

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

Project Organization Chart





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

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

Project Role: Relationship Manager – Primary Point of Contact

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

Professional History

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

Education

2004	Virginia Tech	Bachelors of Architecture
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Licenses and Certifications

- Licensed Architect (West Virginia, Maryland)
- NCARB Certificate
- Construction Specifier Institute – Certified Construction Specifier
- LEED-AP Certified
- Part 107 Remote Pilot
- 30-hour OSHA Card

Associations and Memberships

- American Institute of Architects
- Mineral County Chamber of Commerce – 1st Vice President

Professional Project Highlights

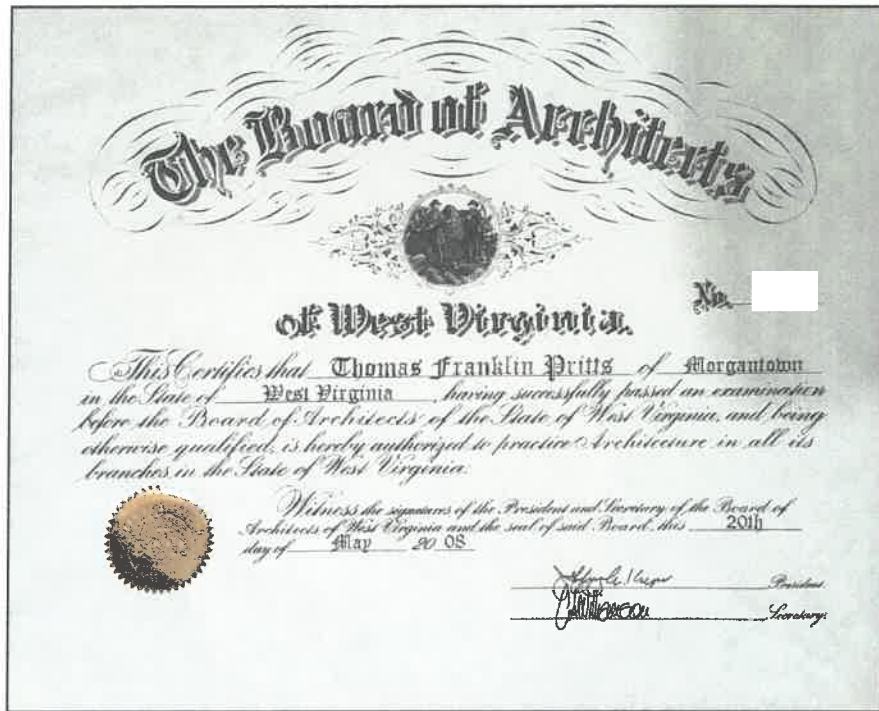
- Potomac State College – Bachelor of Nursing Renovation
- Wyoming East High School HVAC Renovation – Wyoming County Schools, WV
- Mountainview and MTEC HVAC Renovation – Monongalia County Schools, WV
- Berkeley Springs State Park – Pool Bathhouse Roof Replacement
- Berkeley Springs State Park – Old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

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



The West Virginia Board of Architects

certifies that

THOMAS F. PRITTS

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

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

Certificate Number

The registration is in good standing until June 30, 2020.



Board Administrator



B. Craig Miller, PE

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

Project Role: Relationship Manager – Primary Point of Contact

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

Professional Project Highlights

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

Professional History

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

Education

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

Licenses and Certifications

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



Travis Taylor, PE

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

Project Role: Lead MEP Engineer

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

Professional Project Highlights

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

Professional History

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

Education

2006 West Virginia University, BS – Mechanical Engineering

Licenses and Certifications

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

Staff – Qualifications and Experience



Jack Jamison

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

Project Role: Master Code Official

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

Professional History

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

Education

1971 Fairmont State College, BS-Engineering Technology-Electronics

Licenses and Certifications

- Master Code Professional, IAEL 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*

Professional Project Highlights

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

Professional History

2010 – Present Miller Engineering, Inc. MEP Designer

Education

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

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

Eyad Alhalabi

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

Project Role: Junior Engineer

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

Professional Project Highlights

- Morgantown ALC

Professional History

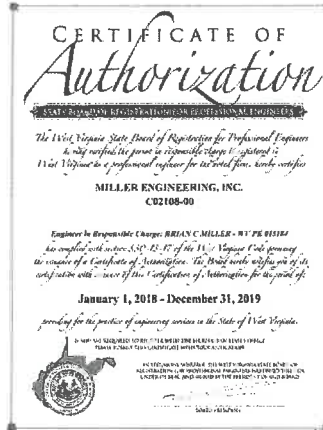
2019- Present Miller Engineering, Inc. Junior Engineer

Education

2019 West Virginia University, BS - Mechanical Engineering

Licenses and Certifications

- ASHRAE Student Member



Noah Accord, PE

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

Project Role: Structural Engineer

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

Professional History

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

Education

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

Licenses and Certifications

- Licensed Professional Engineer (West Virginia, Pennsylvania)

Professional Project Highlights

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

Professional Project Highlights (continued)

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

BERKELEY SPRINGS STATE PARK
OLD ROMAN BATHHOUSE
RENOVATIONS



Before



Before

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



COMPLETION: SPRING 2019

COST: \$782,800

SIZE: 2,500 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

CONTACT:
Carolyn Mansberger
DNR Project Manager
304-558-2764

Montum Architecture, LLC

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WYOMING COUNTY SCHOOLS
WYOMING EAST HIGH SCHOOL
HVAC AND ROOF REPLACEMENT



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

COMPLETION: SUMMER 2019

BUDGET: \$3.2M

SIZE: 130,000 SF EXISTING

LOCATION: NEW RICHMOND, WV

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

Montum Architecture, LLC

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BERKELEY SPRINGS STATE PARK POOL BATHHOUSE ROOFING REPLACEMENT



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



Before

COMPLETED: 2018

COST: \$155,400

SIZE: 2,800 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

CONTACT:
Carolyn Mansberger
DNR Project Manager
304-558-2764

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POTOMAC STATE COLLEGE
BACHELORS IN SCIENCE OF
NURSING RENOVATION



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



COMPLETED: 2018

BUDGET: NOT DISCLOSED

SIZE: 3,900 SF RENOVATED

LOCATION: KEYSER, WV

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

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Montum Architecture - Experience

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

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

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

Pipestem State Park – Sprayground and Existing Pool Demo

Pipestem State Park

Pipestem, WV

Services Provided:

- Aquatic Design
- Plumbing
- Electrical
- Mechanical
- Demolition MEP

Cost: \$2.49M

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

Status: Completed



The pool at Pipestem had ongoing concerns for a number of years. Age, condition, piping, and the original design had led to continuous operational problems. The pool was originally constructed as part of a larger, integral, recreation facility that presented problems for both maintenance and repairs. The use of the deck as a roof for spaces below resulted in ongoing issues for both.

As part of a larger team effort, MEI evaluated the facility and recommended partial demolition and replacing the pool. Based on the local population, the capacity of the park facilities, and the budget; the recommendation was to replace the pool with an interactive sprayground. This facility is more strategically located close to the lodge and includes a pedestrian bridge and restroom/ bathhouse for park guests. The water treatment utilizes the latest in disinfection technology to protect users.

Project Contact:
Bradley S. Leslie, PE, Chief Engineer
State Parks Section
(304) 558-2764 ext. 51826

Project Experience: Renovation

Chief Logan Pool Projects

Services Provided:

- MEP Design
- Aquatic Design
- Estimating

Budget: \$294K

Facility Area: 35,000 ft²

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



Miller Engineering has completed two projects related to the Chief Logan Pool and Sprayground. The first project was to renovate the pool filter and equipment room. The pool and sprayground received a new filter and pumps. The piping in the equipment room was replaced. Also in the project was an upgraded electrical service including distribution panels. The following year, MEI was brought in to evaluate the sprayground mushroom feature, which had piping failure from water freezing in the lines. MEI designed a piping repair and the installation of a valve pit which allows the sprayground to be isolated and properly winterized. Both projects have been completed successfully.

Project Contact:
Roger Wolfe, WVDNR
(304) 885-6100

Descriptions of Past Projects Completed – Pool Repair

Tomlinson Run State Park

New Manchester, WV

Services Provided:

- Mechanical
- Plumbing
- Pool Systems

Estimated Budget: \$850k

Facility Area: 15,000 ft²

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



The existing pool was constructed in approximately 1980 by a local pool contractor. The owner indicated they were experiencing significant leaking and could not determine the precise cause. Additionally, the pool was experiencing significant cracking at the tops of the pool walls. The water slide was reportedly difficult to keep in operation due to various maintenance issues. The pool also had a rather unique CMU (concrete block) and tension rod wall configuration which was evaluated for the potential to perform an extensive repair. As part of the repair, the owner wished to significantly alter the depth profile of the pool and make the pool ADA accessible. The repair also included the installation of a new filtration system, gutter system, PVC liner and addressed several longer term maintenance concerns.

Project Contact:

Brad Leslie, PE

WVDNR Parks and Recreation

(304) 558-2764 ext. 51826

Descriptions of Past Projects Completed – Pool Replacement

Greenbrier State Park

Eastern, WV

Services Provided:

- Aquatic Design
- Plumbing
- Electrical

Estimated Budget: \$760K

Facility Area: 5,500 ft²

Owner: West Virginia Division of Natural Resources



A field study and assessment determined that several plumbing and mechanical systems were inadequate and needed more efficient, code-compliant replacement. The goal of the project was to efficiently use existing piping tunnels that were in good condition and place a new basin within the existing one in order to meet budget demands. The innovative isolation method saved on excavation cost and construction time. New filtration and heating systems were designed for the wading pool and an attractive aquatic design element was also added to increase water movement. The filtration and heating systems were sized and configured not just for the existing pool but also to accommodate a larger pool renovation that was planned during our design process and implemented the following year.

High-rate fiberglass sand filters provide circulation and filtration of the pool water.

Project Contact:

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

Descriptions of Past Projects Completed – Pool Replacement

Bluestone State Park

Hinton, WV

Services Provided:

- Aquatic Design
- Plumbing
- Electrical

Estimated Budget: \$1M

Facility Area: 56,000 ft²

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



The pool at Bluestone resides within the flood plain of Bluestone Lake and special consideration was required to actually allow the pool basin, if empty at the time, to flood to prevent it from “floating” should the lake level reach the pool.

To our knowledge, the approach selected has never been utilized in the area before and was of our own design. The pool had experienced total basin failure and could not be filled completely during its last few weeks of operation in 2011.

The project replaced the entire basin, wading pool and all equipment but the main pool filters.

The beach area, which had been described as “prison like” due to concrete retaining walls, was reconfigured to increase sunbathing area. The wading pool incorporated a mountain fountain

that was outside the pool with arched spray bars. An addition to the existing bathhouse gave a place for the wading pool equipment to reside.

Project Contact:

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

Descriptions of Past Projects Completed – Pool Repairs

City of Grafton

Grafton, WV

Services Provided:

- Mechanical
- Plumbing
- Pool Systems

Estimated Budget: \$70k

Facility Area: 4,500 ft²

Owner: City of Grafton



The project included a complete re-design of the filter room equipment serving the existing main pool. The wading or “baby” pool was in poor condition, disliked by the public and suffering from chemistry problems due to poor circulation. Miller Engineering worked with the owner to upgrade the filtration system and install a chemical feed system on the main swimming pool. Miller Engineering, Inc. (MEI) designed a new wading pool which is zero grade entry, incorporates a water-spray feature and increases the play area of the pool. The redesigned wading pool now includes a castle with an interactive waterfall, as well as a new filtration system and chemical feed system which are located in a pump-house addition. MEI provided plans and construction guidance to permit the city to construct the new pool and associated pump-house using city workers, allowing substantial savings to the city.

Project Contact:

*Busty Webber, Director of Public Works
Grafton, West Virginia
(304) 265-1234*



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: 612358

Doc Description: A/E Services-Twin Falls Resort Outdoor Pool and Structures

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-07-30	2019-08-16 13:30:00	CEOI 0310 DNR2000000002	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

Guy Nisbet
 (304) 558-2596
 guy.l.nisbet@wv.gov


Signature X

FEIN # 82-1385831

DATE August 15, 2019

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

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

 , Member

 (Name, Title)
 Thomas Pritts, Member

 (Printed Name and Title)
 37 ER Path, Keyser, WV 26726


 (Address)
 304-276-7151

 (Phone Number) / (Fax Number)
 tom@montumarch.com

 (email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Montum Architecture, LLC

 (Company)
 , Member

 (Authorized Signature) (Representative Name, Title)

 Thomas Pritts, Member

 (Printed Name and Title of Authorized Representative)

 August 15, 2019

 (Date)

 304-276-7151

 (Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI 0310 DNR20*2

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

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

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

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

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

Montum Architecture, LLC

Company



Authorized Signature

August 15, 2019

Date

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



Montum Architecture, LLC
37 ER Path
Keyser, WV 26726
304-276-7151

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

SEALED BID: A/E Services - Twin Falls Resort Outdoor Pool and Structures

BUYER: Guy Nisbet

Solicitation Number: CEOI 0310 DNR2000000002

Bid Opening Date: 8/16/2019

Bid Opening Time: 1:30 pm EST

FAX NUMBER: 304-558-4115

Montum Architecture, LLC

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