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## Header @ 1

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**General Information** | [Contact](#) | [Default Values](#) | [Discount](#) | [Document Information](#) | [Clarification Request](#)
**Procurement Folder:** 953403

**SO Doc Code:** CEOI

**Procurement Type:** Central Purchase Order

**SO Dept:** 0603

**Vendor ID:** VS0000013207 

**SO Doc ID:** ADJ2200000008

**Legal Name:** MONTUM ARCHITECTURE LLC

**Published Date:** 10/15/21

**Alias/DBA:**
**Close Date:** 10/28/21

**Total Bid:** \$0.00

**Close Time:** 13:30

**Response Date:** 10/27/2021 

**Status:** Closed

**Response Time:** 21:56

**Solicitation Description:** Mountaineer Challenge Academy  
South Facility Renovations EOI 

**Responded By User ID:** Montum 

**Total of Header Attachments:** 1

**First Name:** Thomas

**Total of All Attachments:** 1

**Last Name:** Pritts

**Email:** tom@montumarch.com

**Phone:** 304-276-7151



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

State of West Virginia  
Solicitation Response

**Proc Folder:** 953403  
**Solicitation Description:** Mountaineer Challenge Academy South Facility Renovations EOI  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2021-10-28 13:30	SR 0603 ESR10272100000002668	1

**VENDOR**  
VS0000013207  
MONTUM ARCHITECTURE LLC

**Solicitation Number:** CEOI 0603 ADJ2200000008  
**Total Bid:** 0  
**Response Date:** 2021-10-27  
**Response Time:** 21:56:16  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**

David H Pauline  
304-558-0067  
david.h.pauline@wv.gov

Vendor Signature X	FEIN#	DATE
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All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Mountaineer Challenge Academy South Facility Renovations EOI				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

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





**Expression of Interest**  
**Mountaineer Challenge Academy South Facility**  
**Renovations**  
**CEOI 0603 ADJ2200000008**  
**October 28, 2021**



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

*Montum* Architecture, LLC

55 ER Path, Keyser, WV 26726 • 304-276-7151 • [tom@montumarch.com](mailto:tom@montumarch.com)  
[montumarch.com](http://montumarch.com)



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October 28, 2021

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

**Subject: Mountaineer Challenge Academy South Facility Renovations  
CEOI 0603 ADJ2200000008**

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 17 years of experience designing a multitude of project types. He will be the primary contact for the duration including construction administration services, provide all architectural design efforts, and lead the design team.

Montum has teamed with Miller Engineering, Inc. to provide mechanical, electrical, and plumbing design services. Experience-based design is a keystone to their approach to your project.

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.

The design team has reviewed the four 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 2.1 – The design team prides themselves in starting new projects looking at all of the existing conditions, project needs, and limitations that inform the best approach to the design process and goals of the project. Our project sheets clearly reflect the extent of previous experience in working in that manner. Thorough assessment of existing conditions is the first key component to developing the project needs. Efforts will include the work identified in the EOI.

*Montum* Architecture, LLC

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

Goal 2.2 – 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. Code evaluation and authority approval are an integral part of this process.

Goal 2.3 – Will provide review sets at the prescribed design intervals. Will perform the requested energy savings items cost/benefit lifecycle analysis.

Goal 2.4 - Each primary designer remains as the primary point person as the project progresses into construction. The continuity of the design-decision knowledgebase positively impacts the administration of construction activities.

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

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

Respectfully submitted,  
**Montum Architecture LLC**



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

*Montum* Architecture, LLC

55 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 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

# Engineering for Success

**MULTIPLE ENGINEERING DISCIPLINES. MULTIPLE MARKETS. MANY SUCCESSES.**

EARTHRES is a multi-disciplinary engineering consulting firm. We help our clients succeed with planning, designing and permitting projects across many industries, including solid waste, mining, energy, manufacturing, food and beverage, commercial, and government.

Our knowledge across industries is broad. Our engineering discipline is deep. We advocate for your success.

- Engineering
- Geosciences
- Water Resources
- Regulatory/Permitting/Compliance
- Environmental Services



## Energy Facilities Engineering and Design

Clients trust our decades of oil and gas pipeline experience with their new asset, operations, and maintenance engineering requirements. They also appreciate our operating company focus that helps them understand the regulatory requirements and optimize the commercial aspects of the entire natural gas, natural gas liquids, oil and refined products value chain. We support the following segments of the energy industry:

- Upstream
- Midstream
- Downstream
- Unconventional Gas Services

Using our staff of licensed professional engineers and NACE® certified technicians, we provide operating companies with:

- Operations Engineering Support
- Energy Facilities Permitting
- Oil & Gas Construction Engineering Support & Inspection
- Energy Environmental Services



## Mine to Market

Our firm's reputation is well known in the mining industry for mine planning, reserves analysis, mining engineering, process plant design, permitting, construction, reclamation, assessment for yield and efficiency improvements, process monitoring, and expert litigation services.

- Mine Permitting
- Hydrogeologic Services
- Mine Design & Operations Support
- Mine Planning
- Mining Engineering
- Mineral Processing Design / Evaluation / Operation
- Geologic Services
- Beneficial Reuse
- Process Control / Instrumentation
- Mineral Evaluations
- Modeling
- Plant Design
- Structural Design
- Construction Support



## Solid Waste Facility Engineering

We know how competitive this industry is and how to manage the market factors to improve our client's bottom line.

- Landfill Engineering
- Facility Planning, Design & Operations Support
- Waste Diversion / Conversion Facilities Engineering
- Construction Engineering Services/CQA
- Biogas Management / Gas to Energy
- Leachate Management
- Water/Wastewater Engineering
- Environmental Investigation & Remediation
- Process Control / Instrumentation
- Monitoring and Reporting
- Air Quality Permitting & Compliance
- Solid Waste Permitting & Compliance
- Geologic & Hydrogeologic Services
- Geotechnical Engineering
- Modeling





## Manufacturing/Industrial

Our team helps streamline manufacturing processes aiming at efficiency and profits. We optimize the process variables, including air quality, water and wastewater management, lowering operating costs, while maintaining compliance with environmental regulations and corporate sustainability programs.

- Facilities Permitting and Compliance
- Water Supply
- Air Quality Permitting & Compliance
- Water/Wastewater Engineering
- Environmental Investigation & Remediation
- Sustainability
- Process Control & Instrumentation
- Process Flow Evaluation & Design



## Food & Beverage Manufacturing

Our expertise helps you meet strict FDA food safety standards by safeguarding the source for your bottled water and beverage manufacturing, optimizing process flow, proper water treatment, and wastewater management, while reducing operating costs.

- Water Sourcing & Permitting
- Process Engineering
- Facilities Permitting
- Water/Wastewater Engineering
- Sustainability
- Regulatory Compliance
- Process Control & Instrumentation
- PCQI certified



## Commercial Development

We listen to you. From feasibility to completion, our professional staff joins your vision with fresh ideas. We bring the commercial engineering experience and foresight, and leading technologies necessary to yield the best standards and maintain a cost-effective approach.

- Land Development
- Environmental Investigation & Remediation
- Brownfield Development
- Water Supply
- Process and Mechanical Engineering
- Water/Wastewater Engineering
- Wetlands & Waterway

**working with EARTHRES**  
multi-disciplinary services

The EARTHRES advantage is simply this:  
our team of experienced, certified, passionate, and hardworking  
engineers and scientists is invested in your success.  
That's our advantage and our promise.

*Multiple engineering disciplines. Multiple markets.  
Many successes.*

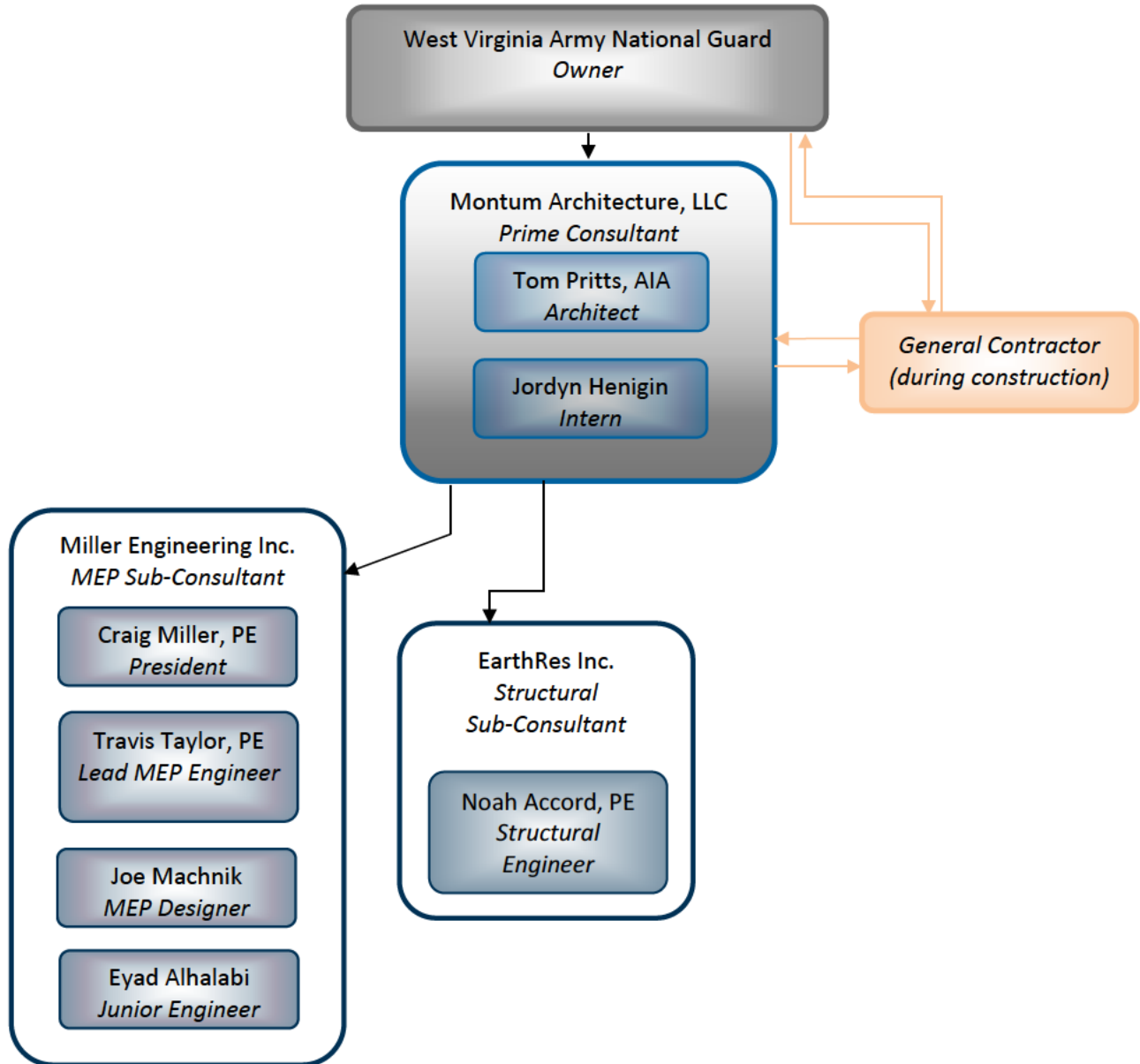


## Government

EARTHRES engineers infrastructure development projects from concept through construction, including investigation, remediation, geotechnical assessment and more. We ensure compliance with environmental regulations so you can ensure public health and safety.

- Facilities Permitting
- Environmental Investigation and Remediation
- Civil Engineering
- Solid Waste Engineering
- Shoreline Protection / Restoration
- Water/Wastewater Engineering

# Project Organization Chart







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

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

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

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

### **Professional History**

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

### **Education**

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

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

### **Associations and Memberships**

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

### **Professional Project Highlights**

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



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

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

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







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

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

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

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

#### **Professional Project Highlights**

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

#### **Professional History**

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

#### **Education**

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

#### **Licenses and Certifications**

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



## **Travis Taylor, PE**

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

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

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

### **Professional Project Highlights**

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

### **Professional History**

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

### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

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





## **Joseph Machnik**

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

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

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

### **Professional Project Highlights**

- Bobtown Elementary HVAC
- WV State Building 25 HVAC Piping Replacement
- Blackwater Falls Boiler Replacement
- Suncrest Middle Gym HVAC
- North Elementary Gym HVAC
- Graftek Steam Systems Evaluations and Modifications
- WV State Building 25 HVAC Piping
- Pipestem Lodge HVAC Piping Replacement
- Westwood Middle Cooling Tower

### **Professional History**

2010 – Present    Miller Engineering, Inc.    MEP Designer

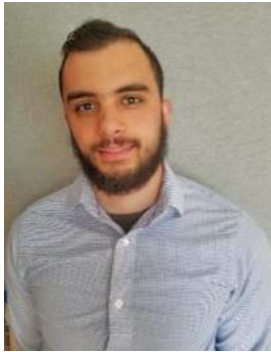
### **Education**

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

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

### **Additional Training**

2016 – Shippensburg Pump Company – Steam Systems Training



### **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
- WVDA Ripley Warehouse Electrical Upgrades
- Huntington 8th & 10th Street Pump Stations
- Huntington Floodwall Pump Station Automation
- Hawks Nest Lodge
- Blackwater Falls Lodge

#### **Professional History**

2019- Present                      Miller Engineering, Inc.      Junior Engineer

#### **Education**

2019      West Virginia University, BS - Mechanical Engineering

#### **Licenses and Certifications**

- ASHRAE Student Member

**N. BLAINE ACCORD, P.E.**

SENIOR PROJECT MANAGER

**APPALACHIAN REGION**

PO Box 794, Morgantown, WV 26508

Office:

304-212-6866

Mobile:

304-692-0533

baccord@earthres.com

**PROFESSIONAL  
REGISTRATIONS**

- OSHA Hazard Recognition
- Professional Engineer, KY [REDACTED]
- Professional Engineer, PA [REDACTED]
- Professional Engineer, WV [REDACTED]
- Professional Engineer, MD [REDACTED]
- Adult CPR Certification

**MEMBERSHIPS**

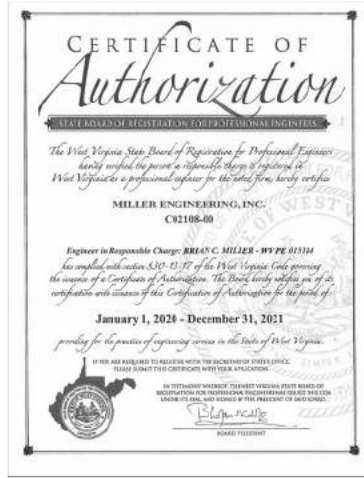
- Member, American Concrete Institute (ACI)
- Member, American Institute of Steel Construction (AISC)
- Member, American Society of Civil Engineers (ASCE)

**PROFILE**

Mr. Blaine Accord has 16 years of professional experience in structural engineering, serving in all sectors at EARTHRES. In addition to design, Blaine is experienced in site inspection, construction administration, and in all aspects of project management. Blaine has designed commercial, industrial, and institutional buildings using materials including: structural steel, reinforced concrete, masonry, and wood. Blaine has significant experience managing multi-disciplinary engineering teams to complete complex projects. Areas of specialization:

- Structural Steel Design
- Reinforced Concrete Design
- Masonry Design
- Wood Design
- Structural Inspection
- Construction Inspection
- Project Management
- ASME B31.3 and B31.8 Code
- Facility As-Built Surveys
- Building Code Analysis

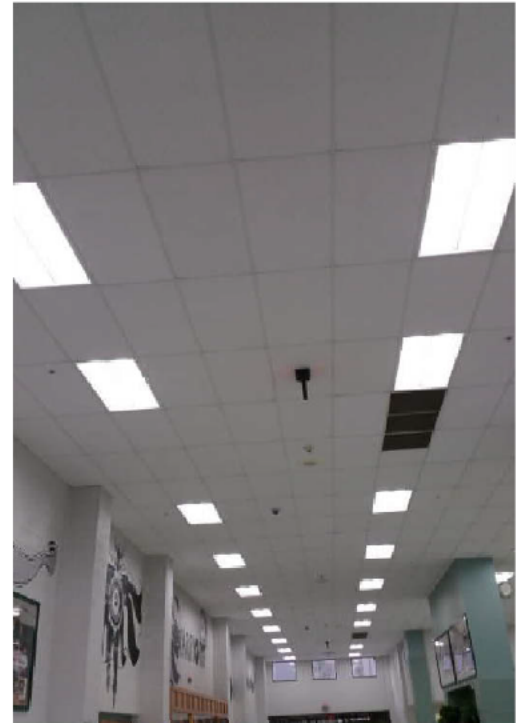
# Staff – Proposed Staffing Plan







# WYOMING COUNTY SCHOOLS WYOMING EAST HIGH SCHOOL HVAC AND ROOF REPLACEMENT



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

COMPLETION: SUMMER 2019

BUDGET: \$3.2M

SIZE: 130,000 SF EXISTING

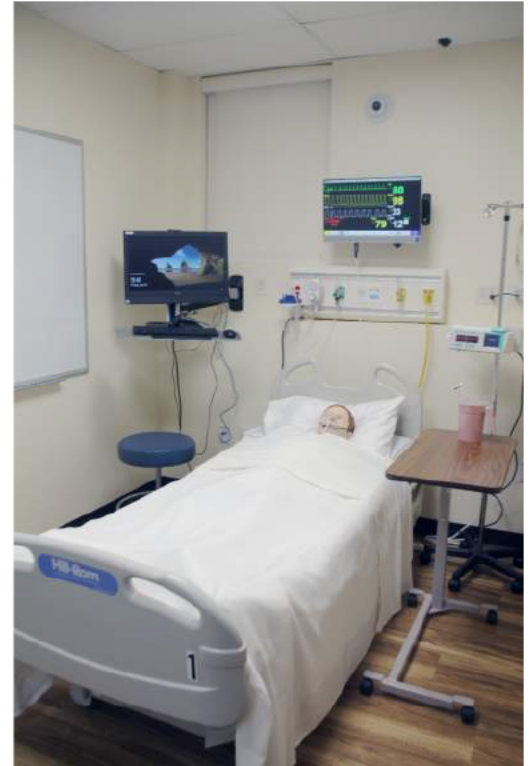
LOCATION: NEW RICHMOND, WV

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

*Montum* Architecture, LLC

37 ER Path, Keyser, WV 26726 ● 304-276-7151 ● [tom@montumarch.com](mailto:tom@montumarch.com) ● [montumarch.com](http://montumarch.com)

# POTOMAC STATE COLLEGE BACHELORS IN SCIENCE OF NURSING RENOVATION



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



COMPLETED: 2018

BUDGET: NOT DISCLOSED

SIZE: 3,900 SF RENOVATED

LOCATION: KEYSER, WV

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

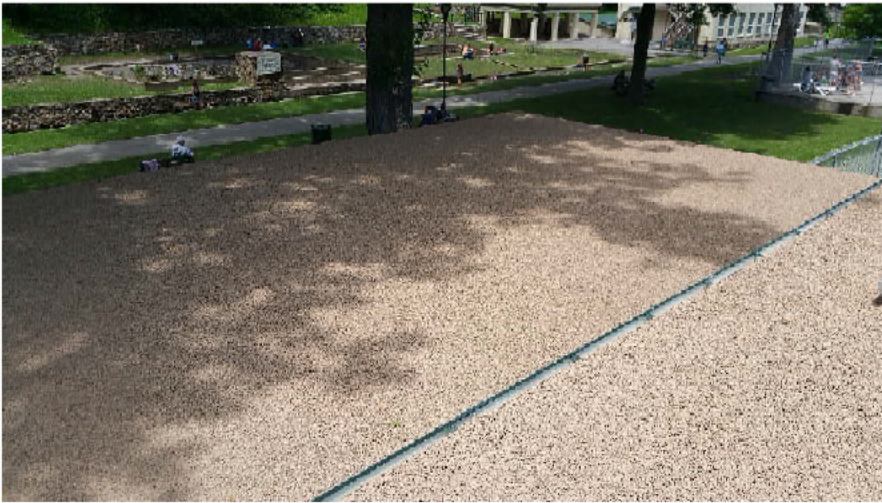
*Montum* Architecture, LLC

37 ER Path, Keyser, WV 26726 • 304-276-7151 • [tom@montumarch.com](mailto:tom@montumarch.com) • [montumarch.com](http://montumarch.com)



# BERKELEY SPRINGS STATE PARK

## POOL BATHHOUSE ROOFING REPLACEMENT



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

COMPLETED: 2018

COST: \$155,400

SIZE: 2,800 SF RENOVATED

LOCATION: BERKELEY SPRINGS, WV

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



Before

*Montum* Architecture, LLC

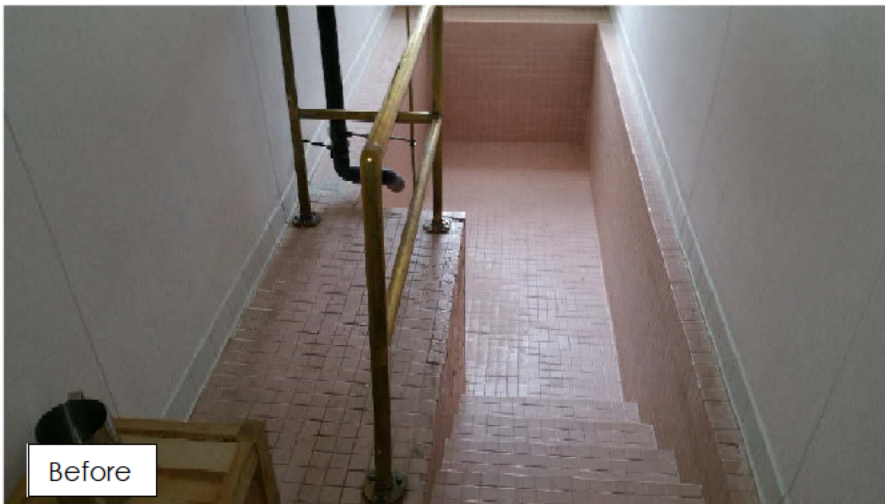
37 ER Path, Keyser, WV 26726 ● 304-276-7151 ● [tom@montumarch.com](mailto:tom@montumarch.com) ● [montumarch.com](http://montumarch.com)



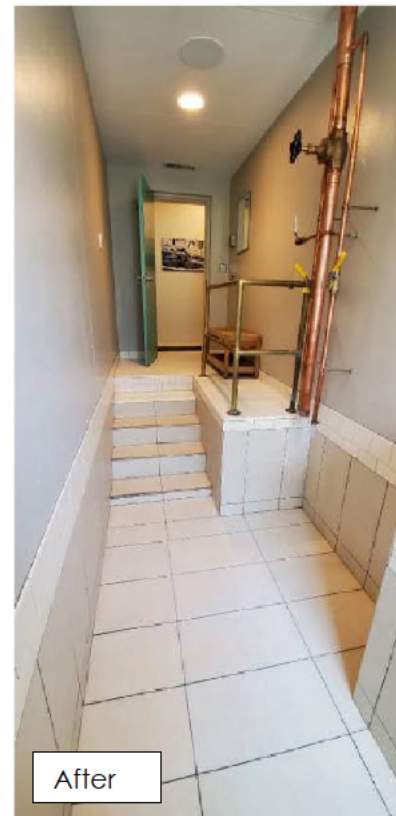
# BERKELEY SPRINGS STATE PARK

## 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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37 ER Path, Keyser, WV 26726 ● 304-276-7151 ● [tom@montumarch.com](mailto:tom@montumarch.com) ● [montumarch.com](http://montumarch.com)

## Descriptions of Past Projects Completed – Fire Protection

### Camp Dawson FMS4 Fire Protection

Kingwood, WV

#### Services Provided:

- Fire Protection

**Budget: \$130K**

**Facility Area: 7,400 sq ft**

**Owner: WVARNG**



FMS4 is a vehicle and equipment repair facility located on the Camp Dawson Army National Guard base located near Kingwood, WV. The 7,400 square foot facility includes 4,800 square feet of high bay service area, with the remaining area dedicated to office space, storage, and locker rooms. The facility contains bulk storage of oil and other equipment fluids, requiring fire protection. MEI was tasked with designing a fire protection system which would provide adequate coverage of FMS4 and meet applicable codes. Through research of NFPA 30 and NFPA 13, MEI was able to determine the size of the service and coverage requirements. MEI determined that by providing separation of the bulk storage from the rest of the facility, the fire protection service requirements could be reduced, eliminating a water service upgrade by the utility. Montum Architecture was brought on board to provide architectural support in regards to the separation of the bulk storage room and for the construction of the sprinkler room. The project was successfully completed in December 2019, one month ahead of schedule.

Project Contact:

*Jim Skaggs*

*WV ARNG*

*(304) 561-6550*



## Descriptions of Past Projects Completed – Phased Renovation

### Morgantown Municipal Airport

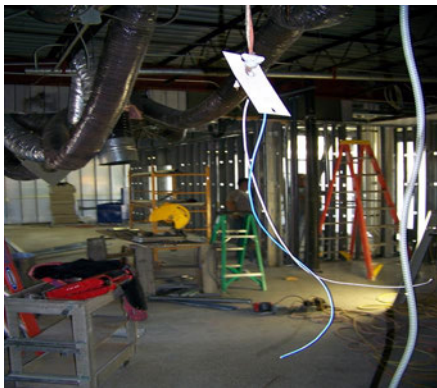
#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Fire Alarm/Protection

**Estimated Budget: \$1.25M**

**Facility Area: 12,000 ft<sup>2</sup>**

**Owner: Morgantown  
Municipal Airport**



The terminal renovation was initiated to create an improved, more functional space for the terminal offices and the fixed base operator. This project required the maximum re-use of existing HVAC equipment including a renovation and re-configuration of the existing VAV system to serve newly subdivided areas. The existing fire alarm system was evaluated and found to be insufficient, requiring a full replacement. Office areas and the fixed base operator (FBO) offices were moved and enlarged, with modifications to HVAC systems serving those areas. The electrical work includes new electrical distribution in the project area to serve the needs of both the airport and the FBO. Electrical deficiencies relating to the original construction were identified and corrected. New rental space was created along with increasing the size and efficiency of the terminal office spaces. The phased approach necessitated by funding being split over two years required increased document detail and coordination.

#### Project Contact:

*Glenn Kelly, Airport Director(Former)  
Morgantown Municipal Airport  
(304) 291-7461*

*\*Mr. Kelly has retired from this position.*

## Descriptions of Past Projects Completed – MEP

### Pipestem Plaza

#### Services Provided:

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

**Estimated Budget: \$2.2M**

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

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



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

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

## Descriptions of Past Projects Completed – Misc. Upgrades

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

**Davis, WV**

#### **Services Provided:**

- General Trades
- Plumbing
- Electrical
- Mechanical
- Pool

**Estimated Budget: \$1.1 Mil**

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

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



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

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



*Montum*







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

State of West Virginia  
Centralized Expression of Interest

Proc Folder: 953403

Doc Description: Mountaineer Challenge Academy South Facility Renovations EOI

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2021-10-15	2021-10-28 13:30	CEOI 0603 ADJ2200000008	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: VS0000013207

Vendor Name: Montum Architecture, LLC

Address: 55

Street: ER Path

City:

State: West Virginia

Country: USA

Zip: 26726

Principal Contact: Thomas Pritts, AIA

Vendor Contact Phone: 304-276-7151

Extension:

FOR INFORMATION CONTACT THE BUYER

David H Pauline  
304-558-0067  
david.h.pauline@wv.gov

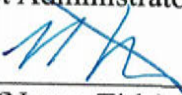
Vendor  
Signature X

FEIN# 82-1385831

DATE October 28, 2021

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)  
55 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.

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

Montum Architecture, LLC

(Company)  
  
(Authorized Signature) (Representative Name, Title)

Thomas Pritts, Member

(Printed Name and Title of Authorized Representative)

October 28, 2021

(Date)

304-276-7151

(Phone Number) (Fax Number)



ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: CEOI ADJ22\*08

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

10/28/21

Date

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