

EXPRESSION OF INTEREST

CAMP DAWSON COTTAGES

RENOVATION
DESIGN

RECEIVED

2020 FEB 18 AM 8:51

WV PURCHASING
DIVISION

February 18th, 2020

Tara Lyle, Buyer Supervisor
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305

Re: EOI: CEOI ADJ2000000004 Camp Dawson Cottage Renovation

Dear Ms. Lyle,

I am respectfully submitting a response to your request for expressions of interest regarding the design and development of construction bid documents for the renovations to the Stone Cottage, Generals Cottage and Sergeants Major Cottage at Camp Dawson.

Mills Group has extensive project experience in preparing construction bid documents and successful renovations throughout the state. Mills Group has served as the architect and project manager on the following projects:

- Appalachian Trail Conservancy – Harpers Ferry, WV
- Camp Mountaineer Dining Hall – Morgantown, WV
- Hawks Nest CCC Museum & Pavilion – Ansted, WV
- Actors Guild of Parkersburg – Parkersburg, WV
- Camp Caesar Master Plan – Cowen, WV
- Blaney House – Morgantown, WV
- Bolling School Concept – Lewisburg, WV
- Entler-Weltzheimer House – Shepherdstown, WV

These completed projects are the result of effective and clear communication between the team and the client to ensure timeliness and adherence to the project budget. We have a dedicated staff ready to assist with this project who values the design process, the importance of open and frequent communication with our clients, budgetary requirements and project deadlines.

“Designing on the principles of the past and preserving for the future”

MORGANTOWN:	The Weiss Building	63 Wharf Street, Suite 300	Morgantown, WV 26501	Phone: 304.296.1010
WHEELING:	The Kaley Center	53 14 th Street, Suite 607	Wheeling, WV 26003	Phone: 304.233.0048

Project Team

In order to provide specialized information on structural systems, mechanical, electrical, and plumbing (MEP) systems, Mills Group has teamed with consulting engineering firm, Allegheny Design Services (ADS). An organizational chart is included as an attachment to this proposal.

- **Mills Group**, led by Michael Mills, specializes in architecture with a team of talented architects and planners. Mills Group will serve as the project contact and coordinator of all project activities. Our firm will be responsible for architectural design.
- **Allegheny Design Services**, led by David Simpson, is a group of remarkable engineers who ensure their projects meet current and speculative design needs with sound solutions. This firm will be responsible for structural and MEP engineering.

Proposed Staffing Plan

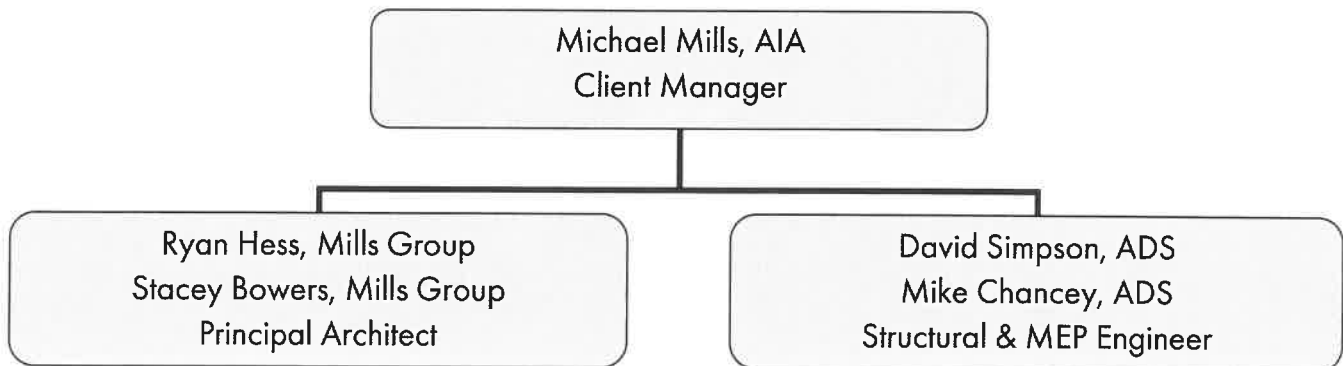
Michael Mills, AIA is the Managing Principal of Mills Group. Michael's architecture experience ranges over three states and the District of Columbia. He will provide guidance to ensure that the projects are on time and on budget.

Ryan Hess, LEED AP is a Principal at Mills Group and serves as our sustainability expert. He will provide staff support and be a resource for sustainable design.

Stacey Bowers, AIA, NCARB will serve as the Project Architect. Stacey's architectural experience includes extensive code review and several commercial building projects.

David Simpson, PE is the President and Structural Engineer at Allegheny Design Services. His 30 years of structural design experience includes hotels, retail facilities, shopping centers and health care facilities.

Mike Chancey, PE is the MEP Department Manager at Allegheny Design Services. With over 20 years of experience in electrical design, he will serve as our expert on MEP engineering.



Scope of Work

We understand the project to include the following scope of work:

- Create a plan necessary for the renovations to the cottages at Camp Dawson
 - Review existing plans, conditions and evaluation of the site while effectively communicating with the owner to determine a plan that can be implemented in a manner that will minimize disruption and meet all objectives.
 - Provide all services related to designing facilities that are consistent with the WV ARNG's needs, objectives, and current law and code.
 - Provide construction contact administration services with a competent team comprised of Mills Group and ADS.

Methodology

Our team takes pride in the firm's reputation for producing quality designs on projects of all scales with the end goal of a completed project that meets or exceeds the client's expectations. Mills Group architects, planners and designers will draw on our reservoir of experience – gleaned over decades and multiple states – to comprehend client needs and produce a design that will lead to success at every step. We can also be relied on to keep all pertinent stakeholders abreast of developments. We pride ourselves on having open and transparent conversations with our clients to ensure they are involved throughout the entire design process. The end goal is to work with the Camp Dawson facilities management team, and all other stakeholders to deliver a strategic plan for improvements and renovations.

Our first step is to facilitate comprehensive conversations with all the relevant stakeholders coupled with site visits to assess conditions and develop a defined scope of work.

Once we have a defined scope, we will then be able to provide a complete construction estimate for the project. This will give us the basis needed to propose a definitive timeline for major project milestones. Sustainability and preservation assessments, code, life safety and zoning evaluations will follow. Precedent and product research will lead to design concepts, construction documents, and bidding and negotiations. Supervising the construction will be the culmination of all of this work in later phases.

The overarching methodology to achieve the projects objectives as agreed upon by the client are summarized in the following bullet points:

- Research the site and its context
- Observe existing conditions
- Analyze then identify issues and opportunities
- Develop alternatives
- Make recommendations and create a solution
- Assemble construction documents
- Provide assistance with bidding and execute construction observation

For Mills Group, the ROADMAP is a critical path to achieve the success of an existing structure project. The

process outlined above is subject to change based upon phasing of the work to be performed. Mills Group will work with Camp Dawson to determine appropriate phasing of different scopes, as to not greatly disrupt the function of the facilities.

Please find attached our firm and team member resumes, along with examples of our work.

Should you have any questions, please do not hesitate to contact me at 304-296-1010, or via email at mmills@millsgrouponline.com. Thank you for the opportunity to work with the West Virginia National Guard.

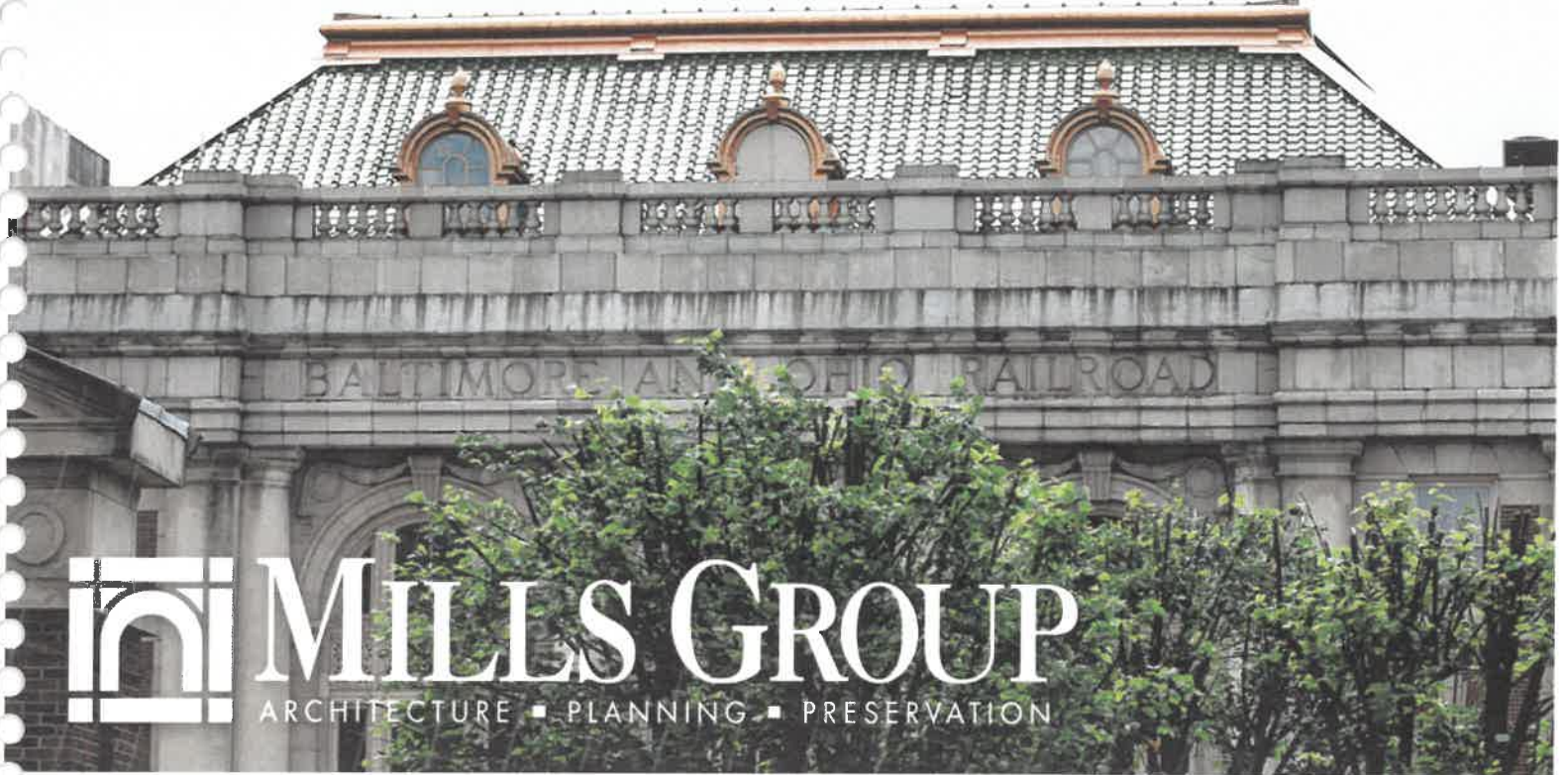
Kindest Regards,

A handwritten signature in black ink that reads "Michael Mills". The signature is written in a cursive, slightly slanted style.

Michael Mills, AIA
Managing Principal

An aerial photograph of a university campus. The campus features several large, multi-story buildings with flat roofs, interspersed with green lawns and trees. A large, irregularly shaped pond is situated in the middle ground, and a river flows through the foreground. The background is dominated by a dense forest of trees, with rolling hills visible in the distance under a cloudy sky. The word "QUALIFICATIONS" is overlaid in large, white, sans-serif capital letters across the center of the image.

QUALIFICATIONS



MILLS GROUP

ARCHITECTURE ■ PLANNING ■ PRESERVATION

Our firm currently has ten technical staff members located in the Morgantown office and an office manager/administrator. Our Wheeling office has five technical associates and an office manager. Although we have two offices, we work very closely together and frequently meet through the use of interactive web conferencing and in-person get-togethers. Each team member has a well-rounded architectural background while also possessing a specific area of excellence.

Architecture
COMMERCIAL
RESIDENTIAL
PUBLIC

Planning
ENABLE
EXTEND
ENHANCE

Preservation
REVITALIZE
REHABILITATE
CONSULT

Mills Group is a proven leader in many specialized areas of architecture and design. With experience in commercial, public, and cultural facilities, our firm has a breadth of exposure, which gives us confidence to approach any design challenge. Through engagement and collaboration we develop solutions based on shared visions and focused needs.

Our firm provides careful planning and design for commercial, public, and residential clients both as a necessary asset to an overall architecture project and as a stand-alone service. The firm follows the 'measure twice, cut once' principle, and approaches planning as a forward thinking, cost saving, and practical application for all projects.

We maintain a commitment to the cultural heritage of our region. We strive to raise awareness of the significant history and culture that is the foundation of who we are and ultimately, will become. Our team performs historical research as well as assessing and documenting existing conditions. We compile our findings into a comprehensive narrative, a feasibility study and/or historic structures report for the owner to implement planning for the next phase of use for the building.



MILLS GROUP
ARCHITECTURE ■ PLANNING ■ PRESERVATION

PRINCIPAL ARCHITECT

“Designing on the
principles of the past
and preserving
for the
future”

LOCATIONS:

THE WEISS BUILDING
63 Wharf Street, Suite 300
Morgantown, WV 26501
304.296.1010

THE KALEY CENTER
53 14th Street, Suite 607
Wheeling, WV 26003
304.233.0048

SITE:

millsgrouponline.com

Mills Group represents a collection of 18 architects, designers, and researchers dedicated to innovative design and quality work. In 2005 Michael Mills, AIA, answered a market demand for architects with a special skill set. By 2013 the firm expanded to Wheeling to include more talent over a broader geographic range.

The firm's success is a product of diligently understanding client needs, existing conditions, design goals and budget. Our process is built on the foundation of research, client collaboration, and creative solutions. The team looks to the region's architectural heritage for inspiration to celebrate the best of the past and promote economic vitality for the future.

Mills Group happily serves public and private clients. Public sector patrons who have sought our services include cultural agencies, development offices, municipalities, non-profits, and schools. Other architects and engineers, developers, homeowners, and business people are counted among our private clients.

The firm is committed to a quality end product derived from experience, diligence, and collaboration. Clients can always count on us to maintain our efforts from concept to ribbon cutting.



Allegheny
Design Services
Consulting Engineers



STRUCTURAL & MEP ENGINEER

**“Providing reliable,
responsible services
of building system
design and analysis”**

LOCATION :

102 Leeway Street
Morgantown, WV 26505
P - 304.599.0771
F - 304.212.2393

SITE :

alleghenydesign.com

Allegheny Design Services (ADS) is a consulting engineering firm specializing in structural building design and building analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full service engineering support. ADS provides all phases necessary for the successful completion of a building project including schematic design studies, design development, construction documents and specifications, and construction administration.

ADS' experience in Design and Project Management includes:

- Commercial Facilities
- Industrial Facilities
- Institutional Facilities
- Educational Facilities

ADS was established by David Simpson, PE, MBA, in 2002 as a result of a need in North Central West Virginia for reliable structural engineering services. In 2009 MEP engineering services were added, led by Mike Chancey, PE. ADS utilizes a combination of office technology and a motivated staff to deliver projects typically up to \$40 million in construction value. Our clients include architects, contractors, developers, attorneys and insurance companies.

ADS currently utilizes the latest engineering design and BIM software for the development of project work.

An aerial, black and white photograph of a university campus. The campus features several large, multi-story buildings with flat roofs, interspersed with green lawns and smaller structures. A prominent feature is a large, irregularly shaped pond or lake in the middle ground, surrounded by trees and walkways. In the background, there are rolling hills covered in dense forest under a cloudy sky. The word "RESUMES" is printed in large, white, sans-serif capital letters across the center of the image. The left edge of the page has a decorative border of white circles on a dark background.

RESUMES

BIOGRAPHY

Mr. Mills leads all facets of the daily operations of the Mills Group. He has over 25 years of experience in historical preservation, architectural design, and planning. Through his extensive work with historic structures, he has a detailed working knowledge of the Secretary of the Interior's Standards for Historic Preservation Projects. His work includes interior and exterior preservation, window restoration, foundation waterproofing, roof repair, integration of MEP systems in a historic structure and the design of interpretive exhibits for historic structures. The other aspects of his work include historic design guidelines, contextual design of new structures, and the issues related the revitalization of main streets across the country.

EXPERIENCE

Hawks Nest CCC Museum & Pavilion - *Ansted, WV*

Michael oversaw the creation of construction documents for the interior renovation of the Museum and Pavilion. He also oversaw the verification of historical accuracy of particular finishes and assisted in designing the entire site to be ADA accessible.

Bolling School Concept - *Lewisburg, WV*

Mills Group partnered with JK Janiga Architects for the adaptive reuse of the historically significant GES Bolling School. The proposed interior includes wood-frame construction and a large lobby consisting of two stories. The proposed exterior includes energy efficient upgrades to the windows and doors, and plaster clad c.m.u. and steel supporting columns with a glass curtain wall entry façade. Existing classrooms, offices and a multi-purpose room will continue to be used.

Blaney House - *Morgantown, WV*

Mills Group designed an addition to the Blaney House, the home of West Virginia University's President. In order to integrate the existing aesthetics and interior space of the home, Mills Group team created a conceptual design and proposed solutions to create a cohesive appearance for the entire building.

Entler-Weltzheimer House - *Shepherdstown, WV*

Mills Group consulted on the restoration and adaptive reuse of a historic former residence. An assessment of the structure's existing conditions was performed to determine the needed rehabilitation work. The team developed a Historic Resource Plan outlining preservation activity including repairs and upgrades to windows, siding, and roof, along with a plan and concept design for the future use of the building as a learning lab.



**Michael
Mills**
AIA, NCARB

**MANAGING
PRINCIPAL**

EDUCATION

BS, BARCH / 1993 / RENSSELAER
POLYTECHNIC INSTITUTE

PROFESSIONAL REGISTRATIONS

WEST VIRGINIA
VIRGINIA
OHIO
PENNSYLVANIA
MASSACHUSETTES



**Ryan
Hess**
LEED AP

**PRINCIPAL /
SUSTAINABILITY**

EDUCATION

WEST VIRGINIA UNIVERSITY:
BS / CIVIL & ENVIRONMENTAL
ENGINEERING

WEST VIRGINIA UNIVERSITY:
MBA / BUSINESS ADMINISTRATION

CARNEGIE MELLON UNIVERSITY:
MASTER OF SCIENCE,
ARCHITECTURE

BIOGRAPHY

Ryan Hess is a principal for Mills Group, where he is responsible for leading the office in the sustainable design market and serves as our expert on LEED projects. He is also a member of the United States Green Building Council. As such, he pursues client opportunities, manages projects, and incorporates sustainable principles into collaborative and holistic design, within commercial, institutional and residential markets. Ryan has also improved the efficiency of the office through in-house project management. Additionally, Mr. Hess volunteers his time lecturing students interested in pursuing a career in architecture, mentors architectural interns as well as serves on various city redevelopment committees and boards.

EXPERIENCE

Appalachian Trail Conservancy - Harpers Ferry, WV

The Appalachian Trail Conservancy (ATC) hired Mills Group to help organize their headquarters in Harpers Ferry, WV. The team provided space planning services to organize the layout of the departments as well as create a new interior renovation. In addition, Mills Group designed a foundation stabilization plan to help the ATC utilize their subterranean space.

Camp Caesar Master Plan - Cowen, WV

Stabilization of Council Circle, the only covered 4-H Council Circle in the state of West Virginia. Built in 1928 and relocated in 1961, this structure needed rehabilitation after heavy snowfall greatly affected the structure in the winter of 2009. Assisted Camp Caesar in a grant application for the funding to properly restore it to its glory.

Preston County Commission Farms - Kingwood, WV

Mills Group helped the Preston County Commission prepare for smart growth in the community's future. The project space adjoins Preston County High School. The clients envisioned creating a dynamic economy, diverse neighborhoods and an efficient transportation center. As part of this study Mills Group designed lot standards, landscape and building guidelines, road outlines and public standards to provide a cohesive appearance to the development.



Stacey Bowers

AIA, NCARB

PROJECT ARCHITECT

EDUCATION

MA / 2009 / UNIVERSITY OF
ILLINOIS AT CHICAGO
BS, BARCH / 2007 / FAIRMONT
STATE UNIVERSITY

PROFESSIONAL REGISTRATIONS

WEST VIRGINIA
PENNSYLVANIA;
CERTIFIED BUILDING
CODE OFFICIAL

BIOGRAPHY

Stacey Bowers works as a project architect for Mills Group. Her background includes commercial and industrial projects, educational facilities, historic properties, residential projects, renovations and additions. Stacey also is a professor of Architecture at Fairmont State University.

Stacey has experience working with a variety of clients including local governments, county commissions, county school systems as well as different funding agencies and the WV State Historic Preservation Office. Stacey is also registered with the WV State Fire Commission as a certified Building Code Plans Examiner where she would perform code reviews for a local municipality.

EXPERIENCE

Actors Guild of Parkersburg - Parkersburg, WV

The Actors Guild was awarded a matching grant from the WV Division of Culture and History to begin multi-phased renovations upgrade to the historic theater. Phase I involves expanding restroom facilities and installing an elevator base. Phases II and III call for expansion of the lobby, completing the elevator installation, moving the main entrance and refurbishing the rehearsal hall.

Hawks Nest CCC Museum & Pavilion - Ansted, WV

Stacey created construction documents for the interior renovation of the Museum and Pavilion. Along with creating construction documents, Stacey verified historical accuracy of particular finishes and assisted in designing the entire site to be ADA accessible.

Bolling School Concept - Lewisburg, WV

Mills Group partnered with JK Janiga Architects for the adaptive reuse of the historically significant Bolling School. The proposed interior includes wood-frame construction and a large lobby consisting of two stories. The proposed exterior includes energy efficient upgrades to the windows and doors and plaster clad c.m.u. and steel supporting columns with a glass curtain wall entry façade. Existing classrooms, offices and a multi-purpose room will also be renovated.

St. Mary's Church - Petersburg, WV

Documentation of existing conditions assessment for the rehabilitation of the St. Mary's Parish. Completed as-built drawings, building evaluation, and concept plan for expansion of historic church building.



David R. Simpson

PE, SECB, MBA

PRESIDENT/
STRUCTURAL
ENGINEER

EDUCATION

WEST VIRGINIA INSTITUTE OF
TECHNOLOGY:
BS / CIVIL ENGINEERING

WEST VIRGINIA UNIVERSITY:
MBA / BUSINESS
ADMINISTRATION

WEST VIRGINIA STATE COLLEGE:
ARCHITECTURAL TECHNOLOGY
COURSES

BIOGRAPHY

David Simpson's experience includes over 30 years in structural design and project management for industrial, commercial, institutional and nuclear/chemical facilities utilizing steel, concrete, masonry and wood. His accomplishments include design and construction administration of health care facilities, hotels, schools, shopping centers, aircraft hangars, numerous retail facilities and several forensic engineering assignments. Simpson graduated from the West Virginia Institute of Technology with a bachelor's degree in civil engineering and an MBA from West Virginia University. He is registered in West Virginia, Pennsylvania, Maryland, Virginia, Florida, District of Columbia, North Carolina, South Carolina, Georgia, and Ohio.

MEMBERSHIPS

American Society of Civil Engineers, Structural Engineering Institute, Charter Member, American Concrete Institute, American Institute of Architects – West Virginia Chapter, American Institute of Steel Construction, Inc., American Iron and Steel Institute Member, Associated Builders & Contractors (ABC), National Academy of Forensic Engineers

EXPERIENCE

Hawks Nest CCC Museum & Pavilion

Ansted, WV

Morgantown Event and Conference Center

Morgantown, WV

Phipps Conservatory Addition

Pittsburgh, PA

Waterfront Hotel and Conference Center

Morgantown, WV

WVU Basketball Practice Facility

WVU Mountaineer Field North Luxury Suites

UPMC Hillman Cancer Center

William Sharpe Hospital Addition

Chestnut Ridge Church

University of Pittsburgh Bio Medical Tower

Glade Springs Hotel & Conference Center

Fairmont State University Parking Garage

BIOGRAPHY



Mike Chancey is a native of West Virginia, growing up in Hurricane and presently residing in Bridgeport. Mike graduated from West Virginia Institute of Technology with a BS in Electrical Engineering in 1985. After a brief two year stint with Duke Power in Greensboro, NC, Mike has spent the rest of his career designing electrical systems for various building types and facilities. Mike is a member of the Clarksburg Kiwanis Club and active in community service work in Harrison County as a board member of the Harrison Co. YMCA and current President of the board for Empowerment through Employment.

Mike's experience includes over 20 years in electrical design and project management for industrial, commercial, residential, institutional, educational, and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection. Past accomplishments include design and construction administration of health care, schools, municipal, sports, commercial and retail facilities.

Gary M.
(Mike)
Chancey

PE, LEED AP

MEP
DEPARTMENT
MANAGER

EDUCATION

WEST VIRGINIA INSTITUTE OF
TECHNOLOGY:
BS / ELECTRICAL ENGINEERING

EXPERIENCE

Parish Center for Immaculate Conception Church

Clarksburg, WV

Mountaineer Medical Office Building

Bridgeport, WV

WVU Visitor's Resource Center

Morgantown, WV

Upshur County 911 Center

Buckhannon, WV

Morgantown Event Center

Morgantown, WV

WVU Percival Hall Chiller Replacement

Morgantown, WV

Mylan Pharmaceuticals, Greenbag Road Facility

Morgantown, WV

Bank of Gassaway

Flatwoods, WV

Veterans Nursing Facility

Clarksburg, WV

Harrison Co. 4-H & Recreation Center

Clarksburg, WV

An aerial, black and white photograph of a university campus. The campus features several large, multi-story buildings with flat roofs, interspersed with green lawns and smaller structures. A prominent feature is a large, irregularly shaped lake or pond in the middle ground, surrounded by trees and walkways. In the background, there are rolling hills covered in dense forest under a cloudy sky. The word "EXPERIENCE" is overlaid in large, white, sans-serif capital letters across the center of the image. The left edge of the image has a decorative border of white dots on a dark background.

EXPERIENCE



Appalachian Trail Conservancy

LOCATION : Harpers Ferry, WV
CLIENT : Appalachian Trail Conservancy
SERVICES : Space Plan, Construction Documents and Administration
CONSTRUCTION VALUE : Withheld Per Owner's Request

The Appalachian Trail Conservancy hired Mills Group to help organize their headquarters in Harpers Ferry, West Virginia. The existing building served as office space, provided directional information, as well as served as a gift shop. The ATC asked Mills Group to help them achieve their mission to promote and preserve the Appalachian Trail through the reimagining of their headquarters.

Mills Group provided space planning services to organize the layout of the departments as well as create a new interior renovation. Mills Group also designed a foundation stabilization plan to help the ATC utilize their subterranean space.

The rear of the building was improved with the addition of a new Appalachian style entry which provides a focal point into the new entrance as well as provides a nod to the Conservancy's architectural aesthetic. Mills Group also provided direction for new drainage along the rear of the building, as well as the introduction of handicap accessible parking.





Camp Mountaineer Dining Hall

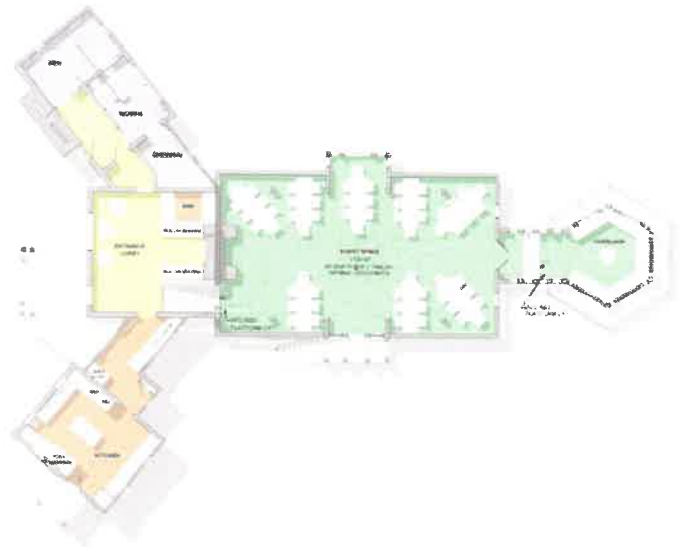
LOCATION : Morgantown, WV
CLIENT : Mountaineer Area Council
Executive Board

SERVICES : Existing Building
Documentation, Conceptual Design,
Construction Cost Opinion

CONSTRUCTION VALUE :
N/A

Mills Group was retained by the Mountaineer Area Council Executive Board to provide architectural services that included existing building documentation, conceptual design and a construction cost opinion for the Camp Mountaineer Dining Hall Renovation and Expansion. The existing building documentation entailed digital scanning, photographic inventory and building condition assessment.

The goal for this project was to determine whether it was feasible to expand the existing facility from a 225-seat dining hall to a 300-seat dining with new and upgraded support areas. It was determined that a renovation of this type and magnitude will provide the dining hall a needed second life for the next generation of scouts.



Hawks Nest CCC Museum & Pavilion

LOCATION : Ansted, WV
CLIENT/PROJECT MANAGER :
WV DNR - Parks and Recreation
SERVICES : Conceptual through
Construction Observation
CONSTRUCTION VALUE :
\$800,000

Mills group was hired by the WV DNR to provide consulting services for the CCC Museum and Picnic Pavilion at Hawk's Nest State Park starting with concept design through construction observation. The scope of work for the Museum building is to adaptively reuse the structure that currently serves as a residence and moth balled museum space into an event and wedding venue while preserving the historic qualities. The event space shall have a catering kitchen, pre-function space, restrooms/dressing room, and event space for just over 50 guests within the grand hall of the historic Museum.

The scope of the work requires complete upgrades of the heating and cooling systems, upgraded electrical systems, fire detection and alarm, ADA lifts, and site work to include parking and accessible route to the venue. The scope of work related to the Picnic Pavilion is limited to restoration of the roof, minor log restoration, and electrical upgrades.



Actors Guild of Parkersburg

LOCATION : Parkersburg, WV

CLIENT : Actors Guild

SERVICES : Conceptual Design,
Construction and Bidding Documents,
Construction Period Services

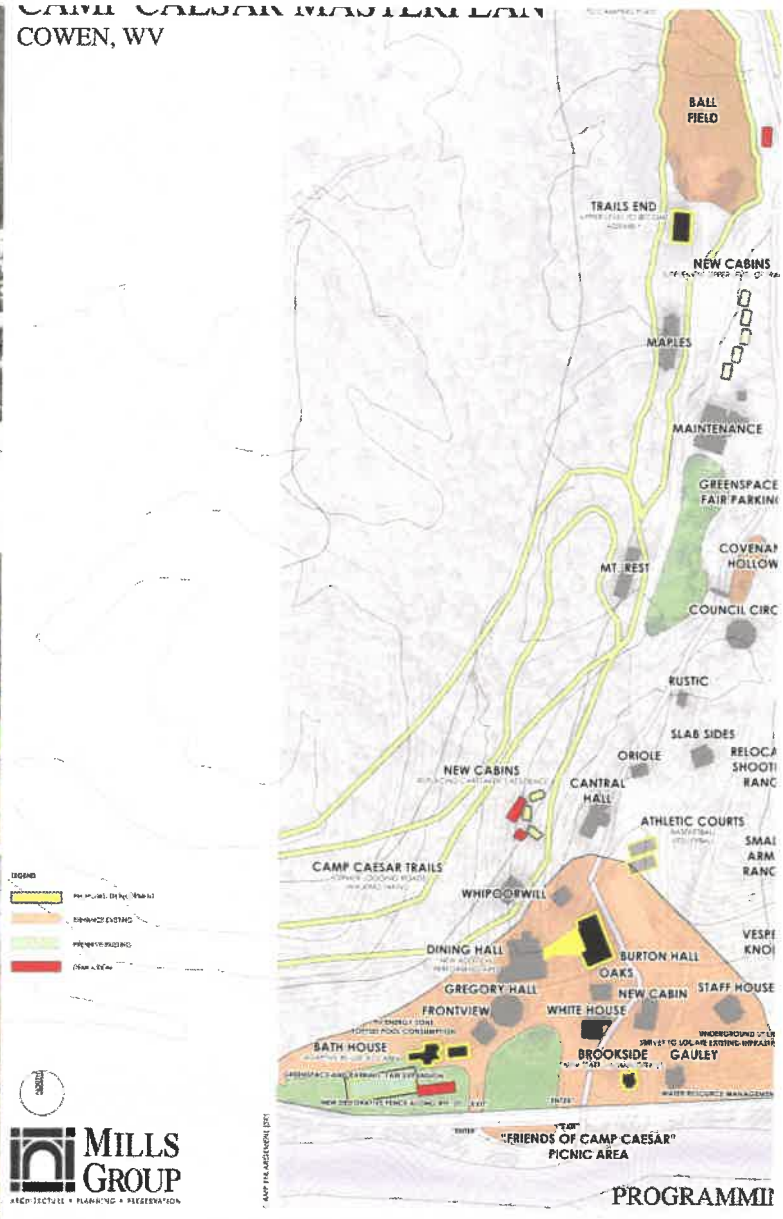
CONSTRUCTION VALUE : \$850,000

Mills Group has designed a multi-phase renovation project for the Actors Guild Theater of Parkersburg to provide greater accessibility, increase usability of the green room and rehearsal space, and add more public restrooms. Phase one of three has just been completed and includes new public toilet rooms in the basement, green room, renovated dressing rooms, and preparations for future elevator installation.

Phase two and three will include renovations to the main entrance lobby, ticket booth, rehearsal room, and a new elevator to provide accessibility to all three levels of the building.



CAMP CAESAR MASTER PLAN
COWEN, WV



Camp Caesar Master Plan

LOCATION : Cowen, WV
CLIENT : Betsy Morris
SERVICES : Master Planning
CONSTRUCTION VALUE : N/A



Mills Group presented a looking-forward master plan to focus on the sustainability of the camp and its boundaries, both environmentally and economically. A first priority was to actively and adequately maintain the camp's existing gems; which include the dining hall, council circle, several log cabins, and many buildings constructed during the Works Progress Administration (WPA) and National Youth Administration (NYA) that serve as contributing building to its National Register of Historic Places nomination.

Secondly, Mills Group facilitated a desire of the camp's management to those two camps concurrently, thus by providing complimentary buildings through both adaptive re-use and new construction from such planning.

Thirdly, the master plan develops natural trails throughout the camp's vast acreage, some through the Monongahela National Forest, to better integrate the camp's three distinct areas and challenging topography.



Blaney House

LOCATION : Morgantown, WV

CLIENT : WVU President's House

SERVICES : Conceptual Design,
Construction Documents,
Construction Administration

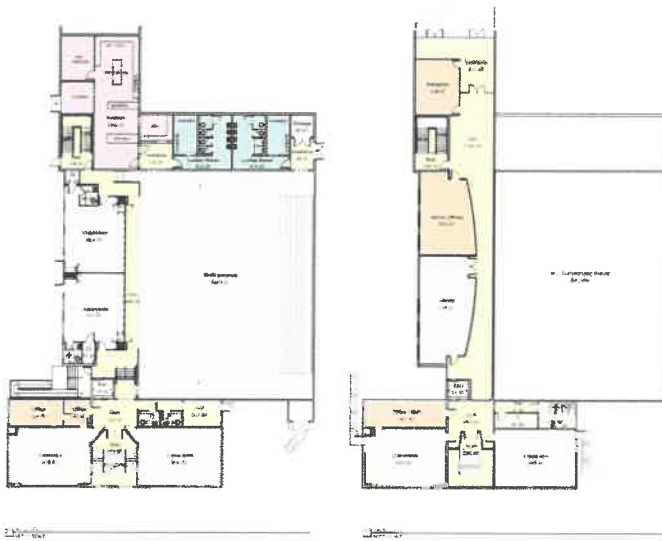
CONSTRUCTION VALUE : N/A

Mills Group designed an addition to the Blaney House, which serves as the President's home at West Virginia University in Morgantown. Built in 1949, the home was enlarged in 2002 to provide additional ADA accessible event space and storage facilities. By 2012, the home was in need of additional updates and enlargements to create a permanent, flexible space versatile enough to host a variety of functions.

In order to integrate the existing aesthetics and interior space of the home, the Mills Group team created a conceptual design and proposed solutions to create a cohesive appearance for the entire building. The resulting 2,000 sq. ft. space has the ability to be sub-divided or used as a single expansive event room, and is accented with exquisite finishes, a fireplace, and French doors to allow for seamless integration with the outdoors.

Department Legend

- Admin Offices
- Niche
- Classroom
- Locker Rooms
- Multi-Purpose
- Storage
- Toilet Facility
- Unlabeled



Bolling School Concept

LOCATION : Lewisburg, WV
CLIENT : Greenbrier Episcopal School
SERVICES : Conceptual Design
CONSTRUCTION VALUE : N/A

Mills Group is partnering with JK Janiga Architects for the GES Bolling School adaptive reuse of the historically significant Bolling School in Lewisburg, WV. The existing 15,714 sq. ft. three story utilitarian structure will be complimented by a 7,050 sq. ft. contemporary addition inspired by existing building characteristics. The exterior architecture of the existing structure will be respected with energy efficient upgrades to the window and doors systems while maintaining the painted c.m.u. walls with added insulation on the interior. The proposed work will utilize plaster clad c.m.u. and steel supporting columns with a glass curtain wall entry façade. The interior architecture is comprised of wood-frame construction in both existing and proposed areas allowing for well-insulated envelope. The proposed large, two story entry lobby allows for a welcoming point and gathering area for the community at large.

The existing facility will continue to serve as multiple classrooms, offices, and a multi-purpose room. The multi-purpose room will also serve as a community recreational center. The addition will provide for barrier free accessibility, direct connection to the outside drop-off area and parking, a reception area, administrative offices, library, locker rooms and a commercial kitchen.



Entler- Weltzheimer House

LOCATION : Shepherdstown, WV
CLIENT : Shepherd University
SERVICES : Existing Conditions
Assessment, Historic Resource Plan,
Concept Renderings, Marketing Video
CONSTRUCTION VALUE : N/A

Mills Group consulted on the restoration and adaptive reuse of a historic former residence located on the edge of the Shepherd University campus in Shepherdstown, WV. The unique structure was designated as a preservation learning lab for the University's burgeoning preservation program.

The project began with the assessment of the structure's existing conditions to determine needed rehabilitation work. Mills Group then developed a Historic Resource Plan outlining preservation activity including repairs and upgrades to windows, siding, and roof, along with a plan and concept design for the future use of the building as a learning lab. The team finalized the project with concept renderings and a video for use in future fundraising and planning activities by the University.





Allegheny Design Services

OVERVIEW

LOCATIONS : WV/PA

SERVICES : Structural Engineering,
Mechanical, Electrical, and Plumbing
Engineering, Building Information
Modeling, System Engineering



Allegheny
Design Services

- Dorms, Student Housing & Apartments
- Athletic & Recreation
- Religious / Non-Profit
- Healthcare
- Higher Education
- Historic Restoration
- Industrial
- K-12
- Government
- Office Buildings
- Parking Garages
- Retail & Commercial
- Metal Building Systems
- Hotels & Resorts
- Pedestrian Bridges
- LEED & Commissioning

An aerial photograph of a university campus. In the foreground, a large, multi-story building complex is visible, surrounded by green lawns and trees. A winding path or road leads through the campus. In the middle ground, there is a large, irregularly shaped pond or lake. The background is dominated by a dense forest covering rolling hills under a cloudy sky. The word "REFERENCES" is overlaid in the center of the image in a white, sans-serif font.

REFERENCES



REFERENCES

Kathy Mace

County Administrator

Preston County Commission
120 Parkview Drive
Kingwood, WV 26537
Ph: 304-288-5030

Wes Metheney

Partner

Wilson, Frame & Metheney
Law Firm
1000 Coombs Farm Drive, Suite 106
Morgantown, WV 26508
Ph: 304-292-9429
wes@wvlegal.com
Project: Camp Mountaineer Dining Hall

Brad Leslie

Chief Engineer

West Virginia DNR
324 4th Avenue
South Charleston, WV 25305
Ph: 304-558-2764
brad.s.leslie@wv.gov
*Project: Hawks Nest CCC Museum
& Pavilion*

John Newton

Actors Guild of Parkersburg

724 Market Street
Parkersburg, WV 26101
Ph: 304-485-1300
jwnewton@suddenlink.net
Project: Actors Guild

Betsy Morris

Camp Caesar Director

Camp Caesar
PO Box 428
Cowen, WV 26206
Ph: 304-226-3888
cu@campcaesar.net
Project: Camp Caesar Master Plan

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI ADJ200000004

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

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

Addendum Numbers Received:

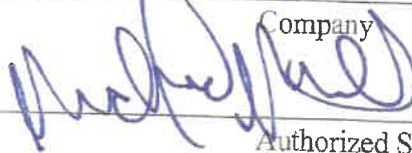
(Check the box next to each addendum received)

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

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that 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.

MILLS GROUP, LLC

Company



Authorized Signature

2/17/20

Date

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

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.

MICHAEL MILLS, MANAGING PRINCIPAL

(Name, Title)

MICHAEL MILLS, MANAGING PRINCIPAL

(Printed Name and Title)

63 WHARF STREET SUITE 300 MORGANTOWN, WV 26601

(Address)

304/296/1010 / 304/413/0120

(Phone Number) / (Fax Number)

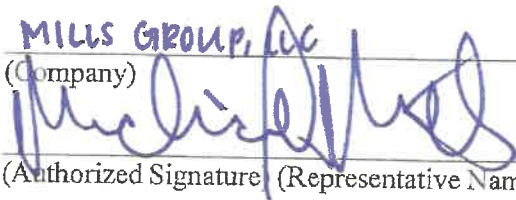
mmills@millsgrouponline.com

(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.

MILLS GROUP, LLC

(Company)



MANAGING PRINCIPAL

(Authorized Signature) (Representative Name, Title)

Michael Mills, Managing Principal

(Printed Name and Title of Authorized Representative)

2/17/20

(Date)

304-296-1010 / 304-413-0120

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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: MILLS GROUP, INC.

Authorized Signature: [Signature] Date: 2/17/20

State of WEST VIRGINIA

County of MONONGALIA, to-wit:

Taken, subscribed, and sworn to before me this 17 day of FEBRUARY, 2020.

My Commission expires SEPTEMBER 29, 2023.

AFFIX SEAL HERE



OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Ashley Nicole Nagy
1303 Apple Lane
Morgantown, WV 26505
My Commission Expires Sept. 28, 2023

NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 01/19/2018)