



01/25/18 09:50:38
WV Purchasing Division

Expression of Interest
A&E EOI for Demolition, Reconstruction, and ADA
Restrooms
CEOI 0403 DBS1800000001
January 25, 2018



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

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



Montum Architecture, LLC
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Keyser, WV 26726
304-276-7151

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

SEALED BID: A&E EOI for Demolition, Reconstruction, and ADA Restrooms
BUYER: Michelle Childers
Solicitation Number: CEOI 0403 DBS1800000001
Bid Opening Date: 1/25/2018
Bid Opening Time: 1:30 pm EST
FAX NUMBER: 304-558-3970

*Montum*Architecture, LLC

37 ER Path, Keyser, WV 26726 ● 304-276-7151 ● tom@montumarch.com
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January 25, 2018
Mark Gandolfi, WVSDA Administrator
West Virginia Schools for the Deaf and the Blind
301 East Main Street
Romney, WV 26757

Subject: A&E EOI for Demolition, Reconstruction, and ADA Restrooms

Dear Mr. Gandolfi,

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 14 years experience designing a multitude of project types. He will be the primary contact for the duration and provide all architectural design and construction administration services. Tom has completed designs for school systems across the state including a high school in Jefferson County, a primary school for Wyoming County and a K-8 school for Wyoming County. He has extensive experience in major renovation projects, including efforts for Monongalia County Schools, WVU, WV General Services, and Clear Mountain Bank.

We are excited to bring Chris Downey, a recognized leader architectural consulting for the blind population to the team. His expertise helped form inclusive environments for Fortune-500 corporations, hospitals, and educational campuses. Noah Accord of EarthRes will be the structural engineer for the project. Tom and Noah have a common employment history, completing dozens of designs together. Montum has teamed with Miller Engineering, Inc. to provide mechanical, electrical, and plumbing design services. Experience-based design is a keystone to their approach to your project.

Tom and Craig Miller have worked on numerous projects together and share a common mantra: 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

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



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 Architecture for the Blind, Miller Engineering, and EarthRes 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.

Applicable Experience

Tom Pritts has completed three new schools. Previous K-12 work also includes renovations, additions, and preparation of 10-year Comprehensive Education Facilities Plans. Nearly all K-12 experience involved SBA funding and processes. Miller Engineering has worked extensively with Tom on prior projects, including many K-12 projects. Due to the recent founding of the company, much of the work experience is listed under the professional resume section.

Chris Downey, AIA
Architecture for the Blind
www.arch4blind.com

Bio and Firm Profile

With 20 years of architectural practice before losing all sight in 2008, Chris Downey now leverages his disability as a unique strength specializing in projects rooted in universal design and in projects that are specific to or challenging for people who are blind and visually impaired. Whether rehabilitation or transit centers, eye clinics, or museums, he designs environments that are accessible with particular care and focus on visual accessibility and the non-visual experience. Chris has consulted on projects in San Francisco, California including the Lighthouse for the Blind, the Independent Living Resource Center and the Transbay Transit Center as well as the Department of Veterans Affairs Polytrauma and Blind Rehabilitation Center in nearby Palo Alto, CA. He has also consulted on various planning and public transit projects including the development of the Downtown Corridor Plan for the nearby City of Concord, design and community engagement for the AC Transit Bus Rapid Transit project, and has consulted with and advised BART on numerous accessibility and Universal Design initiatives. He has consulted nationally on such projects as the Duke University Eye Center in Durham, North Carolina, renovations to housing for the blind in New York City and for accessibility improvements for the Museum of Science and Industry in Chicago, IL. He is currently consulting on the new headquarters for the National Industries for the Blind in Alexandria, VA, the new UPMC Eye Institute in Pittsburgh, PA the development of a new inclusive wayfinding strategy for Microsoft's campus in Redmond, WA and a new campus and building(s) for the South Dakota School for the Blind and Visually Impaired in Aberdeen, SD. His work is now global consulting with Grimshaw Architects of the UK and Thinc Design of New York for the Expo 2020, Sustainability Pavilion in Dubai, UAE.

As an architect and designer deeply imbedded within the blind and disability culture and community, he has grown to realize that his disability, his blindness, is less about what cannot be seen but more importantly about the broad and rich spectrum of the sensory phenomena that can be experienced and understood on multiple levels that can all be composed and curated toward a common shared goal. Chris has transformed his disability into a unique strength leveraging it as a powerful design strategy for richer and more immersive experiences to the benefit of all. This approach infuses his prior sighted architectural experience with the wide range of work specific to and within the blind, visually impaired, and general disability experience for a truly unique skill set and platform as collaborator and advisor .

Chris also teaches accessibility and Universal Design for the University of California, Berkeley Department of Architecture, is involved with two federally funded research projects including the development of design guidelines for improved wayfinding and orientation for the blind and visually impaired in airports for the Federal Aviation Administration and has a Gubernatorial appointment to the California Commission on Disability Access. He has served on the board of directors for the LightHouse for the Blind of San Francisco since 2010 and as its president since 2016. He speaks internationally about Architecture and visual impairment ,has been featured in numerous media stories including The 2015 AIA documentary short, "An architect's Story " while his TED Talk, "Design with the Blind in Mind," has been viewed nearly a million times. The American Foundation for the Blind has honored Chris with its 2017 Helen Keller Achievement Award and the Associated Services for the Blind in Philadelphia, PA honored him with its 2017 Louis Braille Achievement Award while the AIA California Council has honored him with its 2016 Norma Sklarek award for social responsibility. Most recently, the College of Design at North Carolina State University, where he received his undergraduate degree in architecture, has selected him for its 2017 Distinguished Alumnus Award.

Chris received his Bachelor of Environmental Design from North Carolina State University in 1984 and his Masters of Architecture from the University of California Berkeley in 1992.

Miller Engineering, Inc. Firm Profile

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

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

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

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

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

Additional Benefits

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

Engineering Design and Consultation

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

Aquatic Facility Design

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

Construction Administration

Maintenance/Facility Improvement Plans
Contract Administration
Code Observation

Communication System

Intercomm & Public Address
Voice/Data/CATV
Urgent Response

Energy

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

Facility Utilization

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

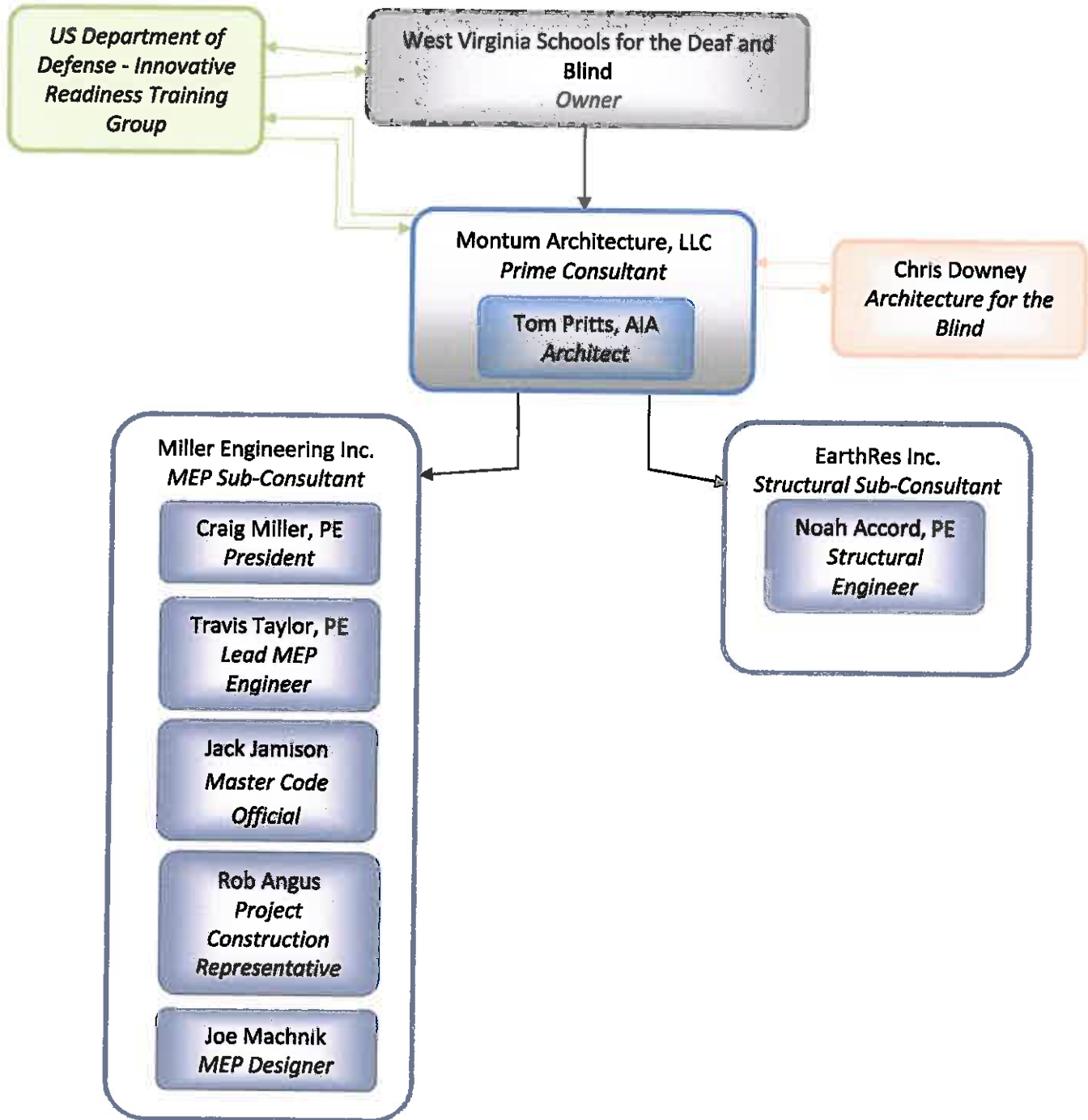
Life Safety Inspection/Design

Fire Protection & Alarm Systems
Access Control
Fire & Electrical Investigation

Industry Experience

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

Project Organization Chart





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

Tom founded MontumArchitecture in 2017. He has more than 14 years experience in design, specification, and project management. During his employment with Alpha Associates, Tom has designed and managed dozens of built projects. His experience encompasses a wide range of projects including K-12 and higher education facilities, financial Institutions, emergency services buildings, and automotive dealerships. A native of Mineral County, Tom is member of the West Virginia Chapter of American Institute of Architects and was involved in the establishment of the US Green Building Council's West Virginia chapter. He is highly skilled in the design of complex building systems, technical construction detailing and specifying, and construction contract administration. These skills were critical in the development and maintaining of many multi-year, multi-project relationships with Clients in his previous employment.

Project Role: Relationship Manager – Primary Point of Contact

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

Professional History

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

Education

2004	Virginia Tech	Bachelors of Architecture
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Licenses and Certifications

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

Professional Project Highlights

- Potomac State College – ADA Connector Building
- Potomac State College – Church-McKee Plaza
- Potomac State College – Shipper Library Façade
- WVU Engineering Sciences Building – East Wing Addition, 10th Floor Fit-Out, Basement Renovation
- WVU Engineering Research Building – G07 & G08 Renovation
- WVU 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

Montum



Professional Project Highlights(continued)

- WVU Creative Arts Center Wheelchair Lift
- Alderson Broaddus University -Pyles Arena Deck Replacement
- Glenville State College -Morris Stadium Skybox

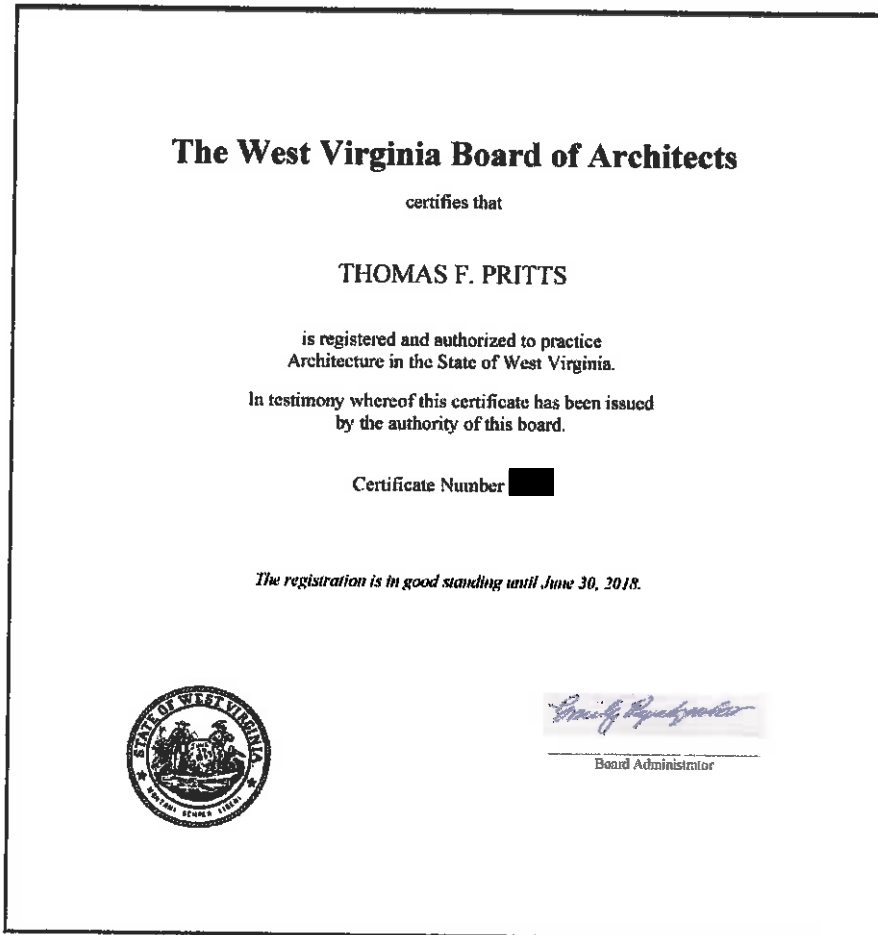
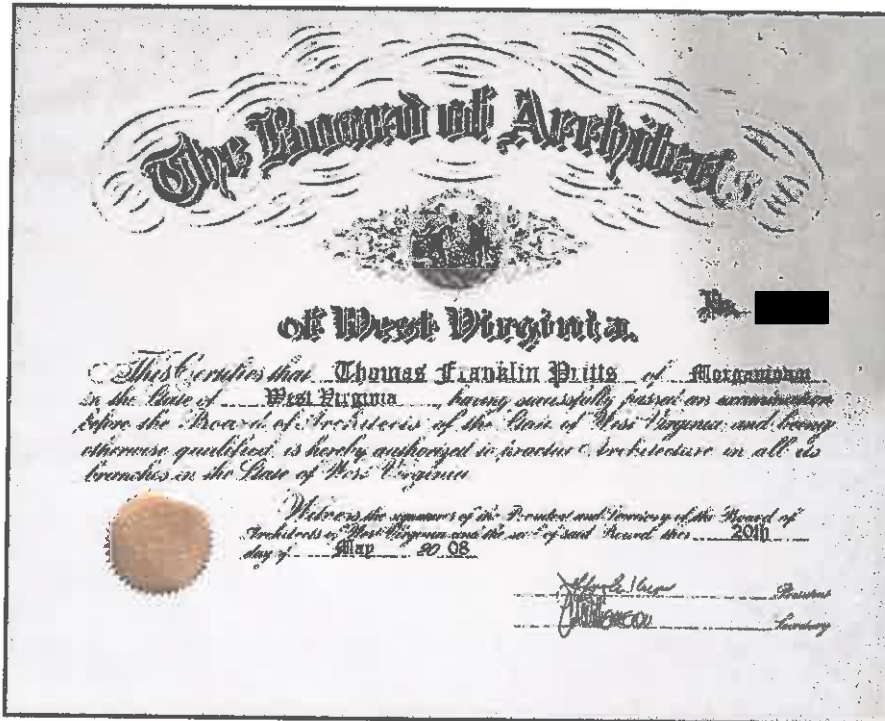
- Washington High School, Jefferson County Schools, WV
- Pineville Elementary School, Wyoming County Schools, WV
- Huff Consolidated School, Wyoming County Schools, WV
- Aurora School Addition, Preston County Schools, WV
- Riverview High Field House Design-Build, McDowell County Schools, WV
- Safe School Entries, Monongalia County Schools, WV
- Morgantown High Elevator, Monongalia County Schools, WV
- Monongalia County Schools 2010 Comprehensive Education Facilities Plan
- Wyoming County Schools 2010 Comprehensive Education Facilities Plan

- Clear Mountain Bank, Oakland, MD
- Clear Mountain Bank, Reedsville, WV
- Clear Mountain Bank-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, WV
- 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



Christopher V. Downey, AIA

Professional Experience

2009 – Present

Chris Downey, Architect – Architecture for the Blind
Consulting on design for the blind and visually impaired, encompassing specialized centers as well as facilities serving the broader public.

California Architectural License No. C-25990, 1995

Visually impaired patient experience:

University of Pittsburgh Mercy Center, Vision Institute, Pittsburgh, PA
HOK Architects, 2017 (in design)

UCSF, Ophthalmology Center, Mission Bay Block 33, San Francisco, CA
SmithGroup JJR, 2017 (in design)

Duke University Eye Center Clinic, Durham, NC
HOK Architects (completed 2015)

Blind and visually impaired service agencies:

LightHouse for the Blind & Visually Impaired, San Francisco, CA
Mark Cavagnero Associates, Architects (completed 2016)

Department of Veterans Affairs, Polytrauma and Blind Rehabilitation Center, Palo Alto, CA
SmithGroup and The Design Partnership (under construction)

Canadian National Institute for the Blind, Edmonton, Alberta, Canada
WAM Development Group, Toronto, Canada (current – schematic design)

The Braille Institute, Anaheim, CA
HPI Architecture (schematic design)

Universal Design:

Sustainability Pavilion, Expo 2020, Dubai, UAE
Grimshaw Architects, New York, NY (design development)

Headquarters, National Industries for the Blind, Alexandria, VA
Davis, Carter, Scott, Ltd., Washington, D.C., (under construction)

Independent Living Resource Center, San Francisco, CA
In association with Ashdown Architecture, inc. (completed 2014)

Associated Blind Housing, New York, NY
Magnusson Architecture and Planning (construction pending)

Transit, urban design and wayfinding:

Transbay Transit Center, San Francisco, CA
Pelli Clarke Pelli, Architects (under construction)

AC Transit, Bus Rapid Transit, Alameda County, CA
Community Design + Architecture (construction pending)

BART Accessibility Improvement Prototype Development, Oakland, CA
Kwan Hemni Architecture & Planning

Concord Corridor Plan, Concord, CA
Arup (completed 2016)

Exhibit access:

Museum of Science & Industry, Chicago, IL
Institute for Human Centered Design, Boston, MA (on-going)

Edward M. Kennedy Museum, Boston, MA
The Institute for Human Centered Design, Boston, MA (completed 2015)

Christopher V. Downey

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Research

"Designing Visually Accessible Spaces," NIH grant funded project led by Dr. Gordon Legge, Ph.D., University of Minnesota, 2014

"Indoor Navigation of Airport Terminals," FAA grant funded project led by Dr. Gordon Legge, Ph.D., University of Minnesota, 2014-16

Teaching

UC Berkeley, College of Environmental Design, Department of Architecture Lecturer Arch 269: Introduction to ADA and Universal Design, Spring 2016, Fall 2014, Spring/Fall 2013 and Fall 2011

Awards

"Helen Keller Award," American Foundation for the Blind, 2017

"Distinguished Alumnus Award," North Carolina State University, College of Design, 2017

"Louis Braille Award," Associated Services for the Blind, Philadelphia, PA, 2017

"Norma Sklarek Award" for social responsibility, AIA California Council, 2016

"Presidential Citation," AIA California Council, 2015

Community Service

California Commission on Disability Access, Gubernatorial appointment, since September 2013
Lighthouse for the Blind, San Francisco, CA – Board of Directors since 2009, President since 2016
BORP Revolution, Berkeley, CA, 2009 – Committee Member, 2010
NFB Youth SLAM, College Park, MD – Mentor, 2009

Public Speaking (select)

TED City 2.0, New York, NY, "Design with the Blind in Mind," 2013

Environments for Aging Conference, Keynote, Grand Rapids, MI, 2017

IIDEX Conference Keynote, Toronto, Canada, 2015

"Listen to this Building," Symposium, Miami, FL, "Building Voice," 2015

EXPOCity Lab, Dubai, UAE, EXPO Dubai 2020, "Universal Delight," 2015

University of Arkansas, School of Architecture, Fayetteville, AR, "Outsights in Architecture," 2014

University of Cincinnati, School of Architecture, Cincinnati, OH, "Outsights in Architecture," 2014

National Federation of the Blind, National Convention, Orlando, FL, "Architecture beyond Sight," 2014

Healthcare Design Conference, Phoenix, AZ, "Outsights for Healthcare Design" Keynote, 2012

Press & Media (select)

Architectural Record, "San Francisco LightHouse," Peter Slatin, October, 2016

The Atlantic, "Design Within Reach: A blind architect relearns his craft," Douglas McCray, August 30, 2010

Los Angeles Times, "Blind architects have a real feel for the site lines," Maria La Ganga, January 12, 2010

San Francisco Chronicle, "Sudden sight loss drives architect to aid blind," Sam Whiting, May 2, 2009

AIA "Look up," Documentary, "An Architect's Story: Chris Downey," AIA National, May, 2015

CBS News, "Blind Architect drafts different blueprints," November 29, 2015

CNN, *Sanjay Gupta MD*, "Architect goes blind but still designs," October 31, 2014

KQED Radio, *California Report*, "Blind Architect Finds Inspiration in Loss," December 28-30, 2012

KALW, *99% Invisible*, November 19, 2010

Education

University of California, Berkeley – Master of Architecture, 1992

North Carolina State University – Bachelor of Environmental Design in Architecture, 1984



B. Craig Miller, PE

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

communication interface between the Owner, the design team, contractors and end users.

Project Role: Relationship Manager – Primary Point of Contact

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

Professional Project Highlights

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

Professional History

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

Education

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

Licenses and Certifications

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



Travis Taylor, PE

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

planning and MEP design through construction administration.

Project Role: Lead MEP Engineer

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

Professional Project Highlights

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

Professional History

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

Education

2006 West Virginia University, BS – Mechanical Engineering

Licenses and Certifications

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

Staff – Qualifications and Experience



Jack Jamison

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

Project Role: Master Code Official

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

Professional History

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

Education

1971 Fairmont State College, BS-Engineering Technology-Electronics

Licenses and Certifications

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



Robert Angus

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

to allow for continuity within the project's design and construction.

Project Role: Construction Representative

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

Professional Project Highlights

- MTEC Welding Shop
- Cheat Lake Elementary HVAC Upgrade
- Suncrest Middle School Gym HVAC Upgrade
- North Elementary School Boiler/AC
- Mapletown Jr./Sr. High School HVAC/Boiler Upgrade
- 3RD Party Construction Observation – Canaan Valley Resort
- Hawks Nest/Twin Falls HVAC
- WVU Research Building Office Renovation

Professional History

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

Education

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

Licenses and Certifications

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



Joseph Machnik

Joe has experience with AutoCAD, MEP and Revit MEP. He provides design modeling, drafting and supervised design services and construction support for Miller Engineering.

Project Role: MEP Designer

- *Revit/CADD Coordination of New Construction and Renovation Designs*
- *Building Information Modeling*

Professional Project Highlights

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

Professional History

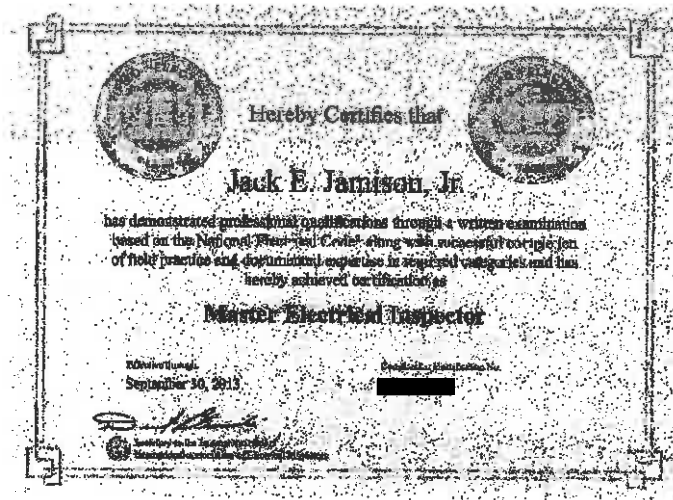
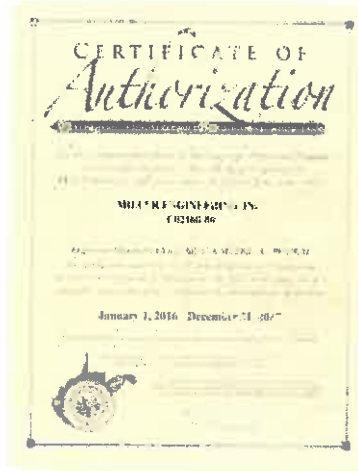
2010 – Present Miller Engineering, Inc. MEP Designer

Education

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

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

Miller Engineering Licenses and Certifications





1. Comparable Projects

Montum Architecture has one K-12 project in its portfolio since its founding in June 2017, listed below as Mountain View Elementary and MTEC HVAC Renovations. Previous work experience by Tom Pritts includes renovations, additions, and new construction of schools across the state. Although not completed with his current firm, Tom was the lead architect for Huff Consolidated and Pineville Elementary. For Miller Engineering, the most comparable recent experience includes Mountain View Elementary and MTEC HVAC Renovations, Bobtown Elementary School HVAC Renovation, and Morgantown High Area 4 HVAC Renovation.

2. K-12 Design Experience in Last Five Years

Montum Architecture K-12 Design Experience with Miller Engineering

Mountain View Elementary and MTEC HVAC Renovations – Morgantown, WV

Services: Architectural, Mechanical, and Electrical

Start: September 2017, Completion: August 2018

Owner: Monongalia County Schools, Bob Ashcraft (304-291-9210)

The work includes replacement of heat pumps, cooling tower, boilers, and HVAC controls. Also includes renovation of an existing air handler. Architectural work includes ceilings, equipment pads, and maintenance access.

Tom Pritts K-12 Design Experience

Pineville Elementary School – Pineville, WV

Services: Architectural

Start: August 2011, Completion: November 2013

Owner: Wyoming County Schools, Jeff Brewer (304-732-6262)

Construction of a new building adjacent to the existing Middle School. 384 students and 50,000 square feet

Huff Consolidated Elementary and Middle School – Hanover, WV

Services: Architectural

Start: July 2012, Completion: August 2014

Owner: Wyoming County Schools, Jeff Brewer (304-732-6262)

Construction of a new building at a former FEMA facility. 315 students and 44,000 square feet.

Morgantown High Elevator Replacement - Morgantown, WV

Replacement of a 1920's-era elevator. Modern elevator required enlarging the opening in the floor slabs and construction of new shaftwalls.



Aurora School Addition – Aurora, WV

Stage, locker room, and art/music room addition.

Tom Pritts K-12 Design Experience with Miller Engineering

Mapletown Elevator Addition - Mapletown, PA

Miller Engineering designed an addition to Mapletown Jr/Sr High School to provide an elevator. Included in the elevator design was modifications to the existing HVAC, plumbing, and electrical systems. The project was bid in December 2016, with construction completed in August 2017.

Riverview High Fieldhouse Design/Build – Bradshaw, WV

Under a general contractor, provided design services for a football field house.

Miller Engineering K-12 Design Experience

Morgantown High Area 4 HVAC Renovation – Morgantown, WV

Services: Mechanical and Electrical

Start: August 2016, Completion: August 2017

Owner: Monongalia County Schools, Bob Ashcraft (304-291-9210)

MEI designed an HVAC renovation to replace and extend the heating and cooling to Area 4, or the art's wing, of Morgantown High School. The existing steam boilers were replaced with hot water modulating boilers, eliminated the water to steam exchangers and increasing overall efficiency within a much smaller footprint. This will allow for some of the exiting boiler room to be re-programmed for educational space. The existing roof top units, which were approaching end of life, were replaced, and the existing ductwork will be re-configured and extended to serve the wing.

Bobtown Elementary School HVAC Renovation - Bobtown, PA

Services: Mechanical and Electrical

Start: September 2014, Completion: August 2015

Owner: Southeastern Greene School District, Pat Sweeney (724-943-3401)

After the success of the HVAC Renovation at Mapletown, MEI was hired to design the HVAC renovation at Bobtown Elementary School. New HVAC systems including gas fired rooftop units and ductwork were installed. The existing boilers were replaced and new hot water piping was installed. The entire HVAC renovation was completed during the summer break.

Mapletown Jr/Sr High HVAC Renovation - Mapletown, PA

MEI designed a complete replacement of the HVAC piping and boilers at Mapletown Jr/Sr High School. The utility savings from the boiler replacement allowed the South Eastern Greene School District to proceed with a second phase, in which MEI designed the addition of a chiller to provide air conditioning to the school.



Suncrest Middle & North Elementary Gym HVAC - Morgantown, WV

The existing HVAC systems serving the gymnasiums at both schools were replaced with gas fired rooftop units, providing the gymnasiums with air conditioning. The systems were isolated from the main boiler loops, allowing the gymnasiums to operate separately from the rest of the school during extracurricular activities, cutting utility costs.

Westwood Middle School Cooling Tower - Morgantown, WV

The existing cooling tower serving Westwood Middle School was reaching the end of its serviceable life and requiring constant maintenance. MEI designed a replacement cooling tower to interface with the existing school HVAC piping and pumps. This work was completed over the course of a weekend, not disrupting school activities.

North Elementary Boiler Replacement - Morgantown, WV

The existing gas fired boilers at North Elementary were at the end of their serviceable lives. Miller Engineering was hired to design a replacement boiler system. New modulating gas fired boilers were installed in the existing boiler room, but reduced the footprint and are much more efficient. A new boiler water loop along with extraction pumps were installed. New power and controls were also installed. The project was scheduled and installed during evenings and weekends to minimize disruption to school activities.

MTEC Welding Shop - Morgantown, WV

MEI designed an electrical renovation to relocate the welding shop to the current auto body shop. New bus way with welding receptacles, welding stations, welding booths, and exhaust will be installed to serve the new welding shop. The project is currently under construction with an anticipated March 2017 completion.

Relevant Project Description:

Lighthouse for the Blind and Visually Impaired

1155 Market Street

San Francisco, CA

Consulting Architect and Designer: Chris Downey, AIA

Prime Architect: Mark Cavagnero Associates Architects.

In relocating to its new headquarters in the top three floors of an existing high rise building at 1155 Market Street in San Francisco, the Lighthouse for the Blind and Visually Impaired tripled its size to 45,000 gross square feet giving new life and energy to this venerable 115 year old service agency. This thirteen million dollar tenant improvement project includes staff offices, multiple meeting and conference rooms, teaching spaces, a large multi-station teaching kitchen, state of the art video conferencing facilities, recording studios, volunteer rooms, as well as fitness, craft, accessible media lab, hacker space, a HAM radio space and a retail store along with a 29 bed dormitory for short stay immersive rehabilitation training. As a board member and consultant, Chris collaborated with Mark Cavagnero Associates Architects to anticipate and design for the broad spectrum of complete blindness through varying types and degrees of visual impairments along with consideration of all impairments for a design that was to be lively, positive and apparently normal yet highly tuned to the subtle yet profound needs and opportunities for the people it is to serve. Guiding the client and architects to target the center floor, floor 10, as the main lobby and reception area, Chris successfully advocated for the insertion of new dramatic wholes for new stairs to lead up and down to the adjacent floors linking the 3 floors as a cohesive organization. This new stair was to be the defining element of the entry lobby but more so as the new heart of the institution as the central organizing, socializing and circulating aspect of the space. The stair gives a multisensory character to the design as it can be seen and heard upon approach from the elevator lobby. Chris successfully led the team in presentations and negotiations with the City to challenge codes that inappropriately restricted the needs of the blind and visually impaired resulting in more visually accessible signage and the design and permitting of user compliant lighting levels recommended for low vision occupants that exceed the limits of the CA energy regulations. Above all, the new center now provides an elegant, comfortable and dynamic place for rehabilitation and advocacy services that has become the center of the Bay Area blindness community. Finally, Chris led the effort to make the design process accessible for the executive director and other key stakeholders within the organization that are blind in ways that would empower them to appropriately guide the development of the project to realize their goals and aspirations. Following the design process yet still within the construction of the project, Chris was promoted to serve as the president of the Lighthouse Board of Directors.

Cost of construction: \$13M.

End of construction: May 2016

Relevant Project Description:

San Francisco Independent Living Resource Center

825 Howard Street

San Francisco, CA

Lead Architect and Designer: Chris downey, AIA

Architect of Record: Ashdown Architecture, Inc.

The San Francisco Independent Living Resource Center is a non-profit organization that provides advocacy, services, training and housing assistance to people with all types and forms of disabilities. All of their clients and most of their staff have disabilities. Chris teamed with his former partner, Dwight Ashdown to do the interior tenant improvements for their new location at 825 Howard Street in San Francisco. The project, the first interior build-out of a new street level commercial space in a new Senior Living Community Center building, consisted of 7,500 square feet of space of which about 1,500 square feet were set aside for future expansion. The program included community/conference space, offices, staff areas, a device lending library, staff kitchen and break lounge as well as general work areas.

As all of the ILRC's clients and most of their staff have disabilities, this project sight to exceed the minimum requirements of ADA and California accessibility codes and was to express principles of Universal Design. The project also leverages new building technologies to increase accessibility options for which the client will continue to work with the developers to enhance, improve and extend accessibility features within the full range of disabilities served by the ILRC.

Finally, not only was the new office to be fully accessible, the design and construction process was to be made accessible to the executive director, Jessie Lorenz, who is blind. Working with his typical tools and methodologies for doing the work, Chris was able to naturally engage her seamlessly within all phases of the project. This was particularly significant as the entire project schedule from design through the grand opening was limited to only 6 months.

Cost of construction: \$679,000.

Open: July 26, 2014

On time, on budget.

Polytrauma and Blind Rehabilitation Center Fact Sheet

Project Stats

Architect of Record:	Smithgroup, Inc.
Associate Architect:	The Design Partnership, LLP
Visually Impaired Design Consultant:	Chris Downey
Project Size:	172,500 GSF (103,000 Polytrauma / 69,500 Blind Center)
Construction Cost:	\$117M
Completion Date:	October,2017

Project Description

The new Rehabilitation Center at the VA in Palo Alto is one of four Polytrauma Centers in the country, but it is entirely unique in the total range of services provided. This is the first center of its kind to combine specialized physical medicine and rehabilitation services along with advanced blind rehabilitation services. The Polytrauma Rehabilitation is comprised of essentially three services, inpatient, transitional and outpatient services. The focus of the Polytrauma unit is to serve veterans returning from Iraq and Afghanistan with multiple injuries in combination with brain injury. The Western Blind Rehabilitation Center replaces and expands the VA's previous center and offers advanced therapies and services for low vision and blind veterans. These services include orientation and mobility, living skills, manual skills, physical conditioning, recreation and Computer Access Training. Careful design considerations have been made to reduce glare throughout, and focus on materials and colors such that low vision and brain injured veterans can comfortably navigate within the building.



REHABILITATION CENTER DROP-OFF & ENTRY

Descriptions of Past Projects Completed – MEP

Morgantown High School Boiler Replacement/ Area 4 HVAC Renovation

Services Provided:

- Mechanical
- Electrical
- Plumbing
- Fire Alarm

Estimated Budget: \$1.0M

Contract Amount: \$1.038M

**Owner: Monongalia County Board of
Education**

Status: Complete



Project Contact:
Robert Ashcraft
Monongalia County Facilities
Phone: (304) 291-9210

Morgantown High school, like others throughout the state, has seen many changes through the years. Unfortunately the steam boiler plant remained in operation but with little maintenance for a number of years. The 40 year old boilers had exceeded their operational life and were experiencing reliability issues. MEI Evaluated the boilers and the associated 80 years old steam systems, recommending their replacement. Steam heating control was a significant issue.

Previous projects installed split DX refrigerant based systems in several classrooms within the science and technology wing. These units were obsolete and required replacement with a more reliable system, which can meet current ventilation standards. Additionally, there were 3 classrooms, which were heating only with little or no control, that require addition to the overall solution for this section of the building. Based on the conditions of the steam systems piping and devices, new hot water boilers were installed.

This project was completed in late 2017.

Descriptions of Past Projects Completed – Fire Alarm

Pipestem McKeever Lodge

Pipestem, WV

Services Provided:

- Electrical
- Fire Alarm

Construction Amount: \$225k

Facility Area: 63,000 ft²

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

Status: Complete



The fire alarm at McKeever Lodge at Pipestem State Park was obsolete and having operational issues, particularly in the original lodge portion. Miller Engineering designed a complete fire alarm replacement of the lodge side, while interfacing with the conference center portion of the lodge, which had a more up to date fire alarm system. Previously, the lodge and conference systems operated separately, and MEI designed the systems to interface and monitor the lodge as one facility. The system was designed to interface with the conference side elevators, mechanical equipment, and kitchen hoods. Provisions for expansion were made for future upgrades to the lodge elevators. The lodge remained in operation during the entire replacement, with both the contractor and MEI coordinating with the DNR to minimize the amount of rooms taken out of service.

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

Descriptions of Past Projects Completed – MEP

Bobtown Elementary School HVAC Upgrade

Services Provided:

- HVAC Design and Renovation

Contract Amount: \$1.25M

Facility Area: 54,500 ft²

**Owner: Southeastern Greene
School District**

Status: Complete



The goal of the project was to update the school's HVAC system. Prior to the upgrade, Bobtown had two large boilers that provided hot water heating to each classroom. The owner's main concerns were no air conditioning during the spring and summer months and varying temperatures in each classroom while the school was in heating mode. These concerns were met by the installation of five new roof top units (RTU's), one indoor air handling unit (AHU), and two smaller more energy efficient boilers. VAV & VVT systems were installed to allow for better temperature and humidity controls in the classrooms as needed. The project was completed during the school off months for student safety. Project was completed on time, on budget, and no change orders.

Project Contact:

*Patrick R. Sweeney, Business Manager
Southeastern Greene School District
(724) 943-3630 ext. 2243*



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

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

Proc Folder: 408420

Doc Description: A&E EOI for Demolition, Reconstruction, and ADA Restrooms

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2017-12-28	2018-01-25 13:30:00	CEOI 0403 DBS1800000001	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Name, Address and Telephone Number:

FOR INFORMATION CONTACT THE BUYER

Michelle L Childers
 (304) 558-2063
 michelle.l.childers@wv.gov


Signature X

FEIN # 82-1385831

DATE January 23, 2018

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

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

 , MEMBER

(Name, Title)
Thomas Pritts, Member

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

(Address)
304-276-7151

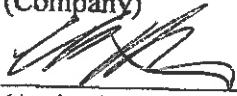
(Phone Number) / (Fax Number)
tom@montumarch.com

(email address)

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

Montum Architecture, LLC

(Company)

 MEMBER

(Authorized Signature) (Representative Name, Title)

Thomas Pritts, Member

(Printed Name and Title of Authorized Representative)

January 23, 2018

(Date)

304-276-7151

(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.:**

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)

- Addendum No. 1
- Addendum No. 2
- Addendum No. 3
- Addendum No. 4
- Addendum No. 5

- Addendum No. 6
- Addendum No. 7
- Addendum No. 8
- Addendum No. 9
- Addendum No. 10

No addenda received

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

January 23, 2018

Date

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

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Montum Architecture, LLC

Authorized Signature: [Signature] Date: January 23, 2018

State of West Virginia

County of Taylor, to-wit:

Taken, subscribed, and sworn to before me this 23rd day of January, 2018.

My Commission expires March 1, 2021.

AFFIX SEAL HERE

NOTARY PUBLIC [Signature]

Purchasing Affidavit (Revised 07/01/2012)

