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List View

- General Information**
- Contact
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- Clarification Request

Procurement Folder: 1020916

Procurement Type: Central Contract - Fixed Amt

Vendor ID: VS0000013207

Legal Name: MONTUM ARCHITECTURE LLC

Alias/DBA:

Total Bid: \$0.00

Response Date: 04/27/2022

Response Time: 8:34

Responded By User ID: Montum

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Last Name: Pritts

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Phone: 304-276-7151

SO Doc Code: CEOI

SO Dept: 0310

SO Doc ID: DNR2200000010

Published Date: 4/21/22

Close Date: 4/27/22

Close Time: 13:30

Status: Closed

Solicitation Description: A/E Services - North Bend SP  
Cokeley Campground

Total of Header Attachments: 1

Total of All Attachments: 1



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

Comm Code	Manufacturer	Specification	Model #
81101500			

**Commodity Line Comments:**

**Extended Description:**

Architectural/engineering services and contract administration for new equestrian campground at North Bend State Park.



**Expression of Interest**  
**A/E Services – North Bend SP Cokeley Campground**  
**CEOI 0310 DNR2200000010**  
**April 27, 2022**



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

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



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April 27, 2022

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

**Subject: A/E Services – North Bend SP Cokeley Campground, CEOI 0310  
DNR220000010**

Dear Sirs and Madams,

Montum Architecture, LLC is pleased to submit this Statement of Qualifications to provide architectural and engineering services. Montum is headed by Tom Pritts, an architect with 16 years of experience designing a multitude of project types. He will be the primary contact for the duration including construction administration services, provide all architectural design efforts, and lead the design team.

Montum has teamed with Miller Engineering, Inc. to provide mechanical, electrical, and plumbing design services. Ghosh Engineering brings expertise in civil/site design services to the team. This team is currently designing two campground facilities for DNR and has substantial experience in the State Parks.

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

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

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

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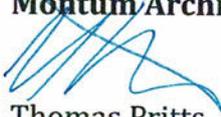
project and to integrate new work into overall operation of systems or facilities. In addition to existing building evaluations, functional and stylistic needs are identified with the Owner's stakeholders. This information is then boiled down into design plans, phasing approach if necessary, and budgetary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

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

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

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

Respectfully submitted,  
**Montum Architecture LLC**



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

*Montum* Architecture, LLC

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montumarch.com

WEST VIRGINIA  
**state**  **parks**





## **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



## INTRODUCTION

Ghosh Engineers is a consulting engineering firm specializing in water and wastewater systems and improvements. We provide services in all phases of projects including master planning and feasibility studies, final design with associated special services, funding assistance, construction administration and project representation on construction sites.

While other firms have focused on expanding their markets and geographical locations, we have purposefully chosen to remain small and specialized in order to provide the most attentive and responsive service to our clients that is unmatched in the industry.

## SMALL & SPECIALIZED HAS ITS ADVANTAGES

- ▼ Focusing on the water and wastewater industry has allowed us to develop multi-faceted design capabilities. We dive far more deeply into the issues to tailor best-fit solutions.
- ▼ We keep our workload manageable in order to be more responsive and communicative.
- ▼ We are collaborating under one roof, sharing our experience and knowledge, so we can offer the most thoughtful solutions to our clients.
- ▼ Very low overhead costs.
- ▼ There's no question who you will collaborate with. Your Project Manager will remain the same and be your go-to source from start to finish.
- ▼ We maintain the Standard Industry Professional Liability Insurance.
- ▼ We've enjoyed lasting partnerships with our clients who trust us and have hired us time and again.

## STORMWATER MANAGEMENT

Successful implementation and management of a stormwater program demands a clear understanding of the NPDES permit requirements and solid teamwork between staff and consultants/contractors. Ghosh Engineers stands ready to support any municipality or industrial facility with their stormwater compliance needs with the development and implementation of their stormwater/NPDES programs to achieve full compliance with federal, state, and local stormwater regulations.

### ▼ STORMWATER MANAGEMENT SERVICES

- Flood Management Stormwater Design
- Combined Sewer Overflow (CSO) Separation
- MS4 Compliance
- Innovative Facility Design
- Conventional Stormwater Design
- Runoff Infiltration, Filtration, & Storage
- Sustainable Stormwater Facilities



## SITE DEVELOPMENT

The development of undisturbed land into residential, commercial, or industrial sites involves improvements such as site layout, erosion and sediment controls, grading, utility design, landscape design, and stormwater management. Evaluation of existing field conditions, development of efficient layout plans, communication with the Client on revisions, and effective management of regulations are some of the obstacles Ghosh Engineers works diligently to overcome to create a successful project for our Clients.



### ▼ SITE DEVELOPMENT

- Utility Project Site Design  
(Storage Tanks, Booster Stations,  
Treatment Facilities, Etc.)
- Parking Facilities & ADA Accessibility
- Sidewalk & Trail Design
- Resorts, Lodging,  
& Recreational Areas
- Industrial & Business Parks
- Single & Multi-Family Residential
- Mixed Use Developments

# WATER TREATMENT & DISTRIBUTION

Drinking water is one of the most valuable resources and is vital to commerce and industry as well as the health and welfare of the community and its success. Today, communities are facing difficulties in securing, transporting, treating, distributing, storing and providing sufficient amounts of safe, quality drinking water for their customers. The Ghosh team has experienced professionals with extensive backgrounds in water resources to ensure regulations are followed, results are maximized, and your specific water project is successful.

## ▼ WATER SYSTEM DESIGN

- Wells, Intakes, Booster Stations
- Water Treatment Plants
- Storage Tanks
- Capital Improvements
- Transmission/Distribution Mains
- Telemetry & SCADA Systems
- Automatic Meter Reading System (AMR)

## ▼ WATER ENGINEERING SERVICES

- Planning & Feasibility Studies
- Hydraulic Analysis
- Distribution & Treatment Design
- Funding Application/Administration
- Permitting
- Construction Administration
- Project Closeout Documents



# WASTEWATER SYSTEM IMPROVEMENTS

Clean water, along with correct treatment and management of wastewater, is essential to any community. Our engineers have a history of utilizing innovative treatment technologies including onsite decentralized treatment, vertical loop reactors (VLR), membrane bioreactors (MBR) and sequencing batch reactors (SBR) with tertiary filtration. The Ghosh team is highly skilled and passionate to help your community resolve its wastewater needs and comply with effluent quality standards.

## ▼ WASTEWATER SYSTEM DESIGN

- Wastewater Treatment Plants
- Collection System Rehab and Extensions
- Pump Stations
- Force Mains
- Telemetry & SCADA Systems
- Start-up and Operation Assistance

## ▼ WASTEWATER ENGINEERING SERVICES

- Planning & Feasibility Studies
- Infiltration & Inflow Evaluations
- Smoke Testing/Flow Monitoring
- Collection & Treatment Design
- Funding Application Assistance
- Permitting
- Construction Administration
- Project Closeout Documents



## PERMITTING

Timing is everything with permitting. At Ghosh, our engineers produce highly detailed, quality designs that are easily permitted with little to no comments which avoids delays and keeps the project on schedule.

Our Project Managers know the Federal and State regulations pertaining to water and wastewater projects. We have an excellent working relationship with governmental agencies such as the Department of Health, Public Service Commission, Department of Environmental Protection and have vast experience at securing the following types of permits for our clients.

- ▼ National Pollutant Discharge Elimination System (NPDES)
- ▼ Railroad Permits from CSX, Norfolk Southern, WATCO Kanawha River Railroad, etc.
- ▼ West Virginia Public Service Commission (WVPSC)
- ▼ West Virginia Division of Highways (WVDOH)
- ▼ West Virginia Bureau for Public Health (WVPH)
- ▼ Army Corp of Engineers (ACOE)
- ▼ State Historic Preservation Offices (SHPO)
- ▼ Natural Resources Conservation Service (NRCS)
- ▼ U.S. Fish and Wildlife Service (USF&WS)

## CONSTRUCTION INSPECTION SERVICES

Each Ghosh Project Representative has an outstanding 35-year career in construction management oversight and specialize in overseeing the construction of water and wastewater line work and treatment plants. They have a very close relationship with our designers and are committed to honoring the integrity of the design and meticulously adhere to plans and specifications at construction sites.



# SITE DEVELOPMENT EXPERIENCE

## RECREATIONAL AREAS

Our team has experience in the design of parks along the Elk River for kayaking, fishing, and small boat access. For these projects, preliminary evaluations of project sites, permitting, preliminary and final design, utility coordination, and construction administration were performed.

## PARKING FACILITIES

Members of our team have experience in the layout and design of parking facilities across the Kanawha Valley. Each project required the extensive design of stormwater management facilities and collaboration with City officials to maintain MS4 compliance to ensure the Client received the most cost-effective solution for the project.

### ▼ UTILITY PROJECT SITE DESIGN

Site design was developed for multiple locations on the Weston to Webster Springs Interconnection project for West Virginia American Water. These areas required extensive grading, stormwater management, and erosion & sediment control measures.

### ▼ RESORTS & LODGING

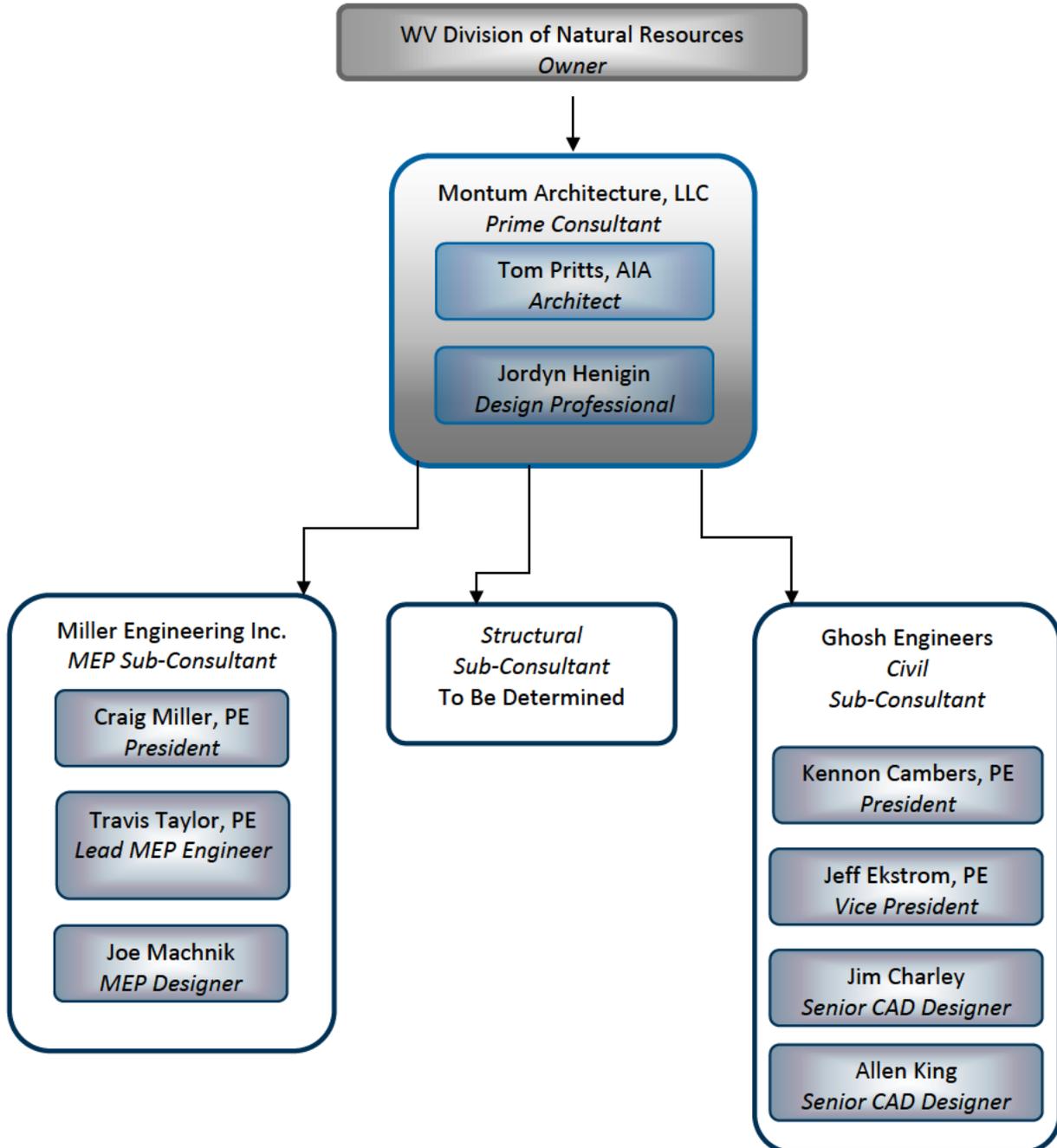
Our team's experience includes the design of lodging facilities for a campground in Summers County and major hotel chains in Kanawha and Putnam Counties. These projects included preliminary layouts, revisions to reflect stakeholder requirements, cooperation with State and City officials for zoning and stormwater management requirements, as well as administration of projects throughout construction.

### ▼ SINGLE & MULTI-FAMILY RESIDENTIAL

Engineers on our team have aided in the design of many types of residential developments from single building elderly care facilities to large scale housing developments.



# Project Organization Chart



WEST VIRGINIA

**state**



**parks**

Qualifications

*Montum*





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

Tom founded Montum Architecture in 2017. He has more than 16 years of experience in design, specification, and project management. During his former employment, Tom has designed and managed dozens of built projects. His experience encompasses a wide range of projects including K-12 and higher education facilities, financial Institutions, emergency services buildings, and automotive dealerships. A native of Mineral County, Tom is member of the West Virginia Chapter of American Institute of Architects and was involved in the establishment of the US Green Building Council's West Virginia chapter. He is highly skilled in the design of complex building systems, technical construction detailing and specifying, and construction contract administration. These skills were critical in the development and maintaining of many multi-year, multi-project relationships with Clients in his previous employment.

#### **Project Role: Relationship Manager – Primary Point of Contact**

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

#### **Professional History**

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

#### **Education**

2004	Virginia Tech	Bachelors of Architecture
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#### **Licenses and Certifications**

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

#### **Associations and Memberships**

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

#### **Professional Project Highlights**

- Potomac State College – Bachelor of Nursing Renovation
- Wyoming County Schools, WV - Wyoming East High School HVAC Renovation, Technical Center Door & Window Replacement, Board Office Renovation
- Monongalia County Schools, WV - Mountainview and MTEC HVAC Renovation, Bus Garage Addition, Alternative School Center
- WV Division of Natural Resources - Berkeley Springs State Park – Pool Bathhouse Roof Replacement, Old Roman Bath Renovation, District 2 Necropsy Lab, District 2 & 3 ADA Upgrades, Cacapon State Park Campground, Blackwater Falls Boiler Room Renovation
- Asbury Steeple Loft Apartments



- Short Gap Volunteer Fire Company Addition
- WV General Services Division Capitol Complex Chiller Plant Expansion

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





**B. Craig Miller, PE**

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

- WVU Life Sciences Building and Student Recreation Center – Owner’s Engineer
- WV Bldg 25 HVAC Renovations
- Morgantown HS Area 4 HVAC Replacement
- Advanced Surgical Hospital
- Washington High School Athletic Facilities
- Cheat Lake Elementary School
- Cacapon Lodge Addition & Renovations
- South Middle School HVAC Upgrades
- WVDNR Pipestem Piping Replacement

**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*
- *Constructible Materials Evaluation*
- *Site Evaluation and Mechanical System Review*
- *Submittal and RFP Review*
- *RFI Coordination, Review, and Response*
- *Construction Observation*

### **Professional Project Highlights**

- *Cacapon Lodge Addition & Renovations*
- *Morgantown High School Area 4 HVAC*
- *South Middle School HVAC Upgrades*
- *South Middle & North Elementary Schools Gymnasium HVAC Upgrades*
- *WVDA Ripley Warehouse Electrical Upgrades*
- *MTEC & Mountainview Elementary HVAC Upgrades*
- *MTEC Welding Shop*

### **Professional History**

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

### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

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



## **Joseph Machnik**

Joe brings his extensive experience with mechanical and plumbing construction to provide design and drafting of MEP systems for Miller Engineering. BIM coordination is a responsibility of Joe's to incorporate drawings and models from other firms and clients into MEI's building models to ensure coordination amongst trades. Construction administration duties include submittal review, jobsite visits and meetings, and reviewing pay apps among others.

### **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 25 HVAC Piping
- Pipestem Lodge HVAC Piping Replacement
- Westwood Middle Cooling Tower

### **Professional History**

2010 – Present Miller Engineering, Inc. MEP Designer

### **Education**

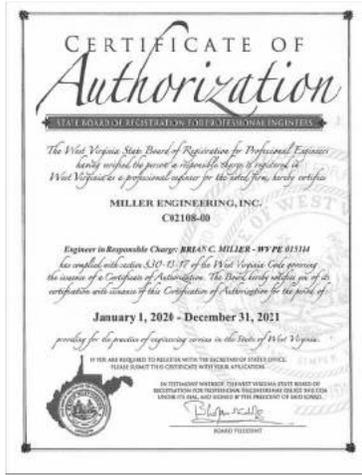
2008 Penn State – Fayette, AS - Building Engineering Systems Technology: *Building Environmental Systems Technology*

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

### **Additional Training**

2016 – Shippensburg Pump Company – Steam Systems Training

# Staff – Proposed Staffing Plan





## KENNON CHAMBERS, PE PRESIDENT

Kennon Chambers, PE, is President of Ghosh Engineers, Inc. and has 23 years of experience in design, construction, and construction administration of water and wastewater systems.

Responsible for the overall management of company operations, his years of engineering design and management experience include engineering studies, preliminary engineering reports, construction drawings, contracts, specifications, permitting, cost estimating, and contract administration. He is equally proficient in the design of wastewater treatment plants and collection systems, including lift stations, as well as water treatment and distribution systems including booster stations and storage tanks.

Mr. Chambers began his career at a utility construction company where he gained unique experience that would become invaluable to him in the future as a design engineer. He has since managed the design and construction of projects ranging in size from \$50,000 up to \$30 million, with numerous projects running concurrently.

### PROJECT EXPERIENCE

**DNR - CASS SCENIC RAILROAD STATE PARK:** Water and wastewater system improvements.

**NATIONAL RADIO ASTRONOMY OBSERVATORY:** Facility Engineer for the site which included management of the facility's lagoon wastewater treatment plant and groundwater treatment plant for drinking water.

**WEST DUNBAR PUBLIC SERVICE DISTRICT:** Collection and pumping system rehabilitation project.

**HUTTONSVILLE PUBLIC SERVICE DISTRICT:** CSO compliance project, I/I monitoring of the collection system, and ammonia reduction project of the PSD's lagoon treatment system.

**CULLODEN PUBLIC SERVICE DISTRICT:** Interceptor replacement project in conjunction with City of Milton and Salt Rock PSD regional projects.

**BECKLEY SANITARY BOARD:** The replacement of 6.5 miles of the City's main interceptor.

**BOONE COUNTY PUBLIC SERVICE DISTRICT:** Design and construction administration of a new collection and pumping system.

**CITY OF LEWISBURG:** Implementation of an automatic meter reading (AMR) system for the water distribution system

### EDUCATION

Bachelor of Science,  
Civil Engineering

*West Virginia Institute  
of Technology*

### REGISTRATION

Professional Engineer

– West Virginia

– Kentucky

– Virginia

NCEES Record

Established

Model Law Engineer as  
determined by NCEES

### AFFILIATIONS

American Water Works  
Association (AWWA)

Water Environment  
Association (WEA)

Water Environment  
Federation (WEF)



## JEFF EKSTROM, PE

### VICE PRESIDENT

Jeff Ekstrom, PE joined Ghosh Engineers, Inc. in August 2019 as a Project Manager. In his 30 years of experience, he brought to the company his organizational, problem solving and leadership skills in the design and management of infrastructure projects ranging from \$100,000 to \$68 million in construction costs.

Jeff's area of specialty is environmental engineering with a focus on the design of water and wastewater treatment plants. He has introduced and implemented new technologies into treatment plants throughout West Virginia that were instrumental in achieving ever changing water quality standards. These accomplishments have made him a sought after water and utility engineer. Jeff is accessible and puts clients first, providing them with options that are the most practical and economical ways to approach a challenge.

Jeff gained national recognition from the American Water Works Association (AWWA) where he was honored as a 2010 recipient of the George W. Fuller award for his distinguished serve to the water supply field and sound engineering skills. He currently serves as the WV Section Representative on the AWWA Board of Directors helping to establish policies for the overall management and direction of AWWA affairs.

### PROJECT EXPERIENCE

**BERKLEY COUNTY PUBLIC SERVICE SEWER DISTRICT:** (1.25 MGD) North Ave (2.0 MGD) Wastewater Treatment Plant bay upgrade SBR Treatment Process with Bio Mag System and wastewater collection system improvements.

**CORPORATION OF SHEPHERDSTOWN:** Wastewater Treatment Plant bay upgrades; 2.5 MGD Membrane Bio Reactor Treatment Process.

**CITY OF BELINGTON:** Wastewater Treatment Plant – 0.725 MGD Orbal Treatment Process and wastewater collection system improvements.

**HARMAN WASTEWATER TREATMENT PLANT:** Randolph City, WV 0.10 MGD SBR Treatment Process and wastewater collection system.

**TOWN OF MONONGAH:** Wastewater collection system improvements.

**TOWN OF CLAY:** Wastewater collection system improvements.

### EDUCATION

Bachelor of Science,  
Civil Engineering

*West Virginia Institute  
of Technology*

### REGISTRATION

Professional Engineer

- West Virginia
- Kentucky
- Virginia
- Ohio

NCEES Record  
Established

### AFFILIATIONS

American Water Works  
Association (AWWA)  
WV, OH, KY/TN Sections

Water Environment  
Association (WEA)

Water Environment  
Federation (WEF)



## **JIM CHARLEY**

### **SENIOR CAD DESIGNER**

Jim Charley has worked on countless projects in his 28 year career with Ghosh Engineers and is highly skilled in the production of Civil and Architectural drawings for the construction of water and wastewater treatment systems.

#### **PROJECT EXPERIENCE**

**WEST VIRGINIA AMERICAN WATER:** Weston Water Treatment Plant.

**CITY OF WHITE SULPHUR SPRINGS:** Water Treatment Plant.

**DUNBAR SANITARY BOARD:** Wastewater Treatment Plant.

**ELK VALLEY PUBLIC SERVICE DISTRICT:** Wastewater Treatment Plant.

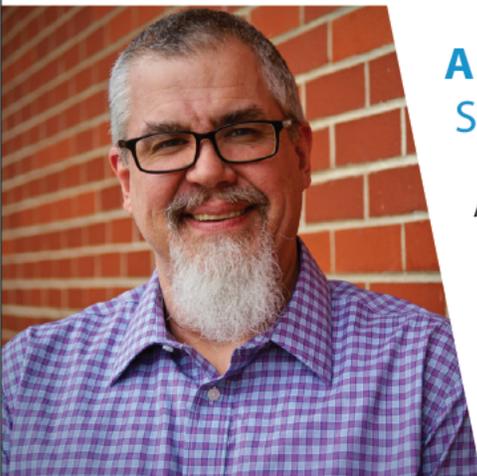
**TOWN OF BEVERLY:** Water Treatment Plant.

**BRADLEY PUBLIC SERVICE DISTRICT:** Wastewater Treatment Plant.

#### **EDUCATION**

Bachelor of Science,  
Industrial Technology

*West Virginia  
State University  
Institute, WV*



## **ALLEN KING**

### **SENIOR CAD DESIGNER**

Allen King has 18 years of CAD design experience and joined Ghosh Engineers in September 2019 after working several years for a large national firms in WV and VA. He serves as primary CAD Technician on water, wastewater and stormwater system improvements.

#### **PROJECT EXPERIENCE**

**TOMLINSON PUBLIC SERVICE DISTRICT:** Water distribution system improvements.

**CITY OF FOLLANSBEE:** Wastewater collection system improvements and water distribution system improvements.

**WEST VIRGINIA AMERICAN WATER:** Various water distribution system improvements.

**WEST VIRGINIA DIVISION OF NATURAL RESOURCES**  
: Cass Scenic Railroad wastewater collection system improvements.

**RED HOUSE, WV:** Stormwater system improvements.

#### **EDUCATION**

Associate of Science,  
Architectural Computer  
Aided Drafting and  
Design Technology

*Triangle Tech  
Pittsburgh, PA*

WEST VIRGINIA

**state**



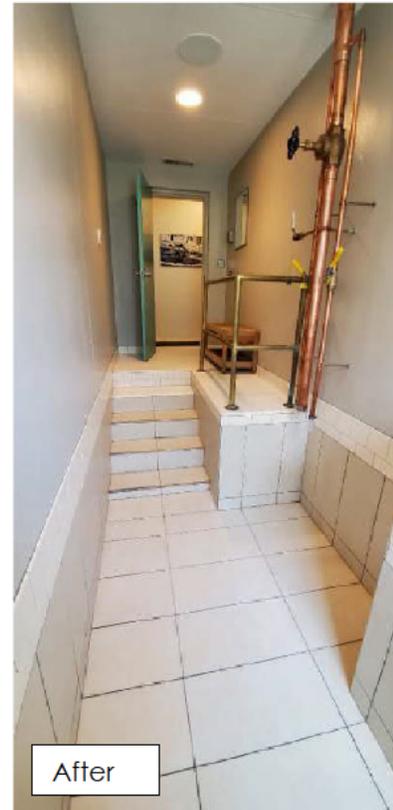
**parks**

*Montum*



Experience

# BERKELEY SPRINGS STATE PARK OLD ROMAN BATHHOUSE RENOVATIONS



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



COMPLETION: SPRING 2019

COST: \$782,800

SIZE: 2,500 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

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

*Montum* Architecture, LLC

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

# BERKELEY SPRINGS STATE PARK POOL BATHHOUSE ROOFING REPLACEMENT



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

COMPLETED: 2018

COST: \$155,400

SIZE: 2,800 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

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

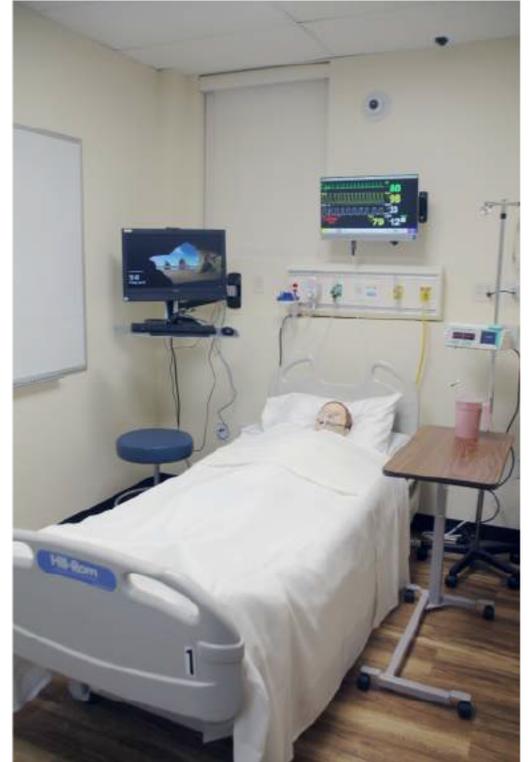


Before

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# POTOMAC STATE COLLEGE BACHELORS IN SCIENCE OF NURSING RENOVATION



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

COMPLETED: 2018

BUDGET: NOT DISCLOSED

SIZE: 3,900 SF RENOVATED

LOCATION: KEYSER, WV

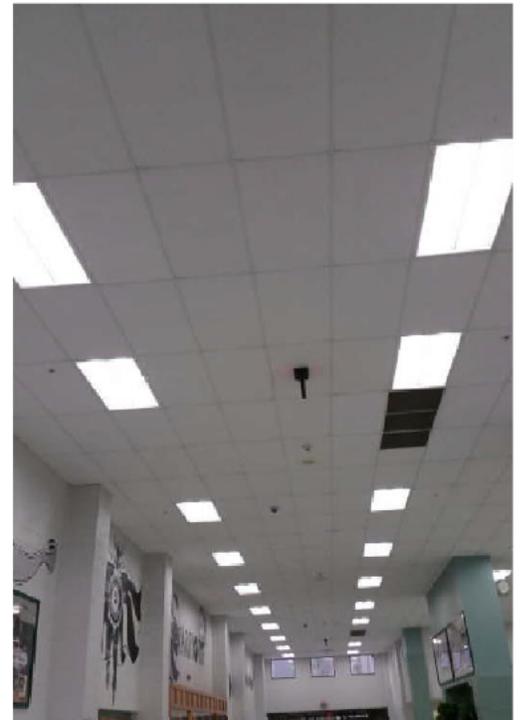
CONTACT:  
Mike Simpson  
Director of Facilities  
304-788-6886



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WYOMING COUNTY SCHOOLS  
WYOMING EAST HIGH SCHOOL  
HVAC AND ROOF REPLACEMENT



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

COMPLETION: SUMMER 2019

BUDGET: \$3.2M

SIZE: 130,000 SF EXISTING

LOCATION: NEW RICHMOND, WV

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

*Montum* Architecture, LLC

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

## Descriptions of Past Projects Completed – Misc. Upgrades

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

Davis, WV

#### **Services Provided:**

- General Trades
- Plumbing
- Electrical
- Mechanical
- Pool

**Estimated Budget: \$1.1 Mil**

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

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



#### **Project Contact:**

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

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

## Project Experience: Indoor/Outdoor Public Pool

### Cacapon Lodge Addition

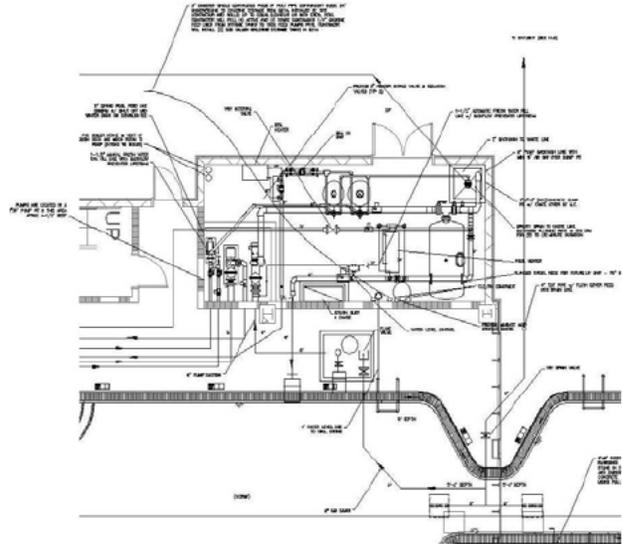
#### Services Provided:

- Electrical
- Plumbing
- HVAC
- Indoor/Outdoor Pool
- Swim Under Wall
- Up-flow Spring Pool

**Estimated Budget: \$400k**

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

**Owner: WV Department of Natural Resources**



The pool renovation/upgrade will have three components: a main pool with an indoor and outdoor section connected by a “swim under” wall, a hot tub or spa with integral seating and an up-flow “spring pool” for groups of guests to gather and socialize. Project includes the design of a marcite finish, concrete pool, stainless steel gutters and sand filtration systems. The design incorporates durable technology for construction and operating systems, such as: high rate fiberglass sand filters, commercial pumps and combination supply tube gutters to provide circulation and filtration of the pool water. The pools are heated and the exterior portion of the pool may be closed off and covered during winter months.

#### Project Contact:

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

## Descriptions of Past Projects Completed – HVAC Piping

### Pipestem McKeever Lodge

Pipestem, WV

#### Services Provided:

- HVAC
- Plumbing
- Electrical
- Accommodation of Existing Systems

**Estimated Budget: \$1.7M**

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

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



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

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

Project Contact:

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

**CLIENT:**

# CAMPGROUND SUMMERS COUNTY

**PROJECT:**

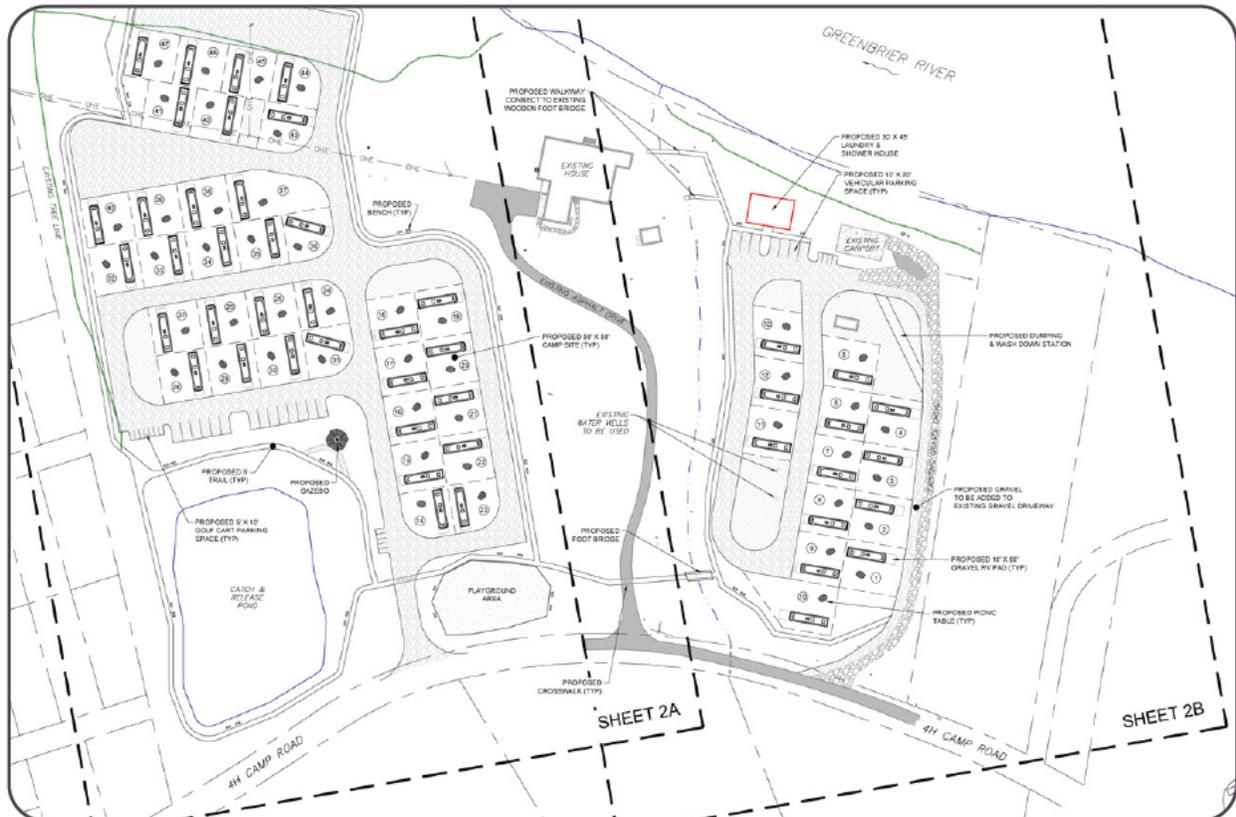
## Site Development and Permitting

**DESCRIPTION:**

The campground project included the design of site and grading plans which identified how stormwater is managed throughout the 14-acre property. The project site is located along the Greenbrier River, which is a major waterway in southern West Virginia. Stormwater management is a key consideration in site development projects, especially those within proximity of streams or waterways. The project site was graded to minimize the impacts on existing hydrology and protect the property from flooding. A catch-and-release fishing pond is located on the property, and it currently acts as a stormwater management structure for most of the drainage area. Both phases of the project were designed to utilize natural stormwater management components, such as swales, small culverts, and the existing pond and small stream.

**KEY MEMBERS INVOLVED:**

Kennon Chambers - Project Manager



**CLIENT:**

## CASS SCENIC RAILROAD STATE PARK

**PROJECT:**

### Wastewater System Improvements

**DESCRIPTION:**

The existing wastewater treatment plant that provides service to the Town of Cass and Cass Scenic Railroad State Park was being inundated with I/I during wet weather events. The WV Department of Natural Resources (DNR) hired Ghosh to study the existing collection system and treatment plant in order to increase the efficiency of the treatment process. By performing an I/I study consisting of smoke testing and flow monitoring, Ghosh was able to identify numerous sources of I/I entering the collection system and designed a project that removed these sources. The project also included replacing an existing pump station; replacing the chlorine contact tank at the WWTP; electrical upgrades at the WWTP including the installation of an emergency generator and other miscellaneous improvements at the WWTP.

**HIGHLIGHTS:**

- ▼ 2,300 LF of 10 PVC and DIP gravity sewer pipe
- ▼ 900 LF of abandon-in-place existing gravity sewer pipe and manholes
- ▼ Five (5) Precast Concrete manholes
- ▼ Six (6) Remove & Replace existing manholes
- ▼ One (1) new 200 GPM Pump Station with two (2) 6.0 HP submersible pumps
- ▼ Abandon existing pump station
- ▼ New water tank and SCADA Improvements
- ▼ Emergency water plant lift station replacement, April 2020
- ▼ Upgrades at the WWTP
  - New Chlorine Contact Tank
  - Abandon existing Chlorine Contact Tank
  - Electrical Upgrades for Aerators
  - New Emergency Generator

**KEY MEMBERS INVOLVED:**

Kennon Chambers, Project Manager  
Allen King, CAD  
Jim Charley, CAD  
Jeff Todd, Permitting

Bob Flack, Construction  
Surveying – Paramount Surveying  
Geotech – American Geotech, Inc.

**Total Probable Construction Cost - \$815,000**



**Contact:** Cass Scenic Railroad State Park  
Marshall W. Markley, Superintendent | 12363 Cass Road, Cass, WV 24927 | (304) 456 4300

**Project Construction Dates:** October 2020 - September 2021

**GHOSH**  
ENGINEERS



WEST VIRGINIA

**state**



**parks**

*Montum*





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

State of West Virginia  
 Centralized Expression of Interest  
 Architect/Engr

<b>Proc Folder:</b> 1020916			<b>Reason for Modification:</b> Addendum #3 issued to publish agency responses to all vendor submitted questions.
<b>Doc Description:</b> A/E Services - North Bend SP Cokeley Campground			
<b>Proc Type:</b> Central Contract - Fixed Amt			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2022-04-21	2022-04-27 13:30	CEOI 0310 DNR2200000010	4

**BID RECEIVING LOCATION**

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

**VENDOR**

**Vendor Customer Code:** VS0000013207  
**Vendor Name :** Montum Architecture, LLC  
**Address :** 55  
**Street :** ER Path  
**City :** Keyser  
**State :** West Virginia **Country :** USA **Zip :** 26726  
**Principal Contact :** Thomas Pritts, AIA  
**Vendor Contact Phone:** 304-276-7151 **Extension:**

**FOR INFORMATION CONTACT THE BUYER**

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

Vendor  
 Signature X

FEIN# 82-1385831

DATE April 27, 2022

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)

Thomas Pritts, Member

\_\_\_\_\_  
(Printed Name and Title)

55 ER Path, Keyser, WV 26726

\_\_\_\_\_  
(Address)

304-2776-7151

\_\_\_\_\_  
(Phone Number) / (Fax Number)

tom@montumarch.com

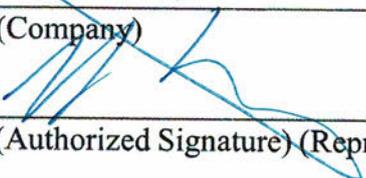
\_\_\_\_\_  
(email address)

**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.

*By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.*

Montum Architecture, LLC

\_\_\_\_\_  
(Company)

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

Thomas Pritts, Member

\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

April 27, 2022

\_\_\_\_\_  
(Date)

304-276-7151

\_\_\_\_\_  
(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI DNR22\*10**

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

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

Addendum Numbers Received:

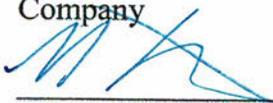
*(Check the box next to each addendum received)*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input checked="" type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input checked="" 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

**4/27/2022**

Date

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