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Header 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1125709

Procurement Type: Central Contract - Fixed Amt

Vendor ID: VS0000013207

Legal Name: MONTUM ARCHITECTURE LLC

Alias/DBA:

Total Bid: \$0.00

Response Date: 11/28/2022

Response Time: 22:11

Responded By User ID: Montum

First Name: Thomas

Last Name: Pritts

Email: tom@montumarch.com

Phone: 304-276-7151

SO Doc Code: CEOI

SO Dept: 0310

SO Doc ID: DNR2300000002

Published Date: 11/7/22

Close Date: 11/29/22

Close Time: 13:30

Status: Closed

Solicitation Description: A&E - District 4 New Headquarters Office

Total of Header Attachments: 1

Total of All Attachments: 1



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

State of West Virginia  
Solicitation Response

**Proc Folder:** 1125709  
**Solicitation Description:** A&E - District 4 New Headquarters Office  
**Proc Type:** Central Contract - Fixed Amt

Solicitation Closes	Solicitation Response	Version
2022-11-29 13:30	SR 0310 ESR11282200000002529	1

**VENDOR**  
VS0000013207  
MONTUM ARCHITECTURE LLC

**Solicitation Number:** CEOI 0310 DNR2300000002

**Total Bid:** 0      **Response Date:** 2022-11-28      **Response Time:** 22:11:15

**Comments:**

**FOR INFORMATION CONTACT THE BUYER**

Joseph E Hager III  
(304) 558-2306  
joseph.e.hageriii@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	Civil engineering				0.00

Comm Code	Manufacturer	Specification	Model #
81101500			

**Commodity Line Comments:** EOI Response

**Extended Description:**

Design and Contract Administration of District 4 Headquarters and Storage Building New Construction.





**Expression of Interest**  
**A/E Services – District 4 New Headquarters Office**  
**CEOI 0310 DNR2300000002**

**November 29, 2022**



**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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November 29, 2022

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

**Subject: A/E Services – District 4 New Headquarters Office, CEOI 0310  
DNR2300000002**

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 16 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 and City Structural for structural design services. This team has worked on numerous projects together in various capacities, including many for WV DNR. Potesta brings expertise in civil/site design services to the team.

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 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.

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montumarch.com

Goal Two – 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 Three – 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

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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

## CORPORATE PROFILE



POTESTA was founded in 1997 in Charleston, West Virginia by Mr. Ronald Potesta. Since the inception of the firm, POTESTA has been providing quality engineering and environmental consulting services throughout the Mid-Atlantic region. Maintaining a diverse staff of experienced engineers, scientists, and support personnel with branch offices in Winchester, Virginia and Morgantown, West Virginia. Our clients include local, state and federal agencies, mining, manufacturing and chemical companies, utility companies, waste management companies, land developers, attorneys, financial institutions, insurance companies, K-12 schools/colleges/universities, construction companies, and architects.



## PROFESSIONAL SERVICES

- 404 Permit Preparation & Negotiation
- Acid Mine Drainage Control
- Asbestos Inspection
- Benthic and Biological Studies
- CADD Services (AutoCAD 2019, Various Software Design Packages, Digitizing & Plotting)
- Chemical Engineering
- Civil Engineering
- Clean Air Act Compliance
- Construction Monitoring
- Corporate Environmental Management
- Design of Slurry Impoundments & Refuse Disposal Sites
- Dewatering Plans
- Environmental Impact Studies
- Environmental Site Assessments
- Environmental Audits
- Environmental Engineering
- Erosion & Sedimentation Control Plans
- Expert Witness & Litigation Support
- Feasibility Studies
- Foundation Design
- Geological Services
- Geotechnical Engineering
- Ground & Surface Water Sampling
- Groundwater Investigation & Remediation
- Groundwater Protection Plans
- Hazardous Waste Management
- Hydrologic & Hydraulic Evaluations
- In-Situ / Ex-Situ Bio stimulation & Bioaugmentation
- Landfill Design / Land Use & Natural Resource Planning
- Landfill Closure Plans
- Land Use & Natural Resource Planning
- Mining Engineering
- Multimedia Sampling (Air, Fly Ash, Rock, Soil, Water)
- Pollution Prevention & Waste Minimization Planning
- Permitting (Air, FERC, Fly Ash Haulback, Mining, NPDES, Quarry / Solid & Hazardous Waste)
- Post Reclamation Land Uses
- Pre-Blast & Pre-Subsidence Surveys
- Preparation of Construction Documents (Calculations Brief, Construction Drawings, Contractor's Bid Sheet, Engineer's Cost Estimate, QA/QC Manual & Technical Specifications)
- Reclamation Design & Planning
- Reclamation Liability Assessments
- Regulatory Liaison Services
- Risk-Based Environmental Assessment
- SARA Title III, TIER II / Form R Inventory & Reporting
- Sewer Line Design
- Site Characterization & Remediation Planning
- Site Design & Planning
- Soil Science & Agronomy
- Spill Prevention Control & Countermeasure Plans
- Stabilization & Closure of Waste Impoundments
- Stormwater Management & Permitting
- Stream Benthic Macro-Invertebrate Surveys & Toxicity Evaluations
- Stream & Water Restoration
- Subsidence Studies
- Subsurface Explorations
- Surface & Groundwater Monitoring, Statistical Analysis & Reporting
- Surveying (Traditional & Global Positioning System)
- UST Closure & Site Remediation
- UST Installation Monitoring
- Waste Facility Permitting & Design
- Waste Disposal Design
- Water Line Design
- Water & Wastewater Treatment Design
- Wetlands



## CORPORATE PROFILE



### LEADERSHIP

**Ronald R. Potesta, President**, has served as the Director and Deputy Director of West Virginia's Department of Natural Resources (WVDNR) which, during his tenure, housed all of the environmental regulatory programs, wildlife management, and law enforcement. Mr. Potesta's principal area of specialization is federal and environmental regulatory, statutory schemes, and environmental guidance, including agency interaction and review of regulatory requirements and recommendations.

**Dana L. Burns, PE, PS, Vice President**, has more than 43 years' experience with the management of civil, geotechnical, mining, and environmental engineering projects, including preliminary feasibility evaluations, detailed design, and preparation of construction drawings, specifications, and bid documents. Mr. Burns, PE, PS, is highly experienced in environmental/reclamation liability assessments, stormwater management and groundwater sampling plans, and development of site plans for commercial, residential, and industrial facilities.

**David K. Paylor, MS, Vice President of Environmental**, has over 45 years of public service protecting natural resources in the Commonwealth of Virginia. His most recent role for the past 16 years was Director of the Virginia DEQ appointed by Governor Tim Kaine, Governor Bob McDonnell, Governor Terry McAuliffe, and Governor Ralph Northam. Mr. Paylor's expertise includes waste management, water quality and quantity measurement, air quality management and climate control, pollution prevention, and environmental justice.

### TOTAL STAFF: 83

- |                               |                                 |                              |
|-------------------------------|---------------------------------|------------------------------|
| • 24 Civil Engineers          | • 2 Aquatic Ecologists          | • 1 Toxicologist             |
| • 13 Construction Technicians | • 5 Biologists                  | • 1 Economist                |
| • 4 Geotechnical Engineers    | • 11 Administrative Personnel   | • 1 Aqua Culturalist         |
| • 1 Geologist                 | • 2 Fish & Wildlife Specialists | • 1 Information Technologist |
| • 7 CADD                      | • 1 GIS Specialist              | • 1 Chemical Engineer        |
| • 6 Surveyors                 | • 1 Environmental Scientist     | • 1 Environmental Engineer   |
| • 1 Mechanical Engineer       | • 1 Horticulturalist            | • 2 Energy Land Management   |



CHARLESTON



MORGANTOWN



WINCHESTER

# POTESTA & ASSOCIATES, INC.

## *Civil Engineering and Design*

Potesta & Associates, Inc. (POTESTA) helps clients evaluate and plan projects by completing the following types of preliminary evaluations and analyses.

- Phase I Environmental Site Assessments
- Floodplain Determination
- Geotechnical Explorations Including Soil, Bedrock, and Groundwater Characterization
- Foundation Recommendations
- Monitoring Well Systems and Site Characterization Plans
- Boundary, Topographical and Photogrammetric Surveys
- Utility Planning
- Earthwork Evaluations Including Volume Analysis
- Opinion of Probable Costs/Engineer's Construction Cost Estimates

Once the project has been determined feasible, POTESTA's design professionals complete preliminary and final designs. Frequent communication is made with the client and any other design professionals to review completed activities and obtain input for the design process. Our goal is to provide our services to achieve or exceed our clients' expectations.

Our design services include:

- Erosion and Sediment Control Plans
- Earth Retaining Structures Design
- Geometric Site Layout
- Grading and Drainage Plans, Including Excavation and Fill Optimization
- Access Road Design
- Hydraulic Structure Design
- Water and Sewer Design
- Slope Stability Analysis
- Subsurface Drainage System Design
- Construction Drawings, Specifications and Contract Document Preparation

POTESTA offers experienced environmental engineers and scientists to prepare applications for various environmental permits that may be required. These services include:

- Stormwater Management Permit/Erosion and Sediment Control Plans
- Office of Air Quality Permit to Construct
- Wetland Delineation and Permits
- National Pollutant Discharge Elimination System (NPDES) Permits
- Floodplain Management Permits
- Groundwater Protection Plans
- Spill Prevention, Control and Countermeasure Plans
- Environmental Site Assessments
- Environmental Impact Statements

POTESTA routinely provides professional services throughout construction of our projects. These services include survey layout, construction management, construction monitoring, record drawing preparation, and bid evaluation assistance.



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**POTESTA & ASSOCIATES, INC.**

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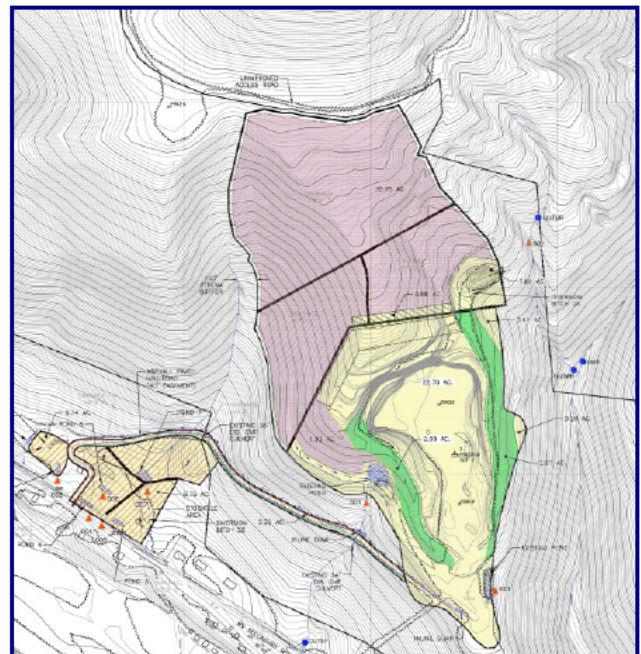
## *Computer-Aided Drafting and Design*

The Potesta & Associates, Inc. (POTESTA) computer-aided drafting and design (CADD) department provides state-of-the-art design and drafting services for in-house engineering and environmental consulting projects. We also provide personnel to clients who have a temporary need for additional drafting manpower. These services may be performed at your location or our office as required.

The CADD department utilizes the latest drafting/design software and computer hardware to maintain productivity at the high levels that clients demand and expect. We utilize the latest version in AutoCAD Civil 3D civil/survey design software to prepare, revise, and manipulate drawings and engineering data efficiently. Drawings and figures are produced using a Hewlett Packard 4500 and 7100 color ink jet plotters. POTESTA's experienced and trained professionals allow clients' projects and assignments to be completed rapidly and at reasonable cost.

Our CADD services include:

- Survey data manipulation including development of topographic mapping, cross sections, profiles, isopach drawings, etc.
- Site design including grading plans, drainage plans, utilities plans, right-of-way plans, etc.
- Roadway design.
- Water and sewer design.
- Permit drawings, maps, and exhibits.
- Earthwork and planimetric quantity development.
- Two and three dimensional graphics.



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# POTESTA & ASSOCIATES, INC.

## *Construction Monitoring*

Potesta & Associates, Inc. (POTESTA) provides construction monitoring and construction management services to assist clients in achieving regulatory and contractual compliance, to document that contractor activities are in compliance with design requirements, and to serve as an extension of clients' staff. POTESTA can provide full-time or part-time field services utilizing one or more engineers or technicians.

Regulatory compliance is often best documented by providing full-time construction monitoring services for a construction project. POTESTA can assist clients in observation of construction activities and documenting compliance. Our typical involvement in such projects includes:

- Conducting a pre-construction review of design and contract documents to identify potential problem areas, and consultation with the owner or client to develop strategies or procedures to avoid anticipated problems.
- Assistance in contractor selection. POTESTA can recommend construction contractors who specialize in the type of work associated with the project and can assist in bid evaluation by reviewing proposed quantities, unit costs, lump sum costs, and any proposed exceptions or qualifiers for the project. POTESTA can conduct pre-bid conferences to help contractors understand project requirements. We can also conduct pre-construction conferences prior to the start of the project to help establish lines of communication, review detailed plans, discuss testing requirements and establish proper reporting procedures.

- POTESTA can provide surveying for construction layout, measurement for payment quantities, and documentation of as-built conditions. Survey results are downloaded to form computer-aided drafting (CAD) drawings allowing the efficient preparation of record drawings and any subsequent evaluations required.
- Construction monitoring can include field testing to document compliance such as field density tests, concrete testing, sampling of materials for laboratory analysis, and documentation of site conditions and work performed on a daily basis or as required.
- Preparation of summary of construction reports, including photographs, videotape documentation, test results, daily construction logs, industrial hygiene monitoring, and other documentation as may be required by the client.
- Preparation of certifications as may be required.



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# POTESTA & ASSOCIATES, INC.

## *Geotechnical Engineering*

Potesta & Associates, Inc.'s (POTESTA) engineers and geologists have extensive experience related to the geotechnical engineering and geological disciplines. These areas include subsurface explorations, monitoring well and piezometer installations, foundation design recommendations, slope stability analysis, retaining walls, and remedial designs as they relate to construction, mining, waste disposal, environmental remediation, and other projects.

### **SUBSURFACE EXPLORATIONS**

POTESTA's diverse staff of engineers and geologists is experienced in the many different facets of subsurface explorations. Our usual procedure is to attend an initial meeting with the client to establish requirements and expectations, conduct a preliminary site reconnaissance, and develop a recommended exploration program for your review and approval. Supplemental information from the local area is then obtained from readily available sources to assist the engineer or geologist in making final recommendations.



POTESTA can provide field engineers and geologists who are knowledgeable using the latest technologies to assist in collecting and analyzing samples. Our knowledge of the proper procedures and familiarity with local conditions allows office

and field personnel to adjust the exploration plan if unanticipated field conditions are found.

Our staff is familiar with the following items which can be associated with subsurface exploration:

- Drilling and Rock Coring Techniques (augers, rotary bits, Geoprobe™, etc.)
- Sample Collection Methods (split spoons, shelly tubes, Geoprobe™ sleeves, etc.)
- Classification and Logging of Soil and Rock Samples
- Monitoring Well and Piezometer Installation

### **SLOPE STABILITY ANALYSIS AND REMEDIAL DESIGN**

Slope stability is often a major concern during the design and construction phases of many projects, especially those located in the Appalachian terrain. POTESTA's engineers are familiar with the various methods utilized to predict slope stability and are capable of performing the related analyses. Slope stability is critical for many projects such as analysis of existing or proposed soil embankments, rock fills, dam analysis and design, landfill design and operation, assessing the causation of slope failure, and designing remedial measures. Analyses can involve circular or sliding block methods, interface friction angles, and estimation of the strength parameters of the soil or rock. Slope stability analyses are performed on one of the most technologically advanced computer programs available and can be modified using site specific data.

POTESTA's engineers can also develop preventive measures during initial project design or recommendations to repair slope failures. Based upon the project circumstances, our engineers will consider various remedial measures such as regrading the site to obtain more suitable conditions, management of groundwater, and design of retaining structures. Our staff is familiar with a wide variety



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of retaining structures, including gabion baskets, soldier beam and lagging walls, sheet piles, reinforced concrete and reinforced earth slopes.



## **FOUNDATION DESIGN RECOMMENDATIONS**

POTESTA's staff has experience with various types of foundations and will recommend the appropriate type of foundation given the anticipated application and site conditions. The different types of foundations with which our staff is familiar are spread and strip footings, steel piles, auger-cast concrete piles, drilled piers, and reinforced mats.

Preliminary foundation design recommendations and cost analyses are commonly performed during the initial phases of a project to assist in determining project feasibility. As project planning progresses, the preliminary alternatives will be revised into a final recommendation which can then be incorporated into the project's construction documents or developed as an independent package for presentation to the contractor.

The final recommendation can include construction drawings, technical specifications, recommendations for allowable bearing capacity, engineer's construction cost estimate, and contractor's bid sheet.



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# POTESTA & ASSOCIATES, INC.

## *Hydrology and Hydraulics Design*

Our engineers have extensive experience in the application of hydrology and hydraulic principles to the design of real world systems. These applications include:

- Drainage Structure Sizing
  - Stream Relocations
  - Culverts
  - Channels
- Pond and Dam Design
  - Sediment Ponds and Basins
  - Spillways
  - Design/Rehabilitation
  - Slurry Impoundments
  - Lagoons
  - Dams
- Detention and Retention Systems
  - Ponds
  - Pipes
  - Underground Bladders
- Stormwater Management System Design
- Floodplain Management Permits/Approval
- Floodway Studies
  - FEMA (Federal Emergency Management Agency)
  - NFIP (National Flood Insurance Program)
  - Flood Elevation Surveys/Certifications
  - Flood Routing
- Dam Break Analysis
- Hydrology Surveys
- Stream Gauging
- Rainfall and Flow Data Collection
- Stormwater Drainage System Design
- Pressure Pipe Systems
- Stream Restoration Plans
- Natural Stream Channel Design/Restoration
- Expert Witness Testimony

To complete these types of applications, our engineers, scientists, and surveyors work jointly to develop an effective and economical solution to your situation. Their analyses use widely accepted computer models.



Potesta & Associates, Inc. typically uses the following computer modeling programs:

- HEC-RAS
- HEC-HMS
- TR-20/TR-55
- StormCAD
- CulvertMaster
- FlowMaster
- PondPack
- CORMIX

We have provided these services to a wide variety of public and private sector clients. Our staff not only understands the technical details, but is very experienced in working with the various state, federal, and local regulatory agencies. We know the level of detail they require and can obtain the necessary approvals in a timely manner.



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# POTESTA & ASSOCIATES, INC.

## *Roadway Engineering and Design Services*

Roadway engineering and design to develop construction and right-of-way plans requires a wide range of expertise and a complete and thorough knowledge of the West Virginia Division of Highways' (WVDOH) standards, specifications and approval process. Potesta & Associates, Inc. (POTESTA) offers extensive expertise in civil, environmental and geotechnical engineering; hydrology; and hydraulic design. POTESTA has provided numerous roadway designs for WVDOH projects, access roadways for industrial parks, educational institutions, commercial businesses and residential developments, as well as new roadways, relocation and modifications of existing roadways to widen or incorporate turning lanes and other improvements. POTESTA's geotechnical engineers have provided subsurface explorations and recommendations required for highway design for in-house projects, as subconsultant to other engineering firms and directly to the WVDOH.

POTESTA's in-house engineering, environmental and surveying staff is capable of providing a full range of services required for highway and roadway engineering and design. These services include:

- Project Conception
- Environmental Assessment and NEPA Compliance
- Permitting
- Geotechnical Explorations and Recommendations
- Surveying
- Geometric Layout
- Relocation of Utilities
- Preparation of Construction and Right-of-Way Plans and Specifications
- Construction Stakeout
- Construction Monitoring

### REPRESENTATIVE PROJECTS

**WV 279 North Bridgeport Bypass** – Geotechnical and environmental services for approximately 1.25-miles of the North Bridgeport Bypass, West Virginia Route 279, in Harrison County. This work included documentation of environmental conditions along three alternative routes to assess potential impacts prior to design. POTESTA also completed geotechnical evaluation of the planned cut slopes, as well as foundation design for a proposed single span bridge. POTESTA prepared the roadway design plans for the WVDOH.



**Mineral Wells Industrial Park** – Construction and right-of-way plans were prepared for 0.65 mile of West Virginia Route 14/25 for access into the industrial park. Project also included determination of wetland impacts and development of a mitigation plan to account for wetlands lost as a result of construction.

**Bradshaw Elementary and Riverview High Schools** – Construction of these new schools required that 0.44 mile of West Virginia Route 80 be relocated. POTESTA prepared construction and right-of-way plans for the relocation which included relocation of a cemetery, relocation of a stream and extensive excavation with the excess material being used to raise the school site out of the floodplain.



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**Interstate 64, Cabell County, West Virginia** – West Virginia Paving, Inc. retained POTESTA to be part of a design/build team for a widening project on Interstate 64. POTESTA prepared topographic mapping of the roadway from aerial mapping services, as well as ground topographic mapping around the bridge to be replaced. The project included geotechnical services including exploration of subsurface borings for laboratory testing and providing the design team with geotechnical recommendations. Other services included a Construction Stormwater NPDES permit and construction monitoring of both the bridge construction and widening of the roadway from four to six lanes.

**Marshall University Graduate College** – Marshall University retained POTESTA to conduct a feasibility study for an entrance route and a new access roadway to the college. As a result, POTESTA prepared construction drawings to WVDOH standards for additional lanes, necessary islands and signage at the college's entry. This plan was approved by the University, City of South Charleston and the WVDOH.



**Baker Business Park Industrial Access Road** – Hardy County Rural Development Authority retained POTESTA to provide engineering services for the study, design, and preparation of construction contract plans, related documents, and construction oversight services for the planned industrial access road for the Baker Business Park District, as well as deceleration lanes on Corridor H. POTESTA completed surveying/mapping, right-of-way plans, roadway design and preparation of contract plans, roadway surveying, and construction observation.



**POTESTA & ASSOCIATES, INC.**

7012 MacCorkle Avenue, SE, Charleston, West Virginia 25304  
Phone: (304) 342-1400 • Fax: (304) 343-9031 • [www.potesta.com](http://www.potesta.com)  
Regional Offices: Morgantown, WV and Winchester, VA



Potesta & Associates, Inc. has a significant body of work in site design for residential, commercial and industrial clients. Projects range from power plant siting to subdivision design. We have assisted numerous developers and development agencies with the creation of business industrial parks throughout West Virginia, and have been part of design teams for elementary, secondary and collegiate projects primarily associated with new building construction.

Our staff of civil, environmental, and geotechnical engineers; surveyors and environmental scientists can provide the following site planning and design services.

- Surveying – Topo and Boundary
- Base Mapping from Aerial Photography
- Geotechnical Engineering
- Land Planning
- Environmental Issues Evaluation and Mitigation
- Site Grading
- Vehicular and Pedestrian Circulation
- Utility Design
- Site Features
- Stormwater Management Plans

Some clients who have used our site design services include:

- West Virginia Development Office
- Development Authorities: Tucker, Wood, Roane and Hardy Counties
- Bright Enterprises
- Charleston Area Alliance
- University of Charleston
- Timberwolf Development Corporation
- West Virginia Department of Environmental Protection
- West Virginia Division of Natural Resources
- Marshall University
- Architects: Associated Architects; Bastian & Harris, Architects; SEM Partners; ZMM



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# POTESTA & ASSOCIATES, INC.

## *Surveying and Mapping*

Our surveyors are experienced in many aspects of surveying such as topographic mapping, boundary surveys (rural/farms, city lots, and subdivisions), ALTA surveys, control surveys, flood certificate surveys, well location surveys, construction surveys for layout of work, record drawings, and quantity measurements. Related areas include courthouse research, preparation of right-of-way plans, and verification of property owners. Potesta & Associates, Inc. (POTESTA) has licensed professional surveyors registered in West Virginia, North Carolina, South Carolina, Ohio, Virginia, and Pennsylvania. Their total combined surveying experience comes to well over 50 years.

POTESTA's surveyors use state-of-the-art equipment such as Topcon total stations, Trimble R-8 GNSS, and SMI data collectors with SMI software. Autodesk Civil 3D reduction and design software is used.

POTESTA is equipped with modern surveying instruments, allowing efficient data processing and accurate gathering of field information. Total station instruments equipped with data collectors are utilized for complete field-to-office automation allowing for high levels of productivity in the field. The latest versions of software are then used to process survey data and create drawings or required end products. These products can be supplied to our clients in AutoCAD and/or Microstation format.

Small topographic mapping projects can be completed in-house using the aforementioned process. Larger projects are better suited for mapping using aerial photography.

POTESTA can provide the necessary surveying required for establishing ground control for aerial mapping. As a quality control measure, aerial mapping is field checked for accuracy by surveying cross sections or random points.



Surveys completed by POTESTA are performed by or under the direction of a professional licensed surveyor. Surveys and mapping are completed to the standards outlined by the National Map Standards, as well as other applicable quality standards.

Our staff is experienced in global positioning surveys (GPS). GPS equipment, Trimble R-8 GNSS, and existing base stations are among POTESTA's surveying tools. Based upon the site location and ultimate use of the survey information, a recommendation is made to the client as to whether or not traditional survey or GPS is most applicable to their project.



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# POTESTA & ASSOCIATES, INC.

## *Water and Wastewater Engineering*

Our professional staff is dedicated to providing quality engineering services for various types of water treatment and distribution systems, as well as wastewater management, collection and treatment systems. The following is a list of some of the services Potesta & Associates, Inc. is capable of providing:



### WATER AND WASTEWATER DESIGN

- Feasibility Studies
- Conceptual Design
- Final Design
- Bidding and Construction
- Construction Monitoring
- Wastewater Audits
- Wastewater Minimization Studies
- Engineer's Cost Estimates
- Small Flows Design (Traditional and Innovative Treatment Systems for Low Volume Flows)
- Sewage Collection and Treatment
- Water Treatment and Distribution
- Industrial Wastewater Treatment
- Wastewater Treatment Plant Design
- Water Treatment Plant Design
- Water and Sewer Line Extensions

- Remediation Systems
- Landfill Leachate Treatment
- Storage Tank Design
- Flow Measurement
- Surveying/GPS and Mapping
- Permitting and Regulatory Liaison
- Combined Sewer Overflow (CSO)
- Management, Sampling and Modeling

### STORMWATER MANAGEMENT

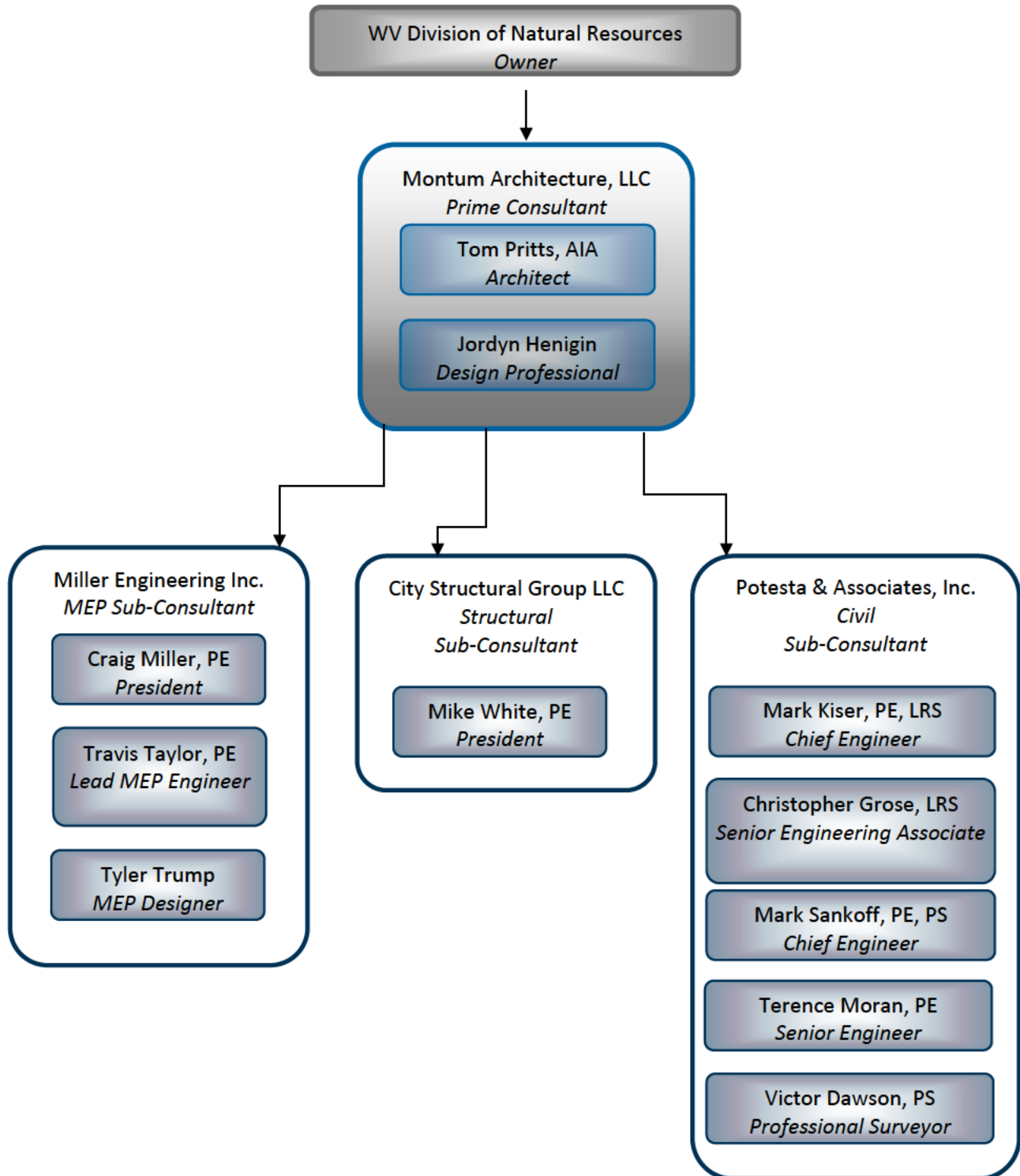
- Hydraulic Conveyance Structure Design (Culverts, Channels, Drop Inlets, Etc.)
- Stormwater Retention/Detention Pond Design
- Stormwater Pond Modeling
- Floodplain Identification and Management Strategies
- Hydrologic and Hydraulic Analysis and Evaluations and Modeling
- Construction Monitoring
- Surveying
- Permitting and Regulatory Liaison



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# Project Organization Chart





*Montum*







### **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

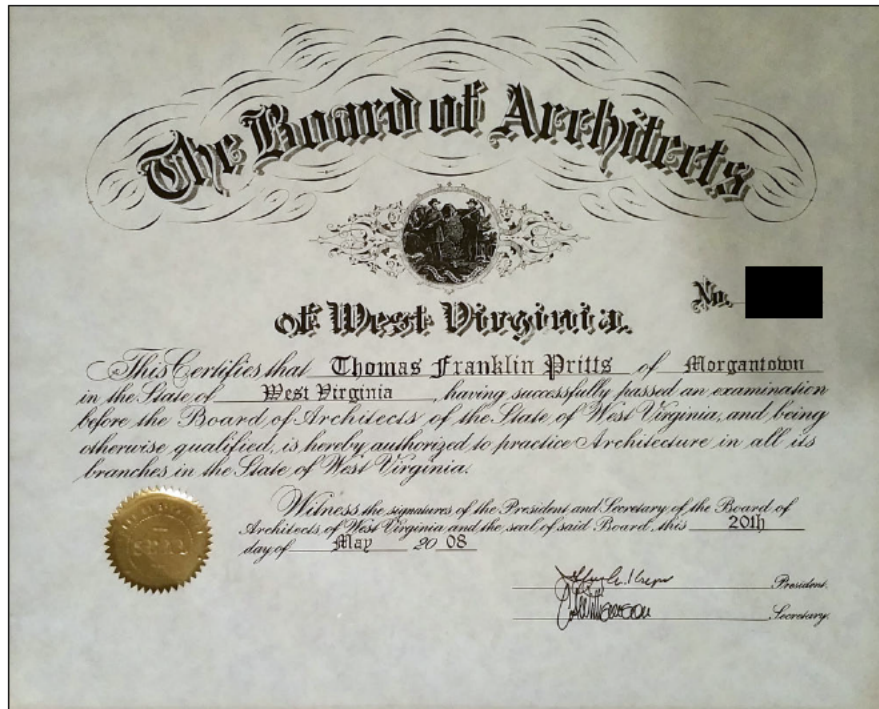


- Short Gap Volunteer Fire Company Addition
- WV General Services Division Capitol Complex Chiller Plant Expansion

### **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

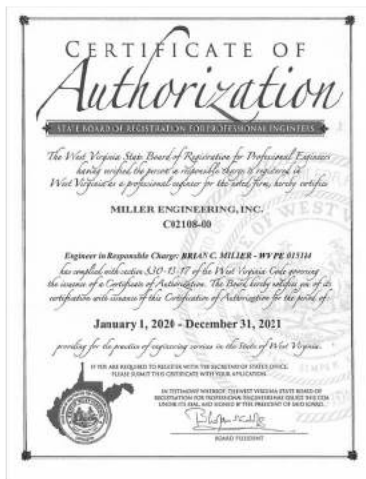
### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

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

# Staff – Proposed Staffing Plan





# D. MARK KISER, P.E., L.R.S.

## Chief Engineer



### EDUCATION

B.S. Civil Engineering, 1984  
West Virginia University

### EMPLOYMENT HISTORY

1997-Present	Potesta & Associates, Inc.
1995-1997	Terradon Corporation
1984-1995	GAI Consultants

### PROFESSIONAL REGISTRATION

- Professional Engineer – West Virginia
- Licensed Remediation Specialist – West Virginia

### PROFESSIONAL CERTIFICATION

- Hazardous Waste Site Operations and Superfund
- Worker Protection Training, 40-Hour Training
- Supervisory Training and Annual Refreshers
- Troxler Nuclear Densometer Certification

### SERVICE ON BOARDS AND COMMISSIONS

Commissioner – Sissonville Public Service District

### AREAS OF SPECIALIZATION

Environmental assessments, environmental sampling and remedial programs, conceptual and final designs for chemical, utility, and municipal solid waste disposal sites, including liner systems, leachate management systems,

stormwater management systems, operational plans, and capping/closure systems, abandoned mine land reclamation projects, sludge stabilization and basin/pond closure projects, environmental permitting, hydrologic and hydraulic analyses, quality assurance/quality control monitoring.

### PROFESSIONAL EXPERIENCE

#### Civil Engineering/Site Design

Ridgeline, Inc./Cabela's – Retained by developer and Cabela's to provide civil engineering design services for a new Cabela's store in Charleston, West Virginia:

- ALTA survey
- Subsurface exploration
- Grading plan including balanced cut and fill for the building pad, parking fields, and access roads.
- Stormwater collection system design including curb inlets, catch basins, and culverts.
- Pavement design.
- Utility extension designs including sanitary sewer, potable water, fire service, natural gas, underground electric, underground telephone, and underground cable television.
- Permitting services
- Support for local approvals including approval from Charleston Municipal Planning Commission as a Development of Significant Impact and building permit to allow construction to begin.
- MM-109 permit to allow for connection of the store's new roadway with the existing public roadway.

Fieldcrest Subdivision – Project manager/engineer for development of a nine-lot subdivision in Charleston, West Virginia. Design and permitting/regulatory approvals for infrastructure, including new street, sanitary sewer main, water main, stormwater, electric, telephone, cable, and natural gas. Preparation of drawings/specifications for necessary governmental agency approvals and for solicitation of bids. Inspection and certification of completed sanitary sewer system.

Connell Pointe Subdivision – Project manager/engineer for development of an eleven-lot subdivision in Charleston, West Virginia. Design and permitting and regulatory approvals for infrastructure, including new

street, sanitary sewer main, water main, natural gas service, stormwater, electric, telephone, and cable. Preparation of drawings/specifications for governmental agency approvals and for solicitation of bids. Inspection and certification for completed sanitary sewer systems.

Conner Drive Townhouses – Project manager/engineer for development of 13 townhouse lots just outside of Charleston, West Virginia. Planning, surveying, design, and regulatory approvals for infrastructure, including new street, stormwater management system, sanitary sewer main, water main, electric, natural gas, telephone, and cable.

Gettysburg Subdivision – Project manager/engineer for an 18-lot subdivision located in Kanawha County, West Virginia. Design, surveying, and regulatory approvals for infrastructure, including new street, sanitary sewer main, water main, stormwater management system, electric, natural gas, telephone, and cable. Preparation of drawings/specifications for solicitation of bids. Inspection and certification of the sanitary sewer collection system and pump station.

Yorktowne Subdivision – Project engineer for development and construction phase services for a 50-lot subdivision in Charleston, West Virginia. Design of streets, lots, stormwater management systems, sanitary sewer mains and pump stations, water mains, underground electric, natural gas, telephone, and cable.

City of Charleston – Feasibility study for the replacement of the CSX Ramp in Charleston, West Virginia.

Villages at Coolfont – Project manager for project in Morgan County, West Virginia, which included planning, engineering, and permitting associated with developing a second home community on 1,000 acres near Berkeley Springs, West Virginia. Project included:

- Potable water supply source (wells), treatment plant, storage, and distribution system
- 0.44 MGD MBR wastewater treatment plant and sanitary sewer collection system
- Community roadways and storm sewer systems
- Detailed plans for the water and wastewater treatment plants and the distribution allocation system serving the first 124 homes
- Permits were obtained for the water and wastewater plants

Suncrest Subdivision – Project engineer for development of subdivision in Charleston, West Virginia. Project included engineering and permitting for a new residential subdivision including roadway, underground electric, telephone, cable, water, sanitary sewer, and storm water. Sanitary sewer system was designed, constructed, and monitored under the terms of an alternate mainline extension agreement with the Charleston Sanitary Board.

Business and Industrial Development Corporation – Preparation of Utility Extension and Roadway Paving Plans for Southridge Centre - Phase 2 area. Project included preparation of bidding/construction drawings to provide natural gas, water, sanitary sewer, telephone, and cable television serving four commercial lots and a 50-lot proposed subdivision. All utilities were underground. The length of the project was approximately ½ mile. The project also included roadway paving and stormwater drainage.

Mixed-Use Industrial Park – Development of a conceptual development plan for a mixed-use industrial park. The evaluation included developing preliminary alignments for two access roadways including earthwork requirements, drainage, subbase, and paving with preliminary cost estimates. Total length of road was over 5 miles. The evaluation also included preliminary layout of water and sewer service for a proposed 400-acre development.

Plasma Processing Corporation – Preparation of permit to construct and site development plan for a secondary aluminum processing facility startup in Jackson County, West Virginia.

Utility Relocation Plans – Required for site development, waterline, and sewer construction projects. Projects included determination of utility locations by records review, utility contacts, and surveying. Designs were prepared including locations, details, and pavement replacement. Design also included obtaining approvals from West Virginia Division of Highways and the owners of the utilities.

# CHRISTOPHER A. GROSE, L.R.S.

## Senior Engineering Associate



### EDUCATION

- M.S. Geological Engineering, 1990  
University of Missouri-Rolla
- B.S. Civil Engineering, 1988  
West Virginia Institute of Technology

### EMPLOYMENT HISTORY

- 1997-Present Potesta & Associates, Inc.  
1994-1997 Terradon Corporation  
1990-1994 GAI Consultants, Inc.  
1989-1990 University of Missouri-Rolla  
1989 Triad Engineering Consultants  
(summer)  
1988 West Virginia Institute of Technology  
1983-1988 Clint Bryan & Associates Architects  
(summers)

### PROFESSIONAL REGISTRATIONS

Licensed Remediation Specialist – West Virginia

### PROFESSIONAL CERTIFICATIONS

- Hazardous Waste Site Operations and Superfund Worker Protection Training
- American Red Cross Standard First Aid and CPR
- Troxler Moisture-Density Gauge

### PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- Association of Engineering Geologists
- Society of America Military Engineers

### AREAS OF SPECIALIZATION

Geological/Geotechnical engineering related to subsurface exploration studies, soil and rock slope design, landslide causation studies, foundation system design, surface/subsurface hydrogeology, ground subsidence, contaminant transport and groundwater flow modeling. Planning, design, and permitting of natural gas production well pads and access roads. Geological study of hazardous waste remediation sites, CERCLA/SARA, RI, and FS report compilation, geological and geotechnical aspects of siting and design of municipal and industrial waste landfills.

### PROFESSIONAL EXPERIENCE

#### Geotechnical

Preparation of foundation investigations for several large structures including a parking garage and student housing complex at Marshall University in Huntington, West Virginia. Tasks included development of subsurface exploration program, soils/rock sampling, testing program, and preparation of a final geotechnical report.

West Virginia Division of Highways – Geotechnical engineer on geotechnical/landslide master services agreement for on-call services for a three-year period.

Forensic study, expert testimony, and legal support related to the failure of numerous soil/rock slopes throughout West Virginia. This work included extensive review of relevant project case documents, site reconnaissance visits, interviews with project personnel, and deposition testimony.

Responsible for development of geotechnical and geological recommendations as well as development of stabilization designs for many failed soil/rock slopes in West Virginia. This work included initial site reconnaissance visits, development of a subsurface exploration study and materials testing program, evaluation of stabilization alternatives, and construction plan preparation.



Travelers Insurance/City of Charleston – Project included a subsurface exploration study, engineering design, and global stability evaluation of a failed soil slope in a residential neighborhood on Bona Vista Drive for the City of Charleston, West Virginia. The slide was caused by a water main break along an existing residential neighborhood paved roadway. The recommended slope stabilization method was to install a soldier beam and lagging retaining wall along an existing paved roadway (supporting the buried utilities) with the remainder of the failed slope below being removed and replaced with compacted soil backfill.

City of Charleston – Geotechnical assessment and development of regrading construction plans for the repair of a failed soil slope below Grandview Drive for the City of Charleston, West Virginia. The slope failure occurred between two adjacent residential structures and encompassed a sanitary sewer main as well as a storm drainage pipe receiving storm drainage from Grandview Drive. The stabilization plan involved the removal of the failed mass beginning at the toe of the slope and then working progressively upslope to result in a stabilized and regraded slope surface. The work required the removal of all failed material to the underlying rock surface and included the installation of a shot rock toe buttress which was installed along a natural topographic bench near the toe. Following completion of the work the affected utilities were installed either below the fill material or outside the regraded slide area.

West Virginia Department of Environmental Protection – Foundation design for a proposed 1,000,000-gallon potable water storage tank and valve pit near Cassidy, West Virginia.

#### **Roadway Design**

Geotechnical engineer for various bridge and highway projects including:

- North Bridgeport Bypass
- McDowell County Schools
- Corridor H
- Dundon Bridge
- Sulphur Springs Bridge Replacement
- Smith Creek Bridge
- Martha Truss Bridge
- Martha Concrete Girder Bridge Replacement
- Dry Run Interchange
- I-81 Upgrade
- Platinum Drive
- Kenna Ridge Business Industrial Park/Access Road

Hardy County Rural Development Authority – Engineering services for the study, design, and preparation of construction contract plans, related documents, and construction oversight services for an industrial access road for the Baker Business Park District.

Roane County Development Authority – Site development construction documents for National Industrial Wholesale Lumber located in Roane County's industrial park.

ZMM – Site design and engineering for a new elementary school and new high school in Bradshaw, West Virginia on the site of an existing elementary school.

West Virginia Department of Highways – Evaluation of subsurface conditions including both soil and rock to provide geotechnical recommendations related to potential bridge abutment foundation systems near Martinsburg, West Virginia. Alternatives included both shallow and deep foundations. Deep foundations were required at several abutments due to voids encountered in limestone bedrock.



# MARK A. SANKOFF, P.E., P.S.

## Chief Engineer



### EDUCATION

B.S. Civil Engineering, 1982  
West Virginia University

### EMPLOYMENT HISTORY

2011-Present Potesta & Associates, Inc.  
1991-2011 West Virginia American Water  
1988-1991 Dunn Engineers, Inc.  
1982-1988 Kelley, Gidley, Blair & Wolfe, Inc.

### PROFESSIONAL REGISTRATIONS

- Professional Engineer – West Virginia
- Professional Surveyor – West Virginia

### PROFESSIONAL AFFILIATIONS

- American Water Works Association
- National Society of Professional Engineers

### AREAS OF SPECIALIZATION

Water including design of water mains, water storage tanks, booster stations, pressure reducing stations, advanced metering infrastructure – (AMI) and Automated Meter Reading – (AMR) systems. Extensive knowledge in water distribution systems operation and maintenance.

### PROFESSIONAL EXPERIENCE

#### Water Lines, Water Storage Tanks, and Water Treatment Plants

Confidential Coal Company – Onsite water management, reuse and disposal project; services included construction of 8,500 gallon per minute combination high pressure pump/pressure reducing station, controlling a 14 mile 26” HDPE pipe, an 8,500 gallon per minute pressure sustaining valve station, energy dissipation structure, river outfall and SCADA system.

Responsible for engineering at West Virginia American Water (WVAW):

- Supervising an engineering staff of eight, working in conjunction with other departments at WVAW.
- Developing and prioritizing multiple capital projects while developing and managing the multi-million capital budget for West Virginia. Budgeting includes developing and creating large investment projects, multiple public private partnerships and several acquisitions.
- Involved in multiple operational issues/projects including non-revenue water reduction, comprehensive planning studies including interconnection studies to combine operations to increase efficiencies.
- Worked on the automation of Bluestone Water plant which is intended to be the first one shift automated and unattended surface water treatment plant in West Virginia.
- Design of multiple pressure reducing stations and booster stations.
- Overseeing a \$1.5+ million per year tank painting program.
- Managed tank painting program, which included evaluating, prioritizing, draining and refilling tanks, tank inspections, preparation of contract documents, bidding, bid evaluations, contract awards, scheduling, taking tanks out of service while maintaining uninterrupted service to customers.
- Responsible for over 300 tanks in the largest water system in West Virginia.

Responsible for the Fayette AMI project, a \$4.3 million-dollar meter replacement/automation project to automate almost 12,000 water meters in Fayette County, West Virginia. This project was part of an EPA Green Project and the project was successfully publically bid using a

performance specification using stimulus money. Methods were developed to economically work through terrain issues as it related to radio signals to develop a successful project. The project successfully incorporated acoustic listening devices to monitor the distribution system at night to reduce non-revenue water in the Fayette water system.

City of Glenville – Project Manager for the study, design, bidding, and construction phase services for project involving upgrades and construction monitoring to their existing potable treatment and water distribution system.

Town of Mills Creek – Project Manager for the design, permitting, preparation of construction plans, specs, and bidding documents, and construction administration/observation services for the construction of two backwash ponds behind the existing water treatment plant.

Responsible for the project management to complete the WVAV building complex at 1600 Pennsylvania Avenue, Charleston, West Virginia. Provided oversight of the building complex for all operation and maintenance items, as well as liaison with the leasees.

Project Manager of the Kanawha Valley to Montgomery Interconnection Project design which included over 20 miles of 20-inch to 12-inch water mains, two relay booster stations, one storage tank, Kanawha River Crossing, railroad crossings, two pressure reducing stations and radio telemetry.

Project Manager for the EPA IDSE disinfection project to develop the computer water models for the Charleston and Huntington water systems which calibrated the two largest water distribution systems in West Virginia.

Project Manager for the Kanawha County IDB Water Project 2000 which served 33 areas and brought water to over 1,740 families. The total project cost of over \$22 million included over 100 miles of water mains, five boosters and six water storage tanks of various sizes. Oversaw the design work of six consultants, including acquiring the rights-of-way, the bidding of 12 water main contracts, and the construction of those contracts with five consultants handling five contractors, while managing the bidding and construction of the above boosters and water storage tanks.

Prepared specifications and plans for numerous water main extensions, water storage tanks, boosters and hydro

pneumatic booster stations and pressure regulating stations including site work, other utilities, and property acquisition, including bidding, project and construction management.

Parcoal Project, Webster County, consisting of 8-inch water main extension and a 160,000-gallon water storage tank using an ARC Grant.

Southridge Development Project consisting of 16-inch water main extension to serve the Southridge Development on Corridor G.

Responsible for the 55-person department that maintained the Kanawha Valley water distribution system, which repaired an average of 1,500 main breaks per year up to 30-inch PCCP:

- Responsible for providing new water services – the department made an average of 850 taps per year
- Oversaw the leak survey effort to reduce unaccounted for water – developed a system to check night flow in systems using existing telemetry to determine leakage and direct efforts to maximize finding and fixing those leaks
- Coordinated the small diameter main replacement program which averaged over one million dollars per year
- Comprehensive supervisory experience between union and non-union personnel – responsible for five supervisors
- Assisted in union negotiations – developing a process to equalize overtime within the distribution department. Worked with the Manager to develop 24-hour coverage shifts to provide better customer service and reduce O&M costs, including a 12-hour shift schedule using four foremen to provide round the clock coverage
- Served as the liaison with Kanawha County Commission and KCRDA on new water projects to serve un-served areas

Oversaw the completion of the construction of the Consolidated Office Complex for WVAV's corporate headquarters in Charleston in 1997 to 1999.

Kanawha County Water Main Extension Project consisting of waterlines, booster, a 200,000-gallon water storage tank, and four pressure-regulating stations for the Campbells Creek area of Kanawha Valley.

# TERENCE C. MORAN, P.E.

## Senior Engineer



### EDUCATION

M.S. Civil Engineering, 1989  
West Virginia University

B.S. Civil Engineering, 1987  
West Virginia University

### EMPLOYMENT HISTORY

1999-Present	Potesta & Associates, Inc.
1989-1999	GAI Consultants
1987-1989	West Virginia University
1985-1987	West Virginia Division of Highways (summers)

### PROFESSIONAL REGISTRATION

Professional Engineer – West Virginia, Virginia

### PROFESSIONAL CERTIFICATION

- Troxler Moisture-Density Gauge
- American Red Cross Standard First Aid and CPR
- OSHA 40-Hour Hazardous Waste Worker Training

### AREAS OF SPECIALIZATION

Water and wastewater engineering and permitting; preparation of studies, design calculations, drawings, technical specifications, and cost estimates; bidding phase services; and construction phase services, including construction administration.

### PROFESSIONAL EXPERIENCE

#### Sewer Lines and WWTPs

Project Manager for more than 30 wastewater projects, including municipal sanitary sewer treatment systems, industrial pretreatment systems, modification of sewer treatment plants, outfall modifications including diffuser installation, and upgrades to municipal collection systems. Also included were completions of studies mandated by the West Virginia Public Service Commission.

- Projects funded by State Revolving Fund (SRF), West Virginia Infrastructure and Jobs Development Council, United States Economic Development Agency, and Private Funding sources.

Boone County Public Service District – Preliminary engineering, funding application, and final design for WWTP upgrade. Funding proposed through the Clean Water State Revolving Fund (SRF).

- Mechanical bar screen replacement
- Grit removal system replacement
- Mechanical aerator replacement
- Addition of third clarifier
- RAS pump addition
- UV unit replacement
- Belt filter press replacement
- Wash water system upgrade
- Other upgrades

Town of Ceredo – Perform design, bidding, and construction phase services for upgrade of existing sanitary sewer collection system, including upgrades to gravity and force main lines, and a lift station. Funding was thru the Clean Water State Revolving Fund (SRF).

Town of Ceredo – Evaluation of remaining capacity of grinder pump system.

Salt Rock Sewer Public Service District Master Service Agreement:

- Specification for WWTP wash line
- Preparation of NPDES modification for sludge disposal from a publicly owned treatment works
- Preparation of odor control study mandated by the West Virginia Public Service Commission (WVPSC)
- Preparation of cost estimates for requests for service



▪ Evaluation of lift station overflows

Town of Moorefield – Study on costs of \$30,000,000 sanitary sewer system (plant and collection system).

South Putnam Public Service District – Project Engineer for review of sewage disposal options for large county-wide sanitary sewer provider. Work included interviews with various publicly owned treatment works (POTWs), interviews with regulatory agencies, review of regulatory agency files, development of costs, and preparation of a report summarizing findings, including recommendations for future treatment of sewage in West Virginia.

West Virginia American Water – Assessment of City of Oak Hill and City of White Sulphur Springs publicly owned treatment works (POTW) to recommend improvements in operation and maintenance.

Town of Bradshaw – Design of collection system for two new schools, and design, permitting, bidding, and certain construction phase services for equalization basin/lift station, and upgrades to vacuum station and buffer tanks.

Tucker County Development Authority – Design, permitting, bidding, and construction phase services for gravity collection system, force main, and lift station for industrial park.

Boone County Public Service District – Preliminary engineering report for collection system and sequencing bench reactor (SBR) wastewater treatment plant for the Town of Nellus.

MDG Homes – Preparation of hydraulic calculations and record drawings for variable grade effluent sewer system at large development in eastern panhandle.

Client Confidential – Coordination of treatability study for industrial treatment plant.

Design of numerous sanitary sewer extensions associated with private developers, including design of gravity and force main lines and lift stations, including approvals by local public utilities such as Jefferson Utilities, and approvals by West Virginia Department of Environmental Protection.

Pocahontas County Public Service District/Wastewater Management – Study on replacement of Hawthorn Loop Sanitary Sewer System.

Steptoe & Johnson/York Bronze Company – Design of batch chemical pretreatment system for bronze facility in northern West Virginia. Included were sizing of units and building to house treatment system, and preparation of drawings, specifications, and cost estimate.

Columbia Gas Transmission Corporation:

- Design of sump/pump and storage tank to allow treatment and storing of wastewater; and negotiation with hauler and POTW to allow disposal of wastewater at Files Creek Compressor Station.
- Design of an oil/water separator, sump/pump, and storage tank to allow treatment and storing of wastewater; and negotiation with hauler and POTW to allow disposal of wastewater at Cleveland Compressor Station.
- Design of a wastewater treatment plant for compliance with a compressor station's NPDES permit. Included was preparation of facilities preliminary and final engineering plans, selection of treatment (chemical precipitation, activated carbon and filtration), and detailed drawings and specifications.
- Evaluation of effectiveness of existing ozonator/activated carbon wastewater treatment system at a natural gas compressor station. Evaluation included 30-day composite sampling plan of wastewater, compilation of results, comparison with treatment system capacity, and issuance of findings in a report. Also included was issuance of a report summarizing technical feasibility and costs for alternate treatment options.
- Project Manager for conceptual design of oil/water separator at the Crawford Compressor Station in Ohio.

Tetra Technology – Preparation of operation and maintenance manual for a wastewater treatment plant at the Yak Tunnel Superfund site in Leadville, Colorado. Project Engineer for design and permitting of sanitary wastewater treatment system for coal mines in Logan and Raleigh Counties, West Virginia. Included was preparation of drawings and specifications.

- Eastern Associated Coal Corp.
- Rum Creek Coal Sales



# VICTOR M. DAWSON, P.S.

## *Professional Surveyor*



### EDUCATION

A.S. Land Surveying  
Glenville State College

### EMPLOYMENT HISTORY

1998-Present	Potesta & Associates, Inc.
1993-1998	Dunn Engineers
1988-1993	Woolpert Consultants
1986-1988	W. K. Dickson and Company
1986	Clary-Miller and Associates
1985-1986	William F. Knight Land Surveying
1984-1985	Morris Exploration Company
1983-1984	William F. Knight Land Surveying
1981-1983	Columbia Gas Transmission Company

### PROFESSIONAL REGISTRATIONS

Registered Land Surveyor – North Carolina, South Carolina, and West Virginia

### PROFESSIONAL AFFILIATIONS

- North Carolina Society of Land Surveyors
- South Carolina Society of Land Surveyors
- American Congress on Surveying and Mapping
- West Virginia Society of Professional Surveyors, Board of Directors, Greater Kanawha Valley Chapter, 2012-present

### AREAS OF SPECIALIZATION

Expert Witness/Case Preparation, Accident Surveys, ground control, construction stakeout, topographic mapping, boundary and property surveys including ALTA/NSPS surveys, As-built drawings, and quantity measurements. Related areas include courthouse research, location/verification of utilities, preparation of right-of-way plans, and verification of property owners.

### PROFESSIONAL EXPERIENCE

#### Surveying

#### Utilities:

- Cogentrix Energy – Surveying Supervisor for work included GPS control survey of project area, boundary survey of 292 acres, topographic survey of 177 acres for site construction, courthouse research in Marshall County, West Virginia.
- Big Sandy Peaker Plant, Constellation Power – Crew Chief/Surveying Supervisor for work that included GPS control survey of project area, boundary and topographic of 42 acres, boundary and route survey for 1 mile of transmission lines, construction stakeout in Cabell County, West Virginia.
- Paintsville Power Plant, Energy Services – Survey Supervisor for work that included control and topographic survey of a 180-acre site for proposed power plant in Paintsville, Kentucky.
- Greenbrier Pipeline, Dominion – Survey Supervisor for work that included control and preliminary route survey of a 264-mile pipeline running from Corton, West Virginia to Raleigh, North Carolina.
- Upshur County Power Plant, Dominion – Survey Supervisor for work that included control survey and construction survey of a 170-acre power plant in Upshur County, West Virginia.
- Nextel - Crew Chief/Survey Supervisor for cellular telephone tower sites for work that included courthouse research, boundary and topographic survey for 86 tower locations in West Virginia, Kentucky, and Ohio.
- Crew Chief/Project Manager for Little Sugar Creek Channel Improvements in Mecklenburg County, North Carolina.
- Crew Chief/Project Manager for Charlotte Stormwater Management in Charlotte, North Carolina.

- Crew Chief for Boy Scout Camp in Mecklenburg County, North Carolina.
- Crew Chief for Manchester Creek HEC Study for Rock Hill, South Carolina.
- Crew Chief Thermoco-Welco Water and Sewer in Kings Mountain, North Carolina.
- Crew Chief for proposed sewer route survey in Spencer, North Carolina.
- Moores Chapel, McIntyre East and West Plant Road, Hampton Park, Charlotte-Mecklenburg Utility Department in Charlotte, North Carolina.
- Crew Chief for Charlotte-Mecklenburg Utility Department in Charlotte, North Carolina.
- West Virginia American Water Company – Crew Chief/Survey supervisor for boundary survey for 180 water tank sites throughout West Virginia.
- Crew Chief for Chester Waterline Extension in Chester, South Carolina.
- Crew Chief for Lancaster Sewer Extension in Lancaster, South Carolina.
- Crew Chief for Marshville Sewer in Marshville, North Carolina.
- Crew Chief for Sewer Route Survey for Norwood in Norwood, North Carolina.
- Crew Chief for Lenoir Water and Sewer Extension in Lenoir, North Carolina.
- Crew Chief for Kings Mountain Route 75 Waterline Extension in Kings Mountain, North Carolina.
- Project Manager for route survey/seismic survey for SM-80 gas pipeline in Cross Lanes, West Virginia

Office, Business, Industrial:

- Walmart – Construction layout for parking, roadways, curb and gutter, and utilities for new store in Barboursville, West Virginia.
- River Ridge – Construction layout for new church building, parking and utilities in Charleston, West Virginia.
- National Lumber Plant – Chief/Survey Supervisor for boundary and topographic survey, construction stakeout for plant site in Roane County, West Virginia.
- Buckskin Council Boy Scout Camp, Boys Scouts of America – Survey Supervisor for topographic survey and construction stakeout for new water and sewer system in Pocahontas County, West Virginia.
- Hampton-Clarke, Philips Lighting Company – Crew Chief/Survey Supervisor for boundary and topographic survey, construction stakeout for cullet

pile of hazardous waste site in Fairmont, West Virginia.

- BIDCO – Boundary and topographic survey for several parcels in the development, also stakeout of spec building and parking lots in Kanawha County, West Virginia.
- Crew Chief for Bojangles on Sam Furr Road in Charlotte, North Carolina.
- Crew Chief/Project Manager for Lowe's of Pineville, North Carolina.
- Crew Chief/Project Manager for Firestone Fibers and Textiles in Kings Mountain, North Carolina.
- Crew Chief/Project Manager for Rural Hills in Mecklenburg County, North Carolina.
- Crew Chief/Project Manager for Huntersville Business Park in Huntersville, North Carolina.
- Crew Chief for TransWest Office Building in Charlotte, North Carolina.
- Crew Chief/Project Manager for Chatham Properties in Charlotte, North Carolina.
- Crew Chief/Project Manager for WTVI Transmitter Tower in Charlotte, North Carolina.
- Crew Chief/Project Manager for Greenbrier Business Park in Charlotte, North Carolina.
- Crew Chief/Project Manager for Dickerson Carolina, Inc. in Charlotte, North Carolina.
- Crew Chief for Oakboro Industrial Park in Oakboro, North Carolina.
- Crew Chief for Baxter Medical Warehouse in Charlotte, North Carolina.
- Crew Chief/Project Manager in TechPark Business Center in Rock Hill, South Carolina.
- Crew Chief for Coffey Creek II and III in Charlotte, North Carolina.
- Crew Chief for Red Fez Club in Lake Wylie, South Carolina.
- Crew Chief for Hickory Grove Business Park in Charlotte, North Carolina.
- Crew Chief for Minit Lube in Charlotte, North Carolina.
- Crew Chief for Crescent Gateway in Belmont, North Carolina.
- Crew Chief for Roto Rooter in Charlotte, North Carolina.

## Michael J. White, P.E.



### Project Role

Structural Engineer

With more than 15 years of structural design and project management experience, Mr. White founded City Structural Group in the Spring of 2022. His project experience includes everything from small residential renovations to multi-million dollar new construction projects and everything in between. He has vast experience in the K-12 education sector as well as experience in healthcare, higher ed., government, environmental and residential sectors.

### CSG Project Experience

- *Cass Scenic Railroad State Park* - Bathhouses and Check-in Station
- *Lost River State Park* - Campground Bathhouse and Check-in Station
- *Teays Valley Baptist Church* - New Activities Building
- *Teays Valley Baptist Church* - New Activities Building
- *PARCS Motorsports* – New Ripley Superstore
- *Marshall Co Courthouse* – Portico Renovation Shoring
- *Elk Valley PSD* – Vacuum Tank Replacement

### Project Experience (Previous employment)

- *Valley Park Community Center* – Hurricane, WV
- *New River Primary* - Oak Hill, WV
- *WV School of Osteopathic Medicine Tech Building Addition*
- *Jackson General Hospital Addition* – Ripley, WV
- *Bluefield Primary School* – Bluefield, WV
- *Harrodsburg WWTP* – Harrodsburg, KY
- *Ewing Creek Equalization Facility* – Nashville, TN
- *CAMC Teays Clinic* – Hurricane, WV
- *Mountain State Oral and Facial Surgery* – Charleston, WV
- *Toyota Manufacturing Engineering Addition* – Buffalo, WV
- *Rainelle Medical Center* – Rainelle, WV
- *WVDNR Claudia Workman Center* – Charleston, WV
- *Buzz Food Livestock Slaughterhouse* – Charleston, WV
- *West Liberty University Campbell Hall* – West Liberty, WV

### Professional Registrations

Indiana  
Kentucky  
Maryland  
Ohio  
Tennessee  
Virginia  
West Virginia

### Education

West Virginia University  
Institute of Technology  
*B.S., Civil Engineering, 2006*

### Employment History

2016 – 2022  
*ZMM Architects and Engineers*  
Charleston, WV  
Structural Engineer

2016

*Jacobs*  
Elkview, WV  
Structural Engineer

2013-2016

*Chapman Technical Group/GRW*  
St. Albans, WV  
Structural Engineer

2010-2013

*Moment Engineers*  
Charleston, WV  
Structural Engineer

2007-2010

*Advantage Group Engineers*  
Cincinnati, OH  
Project Engineer



Experience

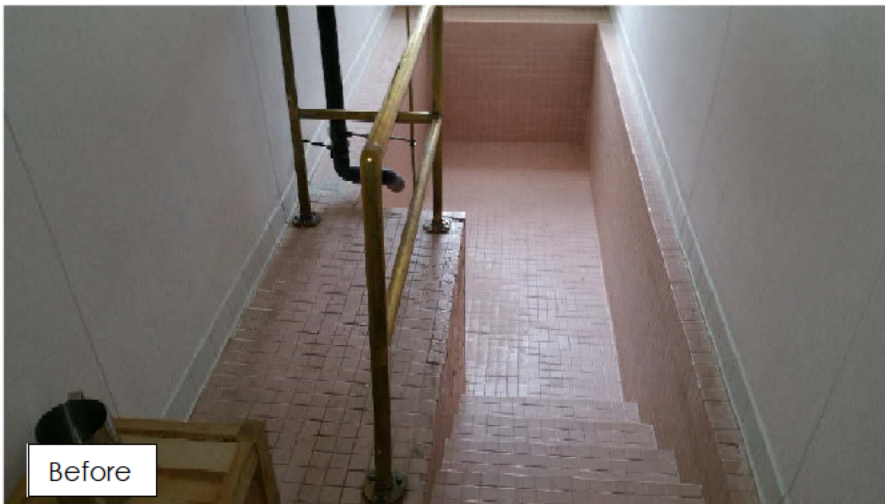




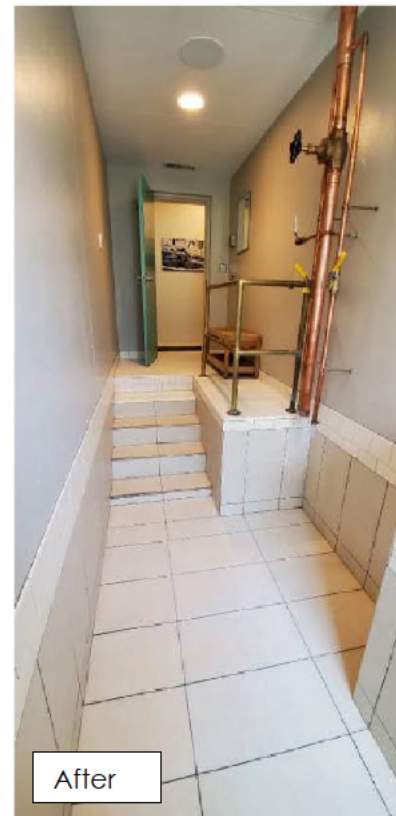
# BERKELEY SPRINGS STATE PARK

## 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

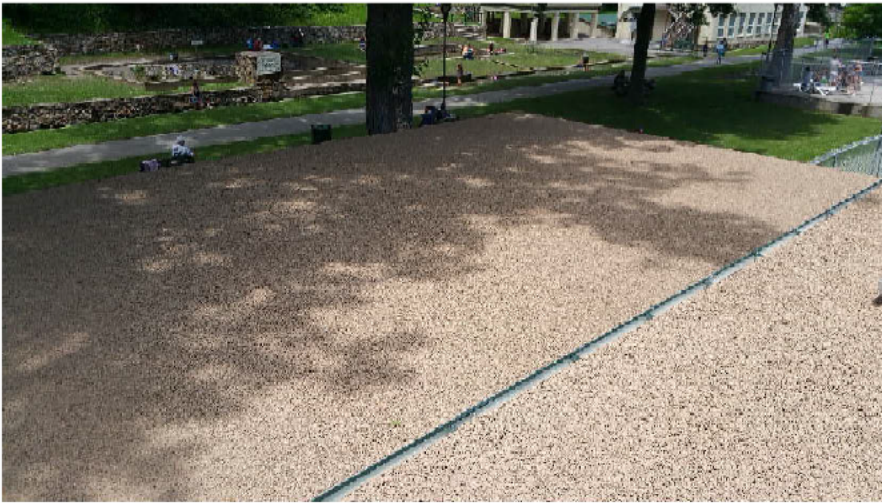
CONTACT:  
Carolyn Mansberger  
DNR Project Manager  
304-558-2764

*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

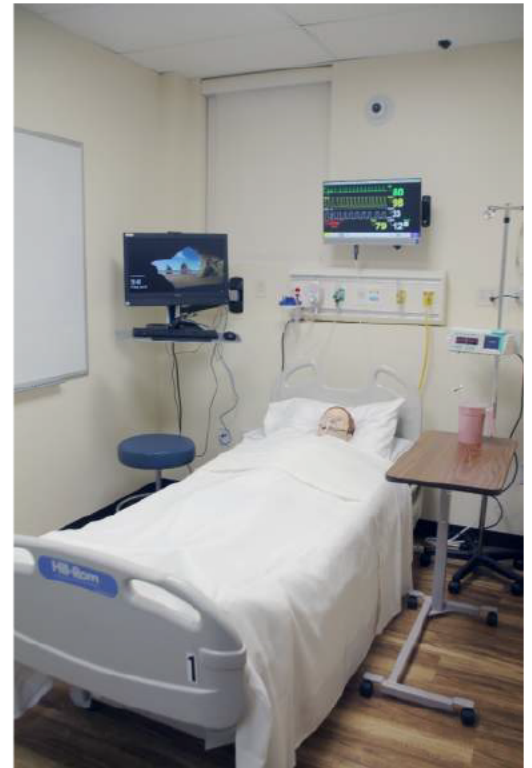


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# POTOMAC STATE COLLEGE BACHELORS IN SCIENCE OF NURSING RENOVATION



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

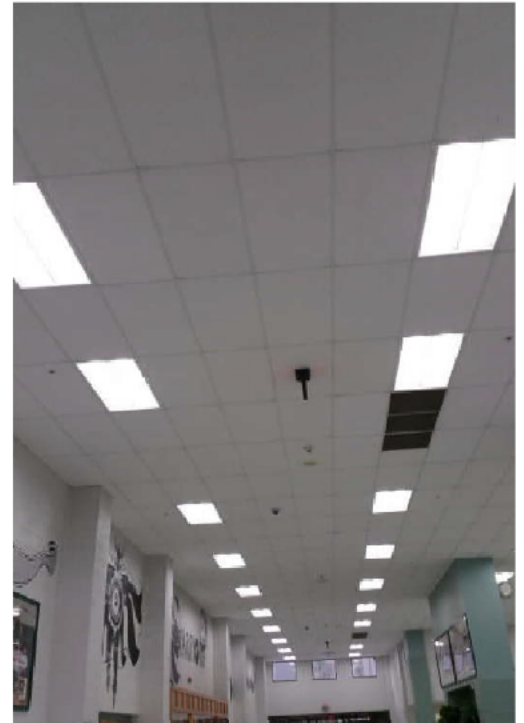
LOCATION: KEYSER, WV

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

*Montum* Architecture, LLC

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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

*Montum* Architecture, LLC

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 – 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.

## Project Experience: Indoor/Outdoor Public Pool

### Cacapon Lodge Addition

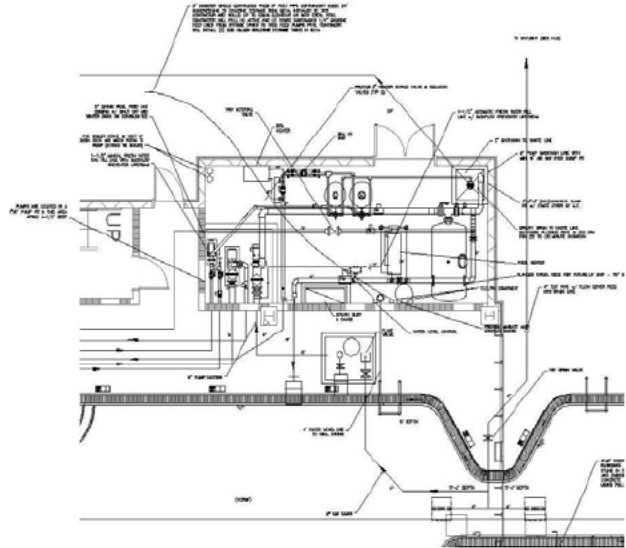
#### Services Provided:

- 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



# GEOTECHNICAL ENGINEERING FOR NEW BUSINESS SCHOOL

*FP Marshall LLC*  
*Huntington, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by FP Marshall LLC to provide geotechnical engineering services for the planned Lewis College of Business/Brad D. Smith Schools of Business at Marshall University in Huntington, West Virginia. The planned project includes the construction of a multistory educational structure totaling approximately 75,000 square feet. The planned building will be a three-story steel frame structure with partially cantilevered second and third floor to the north and east. A landscaped greenspace area will be located immediately to the east of the structure with surface parking and a loading dock provided along the southern side of the building.



POTESTA completed the following geotechnical engineering services:

- Advancement of a total of ten subsurface geotechnical exploratory borings within the vacant lot.
- Collection and soil strength testing of subsurface soil and rock samples.
- Survey for determination of approximate locations of the existing buried and aboveground utilities.
- Geotechnical Report included general geotechnical design, general foundation construction, and site preparation considerations and recommendations.
- Construction observation and field-testing services during initial site grading, placement of fill, and construction phases including field density testing, rebar inspection, bearing capacity testing, and concrete and grout testing.
- Daily site observations, results obtained from various field tests, and completed site work recorded and documented using POTESTA's standard field activity log forms. Additional site information on these forms included activities, weather conditions, equipment utilized, and estimated quantities of material placed.



**POTESTA & ASSOCIATES, INC.**

Charleston, WV • Morgantown, WV • Winchester, VA

Phone: (304) 342-1400 • Fax: (304) 343-9031 • [www.potesta.com](http://www.potesta.com)



# GEOTECHNICAL AND CIVIL SITE DESIGN

## STONERISE HEALTHCARE

### EASTBROOK ADDITION

*Stonerise Healthcare*  
*Charleston, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by Stonerise Healthcare (Stonerise) to provide geotechnical evaluation and site development services for an approximate 38,000 ft<sup>2</sup> addition to the existing Eastbrook facility in Charleston, West Virginia. POTESTA first performed a subsurface exploration, which included seven subsurface test borings. POTESTA then prepared the civil site design plans while working closely with the Stonerise architect, as well as the City of Charleston. There were many aspects to this project in which creative solutions were used to work within tight parameters associated with this site. Some of the tasks associated with the geotechnical exploration and civil site design are listed below:



- Designing a box culvert to cover up 275 feet of stream with minimal cover allowed for a parking lot.
- The design of a 120-foot segmental retaining wall.
- Working with the City of Charleston and West Virginia Department of Environmental Protection (WVDEP) to acquire proper permits associated with the addition.
- Design of a new ambulance entrance under tight restrictions associated with planned location and proximity to Chesterfield Avenue.
- Evaluation of the sanitary line with restrictions associated with minimal slope, the box culvert, existing tie in location, and existing buildings connection.

POTESTA prides itself on working closely with the client to deliver a product that POTESTA and the client are happy with. POTESTA has worked on many other similar projects for Stonerise and continues to do so.



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# GEOTECHNICAL ENGINEERING FOR PARK PLACE DEVELOPMENT

*South Charleston Development Authority/City of South Charleston  
South Charleston, West Virginia*

Potesta & Associates, Inc. (POTESTA) was selected by South Charleston Development Authority/City of South Charleston as the design engineers for the development of Park Place, a 500,000 square-foot retail, entertainment, and food/beverage development on a former fly ash disposal facility in South Charleston, West Virginia. The fly ash pond area encompasses approximately 44 acres. The condition and physical characteristics of the fly ash material contained in the pond required geotechnical engineering ground improvements prior to construction to allow the property to be developed.



The property is regulated by the West Virginia Department of Environmental Protection (WVDEP) due to its history as a former chemical manufacturing and waste disposal facility. The fly ash pond was remediated under the Voluntary Remediation Program of the WVDEP; therefore, certain requirements had to be met before land disturbance and subsurface exploration activities take place. These requirements included preparation of a health and safety plan, preparation of a soil management plan, and implementation of special drilling techniques to avoid contamination of soil and groundwater below the bottom of the fly ash basin.

POTESTA completed the following geotechnical engineering services:

- Subsurface exploration and sample collection plan to characterize the fly ash contained in the pond and the natural soils under the fly ash.
- Geotechnical Report including evaluation of the anticipated consolidation settlement of the fly ash and underlying soils with recommendations for ground improvement measures.
- Grading plan for excavation and removal of 900,000 cubic yards of soil and rock from a borrow site.
- Preparation of soil sampling plan to verify the soils to be removed were acceptable.
- Construction monitoring of the placement of an approximate 10-foot-thick layer of engineered fill over the fly ash material to support the proposed development and the installation of a triangular arrangement of wick drains at various spacings completely through the fly ash and down to the lower part of the alluvium soil layer to enhance dewatering and shorten the settlement time.



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Charleston, WV • Morgantown, WV • Winchester, VA

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# THE VILLAGES AT COOLFONT PROJECT

## *Carl M. Freeman Communities Berkeley Springs, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by Carl M. Freeman Communities to provide environmental and engineering consulting services in conjunction with the redevelopment of the Coolfont Recreation property in Morgan County, West Virginia. Coolfont included a lodge, lake, spa, chalets, and other recreational facilities developed in the 1960s. Carl M. Freeman Associates acquired the Coolfont resort and other adjacent properties with the plan to create a second home community with high-end amenities.



POTESTA completed pre-acquisition services including a Phase I Environmental Site Assessment, an American Land Title Association (ALTA) boundary and property survey of 997 acres, and completed an assessment of the facility's sanitary sewer wastewater treatment plant to facilitate the acquisition of the property.

POTESTA participated in a week-long planning charrette with Carl M. Freeman Associates, land planners, and other design consultants in order to assess the characteristics of the property, identify opportunities and constraints for development, obtain input from local residents and businesses, and develop design guidelines for the project. At the end of the charrette, a land use plan was presented including 1,300 homes, a village center, spa, expansion of an existing lake, a proposed second lake, walking/hiking/biking trails, and the necessary infrastructure.

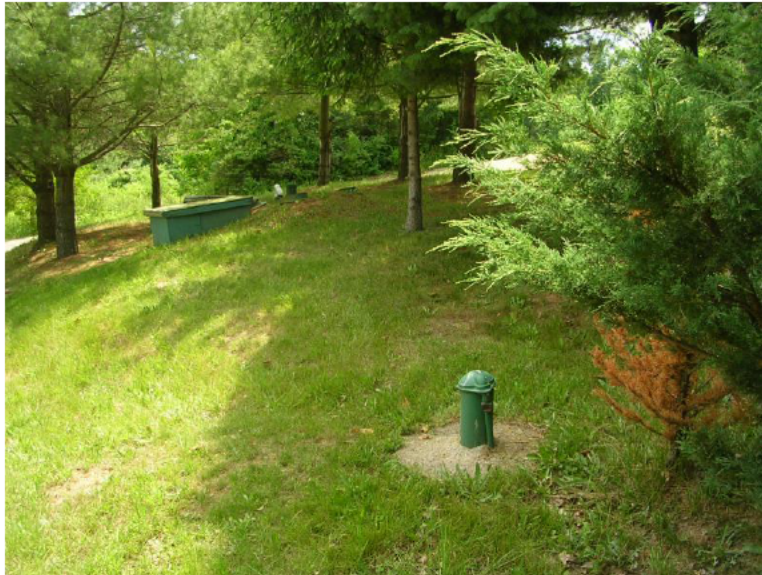
POTESTA completed civil engineering design work for potable water and wastewater treatment facilities. POTESTA selected source well locations, drilled potable water test wells, completed field testing and permitting. POTESTA designed a 300 gallon per minute potable water treatment plant to serve the proposed development. POTESTA also designed the water storage and distribution system. The first phase of the storage distribution system was modeled so that fire protection and adequate pressure would result. The distribution system consisting of 22,500 linear feet of 12 inch to 2 inch water mains and a 316,000 gallon storage tank were designed and permitted serving the first phase of the development.



POTESTA completed the design and permitting for a 440,000 gallon per day membrane bioreactor wastewater treatment plant to serve the ultimate development. The design included the collection system consisting of 18,300 linear feet of 15 inch to 8 inch sewer main, 2 pump stations, and 5,800 linear feet of 8 inch force main for the first phase of development.

POTESTA assisted Carl M. Freeman Associates with permitting required for development of the new lake along with upgrades/expansion of the existing lake. Included were a Section 404 individual permit from the United States Army Corps of Engineers and a Section 404 water quality certification from the West Virginia Department of Environmental Protection.

POTESTA prepared roadway and stormwater management plans for the first phase of development. This included typical pavement sections, road profiles, geometric layout plan, culvert and drop inlet sizing, drainage conveyance pipe and channel profiles, and miscellaneous stormwater management details.



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# RANDOLPH-MACON ACADEMY STAN FULTON CLASSROOM BUILDING

*AIA Architects*

*Front Royal, Warren County, Virginia*

Potesta & Associates, Inc. (POTESTA) developed a site plan for a new three-story “Stan Fulton” classroom building on the Randolph-Macon Academy campus. Design included the location and grading of the proposed building, parking lots, landscaping roadways and walkways, demolition plan of two buildings and their infrastructure, design of erosion and sediment control plan, water and sewer utilities, and underground stormwater drainage system. The site plan was approved through the Lord Fairfax Soil and Water Conservation District and the Town of Front Royal Planning and Zoning Department. The specific project tasks completed on this project included, but were not limited to, the following:

- Preliminary review, site layout, and mapping development
- Existing conditions/demolition and Erosion and Sediment Control plans
- Grading, drainage design and storm water management
- Utility plan
- Roadway and intersection design
- Landscaping/lighting plans
- Submittal and review of site plan
- Construction assistance



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# PROPOSED MAILROOM BUILDING CAMP DAWSON

*ZMM Architects and Engineers  
Kingwood, Preston County West Virginia*

Potesta & Associates, Inc. (POTESTA) performed surveying and geotechnical engineering services for a project that consisted of site work and construction of proposed mailroom building located at the Camp Dawson Facility in Kingwood, Preston County, West Virginia. The subsurface investigation included geotechnical borings, laboratory testing, and a geotechnical report with foundation and site recommendations. POTESTA also performed private utility location services and topographic surveying services for the proposed project.



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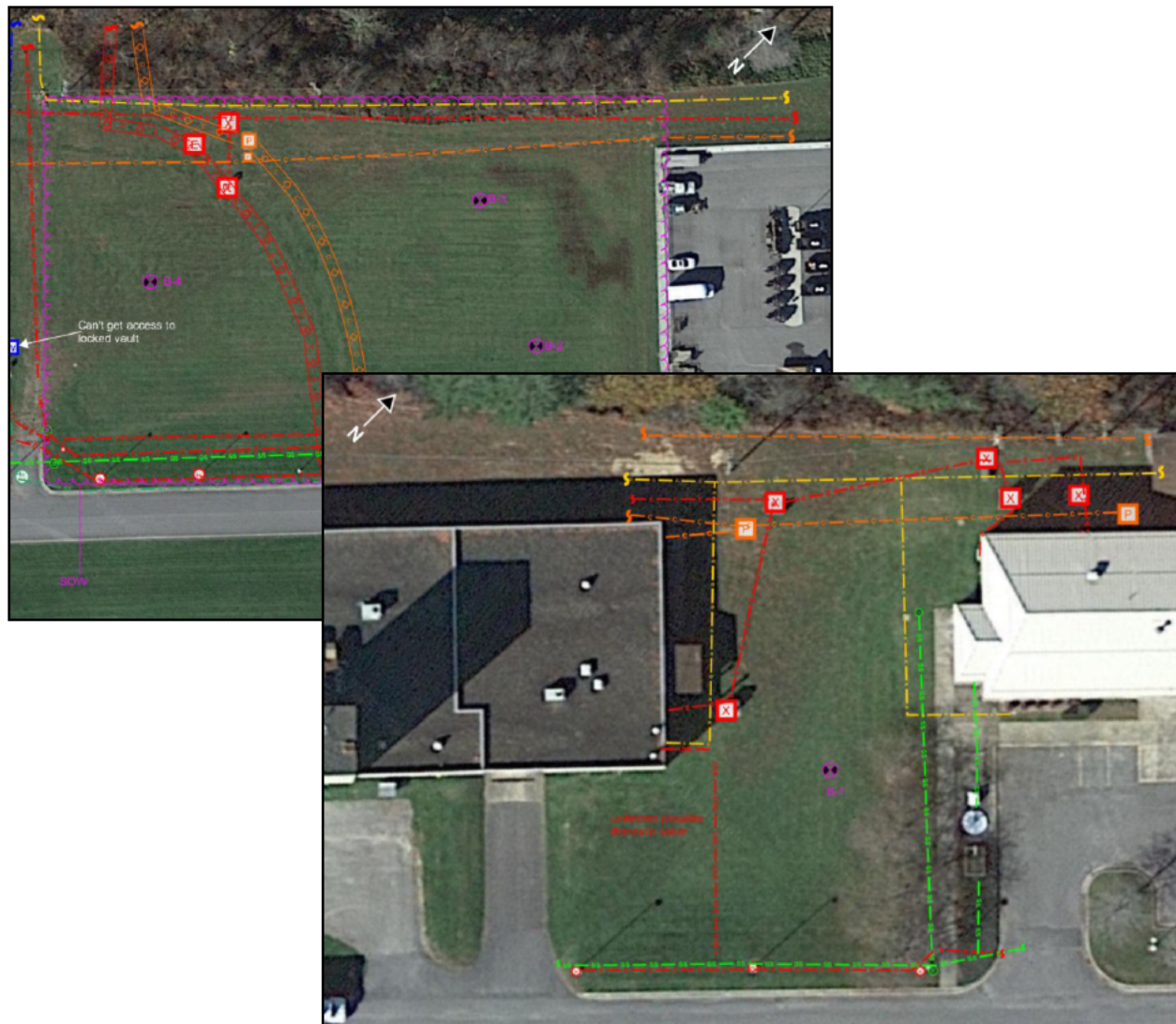
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# STUDENT TRAINING FACILITY BUILDINGS CAMP DAWSON

*ZMM Architects and Engineers  
Kingwood, Preston County West Virginia*

Potesta & Associates, Inc. (POTESTA) performed surveying, engineering, geotechnical services for a project that consisted of site work and construction of two buildings designated as Site 1 (approximately 0.75 acre) and Site 2 (approximately 2 acres) located at the Camp Dawson Facility in Kingwood, Preston County, West Virginia. The subsurface investigation included geotechnical borings, laboratory testing, and a geotechnical report with foundation and site recommendations. POTESTA also performed private utility location services and topographic surveying services for the proposed project.



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# CABELA'S RETAIL STORE

## *Cabela's Charleston, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by both the land developer and Cabela's to provide civil engineering design services for the Cabela's store in Charleston, West Virginia. The store is situated on a 10-acre parcel and includes an 80,000 square foot building, over 400 parking spaces, 3 entrances from public and private roadways, a plaza area across the front of the store, RV park area with sewage dump station, dog kennel area, and landscaping.



Specific services provided by POTESTA included:

- ALTA survey used for the lease agreement and subsequent design work.
- Subsurface exploration including sample collection and testing, geotechnical evaluation, and foundation recommendations.
- Grading plan including balanced cut and fill for the building pad, parking fields, and access roads.
- Stormwater collection system design including curb inlets, catch basins, and culverts.
- Pavement design.
- Utility extension designs including sanitary sewer, potable water, fire service, natural gas, underground electric, underground telephone, and underground cable television.
- Permitting services including coverage of site development under the state's general construction stormwater permit.
- Support for local approvals including approval from Charleston Municipal Planning Commission as a Development of Significant Impact, and building permit to allow construction to begin.
- MM-109 permit to allow for connection of the store's new roadway with the existing public roadway.



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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: 1125709

Doc Description: A&E - District 4 New Headquarters Office

Reason for Modification:

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2022-11-07	2022-11-29 13:30	CEOI 0310 DNR2300000002	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: Keyser

State: West Virginia

Country: USA

Zip: 26726

Principal Contact: Thomas Pritts, AIA

Vendor Contact Phone: 304-276-7151

Extension:

**FOR INFORMATION CONTACT THE BUYER**

Joseph E Hager III

(304) 558-2306

joseph.e.hageriii@wv.gov

Vendor  
Signature X

FEIN# 82-1385831

DATE November 29, 2022

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.

(Printed Name and Title) Thomas Pritts, Member

(Address) 55 ER Path, Keyser, WV 26726

(Phone Number) / (Fax Number) 304-276-7151

(email address) tom@montumarch.com

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

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

Montum Architecture, LLC

(Company) \_\_\_\_\_

(Signature of Authorized Representative) \_\_\_\_\_

Thomas Pritts, Member 11/29/2022

(Printed Name and Title of Authorized Representative) (Date) \_\_\_\_\_

304-276-7151

(Phone Number) (Fax Number) \_\_\_\_\_

tom@montumarch.com

(Email Address) \_\_\_\_\_

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI DNR23\*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: **None**  
(Check the box next to each addendum received)

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

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

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

**11/29/2022**

Date

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