



The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at wvOASIS.gov. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at WVPurchasing.gov with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header @ 1

List View

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

Procurement Folder: 1126908

Procurement Type: Central Purchase Order

Vendor ID:

Legal Name: MILLER ENGINEERING INC

Alias/DBA:

Total Bid: \$0.00

Response Date:

Response Time:

Responded By User ID:

First Name:

Last Name:

Email:

Phone:

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2300000002

Published Date: 11/18/22

Close Date: 12/8/22

Close Time: 13:30

Status: Closed

Solicitation Description:

Total of Header Attachments: 1

Total of All Attachments: 1



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

**State of West Virginia
 Solicitation Response**

Proc Folder: 1126908
Solicitation Description: Brushfork Armory Restroom Renovations EOI
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2022-12-08 13:30	SR 0603 ESR12082200000002733	1

VENDOR
 000000229419
 MILLER ENGINEERING INC

Solicitation Number: CEOI 0603 ADJ2300000002
Total Bid: 0
Response Date: 2022-12-08
Response Time: 10:29:06
Comments:

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

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

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Brushfork Armory Restroom Renovations EOI				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

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



Expression of Interest
West Virginia – Army National Guard
Brush Fork Armory – Restroom Renovations Design
Bluefield, WV
CEOI ADJ2300000002
December 8, 2022



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

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The Miller Engineering Difference



We are very pleased to submit our response for the Brushfork Armory Restroom Renovations Design project. We have elected to submit as prime as our understanding from the Expression of Interest is that the project is focused on shower & restroom design. We are currently operating in this role for the WVANG for the Bridgeport FWAATS Restroom Renovations project which has a very similar scope of work. MEI has operated in this role many times before, including recent WVARNG projects Mill Point Canopy, Camp Dawson FMS 4 Fire Protection, and the Camp Dawson Operations Building HVAC Renovations. We have also served as the prime consultant on many other projects for various clients and state agencies.

We're not your typical MEP firm; we ensure our designs meet very specific, time-tested criteria, including but not limited to being constructible, operable and maintainable. We want to set up our clients to be self-sufficient, but we work to be available every step of the way.

Most every renovation we do requires a phased approach to keep the facility in operations. We routinely deliver phased renovations for educational, institutional, commercial, and government facilities. Every project we do has a particular set of standards which we must apply, and this is no exception. We see our diversity of previous work as an advantage as we do not use "cookie cutter" design or presume we have all the answers when we start.

Our hands-on staff takes great pride in their construction and operations backgrounds, which help us visualize the project as it would be built instead of just lines on paper. We don't sit clients down and lecture to them about what they're going to get; we listen to them so we can strive to deliver exactly what they want and need. It costs too much time and money (for both our clients and us) to not deliver exceptional service every single time, and we work tirelessly to keep projects on time and on budget. We're proud to say that our change order percentage over the last 10 years is less than 0.1%, and that's not just a statistic; it's a proclamation of our commitment and determination to make sure things are done right the first time, every time.

While MEI's portfolio covers all types of construction, one of our niches is swimming facilities. We have consulted on many new and renovated swimming pools throughout the state. An important aspect of any swimming pool is the bathhouse facilities. These include restrooms and shower areas for guests. Many times, MEI has been tasked with updating the bathhouse facilities to meet current ADA guidelines. We have become quite familiar with the requirements of constructing a compliant and maintainable restroom and shower facilities. To further assist with meeting the project requirements in regards to the shower facility footprint, MEI will team up with Montum Architecture to provide architectural support. MEI and Montum have been on design teams for the completed Berkeley Springs Old Roman Bathhouse and various bathhouse facilities for campgrounds at multiple WV State Parks. Montum is also part of our design team for the FWAATS Restroom Renovations project.

We encourage you to contact any of our references to gauge our level of commitment, not only through design but continuing through construction administration, and beyond the warranty period.

I would like to personally thank you for affording Miller Engineering the opportunity to propose on the Brushfork Armory Restroom Renovations Design project and we look forward to the chance to discuss the project in an interview.

Best Regards and Good Luck on the Project,

A handwritten signature in blue ink, appearing to read 'Craig Miller', with a long horizontal flourish extending to the right.

Craig Miller, PE
President/Owner
Miller Engineering, Inc.



TAB 1 –FIRM QUALIFICATIONS





Firm Profile

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

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

*Over the past 14 years Miller Engineering, Inc. (MEI) has engineered solutions for over \$23.2M in MEP system upgrades, repairs and renovations for projects of all scopes and sizes, with clients ranging from private owners to local and state governments. With a strict attention to detail and commitment to delivering a job done well and done right the first time, every time, **MEI has accumulated a change order percentage of less than 0.1% over the past 8 years.***

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

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

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

Engineering Design and Consultation

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

Aquatic Facility Design

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

Construction Administration

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

Communication System

- Intercomm & Public
- AddressVoice/Data/CATV
- Urgent Response

Energy

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

Facility Utilization

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

Life Safety Inspection/Design

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

Industry Experience

- Education
- Local & State Government
- Commercial Development
- Healthcare





B. Craig Miller, PE

Craig founded Miller Engineering in 2003, and serves as President and Principal Engineer. He has more than 20 years experience in design, specification, operations and project management. During his employment with WVU, Craig was directly involved with approximately \$130 million in new capital construction. 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

- Morgantown High School Area 4 HVAC Renovations
- 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
- Pipestem McKeever Lodge HVAC Piping Replacement
- Beech Fork State Park – MEP New Construction Design
- 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. These include local ASHRAE classes in addition to classes on electrical systems, and also steam systems through Shippenburg Pump Company. As lead engineer he provides HVAC, mechanical, plumbing, and electrical design solutions and services for our clients. In addition, he is part of our team's complete assessment process in both planning and MEP design through construction administration.

Project Role: Lead MEP Engineer

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

Professional Project Highlights

- Blackwater Falls Lodge Boiler Replacement
- MTEC Welding Shop
- Camp Dawson FMS4 Fire Protection
- WV State Building 22 2nd Floor Renovations
- WV State Building 25 HVAC Piping Replacement
- Morgantown High School Area 4 HVAC Renovation
- 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 – West Virginia, Maryland
- OSHA 10-hour Course: Construction Safety & Health



Tyler Trump

Tyler joined Miller Engineering in August 2022. A recent graduate of West Virginia University, he has been eager to learn the means and methods of MEP consulting. Tyler assists the MEP design team with design calculations and is rapidly learning design software such as Autodesk REVIT and Hourly Analysis Program by Carrier. He is also learning construction administrations along with building, electrical, and plumbing codes and standards. Tyler 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

- Cass Scenic Railroad State Park Campground
- Lost River Campground
- Mountain Line Transit Authority Office Renovation

Professional History

2022- Present Miller Engineering, Inc. MEP Designer

Education

2022 West Virginia University, BS - Mechanical Engineering

Licenses and Certifications

Staff – Qualifications and Experience



Jack Jamison

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

Project Role: Master Code Official

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

Professional History

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

Education

1971 Fairmont State College, BS-Engineering Technology-Electronics

Licenses and Certifications

- Master Code Professional, IAEE 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 Electrician 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



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.



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

Tom founded MontumArchitecture in 2017. He has more than 15 years experience in design, specification, and project management. During his former employment, Tomhas 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



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 VolkswagenAutomotive 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



Jordyn Henigin, Architectural Intern

Jordyn joined Montum Architecture in May 2020. A recent graduate of Fairmont State University, she has been eager to enhance her skills in the business field and develop a stronger knowledge of architectural design principals and methods. Jordyn is in the process of perusing her goal to become a licensed Architect.

Project Role: Architectural Intern

- Concept and Construction Design
- Building Information Modeling – Revit
- Architectural Rendering - Lumion

Professional History

2020- Present	Montum Architecture	Architectural Intern
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Education

2020	Fairmont State University	Bachelors of Architecture
2022-Anticipated	Fairmont State University	Masters of Architecture

Licenses and Certifications

- LEED-Green Associate

Associations and Memberships

- American Institute of Architecture Students

Staff – Licenses & Certifications

Attached is your wallet card, evidence of your current registration to practice architecture in West Virginia. You will receive a renewal notice prior to the expiration date indicated.

Certificate No: [REDACTED]

STATE OF WEST VIRGINIA
BOARD OF ARCHITECTS

Alfred W. Pritts
SECRETARY

This Certifies that:
THOMAS PRITTS

is duly Registered and entitled to practice as a REGISTERED ARCHITECT until and including 06/30/2023

Alfred W. Pritts
Attest

Thomas Pritts
President

CERTIFICATE OF
Authorization

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

The West Virginia State Board of Registration for Professional Engineers has verified the person in responsible charge is registered in West Virginia as a professional engineer for the total firm, hereby certifies

MILLER ENGINEERING, INC.
[REDACTED]

Engineer in Responsible Charge: BRIAN C. MILLER - WV PE 015184

has complied with section 530-12-27 of the West Virginia Code governing the issuance of a Certificate of Authorization. The Board hereby withdraws one of its certificates with issuance of this Certificate of Authorization for the period of

January 1, 2022 - December 31, 2023

permitting for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF PHOTOGRAPHY, PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.

IN TESTIMONY WHEREOF THE WEST VIRGINIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ORDERED THEREON UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

John S. Thomas, Jr.
BOARD PRESIDENT

West Virginia State Board of Registration for Professional Engineers

BRIAN C. MILLER
WV PE [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2022

West Virginia State Board of Registration for Professional Engineers

TRAVIS W. TAYLOR
WV PE [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2022

Hereby Certifies that

Jack E. Jamison, Jr.

has demonstrated professional qualifications through a written examination based on the National Electrical Code along with successful completion of field practice and documented expertise in required categories and has hereby achieved certification as

Master Electrical Inspector

Reference Form No. September 30, 2013

Certificate Identification No. [REDACTED]

David J. [Signature]
Secretary to the Board of Trustees
International Association of Electrical Inspectors



TAB 2 – PROJECT ORGANIZATON



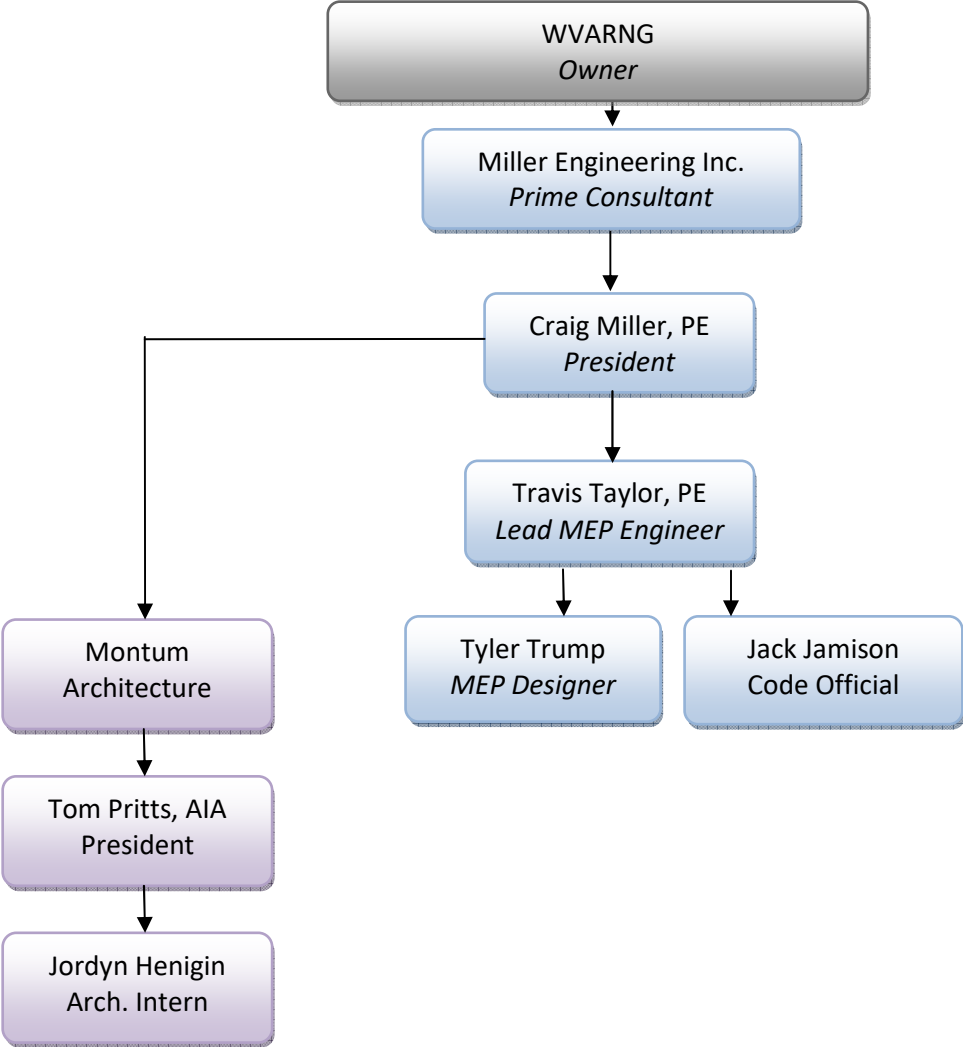
MILLER ENGINEERING

<u>Craig Miller, PE</u>	President, Principal in Charge
<u>Travis Taylor, PE</u>	Lead MEP Engineer
<u>Tyler Trump</u>	MEP Designer
<u>Jack Jamison</u>	Master Code Official

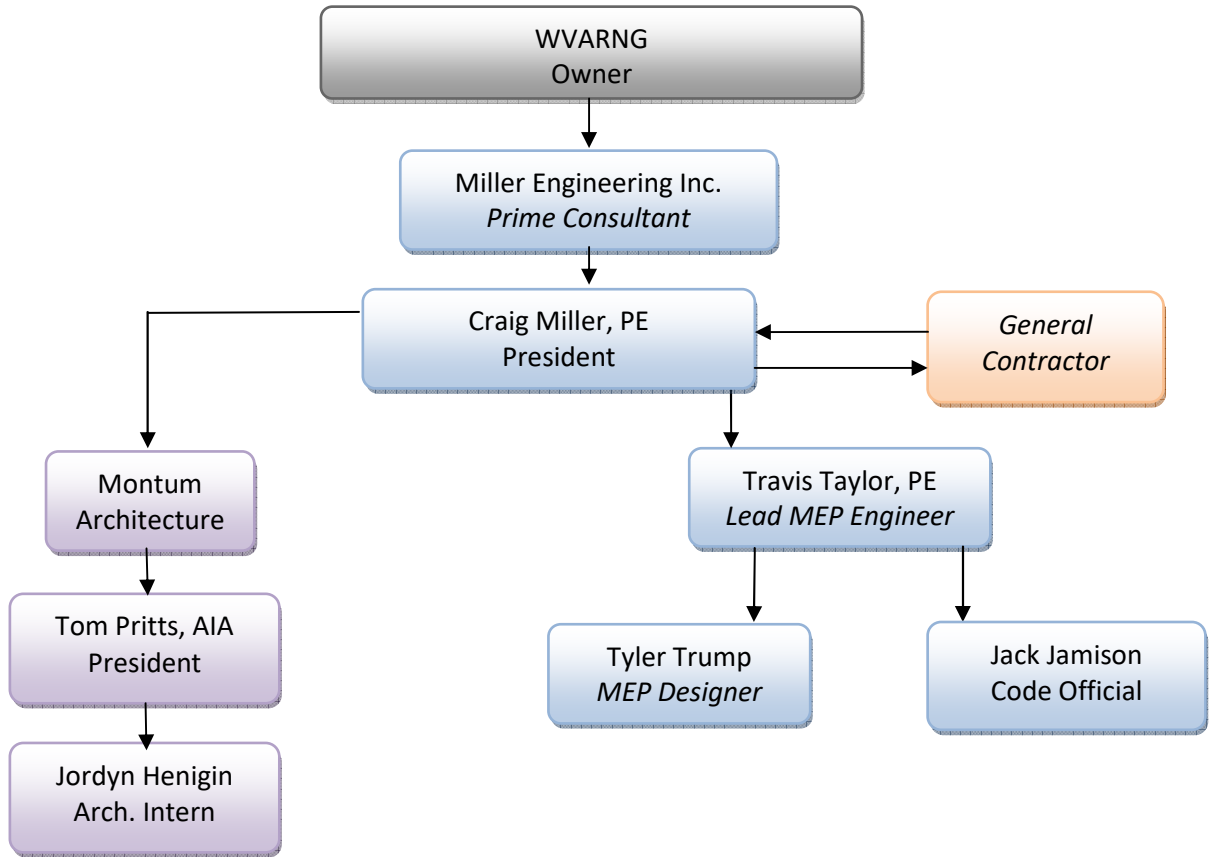
MONTUM ARCHITECTURE

<u>Tom Pritts, AIA</u>	Architect, Owner
<u>Jordyn Henigin</u>	Architectural Intern

Organization Chart -Design



Organization Chart – Construction



Descriptions of Past Projects Completed – New Construction

WVANG Bridgeport FWAATS Restroom Renovations

Bridgeport, WV

Services Provided:

- Renovation
- MEP Renovation
- Construction Administration

Construction Cost: \$1M

Facility Area: 1,400 ft²

Owner: WVANG



MEI designed locker room and restroom renovations to the Bridgeport Fixed Wing Army Aviation Training Site (FWAATS). Montum Architecture was utilized to prepare renovated floor plans for two locker / shower rooms and two restrooms. The goal was to renovate the spaces to meet ADA guidelines and improve efficiency and utilization of the areas. MEI designed renovations to the plumbing, lighting, fire alarm, fire protection, electrical, and HVAC systems to accommodate the changes to the floor plans. The existing boiler was replaced with two, high efficient, modulating boilers. The flooring on the first floor was also replaced under this project. This project is currently under construction, with an anticipated completion in the spring of 2023.

Project Contact:

Jim Skaggs

WV ANG

(304) 561-6550

Descriptions of Past Projects Completed – MEP

Pipestem Plaza

Services Provided:

- Electrical
- Fire Alarm
- Plumbing
- HVAC
- Accommodation of Existing Systems

Estimated Budget: \$2.2M

Facility Area: 63,000 ft²

Owner: West Virginia Division of Natural Resources



The Pipestem lodge has an outdoor plaza which is above the pool locker rooms and support areas. The plaza concrete deck system has failed, allowing water to damage the structure and the spaces below. The locker rooms and indoor pool were served by a single air handling unit which failed and never handled humidity well. The plaza, along with the locker rooms below, were completely renovated with modern plumbing fixtures and changes to meet ADA requirements. New LED lighting was installed to serve the locker rooms. MEI designed a HVAC solution using a dedicated MAU and exhaust system to serve the indoor pool to provide conditioned air and humidity control. The lockers and adjacent areas were served with fan coil units. All of the new HVAC equipment had chilled and hot water coils tied into the main building loop piping designed by MEI under a previous project. Other improvements include updates to the fire alarm system.

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

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.

A new bathhouse was built to house the sprayground equipment, office, and ADA accessible restrooms & showers.

Project Contact:
Bradley S. Leslie, PE, Chief (ret)
State Parks Section
(304) 389-7663

Descriptions of Past Projects Completed – Renovation

Berkeley Springs Old Roman Bathhouse

Services Provided:

- Mechanical
- Electrical
- Plumbing

Construction Cost: \$1.2M

Facility Area: 1,700 ft²

Owner: West Virginia Division of Natural Resources



The Old Roman style bathhouse at Berkeley Springs State Park was suffering from tub leaks and a lack of sufficient hot water to operate more than one of the available nine tub rooms. As part of an overall renovation, MEI replaced the tub room fill and drain system. The existing boiler was replaced with high efficiency water heaters along with storage tanks. New distribution piping and tempering valves were installed to increase the number of simultaneous tub fills. The drains were replaced with new piping valves, and a sump pump to reduce drain times and tub turnover rates. Additionally, a tub was modified to be ADA accessible with automated control valves. A new ADA bathroom was also constructed. New radiant ceiling panels were installed in the tub rooms and the existing HVAC systems were modified. Once completed, the tub fill and drain times were cut in half, allowing the park to schedule more appointments and increase revenue.

Project Contact:

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

Descriptions of Past Projects Completed –Plumbing

City Hall Plumbing Renovation

Morgantown, WV

Services Provided:

- Plumbing
- Renovation

Project Cost: \$297K

Area: ~20,000 sq ft

Owner: City of Morgantown

Duration: 180 Days



MEI was contracted to design a solution to issues related to drainage and venting at the Morgantown City Hall building. MEI performed an extensive review of the site to determine the most accurate routing of existing sanitary and storm water piping. MEI located all sanitary and storm water piping stacks located in the building and designed a solution to intercept these stacks in the basement and route to a new manhole located in Fayette Street. A lift station was installed in the basement to collect the floor drains in the basement and pump this water to the new stacks. MEI coordinated with MUB to tie the new Fayette Street manhole to the city's sanitary and storm water infrastructure. The bathrooms off the weight room in the basement were renovated to create 2 ADA accessible bathrooms with showers. The weight room ceiling was also replaced with new LED lighting and HVAC. This project was successfully completed in 2019.

Project Contact:
Damien Davis, PE
City Engineer
City of Morgantown
389 Spruce St
Morgantown, WV 26505
(304) 284-7398
ddavis@morgantownwv.gov

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 2020

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

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

*Montum*Architecture, LLC

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

Budget and Timeline History

Project Name	Project Type	Budget	Cost	Notes
Bluestone State Park	Pool Replacement	\$1,000,000	\$935,600	On budget
WestVirginia State Building25	HVAC Piping Renovation	\$650,000	\$533,400	On budget
Canaan Valley Resort	Emergency Electrical Repairs	\$225,000	\$129,829	On budget
Holly Grove Manor	Renovation	\$885,000	N/A	On hold
Mapletown Jr/Sr High School	HVAC Renovation	\$1,050,000	\$1,105,900	5.19% over budget
Pipestem – McKeever Lodge	HVAC Piping Replacement	\$1,600,000	\$1,776,000	10.43% over budget
Tygart Lake State Park	Beach and Bathhouse	\$750,000	\$695,000	On budget

= Delivered on budget/on time

Budget and Timeline History

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



What our satisfied customers have to say...

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

--Chris Halterman, Dominion Post, Morgantown

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

--Richard J. Briggs

<p>Barrow Koslosky, AIA <i>Chief of Planning, Engineering & Maintenance</i> WV Division of Natural Resources State Parks Section 324 4th Avenue South Charleston, WV 25303 (304) 558-2764 barrow.a.koslosky@wv.gov</p>	<p>Paul Braham Associate Director of Maintenance & Engineering Mylan Pharmaceuticals 781 Chestnut Ridge Road Morgantown, WV 256505 412-519-9846 304-554-5626 Paul.Braham@mylan.com</p>	<p>Bill Barry Director WV General Services Div. 401 California Ave. Building 4, 5th Floor Charleston, WV 25305 (304) 558-1808 William.d.barry@wv.gov</p>
<p>Bob Ashcraft <i>Safety and Ancillary Projects</i> Monongalia County Schools 533 East Brockway Street Morgantown, WV 26501 (304) 276-0152 rbashcraft@access.k12.wv.us</p>	<p>Dave Parsons Energy Program Manager WV General Services 112 California Avenue Building 4, 5th Floor Charleston, WV 25305 (304) 957-7122 David.K.Parsons@wv.gov</p>	<p>Richard J. Briggs Vice President Lutz Briggs Schultz & Assoc. Inc. 239 Country Club Drive Ellwood City, PA 16117-5007 (724) 651-4406 lbsa@zoominternet.net</p>

From Jonathan Miller, Mechanical Project Manager, Nitro Mechanical:

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



TAB 4 – METHODOLOGY & APPROACH



Project Methodology & Approach

Evaluation

Miller Engineering will begin the design process by reviewing all existing documentation related to the Brushfork Armory facility. Reviewing documents will give MEI an initial understanding of the facilities which will be confirmed or adjusted through an extensive on site evaluation of the facilities. Evaluations of both existing documents and site visits will allow the design team to create initial building models. MEI will utilize building information modeling (BIM) via Autodesk REVIT to create models and therefore drawings of the facilities' areas of impact.

Schematic

Once the BIM models are accomplished, and MEI grasps the building systems intent and construction, MEI will meet with the owner. The meeting will involve all stakeholders to gain an understanding of the intended project outcomes. MEI will discuss items which will affect the renovation including changes in building usage, current deficiencies and issues, operating methods, operating costs, and construction timeline phasing. MEI will coordinate with Montum Architecture to determine the scope required to meet ADA guidelines. MEI and Montum will communicate to determine a phased sequence as the renovations will likely involve a partial loss of restroom and shower facilities at the armory. A similar method was developed during the Bridgeport FWAATS project. Miller Engineering's staff has backgrounds in construction, maintenance, and operations which provide a unique perspective as we do not just think "Will it work?" but also consider "How will it be installed?" and "How well can it be maintained to work as intended?" A majority of MEI's past projects include renovations which must be phased as the owner still occupies the facility. MEI will work with the owner to determine the maximum amount of facilities can be taken out of service at one time and the duration of these outages. These ramifications, in addition to any occupancy disruptions anticipated, would be discussed with the owner. The initial schematic design will be the basis of the 35% documents. MEI will provide cost estimates using real material quotes and take-offs to convey projected costs to the owner.

Design Development

MEI will take input from the owners based upon review of the 35% design documents and proceed. While the requirements of the EOI give specific milestones for progress sets (35%, 65%, 95%, & 100%), MEI will not wait until the next progress set to speak with the stakeholders if questions arise. Our philosophy is that the sooner issues are brought forward and addressed, the less they cost the project in time and money. The estimate will also be updated regularly as MEI treats the estimate as a "living document." Any changes or inputs from the owner, as well as other changes made during proceeding with design development, will be reflected in the estimate. MEI believes in giving the owner the information necessary, including budgetary effects, to make informed decisions regarding the design. The 65% and 95% progress sets will reflect the outcomes of the formal and informal discussions with the owners.

Construction Documents

The construction documents will be completed using both the results of the progress set reviews and internal peer review. MEI understands that while working on a project, engineers and designers can get "tunnel vision", meaning they see what they want to see reflected in the documents. All drawings and specifications issued by Miller Engineering go through a three step peer review internally to ensure the intent of the document is clearly transmitted. The final 100% construction document set will be issued to the owner for bidding, along with our best estimate of probable cost.

Bidding

During bidding, Miller Engineering will assist the owner to successfully procure bids for the upgrades. MEI will be present during the pre-bid meeting to discuss the technical scope of work for the project. Any technical questions from contractors or vendors to the owner during bidding will be answered by MEI. MEI will provide addendum documents as needed. MEI will also assist in reviewing bids and making recommendations to the owner. We have completed many projects through WV State Purchasing, and understand the requirements to successfully bid a project with the state of West Virginia.

Construction Administration

After bids are received and the contract awarded, MEI is not a firm that disappears until the final punch list. MEI will provide thorough construction administration (CA) services as agreed upon with the owner. We will be present for a construction kick-off meeting to make sure the project gets off on the right foot. MEI believes in being present at construction progress meetings and making informal site visits to keep the project on track. Our background in construction and operations allows us to understand the sequencing of construction in the field to better aid the contractors when questions arise. One of MEI's main beliefs is that any requests for information (RFIs) submitted by the contractor should be reviewed and answered within one business day if possible. This is because we understand that delays in RFI responses can lead to additional costs and construction days. If necessary, we will provide an informal answer and follow up with the formal response to keep the project rolling. During progress meetings and site visits, any issues discovered by MEI will be relayed to the owner and contractor immediately to prevent delays. Another company standard is for our staff to be present for testing and balancing (TAB), equipment start-up, and owner training. While these events occur at the very end of the project, they are critical to ensure the new systems operate as designed. MEI will be on hand for these activities to quickly answer any questions and confirm these items are performed properly in accordance with the construction documents.



TAB 5 – PROJECT FORMS



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

(Printed Name and Title) B. Craig Miller, PE - President

(Address) 429 Lurel Run Rd. Carmichaels, PA 15320

(Phone Number) / (Fax Number) (304) 291-2234

(Email address) cmiller@milereng.net

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

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

Miller Engineering, Inc.

(Company) _____

(Signature of Authorized Representative)

B. Craig Miller, PE - President

(Printed Name and Title of Authorized Representative) (Date)
(304) 291-2234

(Phone Number) (Fax Number)
cmiller@milereng.net

(Email Address)



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**

Proc Folder: 1126908		Reason for Modification:	
Doc Description: Brushfork Armory Restroom Renovations EOI			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2022-11-18	2022-12-08 13:30	CEOI 0603 ADJ2300000002	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code:

Vendor Name :

Address :

Street :


City :

State : **Country :** **Zip :**

Principal Contact :

Vendor Contact Phone: **Extension:**

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

Vendor Signature X  **FEIN#** 86-108-1386 **DATE** 12/7/2022

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