



**Expression of Interest**  
**Assembly Hall Expansion Construction at Cedar Lakes**  
**Project**  
**CEOI 1400 AGR2000000002**  
**October 21, 2019**



RECEIVED  
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WV PURCHASING  
DIVISION

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

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



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October 17, 2019

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

**Subject: Assembly Hall Expansion Construction at Cedar Lakes, CEOI 1400  
AGR2000000002**

Dear Sirs and Madams,

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

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

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

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

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

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Goal Two – The design team is experienced in designing and renovating large open spaces utilized for assembly uses. The team will evaluate existing facilities to determine the impact of the proposed addition.

Goal Three – The design team’s modus operandi is to work from a master planning perspective on everything we do in order to holistically understand the needs of the project and to integrate new work into overall operation of systems or facilities. In addition to existing building evaluations, functional and stylistic needs are identified with the Owner’s stakeholders. This information is then boiled down into design plans, phasing approach if necessary, and budgetary impacts.

Goal Four – Utilization of take-off type estimating and soliciting of quotations for materials during the Opinion of Construction Cost effort results in estimates that are based on “to-be-built” conditions and market fluctuations.

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

Goal Six – As stated in the response to Goal Three above, construction and end-user impacts will be evaluated during project scoping and planning.

Goal Seven – The team is qualified and competent in delivering documents required for a quality bidding environment.

Goal Eight – We will act as an active part of the team during construction; checking on progress, being involved in decision-making, and being a resource to the Owner and Contractor for the duration of the project.

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

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

Respectfully submitted,  
**Montum Architecture LLC**

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

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## **Montum Architecture**

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

### Legal Organization

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

### Communication

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

### Project Budget

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

### Project Schedule

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

### Design Software

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

## Miller Engineering, Inc. Firm Profile

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

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

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

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

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

### Additional Benefits

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

## Engineering Design and Consultation

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

### Aquatic Facility Design

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

### Construction Administration

Maintenance/Facility Improvement Plans  
Contract Administration  
Code Observation

### Communication System

Intercomm & Public Address  
Voice/Data/CATV  
Urgent Response

### Energy

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

### Facility Utilization

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

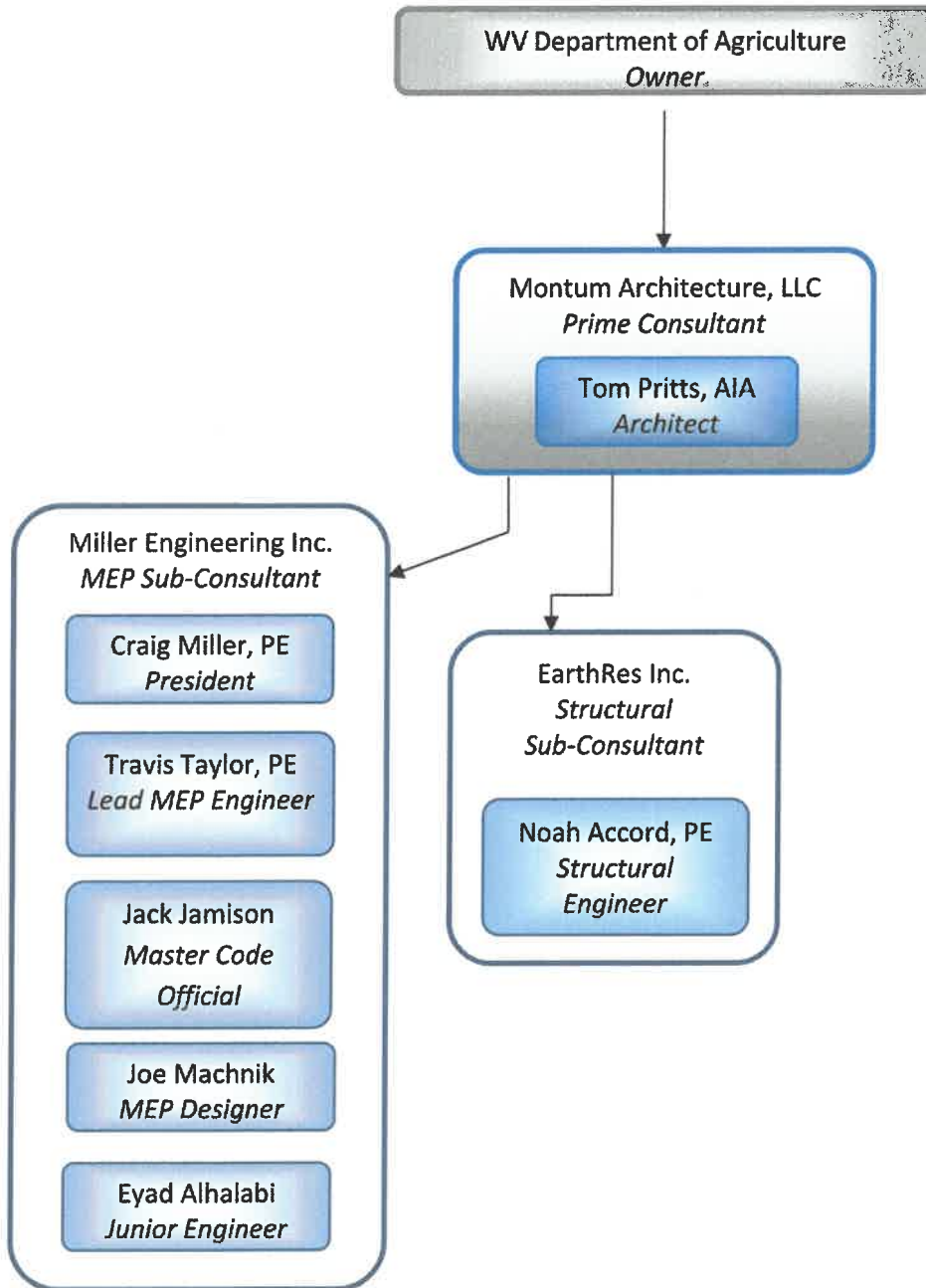
### Life Safety Inspection/Design

Fire Protection & Alarm Systems  
Access Control  
Fire & Electrical Investigation

### Industry Experience

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

# Project Organization Chart





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

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

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

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

**Professional History**

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

**Education**

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

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

**Associations and Memberships**

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

**Professional Project Highlights**

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

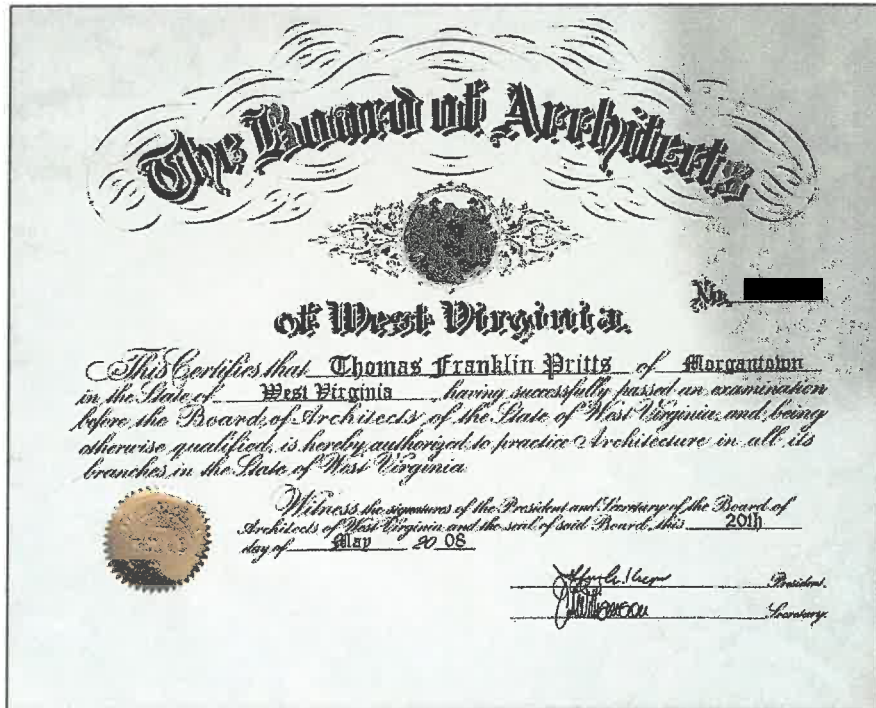


# Montum



## **Professional Project Highlights (former employment built projects)**

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



**The West Virginia Board of Architects**

certifies that

**THOMAS F. PRITTS**

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

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

Certificate Number [redacted]

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



*Emily Papadopoulos*

Board Administrator



## **B. Craig Miller, PE**

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

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

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

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

### **Professional Project Highlights**

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

### **Professional History**

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

### **Education**

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

### **Licenses and Certifications**

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



## **Travis Taylor, PE**

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

### **Project Role: Lead MEP Engineer**

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

### **Professional Project Highlights**

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

### **Professional History**

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

### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

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

## Staff – Qualifications and Experience



### **Jack Jamison**

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

#### **Project Role: Master Code Official**

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

### **Professional History**

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

### **Education**

1971 Fairmont State College, BS-Engineering Technology-Electronics

### **Licenses and Certifications**

- Master Code Professional, 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



## **Joseph Machnik**

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

### **Project Role: MEP Designer**

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

### **Professional Project Highlights**

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

### **Professional History**

2010 – Present Miller Engineering, Inc. MEP Designer

### **Education**

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

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

## **Eyad Alhalabi**

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

### **Project Role: Junior Engineer**

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

### **Professional Project Highlights**

- Morgantown ALC

### **Professional History**

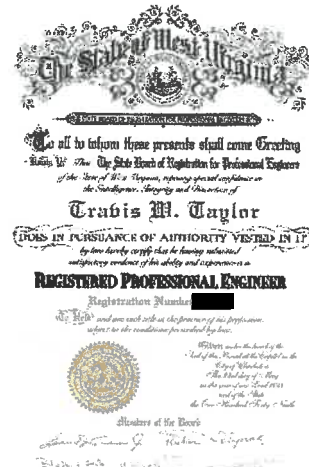
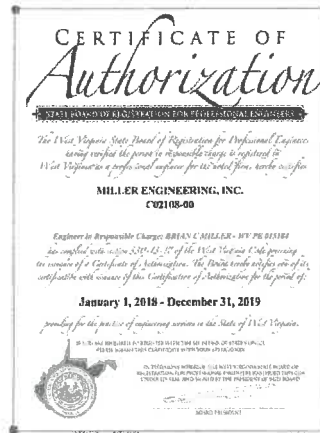
2019- Present                      Miller Engineering, Inc.      Junior Engineer

### **Education**

2019      West Virginia University, BS - Mechanical Engineering

### **Licenses and Certifications**

- ASHRAE Student Member





## **Noah Accord, PE**

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

### **Project Role: Structural Engineer**

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

### **Professional History**

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

### **Education**

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

### **Licenses and Certifications**

- Licensed Professional Engineer (West Virginia, Pennsylvania)

### **Professional Project Highlights**

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

**Professional Project Highlights (continued)**

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

# POTOMAC STATE COLLEGE BACHELORS IN SCIENCE OF NURSING RENOVATION



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



COMPLETED: 2018

BUDGET: NOT DISCLOSED

SIZE: 3,900 SF RENOVATED

LOCATION: KEYSER, WV

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

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BERKELEY SPRINGS STATE PARK  
OLD ROMAN BATHHOUSE  
RENOVATIONS



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



COMPLETION: SPRING 2019

COST: \$782,800

SIZE: 2,500 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

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

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WYOMING COUNTY SCHOOLS  
WYOMING EAST HIGH SCHOOL  
HVAC AND ROOF REPLACEMENT



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

COMPLETION: SUMMER 2019

BUDGET: \$3.2M

SIZE: 130,000 SF EXISTING

LOCATION: NEW RICHMOND, WV

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

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# BERKELEY SPRINGS STATE PARK POOL BATHHOUSE ROOFING REPLACEMENT



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

COMPLETED: 2018

COST: \$155,400

SIZE: 2,800 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

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



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## Montum Architecture - Experience

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

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

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

## Descriptions of Past Projects Completed – Electrical

### Ripley Warehouse Electrical Upgrades

Ripley, WV

#### Services Provided:

- Backup Power
- Electrical

**Bid Amount: \$935K**

**Facility Area: Approx 42,000 sq ft**

**Owner: WV Dept. Of Agriculture**



#### PROJECT GOAL:

**Upgrade service to handle future expansion and keep facility in operation.**

**MEI's plan to use a pre-fabricated building in conjunction with two generators allows the new service to be "built" prior to switchover. This will prevent long term outages as the facility can handle shorter duration outages.**

The West Virginia Department of Agriculture (WVDA) Ripley Warehouse houses the food distribution program, primarily for WV K-12 schools. The facility consists of office space, commodity warehouse, and approximately 20,000 square feet of cooler & freezer space for storing food. The WVDA is looking to expand its cooler / freezer space, thus requiring an electrical service upgrade to handle the additional cooler / freezer compressor loads.

MEI performed a thorough evaluation of the existing electrical service and distribution system. After reviewing the system, performing load calculations, and coordinating with the refrigeration vendors, determined the service should be increased from 1,200 amps to 3,000 amps allowing for future expansion. As there is no space in the warehouse or compressor buildings for equipment, MEI has proposed to house the new service equipment in a pre-fabricated building. The new service equipment will allow the building distribution to be "split" allowing the existing generator to be re-used. A second generator will be installed to handle the remaining loads. This approach will allow a phased approach to installation preventing any long duration outages. The proposed solution also allows partial building operation in the event of a generator failure. The project is currently under construction to be complete in late spring of 2020.

Project Contact:  
 Alan Clemans  
 WV Dept. of Agriculture  
 (304) 558-2221



## Descriptions of Past Projects Completed – Misc. Upgrades

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

**Davis, WV**

#### **Services Provided:**

- General Trades
- Plumbing
- Electrical
- Mechanical
- Pool

**Estimated Budget: \$1.1 Mil**

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

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



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

Project Contact:

*Bradley S. Leslie, PE, Assistant Chief  
State Parks Section*

*Phone: (304) 558-2764 ext. 51826*

## Project Experience: Indoor/Outdoor Public Pool

### Cacapon Lodge Addition

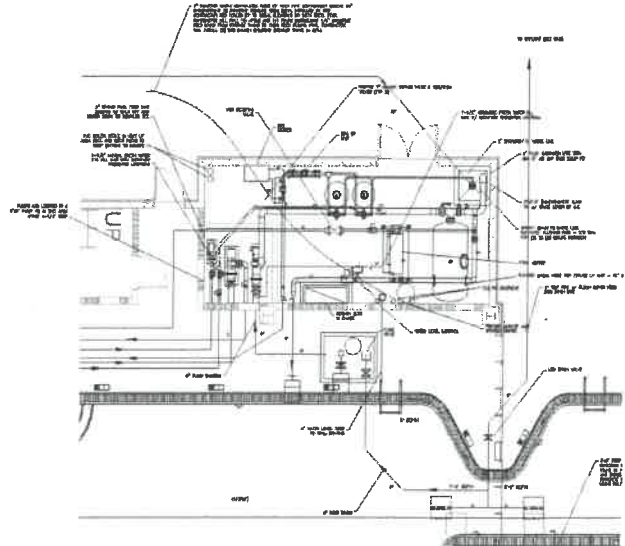
#### Services Provided:

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

**Estimated Budget: \$400k**

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

**Owner: WV Department of Natural Resources**



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

#### Project Contact:

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

## Descriptions of Past Projects Completed – HVAC Piping

### Pipestem McKeever Lodge

Pipestem, WV

#### Services Provided:

- HVAC
- Plumbing
- Electrical
- Accommodation of Existing Systems

**Estimated Budget: \$1.7M**

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

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



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

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

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



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: 636066

Doc Description: EOI: Assembly Hall Expansion Construction at Cedar Lakes

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-09-27	2019-10-21 13:30:00	CEOI 1400 AGR2000000002	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**

Jessica S Chambers  
 (304) 558-0246  
 jessica.s.chambers@wv.gov

Signature X

FEIN # 82-1385831

DATE October 17, 2019

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

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

 , Member

(Name, Title)  
Thomas Pritts, Member

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

(Address)  
304-276-7151

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

(email address)

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

Montum Architecture, LLC

(Company)

 , Member

(Authorized Signature) (Representative Name, Title)

Thomas Pritts, Member

(Printed Name and Title of Authorized Representative)

October 17, 2019

(Date)

304-276-7151

(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: CEOI 1400 AGR20\*2

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

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

Addendum Numbers Received:

*(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 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

October 17, 2019

Date

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