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Header @ 1

List View

- General Information**
- Contact
- Default Values
- Discount
- Document Information
- Clarification Request

Procurement Folder: 1359402

Procurement Type: Central Purchase Order

Vendor ID: VS0000013207

Legal Name: MONTUM ARCHITECTURE LLC

Alias/DBA:

Total Bid: \$0.00

Response Date: 02/21/2024

Response Time: 11:29

Responded By User ID: Montum

First Name: Thomas

Last Name: Pritts

Email: tom@montumarch.com

Phone: 304-276-7151

SO Doc Code: CEO1

SO Dept: 0305

SO Doc ID: FOR2400000001

Published Date: 2/6/24

Close Date: 2/21/24

Close Time: 13:30

Status: Closed

Solicitation Description: WVDOF - A/E SERVICES METAL BUIDING CONSTRUCTION

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:** 1359402  
**Solicitation Description:** WVDOF - A/E SERVICES METAL BUILDING CONSTRUCTION  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-02-21 13:30	SR 0305 ESR02212400000004216	1

**VENDOR**  
 VS0000013207  
 MONTUM ARCHITECTURE LLC

**Solicitation Number:** CEOI 0305 FOR2400000001  
**Total Bid:** 0  
**Response Date:** 2024-02-21  
**Response Time:** 11:29:04  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
 Toby L Welch  
 (304) 558-8802  
 toby.l.welch@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

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	ARCHITECTURAL/ENGINEERING				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:** EOI Response

**Extended Description:**

In accordance with W. Va. Code 5G-1-1 (et seq) WV Division of Forestry y seeks A/E Services for design and oversight for the construction of a metal building.





**Expression of Interest**  
**A/E Services – Metal Building Construction**  
**CEOI 0305 FOR2400000001**  
**February 21, 2024**



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



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February 21, 2024

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

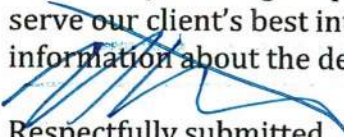
**Subject: A/E Services – Metal Building Construction, CEOI 0305  
FOR240000001**

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

Montum has teamed with Miller Engineering, Inc. to provide mechanical, electrical, and plumbing design services, Arrow Engineering for structural design services, and RK&K for civil design services. This team has worked on numerous projects together in various capacities, including many for WV DNR.

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. This information is then used to design plans, phasing approach if necessary, and budgetary impacts. The primary goal for any project is to provide exemplary designs that function to the greatest extent possible for the given budget constraints. We feel that by striving to spend every project dollar to our best ability will inherently serve our client's best interest. Thank you for taking the time to review the attached information about the design team and we are grateful for your consideration.

  
Respectfully submitted,  
**Montum Architecture LLC**

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

*Montum* Architecture, LLC

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



FIRM PROFILES

*Montum*  
Architecture, LLC

## C. Qualifications, Experience, and Past Performance

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### Montum Architecture, LLC Firm Profile

#### Who We Are.

Montum Architecture, LLC was founded in 2017 to provide architectural design and consulting services. Montum Architecture is a Limited Liability Corporation filed in the state of West Virginia. The company is also registered in the State of Maryland as a foreign LLC. Montum is staffed by a licensed principal architect and a design professional. They work manage projects together, from conceptual to construction administration, allowing the utmost coordination of building plans and specifications with minimal potential for miscommunication.

#### Our Services

Government	Planning
Institutional	Building Assessment
K-12 schools	Architectural Detailing
Higher Education	Specification Writing
Multi-Dwelling	Contract Administration
Medical	Design/Bid/Build
Retail	Renovation
Emergency Services	Renderings
Automotive	Life Safety Evaluations
Financial	Design/Build
Warehouse	Project Management

#### Why Choose Us.

##### Communication

Tom Pritts will be the primary point of contact for Montum's architectural services. Montum will manage communication with the Owner, Contractor, and sub-consulted team of members on this project.

##### Project Budget

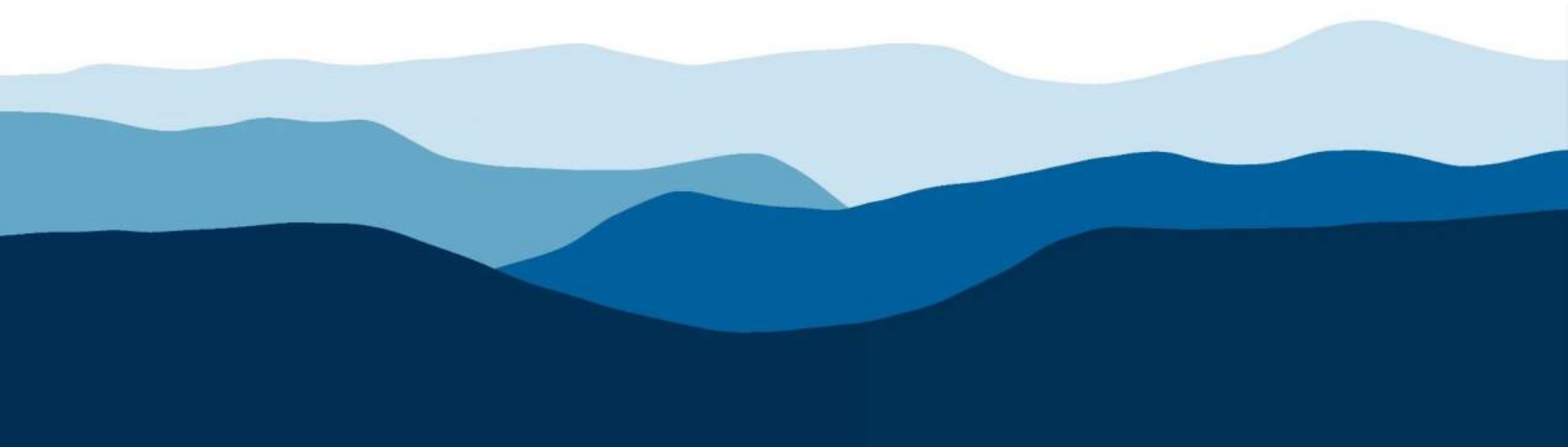
Previous work experience has shown a consistent +/-2%bid-to-budget ratio.

##### Project Schedule

Montum will monitor and adjust the design tasks in order to complete the design work in 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. Existing condition documentation includes drone imaging, 360 camera shots, and handheld LiDAR telemetry.





## Miller Engineering, Inc. Firm Profile

MILLER ENGINEERING is a solely held (S) corporation owned by Craig Miller PE, President. The corporation maintains a Certificate of Authority with the WV State PE Board and has carried professional liability insurance since its inception. Neither the firm nor its professional engineers have ever faced disciplinary action in any form from the states in which they are registered.

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 20 years Miller Engineering, Inc. (MEI) has engineered solutions in MEP 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 17 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

Intercom & 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



**Residential**

**Commercial**

**Industrial**

**Arrow Engineering**  
is a structural  
engineering firm  
headquartered in  
Morgantown, WV.  
Serving clients in  
the *residential,*  
*commercial* and  
*industrial* markets.

Arrow Engineering delivers success to our clients with three promises we commit to in every project we undertake:

- 1. Maintain exceptional knowledge of construction practices.**
- 2. Deliver quality documents that are practical and detailed.**
- 3. Pledge to rise above and beyond our clients' expectations.**

Arrow's founder and President, Michael Howell, PE SE has over two decades of industry experience as a structural engineer, civil engineer, and contractor. Arrow's team is prepared to bring that experience into every project.

**We consider it a great honor to serve our clients.**



**100+**  
Years of Service

**1,600+**  
Professionals  
Firm wide

**32+**  
Offices in mid-Atlantic,  
Southeast, and South  
Central US.

**20+**  
Professional Staff  
in Local Keyser, WV  
Office

## RK&K

### Our Legacy is Built on Trust

Fueled by a talented and diversified staff, RK&K provides creative solutions to complex challenges that improve the quality of life in our communities. What sets RK&K apart is an award-winning culture that has fostered a spirit of collaboration and trust for 100 years. To its clients, the firm delivers concepts, processes and outcomes that are designed for success. RK&K has earned its reputation as a trusted partner, responsive employer and community steward. RK&K serves the public and private sector by providing multi-discipline planning, engineering, environmental, and construction phase services.

### Core Technical Divisions

ALTERNATIVE DELIVERY | CONSTRUCTION MANAGEMENT | CREATIVE SERVICES

ENVIRONMENTAL | INNOVATION | RESILIENCY | RIGHT-OF-WAY | SITE DEVELOPMENT |

STRUCTURES | SURVEYING | TRANSPORTATION | UTILITIES / ENERGY | WATER

**TRUSTED** results  
Creative **SOLUTIONS**





# SITE + CIVIL ENGINEERING

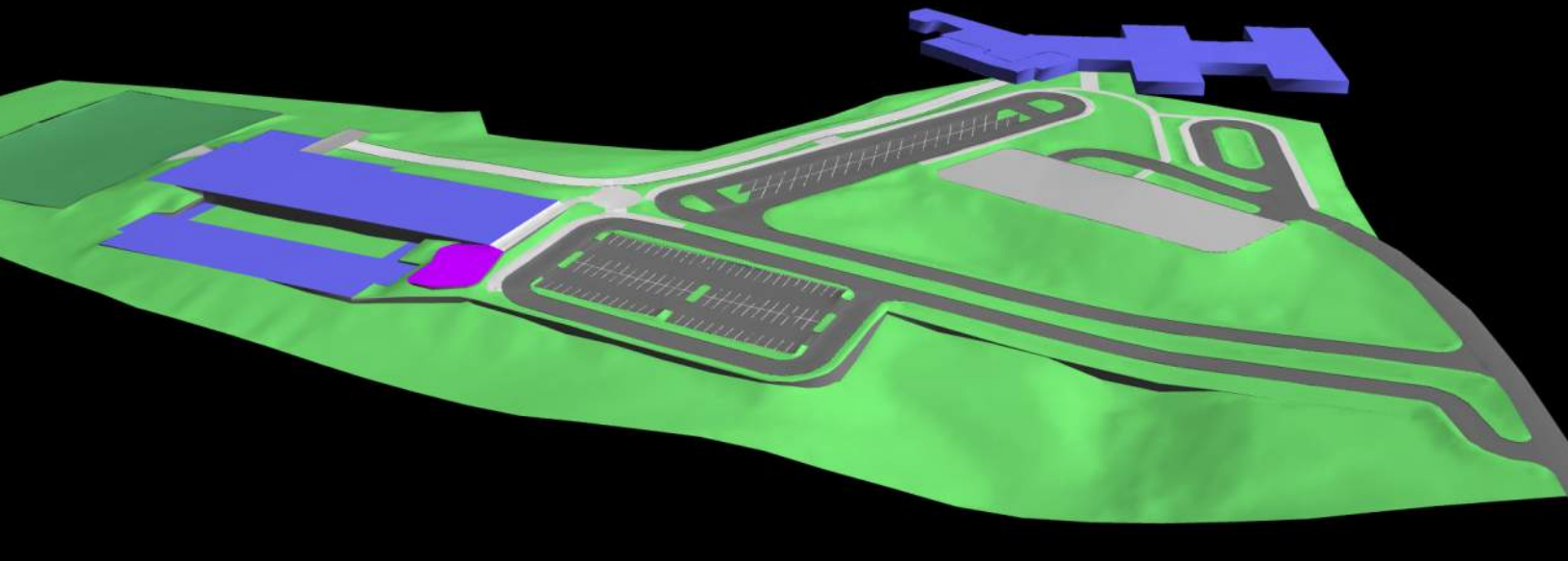
## From start to finish.

RK&K's Site Development Group offers a full range of civil engineering services to take any project from site evaluation through construction. This includes site and master planning, urban design, civil site engineering, and landscape architecture.

These services are provided for a variety of clients, including private, public, and institutional, and on a variety of facility types, including educational, medical, commercial / mixed use, residential, industrial, recreational, waterfront, urban design, and streetscapes.

RK&K team members include registered engineers, site planners, landscape architects, utility engineers, highway engineers, urban designers, CADD designers, and graphics specialists.

- CIVIL + SITE ENGINEERING
- CONSTRUCTION DOCUMENTS
- FEASIBILITY STUDIES
- GRADING/UTILITIES
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE SOLUTIONS
- PARKING LOT LAYOUT
- SITE & MASTER PLANNING
- STORMWATER MANAGEMENT/  
EROSION & SEDIMENT CONTROL
- URBAN DESIGN
- ROADS + INFRASTRUCTURE
- GEOTECHNICAL ENGINEERING



# SITE OPTIMIZATION UTILIZING SITEOPS®

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## Unique Services

Site optimization, or “optioneering” as we like to call it, is a unique service RK&K provides. We utilize a software called SITEOPS® that allows us to perform conceptual design layouts in a fraction of the time traditional CADD requires. RK&K has multiple professional engineers who are SiteOPS® certified. This site optimization tool can integrate data sources that range from detailed CADD survey files to publicly available GIS files and host them in an access protected cloud accessible from anywhere. This allows us to come to meetings, open the model, and run through any what-if scenarios in a dynamic setting.

The software allows our team to quickly lay out and change horizontal and vertical road alignments, set pad elevations, and run millions of iterations of grading solutions that target earthwork balance to minimize cost. We can incorporate paving materials, drainage networks, SWM facilities, buildings of all shapes and sizes, and constraints such as sensitive environmental areas and existing infrastructure. While the software runs its optimization, a dynamic cost estimate is developed in real time and can pull from a variety of unit cost sources such as RS Means or other databases. This lets us move roads, adjust vertical alignments, modify mass grading, revise pad elevations, and solve for the most efficient parking layout all while understanding immediate cost implications of changes. Decisions can be made with confidence earlier in the design process, saving both schedule and budget.





## New Creek Water Improvement

WATER + WASTEWATER UTILITIES

HIGHWAY DESIGN

TRAFFIC ENGINEERING

DRAINAGE AND STORMWATER  
MANAGEMENT

# INFRASTRUCTURE DESIGN

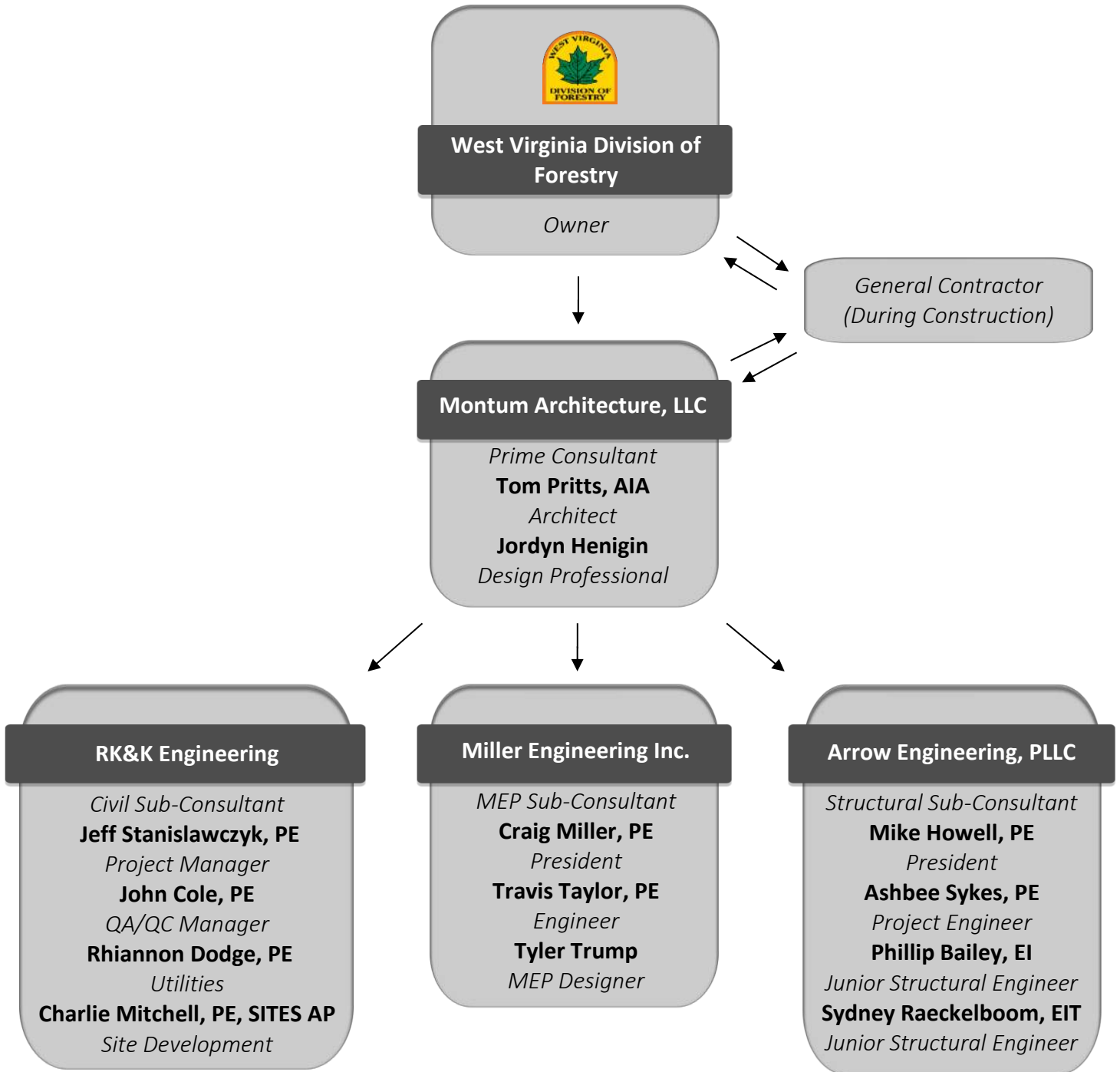
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## Designed to Amaze

RK&K works extensively on infrastructure projects that are designed to improve everyday life. Our specialty lies in the ability to manage the entire life cycle of engineering services and support. We employ teams of superior engineers that bring a forward-thinking approach using the world's latest project management, design, and support innovations. As a result, your projects are brought in on time, on budget, and are engineered to the highest standards in design, durability, safety, and aesthetic value.

Our team includes engineers, planners, scientists, and technicians who deliver quality, sustainable infrastructure. We provide infrastructure planning, engineering, and permitting services for a wide variety of clients, including state and local governments, industries, and developers seeking to create vibrant, healthy communities.

# Project Organization Chart





QUALIFICATIONS



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

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

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

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

#### **Professional History**

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

#### **Education**

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

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

#### **Associations and Memberships**

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

#### **Professional Project Highlights**

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





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

- Potomac State College – ADA Connector Building, Church-McKee Plaza, Shipper Library Façade
- WVU Engineering Sciences Building – East Wing Addition, 10<sup>th</sup> Floor Fit-Out, Basement Renovation
- WVU Engineering Research Building – G07 & G08 Renovation
- WVU Equine Education Center
- WVU College of Physical Activities and Sports Sciences/ Student Health Center
- WVU Center for Alternative Fuel Engines and Emissions
- WVU Colson Hall Water Infiltration Repairs
- WVU Mountainlair Water Infiltration Repairs
- WVU Chemistry Research Laboratories Fit-Out
- WVU Creative Arts Center Wheelchair Lift
- Alderson Broaddus University –Pyles Arena Deck Replacement
- Glenville State College –Morris Stadium Skybox
- Washington High School, Jefferson County Schools, WV
- Pineville Elementary School, Wyoming County Schools, WV
- Huff Consolidated School, Wyoming County Schools, WV
- Aurora School Addition, Preston County Schools, WV
- Riverview High Field House Design-Build, McDowell County Schools, WV
- Safe School Entries, Monongalia County Schools, WV
- Morgantown High Elevator, Monongalia County Schools, WV
- 2010 Comprehensive Education Facilities Plan- Monongalia County Schools, Wyoming County Schools
- Clear Mountain Bank Branches, Oakland, MD - Reedsville, WV - Kroger-Sabraton, WV
- Grant County Bank, Petersburg, WV
- Fairmont Federal Credit Union, Bridgeport, WV
- Freedom Ford, Kia, and VolkswagenAutomotive 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



## **Jordyn Henigin, M.Arch**

Jordyn joined Montum Architecture in May 2020. A recent graduate of Fairmont State University, She has been eager to enhance her skills in the business field and develop a stronger knowledge of architectural design principals and methods. Jordyn is in the process of perusing her goal to become a licensed Architect.

### **Project Role: Design Professional**

- Concept and Construction Design
- Building Information Modeling – Revit
- Architectural Rendering - Lumion

### **Professional History**

2020- Present	Montum Architecture	Design Professional
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### **Education**

2020	Fairmont State University	Bachelors of Architecture
2022	Fairmont State University	Masters of Architecture

### **Licenses and Certifications**

- LEED-Green Associate
- 30-hour OSHA Card

### **Associations and Memberships**

- Assoc. AIA

### **Professional Project Highlight**

- Watters Smith State Park, Lost Creek WV
- Mon Co Schools Transportation Addition, Morgantown WV
- Jackson Co ARFC Wash Bay, Millwood WV
- BUMFS Staggers Recovery, Burlington WV
- BUMFS Knobley Rehab, Burlington WV
- Aging & Family Services of Mineral County - Keyser Senior Center, Keyser WV
- Mineral County Detention Center, Courthouse, and Annex addition and renovations, Keyser WV
- New Covenant UMC, Cumberland MD
- Larenim Park Amphitheater, Burlington WV
- Building 25 HVAC, Parkersburg WV
- WVGSD Elevator Modernizations
- Westside HVAC and Roof, Clear fork WV
- Ed Kelley Memorial, Keyser WV
- Cass Campground, Cass WV
- Waxler Warehouse, Keyser WV
- Greenbrier SF Headquarters, White Sulphur Springs WV
- FWAATS, Bridgeport WV





Montum Architecture – WV Board of Architects Registration





**B. Craig Miller, PE**

Craig founded Miller Engineering in 2003, and serves as President and Principal Engineer. He has more than 30 years’ experience in design, specification, operations and project management. During his employment with WVU, Craig was directly involved with approximately \$130 million in new capital construction. His experience with a wide range of projects including HVAC, electrical, plumbing, infrastructure upgrades, building automation, energy efficiency and maintenance/renovation, among others, allows him to serve in multiple capacities within a given project. Craig will serve as the main

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

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

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

**Professional Project Highlights**

- Cacapon Lodge Addition, Renovation, & Pool
- Twin Fall Recreation Facilities
- Blackwater Falls Lodge Interior Renovations & Boiler Replacement
- Hawks Nest Lodge & Pool
- WV Wildlife Center
- Pipestem State Park (Boiler, Fire Alarm, Piping, Plaza & Locker Rooms)
- WV State Building 25 (Piping, HVAC, Lighting)
- Cheat Lake Elementary & Middle School Renovations

**Professional History**

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

**Education**

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

**Licenses and Certifications**

- Professional Engineer (West Virginia)
- Licensed Master Plumber
- LEED-AP Certified



## **Travis Taylor, PE**

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

planning and MEP design through construction administration.

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

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

### **Professional Project Highlights**

- Plum Orchard Lake Maintenance Building
- Hawks Nest Lodge Renovations & Pool
- Twin Falls Recreation Facilities
- WVANG Bridgeport FWAATS Restroom Renovations
- Cass & Lost River Campgrounds
- Blackwater Falls Lodge Interior Renovations and Boiler Replacement
- Holly River State Park Primary Electric Service Replacements Phase I & II
- Pipestem Lodge McKeever Lodge HVAC Piping Replacement

### **Professional History**

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

### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

- Professional Engineer – West Virginia, Maryland
- OSHA 10-hour Course: Construction Safety & Health



## **Tyler Trump**

Tyler joined Miller Engineering in August 2022. A recent graduate of West Virginia University, he has been eager to learn the means and methods of MEP consulting. Tyler assists the MEP design team with design calculations and is rapidly learning design software such as Autodesk REVIT and Hourly Analysis Program by Carrier. He is also learning construction administrations along with building, electrical, and plumbing codes and standards. Tyler is currently preparing to take the Fundamentals of Engineering Exam.

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

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

### **Professional Project Highlights**

- Cass Scenic Railroad State Park Campground
- Lost River Campground
- Mountain Line Transit Authority Office Renovation
- WV Building 25 Lighting Upgrades
- Ronald McDonald House Morgantown Addition & Renovations
- Pipestem McKeever Lodge Boiler Replacement

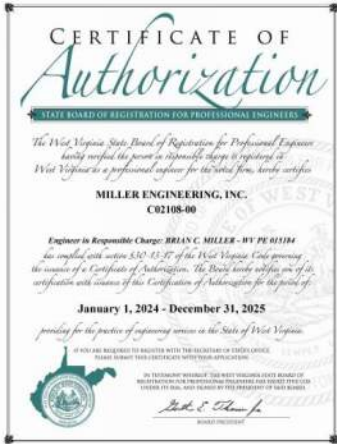
### **Professional History**

2022- Present                      Miller Engineering, Inc.      MEP Designer

### **Education**

2022      West Virginia University, BS - Mechanical Engineering

# Staff – Licenses & Certifications





## **Michael Howell PE, SE**

### **President**

With more than 20 years of experience, Michael is the force behind Arrow. Originally from Pittsburgh, Pennsylvania, he founded this company in a town that he grew to love as a child, Morgantown West Virginia.

From holding a hammer in his hand and going in crawl spaces, to attaining his PE and SE and working with many different project types and scales throughout the years, he has a background in both construction and engineering.

Michael's experience includes residential, commercial, and industrial projects of all sizes throughout the United States and across the world. He brings a straightforward and practical approach to projects that saves clients time and money while ensuring the Arrow team produces the highest quality materials and goes the extra mile to give people what they need.

#### **EDUCATION**

##### **UNIVERSITY OF PITTSBURGH**

BACHELOR'S OF SCIENCE  
CIVIL ENGINEERING

##### **WEST VIRGINIA UNIVERSITY**

MASTER'S OF ARTS  
BUSINESS ADMINISTRATION

#### **PROFESSIONAL LICENSURE**

WV, VA, PA, IN, LA, CA,  
MD, KY, TN, NJ, OH

#### **CURRENT AFFILIATIONS**

Spark! Imagination and Science Center

Bartlett House

Pace Enterprises, Inc

BNI International

Habitat for Humanity

American Society of Civil Engineers

#### **RECENT PROJECT EXPERIENCE**

##### **Bridgeport Fire Department**

Bridgeport, WV

##### **Grow West Expansion Phase II**

Cumberland, MD

##### **Parkersburg Children's Museum**

Parkersburg, WV

##### **Sweet Springs Resort Bathhouse Restoration**

Sweet Springs, W.V.

##### **Mon General Community Hospital**

Fairmont, WV





## Ashbee Sykes, PE

### Project Engineer

Growing up working in a family construction business, Ashbee has a great appreciation for construction and structures. From framing houses to planning and engineering on multimillion dollar infrastructure projects, he has experience in many facets of the industry and understands the hard work that goes into projects and the impact design decisions may have.

As a Structural Project Engineer, Ashbee's work as a young carpenter inspired his appreciation for structural engineering and led him to where he is today. His vast knowledge and practical experience is a valuable asset to the Arrow team.

#### EDUCATION

**WEST VIRGINIA UNIVERSITY**  
BACHELOR'S OF SCIENCE  
MECHANICAL ENGINEERING

**WEST VIRGINIA UNIVERSITY**  
MASTER'S OF SCIENCE  
AEROSPACE ENGINEERING

**THE CITADEL**  
GRADUATE CERTIFICATE  
STRUCTURAL ENGINEERING

#### PROFESSIONAL LICENSURE

WV, VA, PA, NC

#### CURRENT AFFILIATIONS

American Society of Civil Engineers  
Structural Engineering Institute  
American Institute of Steel Construction

#### FORMER PROFESSIONAL EXPERIENCE

The Thrasher Group — Bridgeport, WV  
Sykes Construction — Kitty Hawk, NC

#### RECENT PROJECT EXPERIENCE

##### **300 South Campus Drive**

Imperial, PA

##### **APM Apartments**

Martinsburg, WV

##### **Connellsville Event Center**

Connellsville, PA

##### **New Hope Commons Chipotle**

Uniontown, PA

##### **Sutherland Residence**

Morgantown, WV

##### **Opequon-Hedgesville WWTP Upgrades**

Martinsburg, WV







## **Phillip Bailey, EI**

### **Junior Structural Engineer**

A Junior Structural Engineer and native Mountaineer, Phillip was born and raised in the small town of Bridgeport, West Virginia. As a student, prior to his graduation from West Virginia University, he assisted West Virginia University's Women and Children's Hospital as a Project Manager for two years and has experience with large-scale projects.

Phillips passion for construction and advanced knowledge of structural engineering analysis software programs brings great value to Arrows clients.

#### **EDUCATION**

##### **WEST VIRGINIA UNIVERSITY**

BACHELOR'S OF SCIENCE  
CIVIL ENGINEERING

#### **CURRENT AFFILIATIONS**

Former Marshall of WVU Chi Epsilon Chapter  
Young Life Youth Ministry Leader

#### **RECENT PROJECT EXPERIENCE**

##### **Bridgeport Fire Department**

Bridgeport, WV

##### **Boone Memorial Hospital**

Danville, WV

##### **Ascend West Virginia**

Morgantown, WV

##### **Birchwood Power Station Demolition**

King George, VA

##### **Fairmont United Methodist Renovation**

Fairmont, WV

##### **Crown Jeep Dealership and Service Center**

Washington, PA







## **Sydney Raeckelboom, EIT**

### **Junior Structural Engineer**

Originally from South Carolina, Sydney has roots in West Virginia. Her grandmother grew up in War and went to Big Creek High school, the historic home of the Rocket Boys, portrayed in the popular movie "October Sky".

A Project Engineer, Sydney began her career working on pre-manufactured metal building systems. She soon moved onto working with various commercial projects for government bases around the world. As a junior engineer, she has over 5 years experience collectively.

Sydney brings a fresh perspective and modern approach to Arrow's projects.

#### **EDUCATION**

##### **CLEMSON UNIVERSITY**

BACHELOR'S OF SCIENCE  
CIVIL ENGINEERING

#### **FORMER PROFESSIONAL EXPERIENCE**

Cranston Engineering — Augusta, Ga  
SS&A — Montgomery, Al  
Nucor Building Systems — Swansea, SC

#### **RECENT PROJECT EXPERIENCE**

##### **Augusta Preparatory School**

Augusta, GA

##### **Beverage Outlet**

Evans, GA

##### **Veterinary Clinic**

San Francisco, CA

##### **Starbucks Middletown**

Middletown, WV

##### **Advanced Learning Center Addition**

Morgantown, WV

##### **Spencer Middle School**

Spencer, WV



# STAFF QUALIFICATIONS

## JEFF STANISLAWCZYK, PE

PROJECT MANAGER

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### EDUCATION

BS, Civil Engineering, West Virginia University, 1996

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### REGISTRATION

- o Professional Engineer: WV, 2005 (#016395)

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### YEARS OF EXPERIENCE

- o 27
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Jeff has 27 years of experience in civil and environmental engineering, design, permitting and construction oversight for public and private projects across West Virginia. He has expertise in performing due diligence investigations; creating grading plans for water, sanitary sewer, and stormwater networks; and creating erosion and sedimentation control plans to mitigate the effects of land disturbing activities during construction. Jeff has an outstanding relationship with state and federal regulatory agencies and a thorough understanding of permitting requirements.

### PROJECT EXPERIENCE

- o **Frito Lay Distribution Warehouse, Town of Fort Ashby, WV:** Project Engineer. Led site design and layout of the Warehouse/Distribution facility building. The building design includes site design work, utility plans, erosion and sediment controls, and state/county permit applications and approvals for the project.
- o **Mineral Fabrication | Peacock Cabinet Warehouse, Mineral County, WV:** Contract Manager for warehouse building. RK&K prepared a site plan for a proposed warehouse. Services included land survey to locate utilities, prepared a site map, prepared preliminary through final site, stormwater management, sediment and erosion control, grading, and entrance plans.
- o **Town of Lonaconing | Town Hall Building, Town of Lonaconing, MD:** Project Engineer. Assisted with finalizing the design of the Town Hall building. The building design included site design work, utility modifications, erosion and sediment controls, and state/county permit applications and approvals for the project.
- o **Mountain Laurel Medical Center, Town of Grantsville, MD:** Project Engineer. Finalized the design of the site plan for Mountain Laurel Medical Center. The building design included: site design work, erosion and sediment controls, hydraulic analysis, utility work, and state/county permit applications and approvals for the project.
- o **Whisner Tire Center, LLC, Town of Fort Ashby, WV:** Project Engineer. Currently working on finalizing the design of the Tire shredding facility building. The building design included site design work, utility modifications, erosion and sediment controls, and state/county permit applications and approvals for the project.

# STAFF QUALIFICATIONS

## JOHN COLE, PE

QA/QC MANAGER

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### EDUCATION

BS, Civil Engineering  
Technology, Fairmont State  
College, 2001

### REGISTRATION

- o Professional Engineer: WV, 2008 (#017949); also in MD, VA, GA & OH

### YEARS OF EXPERIENCE

- o 23

John is a director at RK&K has been actively involved in the planning, design, and construction of West Virginia's infrastructure projects for more than 23 years, providing industry leadership through addressing the region's infrastructure needs. He has diverse experience in design of water and wastewater treatment plants, pumping stations, distribution and collection systems, and subdivision development. His responsibilities include full project delivery including feasibility studies, design, construction plans and specifications, cost estimating, and construction administration inspection and engineering.

One of his primary roles is providing quality assurance for various project types for other project managers, including verification on that construction and bidding documents were thoroughly checked for quality, proper reviews were completed by various internal and external project team members, documents met the requirements of the purpose and need, and that submissions met the requirements as described in the scope and related client checklists. His experience includes traditional and alternative project delivery methods.

### PROJECT EXPERIENCE

- o **Frito Lay Distribution Warehouse, Fort Ashby Industrial Park, Mineral County, WV:** Project Manager. Responsible for the planning and design of a new 10,000 SF distribution facility including civil/site, utilities, and permitting.
- o **Mineral Fabrication | Peacock Cabinet Warehouse, Mineral County, WV:** Contract Manager for warehouse building. RK&K prepared a site plan for a proposed warehouse. Services included land survey to locate utilities, prepared a site map, prepared preliminary through final site, stormwater management, sediment and erosion control, grading, and entrance plans.
- o **Charles Town Utility Board | Maintenance Building, Charles Town, WV:** Contract Manager. Oversaw development of site development for maintenance building. RK&K provided professional engineering and surveying services for the development of a conceptual site layout and floor plan for a new maintenance building to service the City's water and sewer departments. Specific scope of services included site survey of existing lot; develop site plan options accounting for floodplain, site constraints, utilities and other limiting factors; and prepare conceptual floor plan options for building layouts.
- o **George Mason High School, Falls Church, VA:** Engineer. Responsible for overseeing the design of on-site sewer pumping station serving the new school.

# STAFF QUALIFICATIONS

## RHIANNON DODGE, PE

UTILITIES

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### EDUCATION

- ME, Engineering Management, University of Louisville, 2002
- BS, Mechanical Engineering, University of Delaware, 2018

### REGISTRATION

- Professional Engineer: WV, 2022 (# 025527)

### YEARS OF EXPERIENCE

- 6

Rhiannon is a skilled project manager that has more than six years of experience in civil engineering, with an emphasis on water and wastewater infrastructure evaluation and design. She works with municipal and private clients from planning and design through construction to implement practical and cost-effective solutions to address their aging and failing infrastructure. Her expertise includes the design of water distribution systems and sewer systems, specializing in trenchless rehabilitation methods. In addition, she is experienced in public outreach and meeting efforts as a part of water main projects in West Virginia.

### PROJECT EXPERIENCE

- **Charles Town Utility Board | Maintenance Building, Charles Town, WV:** Project Manager lead water and sewer upgradges for a maintenance building project. RK&K provided professional engineering and surveying services for the development of a conceptual site layout and floor plan for a new maintenance building to service the City's water and sewer departments. Specific scope of services included site survey of existing lot; develop site plan options accounting for floodplain, site constraints, unities and other limiting factors; and prepare conceptual floor plan options for building layouts.
- **New Creek Water Association | Water Improvement Project, WV:** Engineer. Assisted in the design of a replacement water pump station and rehabilitation of a second water pump station to provide improved water service to New Creek.
- **Fountain Public Service District | County-Wide Water Project, Fountain, WV:** Engineer responsible for the preparation of a feasibility study to determine probable costs for various water line extension alternatives and water system improvements to update the PSD's water distribution system.
- **Town of Wardensville, WV | Water Improvement Project Study and Report Phase, Wardensville, WV:** Engineer responsible for the preparation of a Preliminary Engineering Report and Environmental Report to determine the feasibility and probable costs for improvements to the Town's water system. Improvements include installation of an additional water source, updates to the water treatment plant, replacement of water storage tanks, installation of a SCADA system, and replacement of meters and fire hydrants.
- **Town of Wardensville, WV | Sewer Improvement Project Study and Report Phase, Wardensville, WV:** Engineer responsible for the preparation of a Facility Plan Report to determine the feasibility and probable costs for improvements to the Town's sewer system. Improvements include updates to the wastewater treatment plan, an inflow and infiltration study, updates to pump stations, and installation of a SCADA system.

# STAFF QUALIFICATIONS

## CHARLIE MITCHELL, PE, SITES AP

### SITE DEVELOPMENT

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#### EDUCATION

- MCE, Civil Engineering, Infrastructures Systems, University of Delaware, 2001
- BCE, Civil Engineering, University of Delaware, 2009

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#### REGISTRATION

- Professional Engineer: MD, 2016 (#49432)
- SITEOPS Certified Professional
- SITES Accredited Professional

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#### YEARS OF EXPERIENCE

- 15
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Charlie is a project delivery leader in RK&K's Site Group with experience in a variety of site development projects for public, private and institutional clients. He leads the development of design documents, details and specifications, coordinates approvals and permitting, provides construction administration services, interacts with clients, develops 3D models for site and utilities, prepares technical reports and leads GIS mapping efforts. Selected projects included Charles Village Streetscape Improvements, 3D Modeling at Johns Hopkins Applied Physics Lab, San Martin Drive Pedestrian Improvements, and Smithsonian Institution NASM.

#### PROJECT EXPERIENCE

- **Calvert School Feasibility Study, City of Baltimore, MD:** Site Engineer. Responsible for civil engineering services related to potential acquisition of the Warrenton Road property. RK&K developed a project concept plan and prepared an order of magnitude cost estimate to develop the parcel, including construction costs and soft costs. RK&K provided a site plan, earthwork analysis, and site optimization evaluation to test the possible locations for the athletic field.
- **St. Timothy's School Fine Arts and Student Center, Stevenson, MD:** Site Engineer. Assisted on this \$11M site and building project at this K-12 campus. RK&K is providing civil/site engineering services, including site planning, grading stormwater management and erosion and sediment control. Designing connections and modifications to site utilities, and leading the regulatory agency review and approval processes through Baltimore County.
- **Johns Hopkins University Ralph S. O'Connor Recreation Center, City of Baltimore, MD:** Site Engineer. Responsible for civil design and permitting of a 5,800 SF building addition. Design includes site plans, utilities, grading, stormwater management and erosion sediment control. Coordinated design with other team members including Columbia Engineering. Project was developed in compliance with the Homewood Campus master plans.
- **George Mason High School, City of Falls Church, VA:** Project Engineer. Responsible for this \$108M project that consists of a 25-acre school redevelopment site with new high school construction, integration with the existing middle school, reconfigured fields, and facilities. Designing stormwater BMP's to meet site LEED GOLD certification and Virginia DEQ quality and quantity requirements. The project is a net-zero energy project and is providing a Geothermal HVAC system. Coordinating with the design team to integrating green stormwater facilities, including bioretention, permeable pavement, and green roof into the site and landscape design to serve as enhancements and amenities.



EXPERIENCE

EXPERIENCE

*Montum*  
Architecture, LLC





## **Plum Orchard Wildlife Management Area Maintenance Building**

### Description of Project:

West Virginia Division of Natural Resources contracted Montum Architecture to design a versatile building to support the efficient operations and upkeep of the wildlife management areas. This facility will serve as a hub for storing equipment, providing office space, accommodating overnight stays, and offering basic amenities for staff. Of the 3,700 sf building is 2,100 SF is unheated bay space while 690 SF is heated bay space. Miller Engineering was sub-consulted on the project and designed the MEP drawings. Arrow Engineering was sub-consulted and designed the structural drawings, which included the metal building design, foundation, and concrete slab design to withstand the storage equipment loads.

**Project Size**  
3,700 SF

**Project Location**  
Scarbro, WV

**Project Status**  
Ready For Bid

**Contact**  
Edward L Raines  
DNR Project Manager  
304-558-2764  
edward.l.raines@wv.gov



## Short Gap Volunteer Fire Department Renovation & Addition

### Description of Project:

Short Gap Volunteer Fire Department contracted Montum Architecture to design a single-story addition to the apparatus bay and a two-story addition to the social hall/ office/ crew quarter portion of the building. The addition includes a 20-foot expansion to the front of the building that houses: additional apparatus storage space, restrooms, stair reconfiguration, replacement gear storage space, laundry, and replacement of garage doors.

### **Construction Cost**

\$ 782,800

### **Project Size**

3,200 SF Addition

### **Project Location**

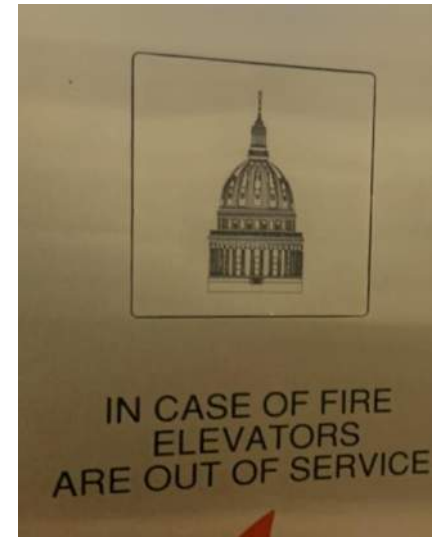
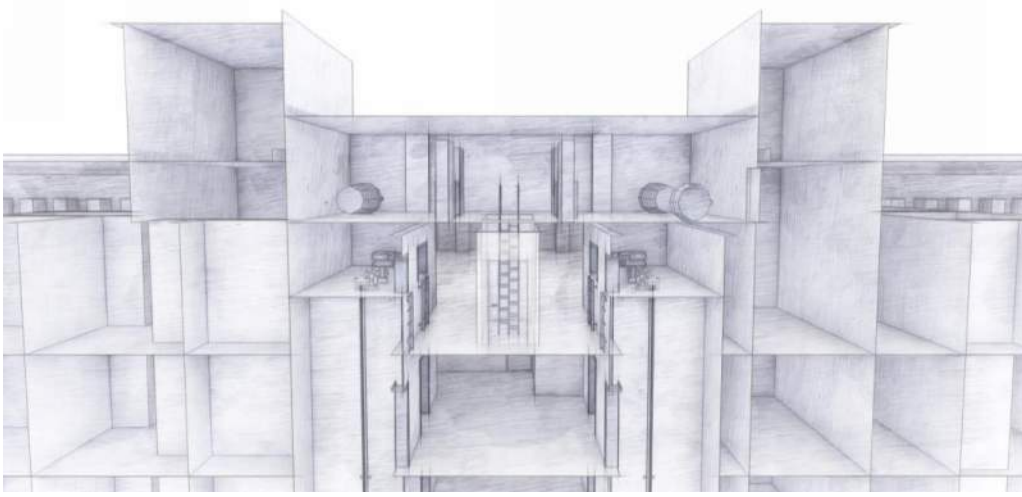
Ridgeley, WV

### **Construction Completion**

Spring 2020

### **Contact**





## West Virginia General Service Division Various Elevator Modernizations

### Description of Project:

MEI, Richard Kennedy & Associates, and Montum Architecture partnered then tasked with evaluating 31 current elevator systems and developed modernizations for each in a three-phase project method. Modernizing the machine rooms and bringing the systems into compliance with as few or no deviations as possible is a key aspect in the scope of service. To ensure that readers better understand the findings, the team created a full report including discussions, projections, suggestions, an executive summary, and an elevator system "primer". Phase I included seven elevators, the West Virginia Capitol Building, two at WV Building 7, and two at WV Building 25. The WV State Historical Preservation Offices' proposals will be implemented throughout the work on the passenger elevator cars, doors, and landings. Phases 1 & 2 are currently in construction.

**Construction Cost**  
\$20M

**Project Size**  
N/A

**Project Location**  
Charleston, WV

**Construction Completion**  
In Construction

**Contact**  
Pat O'Neill  
Project Manager  
WV General Services Division  
112 California Ave  
Charleston, WV  
304-957-7133  
Patrick.s.oneill@wv.gov



## Mineral County Commission

### Facility Renovations and Additions

#### Description of Project:

The Mineral County Commission operates three primary buildings at the Courthouse Complex which are the Courthouse, the Judicial Annex, and Sheriff Building. Additional office space is provided via a second-story addition to the Sheriff Building with elevator access. The Courthouse gains a security checkpoint vestibule, egress stair, and elevator access to all three existing floors. The Judicial Annex improvements include the fit out of the existing second floor, an addition of a security checkpoint vestibule, egress stair, and elevator. The project includes fire alarm and sprinkler system installations for code compliance.

**Construction Cost**  
\$8.5 Million

**Project Size**  
40,000 SF Existing  
10,500 SF New

**Project Location**  
Keyser, WV

**Construction Completion**  
Spring 2025

**Contact**  
Luke McKinzie  
County Coordinator  
304-788-5921





## Wyoming County Schools

### Wyoming East High School & Westside High School HVAC & Roof Replacement

#### Description of Project:

The West Virginia School Building Authority funded replacement of the HVAC systems and roofing at the existing Wyoming East High School in 2017. The County received ARP ESSER funds through the West Virginia Department of Education for HVAC system upgrades at Westside High School in 2021. The County locally funded the replacement of the EPDM roofing in sequence with this HVAC project. Work was performed within a occupied buildings 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.

#### **Construction Cost**

\$3.2M & \$3.3M

#### **Project Size**

130,000 SF Existing, Each

#### **Project Location**

New Richmond, WV  
Clear Fork, WV

#### **Construction Completion**

WEHS – Summer 2019  
WES – Spring 2023

#### **Contact**

Robert Lyons  
Director of Facilities  
304-732-6262

## Descriptions of Past Projects Completed – Renovation

### **Blackwater Falls State Park Lodge Renovations**

**Davis, WV**

**Services Provided:**

- General Trades
- Plumbing
- Electrical
- Mechanical
- Pool

**Const. Cost: \$4.6 Mil**

**Facility Area: 44,000 ft<sup>2</sup>**

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



MEI was part of a design team with Paradigm Architecture to design the interior renovations to the lodge at Blackwater Falls State Park. All 54 lodge guestrooms were completely renovated with new finish, HVAC, and bathroom upgrades. Four of the guestrooms were modified to meet modern ADA guidelines. The lobbies, reception area, and dining rooms were upgraded with new HVAC, lighting, and finishes. The original finned tube radiant was replaced with new 4 pipe fan coil units and were tied into the boilers which were recently replaced by a previous MEI project.

A new chiller was installed with pumps and chilled water piping to the fan coil units. The guest rooms HVAC systems are fan coil units with ventilation served by make-up air units. Energy recovery ventilators pre-condition outside air to make the make-up air units operate more efficiently. The lodge was re-opened in January 2022.

Project Contact:  
Barrow Koslosky, AIA – Chief of PEM  
WV DNR  
Phone: (304) 558-2764

## Pipestem State Park – Sprayground and Existing Pool Demo

### Pipestem State Park

Pipestem, WV

#### Services Provided:

- Aquatic Design
- Plumbing
- Electrical
- Mechanical
- Demolition MEP

**Cost: \$2.49M**

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

**Status: Completed**



The pool at Pipestem had ongoing concerns for a number of years. Age, condition, piping, and the original design had led to continuous operational problems. The pool was originally constructed as part of a larger, integral, recreation facility that presented problems for both maintenance and repairs. The use of the deck as a roof for spaces below resulted in ongoing issues for both.

As part of a larger team effort, MEI evaluated the facility and recommended partial demolition and replacing the pool. Based on the local population, the capacity of the park facilities, and the budget; the recommendation was to replace the pool with an interactive sprayground. This facility is more strategically located close to the lodge and includes a pedestrian bridge and restroom/ bathhouse for park guests. The water treatment utilizes the latest in disinfection technology to protect users.

A new bathhouse was built to house the sprayground equipment, office, and ADA accessible restrooms & showers.

Project Contact:

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



## Descriptions of Past Projects Completed – Electrical

### WV Wildlife Center Electrical Emergency Repairs

French Creek, WV

#### Services Provided:

- Backup Power
- Electrical

**Project Cost: \$300K**

**Owner: WV DNR**



Project Contact:  
*Brad Leslie, PE*  
*WV DNR*  
*(304) 558-2764*

MEI was called to the WV Wildlife Center in French Creek over some concerns related to grounding & bonding. Upon evaluation, it was determined there were many deficiencies in the electrical distribution system which serves many of the animal enclosures. MEI expedited the design of a new replacement distribution system consisting of mini-power centers located at each enclosure to power fence energizers, water heaters, and convenience receptacles. Circuiting was revised so each enclosure has a dedicated power center, isolating a power failure to one enclosure. A generator was installed to serve as emergency power to the enclosures, maintaining security to both animals and guests. The generator was also used during construction to allow a controlled and phased transition of power of the enclosures from the old to the new electrical service. The project was completed in July of 2019. After completion of the installation, MEI assisted the owner, contractor, and utility company to test and determine that there was an issue with the grounding with power company equipment as well. Once the cause was identified, it was quickly resolved. The Wildlife Center now operates with a more reliable and safer power system.



## Recreational & Athletic Project List

**Residential | Commercial | Industrial**

Arrow Engineering or its Principals have experience as the design engineer, Engineer of Record, or project manager for the following recreational projects:

<b>Krepps Park</b> New Playground Installation	<i>Morgantown, WV</i>	<b>Parkersburg Children's Museum</b> Masonic Lodge Bldg. Renovation	<i>Parkersburg, WV</i>
<b>Mary Lou Retton Park</b> Multi-use building upgrades	<i>Fairmont, WV</i>	<b>Dorsey's Knob</b> BOPARC Lodge Renovation and Deck Replacement	<i>Morgantown, WV</i>
<b>Whitmore Park</b> Pedestrian Trail Bridge Replacement	<i>Morgantown, WV</i>	<b>Marilla Park</b> Concession Building and Dugout Upgrades	<i>Morgantown, WV</i>
<b>Ruby Amphitheater</b> Lighting and Equipment Design	<i>Morgantown, WV</i>	<b>Davis &amp; Elkins College</b> Outdoor Amphitheatre Steel Design	<i>Elkins, WV</i>
<b>5th St Dance</b> Structural Renovation Assessment	<i>Fairmont, WV</i>	<b>Ariel Opera House</b> Structural Renovation and HVAC Upgrades	<i>Gallipolis, OH</i>
<b>High Bridge State Park</b> Rail to Trail Bridge Conversion	<i>Farmville, VA</i>	<b>New River State Park</b> Pedestrian Bridge Rail to Trail	<i>Blacksburg, VA</i>
<b>Marion County Wave Pool</b> Locker Room Renovation	<i>Fairmont, WV</i>	<b>Kingwood Civil Center</b> Soundproofing Upgrades	<i>Kingwood, WV</i>
<b>The Island Amusement Park</b> Light Netting Upgrades	<i>Fairmont, WV</i>	<b>Sustainable Living Market</b> Structural Design of Building and Stage	<i>Lewisburg, WV</i>

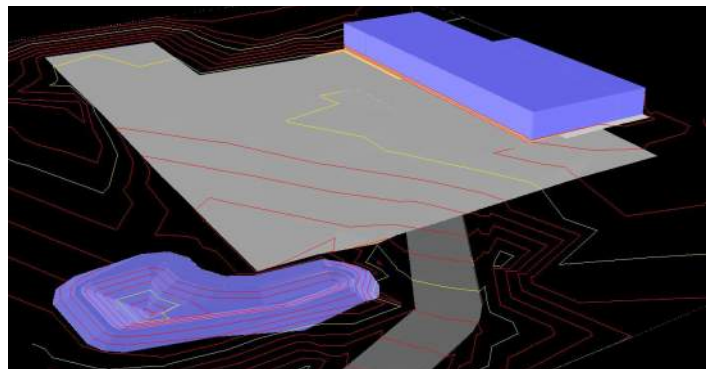
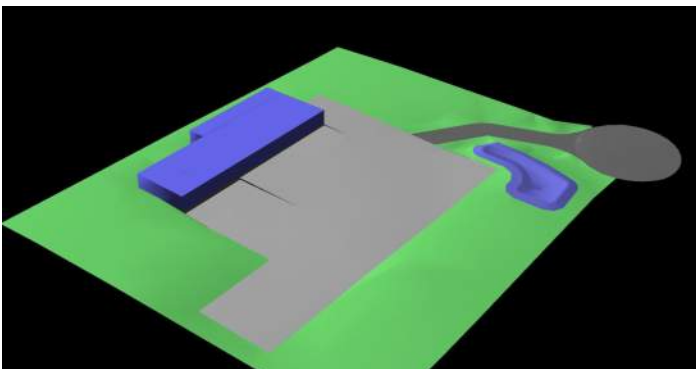
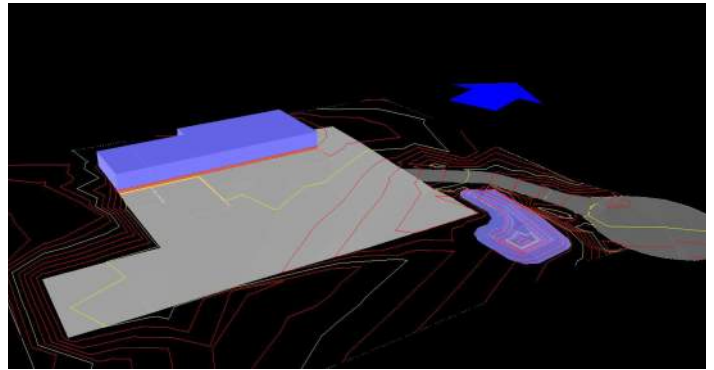
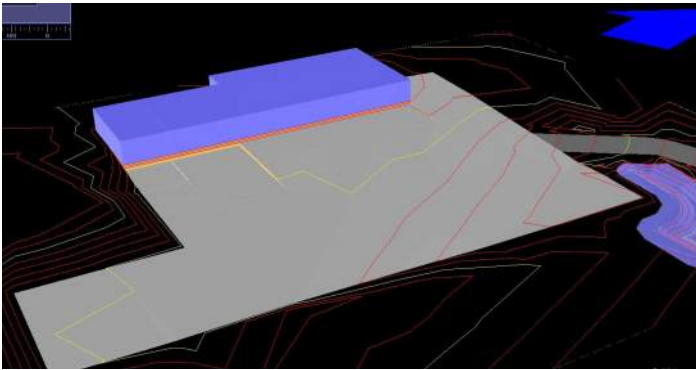
# Frito Lay Site, Mineral County, WV

Owner: Mineral Fabrication & Machine Co., Inc.

Client Representative: John Hale | 304.788.5855

This project consists of a 10,000 square foot warehouse/distribution facility within a total footprint area of 1.75 acres. The site is situated on an approximate 3.35-acre tract in an Industrial Park. The topography is such that the site is situated approximately 6' above an existing cul-de-sac with existing utilities available on site. The operation is a combination warehouse and distribution facility that operates 24-hrs a day. Tractor trailers will deliver product to stock the warehouse while route delivery vans will be stationed on site to routinely deliver goods to customers within the area

The site work included optimizing the site to accommodate WB-67 tractor trailers to maneuver for deliveries to the warehouse as well as parking for 10 route vans that ultimately are loaded for distribution. Initial observations as well as additional survey of the site produced a surface model revealing the differing elevations between the site pad and the cul-de-sac. This made site planning challenging due to driveway slope restrictions required by the client. In turn, with the utilization of Site Ops programming RK&K was able to situate the site within the existing tract of land, meet all necessary requirements, and balance the site with minimum waste. From the survey, existing utilities were identified and utilized to accommodate service to the building. Parking facilities were incorporated to maintain safe traffic pattern flows, necessary ADA facilities, and safe pedestrian access to the building. Sediment and Erosion Control along with stormwater management was addressed to permit the site. Water quantity and quality was maintained and controlled throughout the site. Access permits were obtained along with proper permitting. Additional planning and consideration are included to accommodate future growth.





# Maryland School for the Blind, Baltimore, MD

Owner: Maryland School for the Blind

Client Representative: Michael Bina | 410.319.5716

The Maryland School for the Blind (MSB) campus covers approximately 95-acres of developed and undeveloped areas. MSB has contracted with the architect to provide design services for the \$40M new Autism-Blind Learning Activity Center and Residences. The project included demolition of four buildings on site and construction of a 32,000 GSF academic building and two 20,000 GSF residential cottages, covering an area of approximately 7.5-acres. This is a LEED® Silver Certified, state-funded project. RK&K provided planning and design services for various civil engineering and landscape architecture components including:

- Geotechnical engineering and investigations
- Site plan review committee (access, parking, loading and service areas, forest conservation, landscape, pedestrian ways, road modifications)
- Site plans and details
- Landscape and hardscape plans and details
- Grading plans
- Utility connection plans (water, sanitary sewer, storm drainage)
- ESC plans and details
- SWM plans and details
- Building and site demolition plan
- Site retaining wall documentation
- Construction specifications
- LEED credits for Sustainable Sites and Water Efficiency for Landscaping
- Coordination of review and approvals with Baltimore City and external agencies



# George Mason High School, Falls Church, VA

Owner: Falls Church City Public Schools

Client Representative: Peter Noonan | 703.248.5600



This \$108M design-build project included the design and construction services to meet the building program and requirements contained in the Education Specification, Requirements for Grade 9-12 High School and High School, and Level of Quality and Guide Specifications for the construction of a new George Mason High School. The high school academic spaces shall be designed for a student capacity of 1,200 students, with a maximum student population of 1500 students. The Project included all associated utilities, stormwater management, landscaping, tree preservation, floodplain verification, parking, and any other site improvements necessary to meet permit requirements.

As part of the strategy for mitigating taxpayer costs for this new high school, the City Council, School Board, Planning Commission and Economic Development Authority have been jointly planning and marketing up to 10.3 acres of the George Mason High Campus for private economic development. An RFP was issued for the West Falls Church Economic Development Project

and an award was made after the high school design had already commenced. As a result, the design team for the new high school worked very closely with the development team and all other parties above.

The new high school project consists of a 25-acre school redevelopment site with new high school construction, integration with the existing middle school, reconfigured fields, and facilities, designing stormwater BMPs to meet site LEED GOLD certification and Virginia DEQ quality and quantity requirements. The project is a net-zero energy project and is providing a geothermal HVAC system. The project required coordinating with the design team to integrate green stormwater facilities, including bioretention, permeable pavement, and green roof into the site and landscape design to serve as enhancements and amenities. The project also includes a multi-purpose synthetic turf field and upgrades to existing athletic fields and facilities.



# Calvert School Feasibility Study, Baltimore, MD

Owner: Calvert School

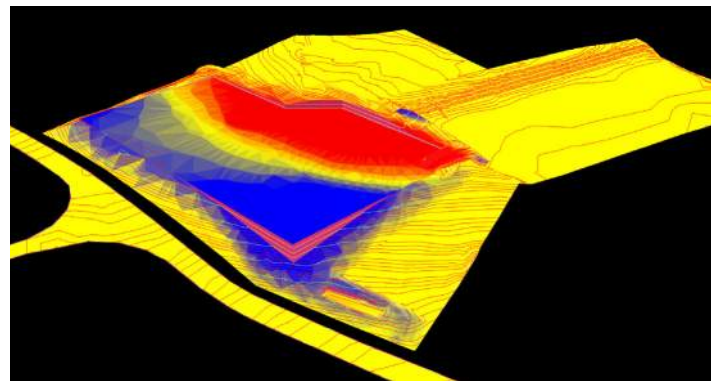
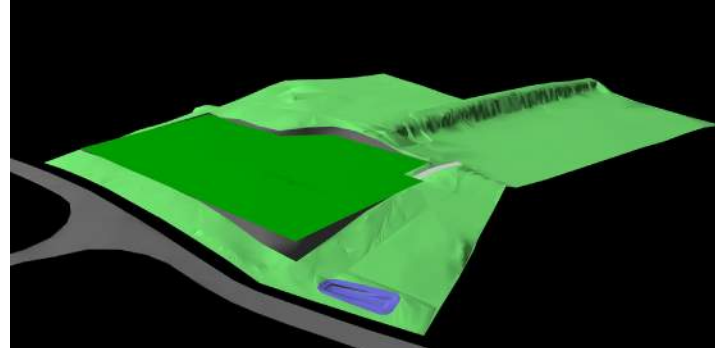
Client Representative: Casey Smith | 410.837.7311

RK&K provided civil engineering services related to potential acquisition of the Warrenton Road property.

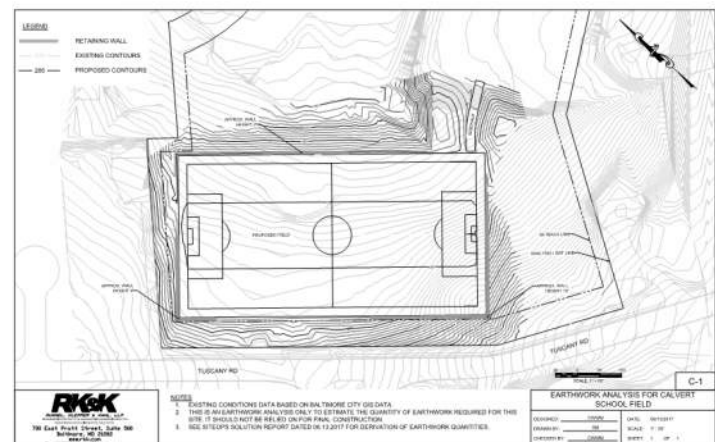
The project scope included an assessment and evaluation for a site that the Calvert School had investigated for potential acquisition and development. The existing 3.82-acre property was heavily wooded with fairly significant topography. The school hopes to develop the property to support an athletic field.

RK&K worked with the Calvert School to develop a project concept plan and prepared an order of magnitude cost estimate to develop the parcel, including construction costs and soft costs. RK&K provided a site plan, earthwork analysis, and site optimization evaluation to test the possible locations for the athletic field.

RK&K utilized SiteOps software for the site optimization techniques and model. From this software program, RK&K was able to generate earthwork quantities, site plans, retaining wall locations and quantities, as well as develop initial site development cost estimates. A high-level zoning and permitting narrative was also completed. This effort was driven by an aggressive schedule and was completed in two weeks.



*Cut and fill SITEOPS image*



# St. Timothy's School Fine Arts Center, Baltimore, MD

Owner: St. Timothy's School

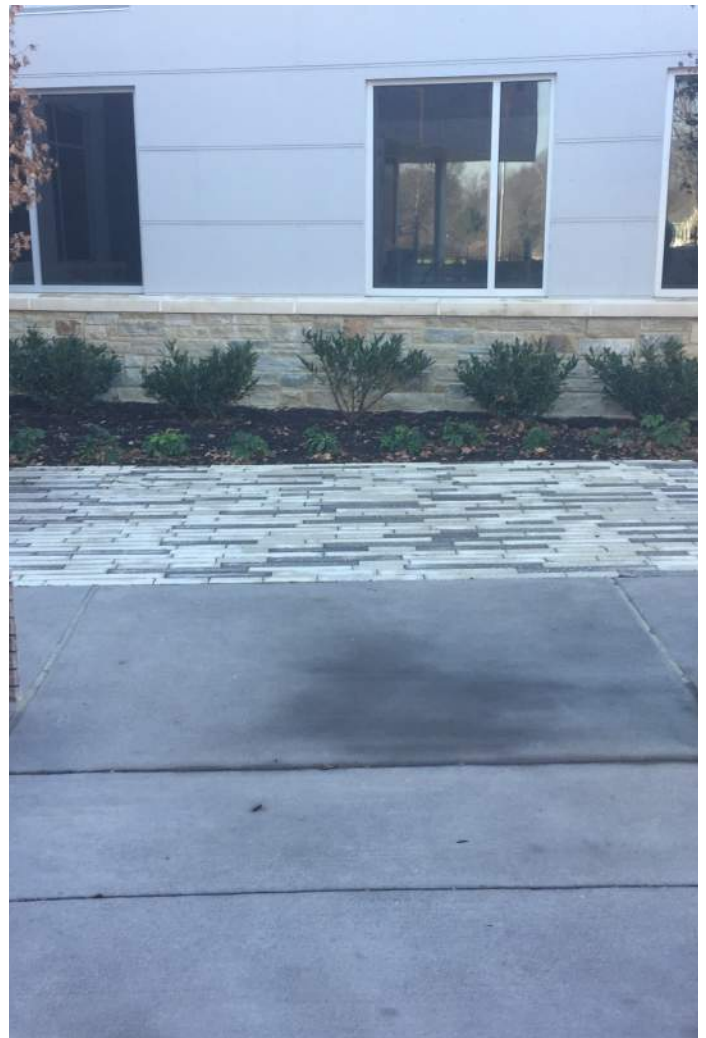
Client Representative: Jerry Freed | 443.548.4736



RK&K was selected by SLAM architects and the school to provide civil/site engineering services for this \$11 M, K-12 project at St. Timothy's School in Maryland. The project involved the renovation and expansion of an existing two-story Arts and Student Center into a three story, 27,900 gross square foot facility. The renovated and expanded facility is adjacent to the Commons and Redlands Café with an exterior courtyard created between both buildings.

RK&K provided the following civil engineering services for the project:

- Topographic & Utility Survey
- Site & Layout Plan
- Grading Plan
- Earthwork Analyses
- Utility Design
- Curb Cut and Pavement Details
- Erosion/Sediment Control Plans
- Stormwater Management Plans
- Construction Administration
- Coordination with Regulatory Agencies
- Approvals of design plans from Baltimore County





RFP FORMS

RFP FORMS

*Montum*  
Architecture, LLC





**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 2/21/24

(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 FOR24-001**

**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)*

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

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Montum Architecture, LLC

\_\_\_\_\_  
Company

  
\_\_\_\_\_  
Authorized Signature

2/21/24

\_\_\_\_\_  
Date

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