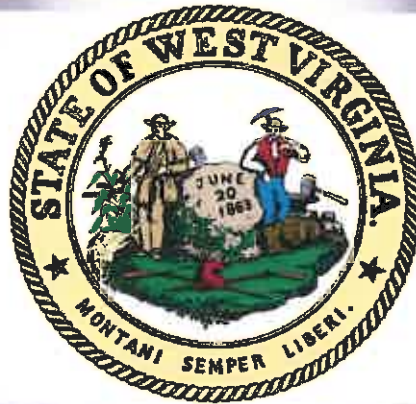


WEST VIRGINIA GENERAL SERVICES DIVISION

BUILDING SIX INTERIOR RENOVATIONS PROJECT CEOI 0211 GSD1800000005



05/03/18 10:06:07
WV Purchasing Division

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

in association with:

POTESTA
Engineers and Environmental Consultants





May 2, 2018

Michelle L. Childers, Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Childers,

What a great opportunity for the West Virginia General Services Division! McKinley & Associates and Potesta & Associates (McKinley Team) have teamed up, and are pleased to provide the General Services Division, Architecture and Engineering Section with our Expression of Interest to provide programming and full service architectural/engineering design and construction phase services for the interior renovations of Floors 2 through 6 of Building Six on the West Virginia Capitol Campus. As you review this submission, we emphasize the following strengths of the McKinley Team with respect to your project:

McKinley & Associates has been providing A/E design services since 1981. With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, LEED Accredited Professionals specializing in Building Design and Construction, Construction Administrators**, a certified **Interior Designer**, a Historic Preservation Specialist, a Qualified Commissioning Process Provider, and more.

McKinley & Associates knows **innovative** design and the newest **technology**, and we know how and when to apply it effectively. We have vast **renovation** experience, including many projects **that occurred while the building was occupied**. We have also designed over 1,000,000 SF of commercial **office** space in the past 10 years, including the **LEED Certified Building 55: West Virginia State Office Complex**. Moreover, the Maxwell Centre, Orrick's Global Operations Center, and the Charleston Enterprise Center - three of our many office fit-out/interior renovation projects - have all won awards from the American Institute of Architects. We have won additional design awards and recognitions for many of those projects, as well as other awards and recognitions for other office interior renovation projects.

Your Project Manager is **Christina Schessler, AIA, LEED AP BD+C**, whom is an **Architect** and **LEED Accredited Professional specializing in Building Design and Construction**, as well as a Historic Preservation Specialist. She is the liaison and main Point of Contact between the General Services Division and our firm. She will be responsible for coordinating all the disciplines working on the design, which includes our in-house Architectural and Engineering staffs, our Construction Administrator, our Interior Designer, our outside Consultant, and more. Christina has **led a multitude of similar interior renovation projects**, including **office build-outs and interior renovations** at the Wagner Building, Bennett Square, Ft. Henry Building, The Towers Building, and many more. Many of these have **phased construction plans** to accommodate tenant occupancy during the construction. She also led many projects which needed asbestos and hazardous materials abatement, and she will coordinate our consultant.

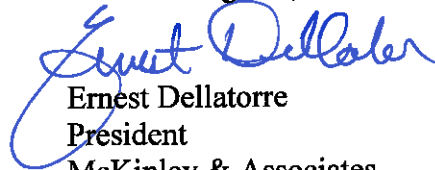
Potesta & Associates, Inc. is our **Asbestos / Hazardous Materials Abatement Consultant**. They were founded in 1997 to provide quality engineering and environmental consulting services to a wide variety of private and public clients in West Virginia and the eastern United States. They have now grown to a large and very diverse staff that includes environmental, civil, geotechnical, mining and chemical engineers, Licensed Remediation Specialists, site designers, surveyors, CADD designers, biologists, toxicologists, ecologists, geologists, hydrogeologists, foresters, stream restoration design specialists, occupational safety and health specialists, field technicians, a land management team and support personnel.

Potesta & Associates have been involved with **hundreds of asbestos inspections and reports** as well as **several asbestos abatement design plans**. They have developed strong working relationships with the regulatory agencies for the asbestos abatement projects. They can assist with building inspections for asbestos-containing building materials, liaison with regulatory agencies, completion and submittal of forms to the appropriate regulatory agencies, project abatement design plans, abatement air monitoring, selection of qualified asbestos abatement contractors, preparation of bidding and contract documents, participation in pre-bid and pre-abatement meetings, and monitoring of contractor work procedures during completion of asbestos abatement activities.

In closing, one of the more exciting aspects of our job is **listening to you, our client**, in how you envision this project, and **transforming your ideas into realities**. This can only be accomplished by effectively working together with you. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this relationship is because **we listen to their needs, and then deliver**. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

We are ready to begin immediately and will meet all your **Goals and Objectives**. Thank you for reviewing our submission and considering the McKinley Team for your project. If you have any questions, please do not hesitate to call at any time.

Personal Regards,



Ernest Dellatorre

President

McKinley & Associates

(304) 340-4267

edellatorre@mckinleyassoc.com



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

"Vendors should provide information regarding its employees, such as staff qualifications and experience in completing similar projects ...

First and foremost, we can state that the McKinley Team will devote whatever time is necessary to provide the West Virginia General Services Division with a successful project. If we are chosen for these projects; your project team is available to start immediately upon our being selected, and will provide the necessary hours to complete your projects on time.

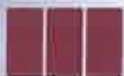
The McKinley & Associates', as well as Potesta & Associates', **portfolios** include multiple relevant projects; examples of which you will see later in our proposal.

No project is too large or small; we have designed projects ranging from a few thousand dollars to multi-million dollar projects. Additionally, we have vast experience with **phasing** construction if that is needed, and will coordinate your projects as required.

McKinley & Associates is on the forefront of innovative design. **Sustainable Design** is a fastly growing and supported philosophy. **We can incorporate energy efficient "green" design into the projects.** McKinley & Associates identifies the changes necessary in the design of today's buildings to meet the demands of the future. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We offer proactive solutions to complex problems such as indoor air quality, resource depletion, water quality, and much more. It is with this experience that we are able to bring insight to the design to retain and improve your long term value. We have **LEED Accredited Professionals specializing in Building Design and Construction** on staff, which includes your Project Manager, Christina Schessler, AIA, **LEED AP BD+C**.

Over the years, our firm has **won multiple local, State, and National awards and recognitions for our works.** Some of these are: West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, West Virginia AIA Craftsmanship Award, 5 Placemaker Awards (Energy Efficient "Green" Design), Building of America - Gold Medal Green Building Award, Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards, West Virginia Department of Environmental Protection - Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, 2 WV Department of Education's West Virginia Sustainable Schools - Black Bear Award for the Highest Achievement, American School & University Magazine's Architectural Portfolio - Outstanding Design, Best Outdoor Lighting Design in Western Pennsylvania Area, Friends of Wheeling - Architectural Preservation Award, and the City Council & Mayor's Award for Preservation to name a few.

Potesta & Associates was founded in 1997 as a full service engineering and environmental consulting firm headquartered in Charleston, West Virginia. They have now expanded to a **diverse staff of more than 81 experienced engineers, scientists, and support personnel.** Our clients include mining, manufacturing and chemical companies; utility companies; waste management companies; colleges/universities; land developers; attorneys; financial institutions; insurance companies; local, state and federal agencies; construction companies and architects. The firm's environmental department consists of biologists, geologists, chemists, environmental scientists and environmental engineers, many with advanced degrees (Masters and Ph.D. level). Their engineering department includes civil, geotechnical, environmental, mining and mechanical engineers. Their registered professional engineers have over 300 years experience among them and are supported by a capable team of engineers, designers, and surveyors.



McKINLEY & ASSOCIATES
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Christina Schessler, AIA, LEED AP BD+C

Architect / Specialized LEED Accredited Professional



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)
Masters Degree in Historic Preservation - 2012

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Ohio
Pennsylvania
Virginia
West Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

American Institute of Architects
City of Wheeling - Building Codes Board
of Appeals
Preservation Alliance of West Virginia
The Association for Preservation Technology
International

Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's
Health / Pittsburgh, PA

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates
Beaver, PA (1990-1996)

Valentour English Bodnar Architects
Mt. Lebanon, PA (1989-1990)

Kenny Williams & Williams Building Diagnostics
Maple Glen, PA (1988)

SUMMARY OF EXPERIENCE:

For nearly 30 years, Ms. Schessler has obtained a wide range of **architectural** project experience in governmental, commercial/office, emergency service, forensic, medical, educational, and residential projects. She has had the opportunity to participate in the design of a few uncommon building types, such as a fire fighting training center, funeral homes, and animal research facilities to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency. She completed her Masters in **Historic Preservation**, and has a passion for renovation, restoration, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of WV. She has also won other design awards for WV and PA projects.

NOTABLE PROFESSIONAL EXPERIENCES:

Bennett Square Office Building - 3 Phases

Wagner Building - multiple office build-out projects

Ft. Henry Building - multiple phases, several office build-outs

Franciscan University Multi-Tenant Buildings OP #1 & OP #2

Panhandle Cleaning & Restoration Warehouse & Offices

Cornerstone Group - new Highlands Office

The Towers Building multiple renovations

Jefferson County Board of Elections office renovations

Wheeling Island Fire Station

WVU State Fire Training Academy at Jackson's Mill

United States Postal Service - 2 Open-End IDIQ contracts / multiple projects in West Virginia and Pennsylvania

Steel Valley Regional Transit Authority Administrative and Maintenance Complex renovations

West Virginia Independence Hall historic preservation

The Highland's Visitor's Center

Grave Creek Mound Museum renovations

Harrison County Courthouse

Wheeling Island Hotel•Casino•Racetrack multiple projects

Braxton County Senior Citizen Center

Hampshire County Schools - Animal Veterinary Science Center

Lincoln National Bank



McKINLEY & ASSOCIATES
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Thomas R. Worlledge, AIA, LEED AP BD+C, REFP

Architect / Specialized LEED Accredited Professional

Southern WV-Area Manager / Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

Fairmont State College, School of Technology
B.S. Architectural Eng. Tech. - 1983

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB [REDACTED]

President:

West Virginia Society of Architects

Member:

The American Institute of Architects (AIA)
US Green Building Council (LEED AP BD+C)
Sustainable Building Industries Council
Recognized Educational Facility Professional (REFP)

Founder & Chairman of the Board:

US Green Building Council's West Virginia Chapter

Former voting member:

ASHRAE 90.1 Int'l Energy Code Committee

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Manager, Charleston Office
Charleston, WV (2005 to present)

Proactive Architecture Inc.
President
Charleston, WV (1999-2005)

Silling Associates Inc.
Vice President
Charleston, WV (1992-1999)

TAG Architects
Charleston, WV (1985-1990)

Alpha Associates Inc.
Morgantown, WV (1983-1985)

SUMMARY OF EXPERIENCE:

Thom is a skilled **Architect** (AIA), a **LEED Accredited Professional with a specialization in commercial building design and construction (LEED AP BD+C)**, and a Recognized Educational Facility Professional (REFP). He is a registered architect in 5 states, including West Virginia. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code. He was also the president of the state chapter of the AIA. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation/addition and historic preservation project, the fast-tracked \$6 million WVU IOT Maclin Hall renovation project, the **LEED Certified** Building 55: West Virginia State Office Complex in Logan, and the \$30 million Fairmont State University 3 building "University Terrace" Student Housing College Apartments Complex to name a few. Thom won a 2013 Placemaker Award for "Leadership, Inspiration, Stewardship" from West Virginia GreenWorks, at The Building Conference in Morgantown; moreover, 3 of his projects (N&D Natural Energy Design Building, Hilltop Elementary School, and Williamson SMART Office) all won Placemaker Awards. The **LEED Certified** Hilltop Elementary School won multiple State and National awards and recognitions.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

WV Department of Health & Human Resources' Ohio County (Wheeling) office renovation / build-out

Building 55: WV State Office Complex in Logan (**LEED Certified**)

United States Postal Service - multiple projects across WV, including office build-outs, such as Parkersburg

Fairmont State University - 3 building "University Terrace" Student Housing College Apartments Complex (\$30M)

WVU Institute of Technology - Maclin Hall Dormitory renovations

West Virginia state Police - New Logan Detachment

WV State Police Academy - Renovations to Buildings A, B, and C; New Buildings D and Multi-Purpose Building

West Virginia University - University Police Building fit-out

West Virginia Plaster and Cement Masons Building

West Virginia School Building Authority - State-Wide School Safety/Vulnerability Assessments. Renovations for multiple WV County School Districts, including Boone, Hancock, Marshall, & Wood County Schools

Marshall County Schools - Hilltop Elementary School (**LEED Certified - won multiple WV and National Awards & Recognitions**)

Bellann In Oakhill, WV (**LEED Registered**)

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

Big Sandy Arena & Convention Center

WVSU - Gus R. Douglass Economic Development Center renovations



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Operations

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Ohio
West Virginia

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Director of Operations
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

M.C.C. Engineering
Director of Design
Columbus, Ohio (1988-1995)

Schooley Caldwell and Associates
Electrical & Mechanical Design
Columbus, Ohio (1986-1988)

Mizer Design
Free Lance Architectural Engineering Design
Columbus, Ohio (1985-1986)

Envirotek, Inc.
Drafting and Electrical & Mechanical Design
Raleigh, NC (1984-1985)

SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered both in **Engineering** and **Architecture**. In addition, he is also a **Qualified Commissioning Provider**. Mizer's background as both an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of Operations**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. Mr. Mizer joined McKinley & Associates in 1995, and has over 30 years of experience.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)

Building 34: WV State Office Complex in Weirton

West Virginia Department of Health & Human Resources' Ohio County office fit-out / renovations

Orrick's Global Operations Center restorations / renovations

Maxwell Centre restorations / renovations

Wagner Building restorations / renovations

Bennett Square restorations / renovations

Ft. Henry Building restorations / renovations

Catholic Heritage Center restorations / renovations

The Towers Building renovations

United States Postal Service - dozens of projects, including historic preservation / renovations

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre restorations / renovations

WVU Colson Hall restorations / renovations

West Virginia State Police - dozens of renovations, additions, and new detachments State-wide

West Virginia Army National Guard - multiple projects

VAMC Beckley renovations

Dr Ganzer Office Building renovations

Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations

Ohio County Justice Center renovations

Marshall County Justice Center

Marshall County Schools - Hilltop Elementary (LEED Certified)



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Bruce A. Kennedy, PE

Electrical Engineer

EDUCATION:

The University of North Dakota
B.S. Electrical Engineering - 1975

DeVry Institute of Technology

MILITARY SERVICE:

US Air Force - Honorable Discharge

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Electrical Engineer
Wheeling, WV (2018 to present)

Advanced Electrical Simulations LLC
Owner/Principal Engineer
Spring, TX (2014 to present)

Cameron International
Principal Electrical Engineer
Houston, TX (2011-2014)

SUMMARY OF EXPERIENCE:

Mr. Kennedy has been an Electrical Engineer since 1975. He is an experienced power electronics/electrical systems design engineer with extensive electrical simulation experience using ETAP, SKM, EasyPower and PSIM. He personally owns and maintains ETAP license. He has completed electrical system designs for industrial, office, medical, educational, retail construction, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Wetzel County Schools - Valley Field House

Facilities arc-flash, short-circuit fault, protective device coordination, load flow and harmonics studies.

Facilities electrical system existing conditions, code compliance and problem solving surveys.

Drilling rig short-circuit fault current, protective device coordination, load flow and harmonics studies.

Application of NEC, IEC and ABS standards to mobile offshore drilling rig electrical systems.

Computer data center electrical system design and onsite project management.

Data center short-circuit fault current, protective device coordination and arc-flash studies.

Electrical system designs for medical, industrial, office and retail construction.

Building load analyses, emergency generator sizing and fault current studies.

Electrical system designs for hospitals, medical clinics and educational buildings.

Short-circuit fault current, protective device coordination and arc-flash studies.

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.



John L. Suhrie, PE

Structural Engineer

EDUCATION:

Pennsylvania State University
B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Professional Engineer in:

Delaware
Kansas
Michigan
Ohio
Pennsylvania
West Virginia

Professional Land Surveyor in:

Pennsylvania

Member:

American Society of Civil Engineers
American Concrete Institute
American Institute of Steel Construction
National Academy of Building Inspection
Engineers
National Society of Professional Engineers

PROFESSIONAL EMPLOYMENT:

Suhrie Engineering LLC
President, Structural Engineer
Pittsburgh, PA (2002 to present)

SUMMARY OF EXPERIENCE:

Mr. Suhrie has over 40 years of experience as a Professional Engineer with extensive and progressive experience in structural engineering, forensic inspections, project management, and engineering administrative with major engineering and construction firms. Responsibilities and experience includes forensic investigation of structural damage and building collapse, construction planning and scheduling, commissioning, construction problem trouble shooting investigation and development of resolutions, engineering and construction estimating, root cause investigations of engineering and construction problems using "Tap Root" and other investigation techniques, investigation of steel fabrication and field fit-up problems, structural engineering and design, structural inspections, as well as construction layout, surveying and field inspection. **McKinley & Associates has a 13+ year ongoing relationship with Suhrie Engineering on dozens of projects throughout West Virginia and Pennsylvania, ranging from renovations/repairs and historic preservation to additions to new construction.**

NOTABLE PROFESSIONAL EXPERIENCES TEAMING WITH MCKINLEY & ASSOCIATES:

Bennett Square business center historic

Wagner Building business center historic

United States Postal Service - Kane, PA

United States Postal Service - Monongahela, PA

United States Postal Service - New Cumberland, WV

West Virginia State Police - Berkeley County

West Virginia State Police - Hancock County

West Virginia State Police - Jackson County

Lincoln National Bank historic

Cameron American Legion

Dr. Ganzer Medical Office Building

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Wheeling Island Fire Station

Sisters of St. Joseph Convent

Braxton County Senior Citizen Center

Carenbauer Wholesale Corporation office & warehouse

West Virginia University - Colson Hall

The Linsly School - Banes Hall

The Linsly School - Behrens Gym

Brooke Co. Schools - Follansbee Middle

Grant Co. Schools - Maysville Elementary

Marshall Co. Schools - new Cameron Middle/High (LEED Registered)

Marshall Co. Schools - John Marshall High

Tyler Co. Schools - Tyler Consolidated

Wetzel Co. Schools - Long Drain Elementary



Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

Technology Education College /
Ohio State University
Associates in Mechanical Design - 1996

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Engineering Designer
Wheeling, WV (2001 to present)

HAWA Inc.
Mechanical Designer
Columbus, OH (1998-2001)

Autotool Inc.
Engineer
Columbus, OH (1995-1998)

SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in electrical, plumbing, and fire protection. He has been utilized for various McKinley & Associates' projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley & Associates.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out / renovations
West Virginia Independence Hall historic preservation / renovations
Capitol Theatre historic preservation / renovations
Orrick Building office building historic preservation / renovations
Maxwell Centre office building historic preservation / renovations
Wagner Building office building historic preservation / renovations
Bennett Square office building historic preservation / renovations
Ft. Henry Building office building historic preservation / renovations
Catholic Heritage Center office building historic preservation / renovations
Sisters of St. Joseph's Convent historic preservations / renovations
WVU Colson Hall office building historic preservation / renovations
West Virginia Northern Community College - B&O Building historic preservations / renovations
Wood County Schools - Parkersburg High historic preservations / renovations / new addition
United States Postal Service - multiple projects
West Virginia State Police - multiple projects
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack multiple projects
Panhandle Cleaning & Restoration warehouse and office building
Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations
Ohio County Justice Center renovations
Marshall County Justice Center
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)



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Michael A. Heath

HVAC & Fire Protection Engineering Designer

EDUCATION:

ITT Technical Institute
Associate Degree in Specialized Technology:
Computer-Aided Drafting Technology - 2000

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Mechanical & Fire Protection Designer
Wheeling, WV (2007 to present)

Janus, Inc.
AutoCAD Designer / Project Manager
Pittsburgh, PA (2002-2007)

Comunale Automatic Sprinkler
Fire Protection Designer
Pittsburgh, PA (July 05 - Oct 05)

S.A. Comunale Inc.
Fire Protection Designer
Pittsburgh, PA (2000-2002)

SUMMARY OF EXPERIENCE:

Mr. Heath brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He was trained by the National Fire Protection Association (NFPA) in Dallas, Texas, and has used these skills to work on projects from multiple business sectors and with various sizes, such as the 4 story, 1,500,000 square foot David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. He has vast expertise in designing and calculating fire protection systems, standpipes, dry and wet systems, hydraulics, and water cannons; stock listing materials for systems; as well as surveying job sites and frequent business trips to coordinate jobs.

NOTABLE PROFESSIONAL EXPERIENCES:

WV Independence Hall historic preservation / renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
West Virginia Department of Health and Human Resources Ohio County Office build-out/renovations
Panhandle Cleaning & Restoration warehouse & office building
Capitol Theatre historic preservation / renovations
Ft. Henry Club Building historic preservation / renovations
WVDRS Wheeling District's new office space
Bennett Square - Office historic preservation / renovations
Ohio County Schools - Madison Elementary School historic preservation / renovations
Fairmont State University - 3 new College Apartment Buildings
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack - various projects
For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school, for their 10-year Comprehensive Educational Facilities Plan (CEFP).
Boone County Schools - multiple renovation projects
Marshall County Schools - multiple projects
Ohio County Schools - multiple renovation projects
Hancock County Schools - multiple projects
Ritchie County Middle/High School renovation
Tyler County Schools - multiple renovation projects
Wetzel County Schools - multiple renovation projects
Holiday Inn Express Hotel & Suites
Candlewood Suites Hotel
PWP Industries



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Deb Blakeman, NCIDQ #015070

Interior Designer



EDUCATION:

University of Charleston
Bachelor of Arts, Interior Design - 1992

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**National Council for Interior
Design Qualification:**
NCIDQ [REDACTED]

Associate Member:

The American Institute of Architects

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Charleston, WV (2004 to present)

HDMR Group Inc
Charleston, WV (2000-2004)

Custom Office Furniture
Charleston, WV (1994-2000)

University of Charleston
Teacher
Charleston, WV (1997-2000)

Interior Design
Charleston, WV (1992-1994)

Freeland Furniture Company
Charleston, WV (1981-1987)

Interior Reflections
Logan, WV (1980-1981)

SUMMARY OF EXPERIENCE:

Deb Blakeman has over 30 combined years of experience in the interior design field including residential, corporate facilities, banks, education and health care projects. She has knowledge and experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. As a professional designer, Deb Blakeman believes it is important to find the right balance between organizational and individual needs to increase productivity. Improving comforts through lighting and ergonomically sound furnishings will increase employer performance, and efficient spaces will organize work flow, decreasing communication barriers.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)

West Virginia Department of Health and Human Resources' Ohio
County Office Building

Panhandle Cleaning & Restoration office

Mythology Marketing office fit-out

Charleston Enterprise Center office renovations (2009 WV AIA
Design Award winner - energy efficient "green" design)

West Virginia State Police - new Logan Detachment

West Virginia State Police Academy - multiple buildings

West Virginia University - State Fire Training Academy

United States Postal Service - multiple projects

Marshall County Schools - Hilltop Elementary School (LEED Certified)

Marshall County Schools - Cameron High School (LEED Registered)

WVU Institute of Technology - Maclin Hall Dormitory

West Virginia University - Colson Hall

Fairmont State University - 3 Building Student Apartments Complex

Fairmont State University addition at Braxton County High School

West Virginia Northern Community College - The Education Center

West Virginia Northern Community College - B. & O. Building

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Governor Wise, Governor Underwood, and Governor Caperton /
Staff Offices (Furnishings, Finishes, and Space Planning)*

Treasurer John D. Perdue / Unclaimed Properties Division (Space
Planning and Furnishings) / Treasurer's Office and Staff Office
(Window Treatments, Furnishings, Finishes, and Space Planning)*

**previous work experience with a firm other than McKinley & Associates*



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Michael L. Price

Construction Administrator

EDUCATION:

Belmont Technical College
Certified Surveyor

Licensed E.I.F.S. Technician

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:

West Virginia Capitol Building Commission

Member:

Wheeling Central Catholic Boosters
Our Lady of Peace Church
O.L.P. Basketball Coach

Vice President:

Circus Saints & Sinners

Former President:

Mt. Olivet Baseball Association

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Construction Administrator
Wheeling, WV (2009 to present)

Wheeling Hospital
Project Administration Carpentry Dept.
Wheeling, WV (2006-2009)

Main Street Bank
Foreclosure Property Inspector
Wheeling, WV (2003-2009)

Michael Price Construction, LLC
Owner
Wheeling, WV (2004-2007)

J.D. Fletcher Construction
Foreman, Supervisor and Estimator
St. Clairsville, OH (1989-2004)

National Road Utility Company
Sales, Product Inventory and Delivery
(1987-1989)

Real Contracting and Drywall
Framer, Finisher
(1985-1987)

SUMMARY OF EXPERIENCE:

Mr. Price has over 30 years of experience in the construction industry, especially in the residential, commercial, health care, and education construction, and his previous job was a Project Administration for the Carpentry Department at Wheeling Hospital. From his background he will bring vast insight to your project with his thorough understanding of building construction, codes, standards, and regulations. In addition, he has close work with architects and engineers in print takeoff and design. He joined McKinley & Associates in 2009 as a Construction Administrator; observing the construction progress of multiple notable projects, such as the award-winning West Virginia Independence Hall historic preservation project, the Capitol Theatre rehabilitation, and the award-winning J.B. Chambers Performing Arts Center at Wheeling Park High School among others. Mr. Price was recently appointed by Governor Earl Ray Tomblin to the Capitol Building Commission.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations

West Virginia Department of Health & Human Resources' Ohio County office fit-out / renovations

United States Postal Service - multiple projects across West Virginia and western Pennsylvania, including historic preservation / renovations

Ft. Henry Building office building historic preservation / renovations

Bennett Square Office Building historic preservation / renovations

Capitol Theatre historic preservation / renovations

Grave Creek Mound Museum renovations

Ohio County Schools - Madison Elementary renovations / historic preservation / boiler

Ohio County Schools - J.B. Chambers Performing Arts Center

Main Street Bank, multiple locations

Bayer Heritage Federal Credit Union

Holiday Inn Express & Suites Hotels - multiple projects in 4 states

Candlewood Suites Hotel - Morgantown, WV

Wheeling Island Hotel•Casino•Racetrack multiple renovation projects

Reynolds Memorial Hospital Rapid Care Center

Keep Smiling Family Dentistry Office fit-out / renovations

Carenbauer Wholesale Corporation addition and office renovations

Hampshire County Schools - new Animal Veterinary Science Center

Harrison County Schools - new Johnson Elementary

Ritchie County Schools - Ritchie Middle/High HVAC

Tyler County Schools - multiple renovations

Wetzel County Schools - multiple renovations



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

DAVID J. CORSARO, L.R.S.

Senior Scientist



EDUCATION

M.S. Environmental Science, 2008
Marshall University

B.S. Safety Technology, 1999
Marshall University

EMPLOYMENT HISTORY

2000-Present Potesta & Associates, Inc.
1997-2000 Clearon Corporation

PROFESSIONAL REGISTRATIONS

- Licensed Remediation Specialist – West Virginia
- Certified Monitoring Well Driller – West Virginia

PROFESSIONAL CERTIFICATIONS

Hazardous Waste Operations and Emergency Response – 40-hour

AREAS OF SPECIALIZATION

Educational background in industrial health/safety and environmental science. Highly experienced with West Virginia Voluntary Remediation and LUST Programs, RCRA, and CERCLA/USEPA Brownfields. Project management and field experience includes site assessment and remediation of commercial, industrial, and residential sites; environmental emergency response; and hazardous waste management.

PROFESSIONAL EXPERIENCE

Hazardous Waste/RCRA/Corrective Action

RCRA compliance assistance regarding waste analysis, recordkeeping, storage areas, applicable exemptions, and point of generation issues. Have also managed large amounts of hazardous and non-hazardous wastes as part of remediation projects.

ESAs (Phase I and II)

Phase I Environmental Site Assessments (ESAs) on various types of sites, including:

- Large land transaction totaling over 145,000 acres.
- Former industrial sites as part of a USEPA Brownfields Assessment Grant.
- Numerous active and former industrial and commercial facilities.
- Undeveloped and residential properties.

Phase II/Sampling ESAs, including soil boring advancement and sampling, monitoring well installation and sampling, surface water sampling, and soil gas sampling:

- West Virginia Voluntary Remediation Program (VRP).
- West Virginia Leaking Underground Storage Tank (LUST) Program.
- Ohio Bureau of Underground Storage Tank Regulation (BUSTR).
- Resource Conservation and Recovery Act (RCRA) Corrective Action.
- Comprehensive Emergency Response, Compensation, and Liability Act (CERCLA) Site Assessment and United States Environmental Protection Agency (USEPA) Brownfields.
- Environmental emergency response (petroleum and chemical spills related to transportation incidents), typically performed under state environmental response or enforcement programs.
- Property transaction-related (i.e., due diligence or baseline ESAs).

Remediation

Experienced with remediation of sites impacted by petroleum, volatile and semi-volatile organics (including

Potesta & Associates, Inc.

djeorsaro@potesta.com



chlorinated solvents), metals, dioxin, and polychlorinated biphenyls (PCBs). Experience with bioremediation (aerobic and anaerobic), excavation, slurry walls, solidification/stabilization, pump and treat, soil vapor extraction, dual phase extraction, capping, and institutional controls.

Environmental Emergency Response

Performed and/or managed environmental response, assessment, and/or remediation on over 40 transportation related incidents in West Virginia, Kentucky, Ohio, Pennsylvania, and Virginia. These have included response to and assessment and remediation of releases from chemical and petroleum tankers and fuel tanks, transfer and/or removal of cargo, and coordination with regulatory agencies and affected property owners.

- Gasoline tanker release of over 3,500 gallons in northern Kentucky onto private property and railroad right of way (ROW). Remediation included excavation of soil and subsurface injection of a bioremedial compound on both sides of railroad ROW.
- Formaldehyde tanker release of 4,500 gallons in western Virginia. Project included initial containment, sampling and monitoring of groundwater contamination, soil remediation, hazardous waste characterization and disposal, US Army Corps of Engineers permitting for access roads, and ambient air sampling.
- Gasoline tanker release of over 3,000 gallons to frozen stream in central Ohio. Remediation included excavation of impacted areas of streambed (with United States Army Corps of Engineers approval) and additional soil, and subsurface injection of a bioremedial compound.
- Trailer load of white paint spilled adjacent to an interstate highway in West Virginia. Remediation included onsite solidification and removal of free liquids.
- Acid and caustic releases requiring stabilization of remaining load and on-site neutralization and removal of spilled material.
- Errant deliveries of products resulting in spills or damage to facility and/or inventory.
- Chemical lime spill to stream in western Virginia requiring long-term biological monitoring.

Additional Experience

Storage Tanks:

- Oversight of removal of USTs in West Virginia, Ohio, and Michigan, and management of UST components from over 30 sites in support of litigation.
- Compliance assistance and management of UST removals.

Biological Studies and Sampling:

- Performed surface water and sediment sampling and benthic invertebrate collection as part of an evaluation of environmental impact of a coal slurry spill.
- Performed baseline water quality sampling for several projects as part of mixing zone and metals translator studies.

Industrial Health and Safety:

- Served as Health and Safety Officer for several WV VRP RCRA and Corrective Action projects.
- Developed Health and Safety Plans for sampling activities for numerous types of projects.

File Review/Environmental Audits:

- Participated in review of more than 1,000 state CERCLIS files as an audit for West Virginia Department of Environmental Protection file system.
- Managed compliance audit field team for client with numerous facilities throughout West Virginia.

DENNIS L. LITWINOWICZ, L.R.S.

Senior Scientist



EDUCATION

B.S. Geology and Mineralogy, 1980
The Ohio State University

EMPLOYMENT HISTORY

1999-Present Potesta & Associates, Inc.
1995-1999 Pennzoil Company
1987-1995 W. E. Shrider Company
1982-1987 Geological Consultant
1980-1982 Hopco Resources

PROFESSIONAL REGISTRATIONS

- Licensed Remediation Specialist – West Virginia (#89)
- Certified Petroleum Geologist – AAPG

PROFESSIONAL CERTIFICATIONS

Hazardous Waste Operations and Emergency Response
Standard – 40-hour and 8-hour refresher

PROFESSIONAL AFFILIATIONS

- American Association of Petroleum Geologists
- Ohio Geological Society
- Ohio Oil and Gas Association
- West Virginia Oil and Natural Gas Association

AREAS OF SPECIALIZATION

Multi-media regulatory compliance and permitting with air, water and hazardous waste issues, site assessments, geologic mapping and interpretation, project design, management and supervision, soil and groundwater assessments and remediation of contaminated sites, and voluntary remediation and Brownfield projects.

PROFESSIONAL EXPERIENCE

Remediation

Preparation and submittal for multiple projects for:

- Voluntary Remediation Applications
- Voluntary Remediation Agreements – including client/agency coordination and input to develop project goals and timetables
- Site Specific – Site Assessment Work Plans, Health and Safety Plans, Quality Assurance Project Plans
- Human Health and Ecological Risk Assessments
- Screening and Selection of Remedial/Remedy Alternatives
- Remediation Work Plans
- Participation in Community Relations and Stakeholder presentations

Assessments of Polychlorinated Biphenyls (PCB) Remediation Waste Sites according to the disposal of PCB: Final Rule (40 CFR Parts 750 and 761).

USEPA approved self-implementing and risk-based cleanup plans.

Certificate of Completion for PCB sites in the West Virginia Voluntary Remediation and Redevelopment Act Program.

ESAs (Phase I and II)

Participated in review of West Virginia CERCLIS files.

Phase I Environmental Site Assessments for commercial and industrial properties.

Phase II Environmental Site Assessments for commercial industrial sites.

Potesta & Associates, Inc.

dlitwinowicz@potesta.com



Site Characterizations – Assessment of air, soil, ground and surface water, sediment through computer modeling, soil borings, piezometers and monitoring wells.

Experience with intrusive site sampling using Geoprobe®, drill augers, and trenching equipment.

Creation of Investigation Derived Waste Plans.

Site Assessment Work Plan and Quality Assurance Project Plan for potentially dioxin contaminated facility.

Computer generated Field Sampling Plans, Monitoring Well Installation Plans created using Visual Sample Plan.

Oil and Gas

Created an OPA 90 plan for crude oil transportation and storage facility.

Obtained blanket stream work permit for multi-county pipeline recovery project in West Virginia.

Collaborated on creation of a “One Plan- Integrated Contingency Plan” for a crude oil production and transportation facility meeting the requirements of Environmental Protection Agency, Department of Transportation, and United States Coast Guard regulations.

Project Manager for cleaning and moving of large volume crude oil tanks.

Investigated landowner water well complaints in areas of oil and natural gas productions operations.

Negotiated remediation plans and plugging schedules for inactive and leaking oil and gas wells with New York, West Virginia, Ohio and Pennsylvania state oil and gas regulatory agencies.

Designed three-year, state-wide pipeline remediation project for a West Virginia crude oil transportation company.

Developed a RSPA Operations and Safety Manual for a natural gas utility company.

Created Risk Management Programs and Plans for regulated facilities.

Oil and natural gas exploration, production, and transportation experience.

Explored, drilled and produced oil and natural gas throughout the Appalachian Basin.

Researched and performed geologic evaluations as part of prospect development.

Managed drilling programs and engineered well completion designs.

Supervised and acted as well-site geologist for over 300 wells.

Hired and supervised drilling contractors and service contractors.

Applied for drilling permits included site construction and restoration plans.

Negotiated leases and right-of-way agreements.

Supervised daily operations for 250 producing oil and gas wells.

Prepared permits, hired contractors, and supervised well plugging operations.

Prepared SARA, SPCC, NPDES, and Emission Inventory reports for oil and gas facilities.

Participated in successful Consent Order negotiations with West Virginia, Pennsylvania, and the USEPA.

Negotiated extensions and modifications to state and federal Consent Orders and Decrees.

On-scene spill response supervisor for oil spill cleanup and remediation.

Created Emergency Response Programs for regulated facilities.

Filed monthly NPDES reports for facilities in West Virginia, Pennsylvania, and New York.

Created Spill Prevention, Control & Countermeasure (SPCC) plans for facilities in Ohio, West Virginia, and Pennsylvania.

Submitted SARA Community Right-to-Know annual reports in Ohio, West Virginia, and Pennsylvania.

Mining

Field evaluation of Acid Mine Drainage sites.

Air Pollution/Air Services

Evaluation of indoor air exposure using Johnson-Ettinger computer modeling.

Created Regulation 13 air permit applications for West Virginia Department of Environmental Protection.

Performed LDAR monitoring for VOCs in packaging plant.

Created Risk Management Program in compliance with Section 112(e) of the Clean Air Act.

Environmental Assessments/Impact Statements

Ecological risk assessment of property for two endangered species.

Ecological risk assessment of terrestrial, riparian, and aquatic receptors.

De Minimis, Uniform Standard, and Site-Specific Human Health Risk Assessments of surface water, sediment, groundwater, and soil.

Stormwater

Collected stormwater samples and reported results for sites in West Virginia.

EDUCATION

- M.S. Environmental Sciences, 2003
Marshall University
- B.S. Horticulture, 1997
West Virginia University

EMPLOYMENT HISTORY

- 2003-Present Potesta & Associates, Inc.
1998-2003 Terracare, Inc.
1997-1998 Greenscape, Inc.

PROFESSIONAL CERTIFICATIONS

- Certified Asbestos Inspector – Kentucky, West Virginia, and Virginia
- OSHA 40-Hour HAZWOPER Training
- West Virginia Office of Miners' Health, Safety & Training

TRAINING/RELEVANT COURSE WORK

- 2014 – SWAMP School Wetland Delineation
- 2009 – River Assessment and Monitoring (Rosgen Level III)
- 2006 – River Morphology and Applications (Rosgen Level II)
- 2006 – Applied Fluvial Geomorphology (Rosgen Level I)

AREAS OF SPECIALIZATION

Experience in conducting and reporting environmental site assessments, biological assessments, and remediation of commercial, industrial, and residential sites, environmental emergency response, and hazardous waste management. Conducting asbestos inspections and report writing. Performing Level Riparian development and stream restoration/enhancement (Rosgen trained).

Stream and wetland delineation assessments and mitigation design. Plant physiology and identification. Principles and implementation of phytoremediation for sites of contamination. Conducted and evaluated habitat and biological surveys. Knowledgeable of mining-related activities and issues, including

mountaintop mining and valley fills.

PROFESSIONAL EXPERIENCE

Asbestos

Performed numerous asbestos inspections and report writing for industrial, commercial, and residential entities:

- Kilns – Winchester, Virginia
- Waste Water Treatment Plant – Morgantown, West Virginia
- Charleston Civic Center – Charleston, West Virginia
- Residences

Construction monitoring for asbestos abatement of several large buildings located within a chemical plant in Willow Island, West Virginia.

Hazardous Waste/RCRA/Corrective Action

Performed site investigations and report writing hazardous material surveys at the following locations:

- Charleston Civic Center – Charleston, West Virginia
- Morgantown Utility Board – Morgantown, West Virginia
- Weatherford – Elkview, West Virginia

Remediation

Experienced with remediation of sites impacted by petroleum, volatile and semi-volatile organics (including chlorinated solvents), metals, dioxin, and polychlorinated biphenyls (PCBs). Experience with bioremediation (aerobic and anaerobic), excavation, slurry walls, solidification/stabilization, pump and treat, soil vapor extraction, dual phase extraction, capping, and institutional controls.

Assisted in the design for the upgrade of a phytoremediation project on a 7-acre biological sludge pond.

Performed monthly site inspections and reporting for multiple industrial sites including:

- A 110-acre zinc smelter site that has been capped and reclaimed as part of a remediation plan.

- Industrial landfills that have been sealed with a geotextile liner and capped.

ESAs (Phase I and II)

Phase I Environmental Site Assessments (ESAs) on various types of sites:

- Large land transaction totaling over 145,000 acres
- Numerous active and former industrial and commercial facilities
- Undeveloped and residential properties

Phase II/Sampling ESAs, including soil boring advancement and sampling, monitoring well installation and sampling, surface water sampling, and soil gas sampling:

- West Virginia Voluntary Remediation Program (VRP)
- West Virginia Leaking Underground Storage Tank (LUST) Program
- Ohio Bureau of Underground Storage Tank Regulation (BUSTR)
- Resource Conservation and Recovery Act (RCRA) Corrective Action
- Comprehensive Emergency Response, Compensation, and Liability Act (CERCLA) Site Assessment and United States Environmental Protection Agency (USEPA) Brownfields
- Environmental emergency response (petroleum and chemical spills related to transportation incidents), typically performed under state environmental response or enforcement programs
- Property transaction related (*i.e.*, due diligence or baseline ESAs)

Stream/Wetland Delineation, Permitting, and Mitigation

Implemented mitigation designs complete with stream restoration and riparian layout, material requirements, and cost analysis for several projects.

Completed field assessments and biomonitoring for the establishment of a mitigation banking program within the state of West Virginia.

Supervised numerous wetland/stream characterization and delineations.

Preparation of environmental permits and associated documents, (*i.e.* environmental information documents, compensatory mitigation plans, jurisdictional determination reports, and benthic macroinvertebrate reports) for highway construction and individual 404 permits for large-scale disturbances.

Environmental Emergency Response

Environmental response, assessment, and remediation on numerous transportation related incidents in West Virginia, Ohio, and Virginia. These have included response to and assessment and remediation of releases from chemical and petroleum tankers and fuel tanks, transfer and/or removal of cargo, and coordination with regulatory agencies and affected property owners. Examples include:

- Formaldehyde tanker release of over 3,800 gallons in western Virginia. Remediation included soil aeration (unable to excavate due to geotechnical considerations). Obtained No Further Action status from Virginia Department of Environmental Quality (DEQ).
- Gasoline tanker release of over 3,500 gallons in northern Kentucky onto private property and railroad right of way (ROW). Remediation included excavation of soil and subsurface injection of a bioremedial compound on both sides of railroad ROW.
- Gasoline tanker release of over 3,000 gallons to frozen stream in central Ohio. Remediation included excavation of impacted areas of streambed (with United States Army Corps of Engineers approval) and additional soil, and subsurface injection of a bioremedial compound.
- Trailer load of white paint spilled adjacent to an interstate highway in West Virginia. Remediation included onsite solidification and removal of free liquids.



EDUCATION

B.A. Geography, Natural Resources and Environment,
In Progress
West Virginia University

EMPLOYMENT HISTORY

2003-Present Potesta & Associates, Inc.

PROFESSIONAL CERTIFICATIONS

West Virginia Office of Miners' Health Safety and
Training – 8-Hour

TRAINING/RELEVANT COURSE WORK

- April 2012 – Benthic Macroinvertebrate Surveying and Rapid Bioassessment Protocol Methods (WVDEP)
- 2011 – Fish Identification – US Fish and Wildlife Service

AREAS OF SPECIALIZATION

Water Quality, Storm water, NPDES, Fish Identification,
Benthic Macroinvertebrates

PROFESSIONAL EXPERIENCE

Benthics

Conducted benthic surveys using USEPA Rapid Bioassessment Protocols (RBP) to assess stream quality prior to the issuance of mining permits in several streams in West Virginia and Pennsylvania.

Implementation of the Interim Chemical/Biological Monitoring Protocols for Mountaintop Mining Operations. Responsibilities include water chemistry sampling, benthic macroinvertebrate sampling, fisheries collection, habitat assessment, report preparation, and report finalization.

Collected and identified fish, benthics, and water chemistry samples relative to ecosystem recovery following spill events.

Conducted seston and periphyton studies, as well as dissolved oxygen studies utilizing sondes such as a Hydrolab and YSI or other data logging equipment.

Supervision and management of field crews, schedules, and data of the collection of water chemistry, benthics macroinvertebrates, fish, and habitat assessment.

Prepared data management and quality assurance/quality control plans, performed database design, data interpretation, data validation, and statistical analysis to obtain, determine, and compile available benthic data collected.

Asbestos

Performed asbestos inspections and report writing for asbestos-containing buildings.

Stream/Wetland Delineation, Permitting, and Mitigation

Conducted stream delineation on several streams to determine point of origin, intermittent, and perennial reaches.

Stormwater

Collected storm water samples as required by NPDES permits.

Prepared Storm Water Pollution Prevention Plan (SPPP) for facilities in West Virginia.

Prepared and reviewed Discharge Monitoring Reports (DMR) to evaluate compliance with permits.

Groundwater

Prepared Groundwater Protection Plans (GPP) for facilities in West Virginia.

Completed several well monitoring surveys (water chemistry sampling and GPS) for various companies.

ESAs (Phase I and II)

Completed Phase 1 ESA assessment field work for 186,000-acre area in West Virginia.

Mining

Performed environmental audit of major West Virginia coal producer.

... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple open-ended contracts with organizations such as the United States Postal Service, West Virginia State Police, the Wheeling Island Hotel•Casino•Racetrack, West Virginia University, as well as the West Virginia Department of Transportation, Division of Highways to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call:



Wagner Building

Mr. Dennis Kozicki
The Maxwell Partners
Maxwell Centre #300
32 20th Street
Wheeling, WV 26003
304 / 232-2280



Orrick's Global Operations Center

Mr. Will Turani
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304 / 231-2629



Bennett Square

Mr. David H. McKinley
Willow Glen Capital LLC
2100 Market Street - Suite 300
Wheeling, WV 26003
304 / 230-2400



Building 55: WV State Office Complex in Logan

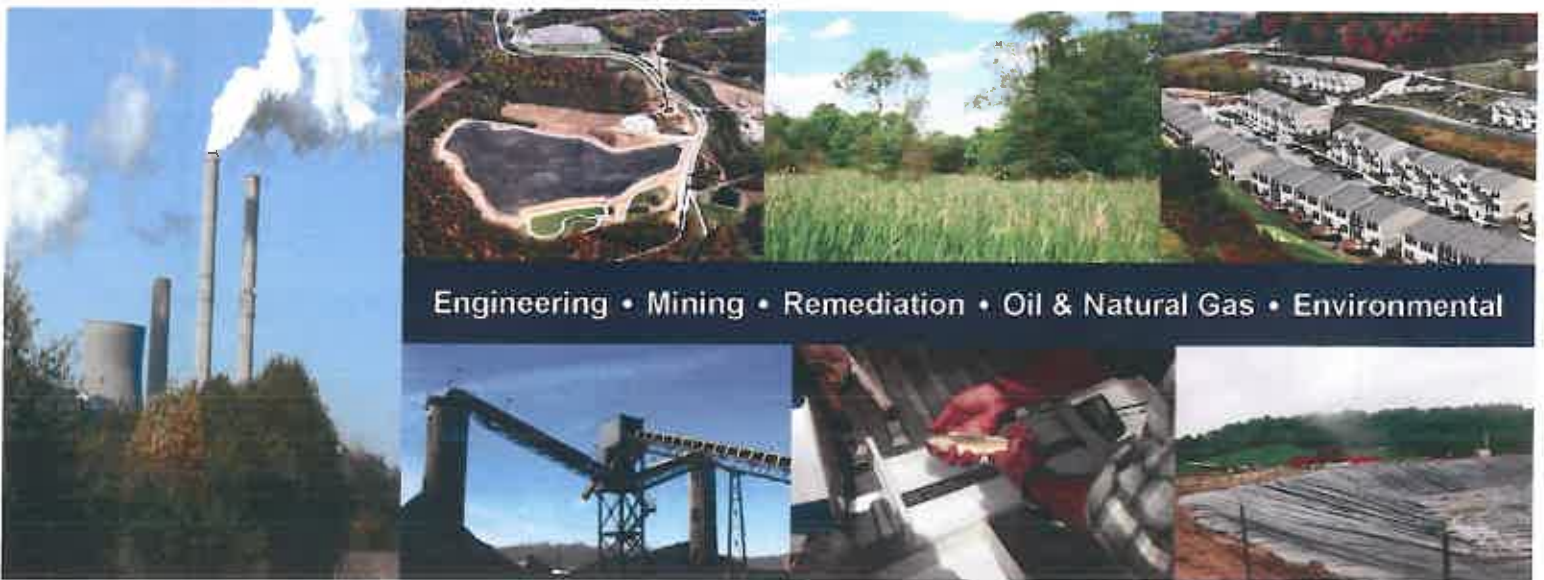
Mr. Gregory L. Melton
State of West Virginia
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-1808



McKINLEY & ASSOCIATES
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John Allevato
Spilman Thomas & Battle PLLC
300 Kanawha Blvd East
Charleston, WV 25301
(304) 340-3885
jallevato@spilmanlaw.com

Harry Bradley
WVDOH
1900 Kanawha Blvd. East
Building Five
Room 110
Charleston, WV 25305-0430
(304) 558-9726
Harry.A.Bradley@wv.gov



... copies of any staff certifications or degrees applicable to this project ...

Included is a copy of Christina Schessler's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia, followed by her LEED AP BD+C credential she has earned. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section. Moreover, copies of McKinley & Associates' various certifications and licenses are found on the upcoming pages.

The West Virginia Board of Architects

certifies that

CHRISTINA ANN SCHESSLER

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

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

Certificate Number 3810

The registration is in good standing until June 30, 2018.



A handwritten signature in cursive script, reading "Grady Papadopoulos", is written over a horizontal line.

Board Administrator



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Christina Schessler

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED green building program.

CREDENTIAL ID: [REDACTED]

06 APR 2010

ISSUED

05 APR 2018

VALID THROUGH

A handwritten signature in dark ink, appearing to read "Gail Vittori".

GAIL VITTORI, GBCI CHAIRPERSON

A handwritten signature in dark ink, appearing to read "Mahesh Ramanathan".

MAHESH RAMANATHAN, GBCI PRESIDENT



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



CERTIFICATE

*I, Ken Hechler, Secretary of State of the
State of West Virginia, hereby certify that*

by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia
Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

conform to law and are filed in my office. I therefore declare the organization to
be a Corporation for the purposes set forth in its Articles, with the right of perpetual
existence, and I issue this

CERTIFICATE OF INCORPORATION

to which I have attached a duplicate original of the Articles of Incorporation.



*Given under my hand and the
Great Seal of the State of
West Virginia, on this*

FIFTEENTH day of

DECEMBER 19 89

Ken Hechler

Secretary of State.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

State of West Virginia



Certificate

*I, Natalie E. Tennant, Secretary of State of the
State of West Virginia, hereby certify that*

MCKINLEY & ASSOCIATES, INC.

was incorporated under the laws of West Virginia and a Certificate of Incorporation was issued by the West Virginia Secretary of State's Office on December 15, 1989.

I further certify that the corporation has not been revoked by the State of West Virginia nor has the West Virginia Secretary of State issued a Certificate of Dissolution to the corporation.

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



*Given under my hand and the
Great Seal of the State of
West Virginia on this day of
October 27, 2015*

Natalie E. Tennant

Secretary of State

Notice: A certificate issued electronically from the West Virginia Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Validation Page of the Secretary of State's Web site, <https://apps.wv.gov/sos/businessentitysearch/validate.aspx> entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.



McKINLEY & ASSOCIATES
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**WEST VIRGINIA
STATE TAX DEPARTMENT
BUSINESS REGISTRATION
CERTIFICATE**

ISSUED TO:
MCKINLEY & ASSOCIATES INC
32 20TH ST
WHEELING, WV 26003-3750

BUSINESS REGISTRATION ACCOUNT NUMBER: **1040-9524**

This certificate is issued on: **06/28/2011**

*This certificate is issued by
the West Virginia State Tax Commissioner
in accordance with Chapter 11, Article 12, of the West Virginia Code*

*The person or organization identified on this certificate is registered
to conduct business in the State of West Virginia at the location above.*

~~This certificate is not transferrable and must be displayed at the location for which issued.~~

This certificate shall be permanent until cessation of the business for which the certificate of registration was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

Change in name or change of location shall be considered a cessation of the business and a new certificate shall be required.

TRAVELING/STREET VENDORS: Must carry a copy of this certificate in every vehicle operated by them.
CONTRACTORS, DRILLING OPERATORS, TIMBER/LOGGING OPERATIONS: Must have a copy of this certificate displayed at every job site within West Virginia.

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CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

MCKINLEY & ASSOCIATES, INC.

C00366-00

Engineer in Responsible Charge: TIM E MIZER - WV PE 013169

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

January 1, 2018 - December 31, 2019

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

BOARD PRESIDENT




MCKINLEY & ASSOCIATES
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... proposed staffing plan ...

Project Manager / Point of Contact


 **Christina Schessler, AIA, LEED AP BD+C**

Architectural Team

 **Christina Schessler, AIA, LEED AP BD+C**
Architect / LEED Accredited Professional specializing in Building Design & Construction / Historic Preservationist

 **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**
Charleston Office Manager / Southern WV-Area Manager / Architect / LEED Accredited Professional specializing in Building Design and Construction


Engineering Team

 **Tim E. Mizer, PE, RA, QCxP**
Director of Operations / Architectural Engineer / Architect / Commissioning Provider


 **John L. Suhrie, PE**
Structural Engineer


 **Bruce A. Kennedy, PE**
Electrical Engineer

 **Scott D. Kain**
Plumbing Engineering Designer

 **Michael A. Heath**
HVAC & Fire Protection Engineering Designer

Hazardous Materials Inspection Services

 **David J. Corsaro, LRS**
Senior Scientist / Licensed Remediation Specialist

 **Dennis L. Litwinowicz, LRS**
Senior Scientist / Licensed Remediation Specialist

 **Andrew A. Kirsch**
Staff Scientist / Certified Asbestos Inspector

 **Coy A. Spence**
Scientist

Interior Design

 **Deb Blakeman, NCIDQ**

Construction Administration

 **Michael L. Price**

**Our Team is willing to dedicate more professionals if they are needed; including more Architects, Engineers, Scientists, Designers, and more.*



McKINLEY & ASSOCIATES
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The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the Project Goals and Objectives of the West Virginia General Services Division. You will see in the submittal that the McKinley Team has included several professionals to handle all aspects of the RFP. We are available to start **immediately** upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time.

We know this Team possesses the required expertise to address all facets of your project - from architectural and engineering services, to designing office / commercial interior renovations, phasing construction which accommodates current tenancy occupancy and minimizes disruption to concurrent operations of the facilities, meeting codes, etc. In addition, Potesta & Associates understands how to design in areas containing hazardous materials (*more information on Potesta's Hazardous Materials / Asbestos Inspection Services is seen in a few pages*). Our team can also provide other services which you might desire, such as possible interior design services, energy efficient "LEED" design aspects, commissioning, and more.

We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards; we also have experience with owner standards from both Federal and State agencies, such as the State Police, DOD, ARNG, VA, FAA, SBA, HUD, USPS, EPA, NPS, MSHA, NASA, DOE, DHHR, DRS, DOC, DOJS, DOT, and WVU to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. You appropriately recognize how codes, and state / federal regulations are important to a successful project. Our professional's design within these codes daily. All documents will be prepared with the current State Building Code and State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, CEFPI, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International.

McKinley & Associates always strives to improve the services we provide. Here is a partial list of our Modeling Software as well as other equipment/software we use: Adobe Creative Suite 3 Design Premium, Architectural Graphic Standards V 3.0, ASCE Standard, Autodesk Building Design Suite Premium (BIM) and Ultimate with Clash Protection (BIM), Autodesk Revit Architectural (BIM), Autodesk Revit MEP (BIM), 3D Studio Max, Autodesk Autocad Architecture, Autodesk Autocad MEP, Autodesk Autocad Civil 3D, Autodesk Ecotect Analysis, Carmel Design Build 4.0, Climate Consultant 3, COMcheck 3.2.1, Corel Draw 12, Cummins Power Suite, EELabs 3.1, Enercalc 5.6, eQUEST 2.02, HAP 4.34, Lite Pro, Visual Professional Edition (Light Modeling/Calculation Software), Macromedia Freehand 8, Masterspec, Ram Advantage 6.0, SketchUp, Storm Water Detention/Retention Design Tool, Sweet's, and more. We know the new technology and we know how and when to apply it effectively.

To showcase our quality of work, over the years our firm has won multiple local, State, and



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National awards and recognitions for our works. Some of the design awards we have won are: West Virginia Department of Environmental Protection's Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, American School & University Magazine's Architectural Portfolio - Outstanding Design, Gold Medal Green Building Award by Building of America, Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards, and 2 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program, just to name a few.

Our approach to design requires a dialog with the GSD. Throughout the design process, we will hold workshops with the GSD to get the critical information needed to achieve a design that meets your needs and budget. The most important element of the entire process becomes **communication from you** to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. We can and will perform for you on time and within your budget.

The way that we have historically **achieved success** with ANY construction project is by understanding fully the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project.

When there are occupants that need to stay within the building during the interior renovations; through our vast experience we have found that a **clear up-front plan** for construction is the best solution to lessen the intrusion of the construction. **Many times, current occupants are not affected by renovations, for they are on different floors.** Also, many times there are **just minor inconveniences**, such as having a side entrance down for a small period of time, or an elevator that is temporarily used for contractors-only. That up-front plan will give every occupant forewarning of any minor inconvenience, **which makes for a smoother construction period** for both current occupant and contractor. **Moreover, since there are current occupants whose areas will need to be renovated; where possible, we always try to plan for construction project phasing and achieve a "move once" scenario for the building occupants.** This is exactly what McKinley & Associates has found to be most effective where these relocations occur one time, after the renovations have taken place to previously vacated areas of the existing buildings. Spaces requiring relocation within the building will need to be documented and approved by the General Services Division, and accommodations need to be made for "swing space" for temporary use during construction. **Phased construction will need to be done either by tenant space, or by floor.**

At the kickoff of the project, the McKinley Team members will meet with you to review scope and gather project information. We will review this existing material provided by you and prior work completed to ascertain if this information can be incorporated into the current program.

Upon completion of this step, our Team will acquire all new information sufficient for use as base mapping, and will commence Schematic Design in connection with the design team and focus on designing the renovations.

Upon completion of the Schematic Design Phase, we will prepare a preliminary cost estimate of expected costs. Our Team will meet with you and discuss these findings and based upon



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conclusion of this meeting move forward with the preparation of the Design Development Phase. We will provide a milestone progress set for the client to review and provide comment at the completion of the Design Development phase.

After conclusion of this phase, McKinley & Associates will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction.

We will assist in bid preparation and selection, and upon contract award provide construction contract administration, and McKinley & Associates has Construction Administrators on staff to fulfill this need as well.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Ms. Schessler, your Project Architect, and includes the receipt, logging, review and return of submittals. Your Project Architect (and Engineers) will also be a part of some on-site meetings and will be available to answer RFIs during the construction portion of the project; moreover, one of our Construction Administrators (CAs), Mike Price, will now take the more active role. McKinley & Associates has developed a more comprehensive role for the Construction Administrator assigned to your project. Our CAs performs the traditional tasks of monitoring construction to ensure compliance with Contract Documents, observing construction progress, conducting progress meetings, administering payment requests and change orders, and more. But our CAs also constitutes an important thread in the texture of project continuity: our CA is part of the project development from the first design team meeting. Since they are here from Day 1 (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. He becomes familiar with project goals, objectives, and building conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction. His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense. Also, during construction the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - as scheduled and as budgeted.

In addition, our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this walk-through long before it being adopted as part of the AIA 101 Standard.

We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

With our Teams' previous experience on multiple commercial interior renovations projects; offices and related projects; multiple phases construction projects; our vast experience with codes; and our great working relationship with various State agencies; we are confident that we have the talent and technology needed to make these renovations successful.



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POTESTA & ASSOCIATES, INC.

Asbestos Inspection Services

Potesta & Associates, Inc. (POTESTA) is an engineering and environmental consulting firm whose staff of professionals has completed numerous asbestos inspection services. Our qualified personnel can assist you with:

- Building Inspections for Asbestos-Containing Building Materials
- Liaison with Regulatory Agencies
- Completion and Submittal of Notification of Abatement, Demolition and Renovation Forms to the Appropriate Regulatory Agencies
- Selection of Qualified Asbestos Abatement Contractors
- Preparation of Bidding and Contract Documents
- Participation in Pre-Bid and Pre-Abatement Meetings
- Monitoring of Contractor Work Procedures During Completion of Asbestos Abatement Activities

BUILDING INSPECTIONS

State and federal regulations require that an asbestos inspection be performed by a licensed asbestos inspector prior to abatement, demolition or renovation activities. POTESTA has West Virginia and Virginia Licensed Asbestos Inspectors on staff that have conducted several hundred asbestos inspections and produced reports presenting the results of these inspections.

REGULATORY ASSISTANCE

A Notification of Abatement, Demolition and Renovation form must be completed and submitted to appropriate regulatory agencies prior to project start-up. POTESTA has developed strong working relationships with these agencies and can assist you in producing notification forms for your asbestos abatement projects.

PROJECT ABATEMENT DESIGN PLANS

State and federal regulations require that a project abatement design plan be developed by a licensed asbestos abatement project designer. The design plan establishes procedures for abatement of asbestos-containing materials and methods for protecting workers, the public and the environment from releases of asbestos fibers.

ENGINEERING AND PROJECT MONITORING ASSISTANCE

POTESTA's asbestos inspection services also include preparing specifications, cost estimates, and bidding documents; soliciting bids from qualified contractors; assisting in the selection of a contractor; providing project management during completion of abatement activities; and monitoring contractor adherence to specifications, verifying pay quantity, and participating in dispute resolution.



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... Descriptions of past projects completed entailing the location of the project, project manager name and contact information, type of project, and what the project goals and objectives where and how they were met."

Orrick's Global Operations Center office building fit-out

Location: Wheeling, West Virginia

Contact: Mr. Will Turani

Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304/231-2629

Type of Project: Office Building

Project Description, Goals, and Objectives: This 100 year old warehouse was adaptive reused and renovated to create some of the most creative office space in the State. This four-story, 88,000 SF former historic warehouse is now a high tech "back office" for a major multinational company. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a modern "Class A" office facility while retaining the historical heritage of the structure and district itself. This \$8 million dollar project won a West Virginia AIA Merit Award.



Extensive restoration of the exterior was needed first. The entire exterior shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick. This building soon became the company's Global

Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock). The exterior renovations included reconstructing 120 dilapidated steel windows and glazing, extensive brick repointing, roof, construction of a new public entrance, and parking lot.

The building was partially occupied while renovations continued. Architecture & engineering design was completed in-house and included a completely new mechanical/HVAC system, structural, civil, electrical and fire suppression systems. On the interior, the original facility was almost void of the vertical circulation needed a modern day, team oriented work environment. An exposed steel atrium/elevator/stair core connects the four floors while introducing the industrial metals into the interior. Perforated columns, beams, and wire meshes allow daylight to filter in through usually solid steel construction. Two exposed, glass backed passenger elevators with stainless steel interior finishes now traverse the four floors allowing passengers a dynamic view through the atrium and walkways out to Main Street. The stainless steel and galvanized finishes of the exposed spiral ductwork, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures further enhance the industrial concept of the design.

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Wagner Building - Multiple Office fit-out projects

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304/232-2280

Type of Project: Office Building

Project Description, Goals, and Objectives: Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the National Register of Historic Places and is the centerpiece of the new 10-acre Celoron Plaza Office Park. The Wagner Building was an old sugar warehouse built in the 1930s. After being vacant for over 30 years, McKinley & Associates completed this \$6.2 million (*original renovation project cost*) adaptive reuse project by **totally renovating this 7-story brick and concrete structure in phases (on a floor-to-floor basis), and turned it into a corporate center that includes beautiful Class "A" office suites as well as a new bank.** This office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River. The original fit-out of the tenant spaces on the first, fifth, sixth, and seventh floors was completed in 2000, and the fit-out of the tenant space on the second, third, and fourth floors was completed in 2004. We planned for flex space; many of the floors are "open floor plans" where we help customize the suites to meet a new businesses' needs; hence, we have worked on multiple renovations over the years, and are currently working on a new office build-out on the 5th floor for a new client.

Work on this 60,000 square-foot structure included total design of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, exterior renovations, window replacements, roof, ADA compliance design, new elevators, and a total gut of the interior. All of the existing windows were replaced, and we designed them to match a close profile with the original windows; this included wider flat faced muntins, and the sash in the top six floors are all industrial steel units built around 1926. Two elevator replacements were also a major part of the original project; after they were completed, and **when new construction is on-going**, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. Our firm also worked within the Standards of the Department of Interior for this historic structure renovation.



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Bennett Square Office Building - Multiple Office fit-out projects

Location: Wheeling, West Virginia

Contact: Mr. David H. McKinley
McKinley Properties, LLC
10 Kenwood Place
Wheeling, WV 26003
304/230-2400

Type of Project: Office Building

Project Description, Goals, and Objectives: Bennett

Square is a historic 3-story, 22,000 SF renovation/rehabilitation project of the old Ohio County Public Library Building. The building was neglected and vandalized for over 30 years. The finished \$7.5 million

project houses "Class A" professional and medical office space in beautifully restored surroundings. The building is located in the Centre Market Square Historic District in the National Register of Historic Places; therefore, a successful review submission to the Secretary of the Interior was necessary. We are also experienced with the Section 106 process required by SHPO and the Federal Department of the Interior. Documentation for state and federal tax credits is also a part of this project. The project was completed in multiple phases beginning in 2007 and the final phase completed in 2013.

Bennett Square has quickly become a cornerstone of the Wheeling business community with several key businesses occupying the space including: McKinley Carter Wealth Services headquarters, Dinsmore and Shohl LLC office, Dr. Don Chapman's Keep Smiling Family Dentistry office, and Omni Strategic Technologies office. Phase I included "Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. Renovations included both restored and new windows, doors, a new



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roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, stairwell upgrades, and a new elevator. Phase II completed the "Class A" office fit-out for the second floor. This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing. Finally, Dr. Chapman's dental office is a fit-out on the third floor. Planning included business offices, exam/operatory rooms, hygienist room, lab, custom casework, track lighting, specialty HVAC, special electrical and data, special plumbing for gases, a central dental dry vacuum system, and much more. All of these spaces were integrated into an existing interior historic building context. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.



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WV Department of Health & Human Resources' new Ohio County office fit-out project

Location: Wheeling, West Virginia

Contact: Mr. David J. Hildreth

WV Department of Administration

1409 Greenbrier Street

Charleston, WV 25311

304/558-1295

Type of Project: Office Building

Project Description, Goals, and Objectives: We were asked by our client to **renovate a car showroom and service area into an office building** (now called the Mary Margaret Laipple Professional Building). **The first fit-out includes space for the Department of Health and Human Resources (DHHR).** The 56,783 SF building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. **We worked with our client to fit the DHHR's program into the space and maximize the use of the space.** We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the floor structure.

The initial \$2 million fit-out project was built in **three phases:** the exterior was completed first (including new skin, doors, windows, etc.), next the interior, and then the parking lot so the project could be fast tracked to meet the Owner's 2013 move-in requirements. We worked with the local and state code officials to bring the building into compliance with the current building and fire codes and provide access to all of the occupied areas of the building. **We worked with the owner of the building to allow a separate entrance for future tenants of the upper two floors and to keep the renovation cost to a minimum while providing a state of the art facility for the DHHR's use.**

The showroom windows were mostly in-filled because of the sensitive nature of the materials in the DHHR's office, but windows high on the wall provide natural daylight in the space. **The fit-out was divided into three distinct spaces: secure office space, Client space, and training areas. The Office space is secured from the client area by an access control system.** The training space was designed to be stand alone for use by other State staff training.



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Maxwell Centre - Multiple Office fit-out projects

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304/232-2280

Type of Project: Office Building

Project Description, Goals, and Objectives: Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley & Associates led the way for this **total renovation** and restoration of a 1908 structure. The \$2.3 million Maxwell Centre multiple office fit-out project represents the firm's effort in protecting the historic fabric of Wheeling. The Maxwell Centre is now Wheeling's premier business address. In just over a year's time, this former YMCA facility became the home for over 100 professionals in two law firms (Schrader, Byrd & Companion, PLLC and Burns White LLC), an accounting company (Wilson, Kozicki & Gwynn, PLLC), and McKinley & Associates. The various companies had various program/space requirements we had to design. Each of the tenants had selected various upgrades, including parabolic light fixtures, chair rail, cove molding, ceramic tile, built-in bookcases, and wall coverings. Some of the other interior finishes and furnishings included a chandelier, fireplaces, casework, cabinets, reception desks, decorative ceiling upgrades, cornice, window sills, oriental carpeting, and signage among others. Work on this five story office building included researching the architectural past as well as all new systems, including; mechanical, electrical, plumbing and fire and life safety, data and communication, etc. All design work and construction administration was completed by our firm. The 51,000 SF building is found in the Centre Market Square Historic District (NRHP#: 84003651), in the National Register of Historic Places. We saved and restored multiple architectural elements, such as the main foyer tile, wooden floors, columns, windows, and more. We also helped the owner receive historic tax credits. The Maxwell Centre was recognized and awarded a West Virginia AIA Honor Award, a Governors Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.



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Charleston Enterprise Center Office build-out

Besides the paint, what makes this office "green"?

McKinley & Associates has been practicing "green" for years and has won awards for converting unused warehouse space into striking modern office buildings. We recently won a **West Virginia Chapter of the American Institute of Architects 2009 Merit Award** for our newly renovated Charleston Office. **One of the best ways to build green is to adapt an existing building; twenty percent of a building's energy consumption is embodied in the building's physical structure itself.** The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. For example, our centrally located conference room "Lantern" glows all day long from natural sunlight from above. This room's ceiling acts as a reflector, bouncing natural light throughout the space. In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from "Homosote", a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10th of the cost of standard modular furniture is another advantage. The office chairs are new, but the "Zody" chair by Haworth is the first chair to be **Cradle to Cradle Gold Certified**. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle. Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew. Most of the floor we chose to clean and seal with water based polyurethane, leaving the natural distressed state of the floor. The remainder of the space, we used a carpet tile by LEES which minimizes waste, has 35% recycled content and is **Green Label Certified**, meaning it **meets stringent indoor air quality requirements**. The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so we can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.



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Panhandle Cleaning & Restoration Warehouse & Office Building

Location: Triadelphia, West Virginia

Contact: Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304/232-2321

Type of Project: Warehouse / Office Building

Project Description, Goals, and Objectives: Panhandle Cleaning & Restoration invested \$3.5 million in a new prefabricated metal building. The exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure, providing 32,000 total warehouse square feet. The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. **An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.** This expansion of the original business now allows Panhandle to employ about 100 workers. The office building also includes a training room to keep the staff up-to-date on the newest cleaning technologies. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special plumbing and mechanical systems: a separate de-ionizing water system, fully exhausted ozone decontamination rooms and electronic equipment drying areas were engineered into the warehouse space.



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Building 55: West Virginia State Office Complex

Location: Logan, West Virginia

Contact: Mr. Robert P. Krause, PE, AIA

State of West Virginia, General Services Division

1900 Kanawha Boulevard East

Charleston, WV 25305

304/558-9018



Type of Project: Governmental Office Building - Full A/E Services - New Construction

Project Description, Goals, and Objectives: City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This recently completed State office building has become that inspiration. **In March 2014, this project became LEED Certified.** The building is designed to reflect the history and culture of the area while incorporating **current technology and safety elements**, thus empowering the community leaders to create a vibrant connected urban core. This new 5-story building underscores its major role in the development and revitalization of downtown Logan by uniting office space for **127 employees for 6 State agencies** under one roof, whom were once scattered throughout the city. The **53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants.** At the request of the Owner, the building was designed to be **energy efficient "green" and meet sustainable design goals.** To help achieve this, a tight building envelope was created with **closed cell foam insulation and thermal efficient windows.** One of the unique features of the building is the **natural daylight system** where we added "**light louvers**" which redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices. The **HVAC system** included the installation of **2 high efficiency condensing boilers, packaged rooftop energy recovery ventilator, and much more.** For another feature, the plaza uses **recycled brick pavers** from the demolished street; the patterns intersect at a quilt star, a symbol of West Virginia heritage that is carried into the building's main entry. It is interesting to point out a stained glass window feature in this entry, which won a **2013 AIA Craftsmanship Award.** It is custom designed to reflect the culture and history of the area, and use as much glass from West Virginia Manufacturers as possible.



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Building 34: West Virginia State Office Complex

Location: Weirton, West Virginia

Contact: Mr. Andy Guz

304/541-3749

Type of Project: Governmental Office Building - Full A/E Services - New Construction

Project Description, Goals, and Objectives: To better serve the citizens of the Northern Panhandle of the State, the State of West Virginia established an **office building** in the City of Weirton. This **Weirton State Office Complex (also known as Building 34)** is a **\$4 million** state-of-the-art building that **houses offices for multiple state agencies**. This State Office Building was completed in 2006, and **accommodates the Division of Motor Vehicles, the Bureau of Employment Programs, the Department of Health and Human Resources, the Lottery Commission, Rehabilitation Services and the Work Force Investment Board**. This **two-story, 39,500 SF office building** was constructed with a structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, rooftop HVAC System, and building automation system. For **parking**, there was a large main lot and separate smaller lots to accommodate every client and/or building in the complex; this includes **14 handicapped parking spaces**. Also included was site work. For security, the entire building has swipe-card access - both inside and outside, employee-only entrances, an x-ray machine, metal detector, bullet-proof glazing and tinted/reflective glazing, uninterruptible power supply, CCTV video monitoring and other surveillance equipment. There are various finishes and furnishing, such as desks, work stations, different floor materials (carpet, carpet tile, vinyl composite tile, unglazed ceramic tile, solid vinyl tile, and sealed concrete), casework, various door styles and swipe-access, bulletproof transaction windows, kitchen, laminated countertops, adjustable shelving, painted or glazed ceramic tile walls, and much more.

The first and second floor building **commons** spaces includes entry, security, lobby, restrooms, elevators, stairs, break room, conference room, and more. The **DMV** spaces on the first floor includes **work stations, offices, break room, a large waiting area, license center, driver's testing room, photo area, data, plate/storage room, employee-only entrances, and more**. The **Bureau of Employment Programs** spaces on the first floor includes **2 "open" work station rooms, manager offices, counselor office, work force training room, a large waiting room, hearing room/conference, server room, and storage**. The **Lottery** spaces on the first floor includes **an office, an "open" office room, conference, security room, supply room, a separate entrance/lobby, and data room**. The **Rehab** spaces on the first floor includes **7 offices, clerical, conference room, waiting room, an employee-only entrance, and more**. The **DHHR** spaces on the second floor includes **14 offices, an "open" office east and an "open" office west, work rooms, multiple swipe-card access doors, employee-only entrance, waiting room, reception, classroom/conference, regular conference room, resource room, interview room, family visitation room, server rooms, storage rooms, and more**.



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Panhandle Cleaning & Restoration - Storage Warehouse, Garages, & Office Building

Location: Triadelphia, West Virginia

Contact: Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304/232-2321

Type of Project: Office Building / Warehouse - Full A/E Services - New Construction

Project Description, Goals, and Objectives: Panhandle Cleaning & Restoration invested **\$3.5 million** in new prefabricated metal buildings. The **Storage Warehouse** and Contents Processing Facility's exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure, providing 32,000 total warehouse square feet. **There are multiple bays and loading docks around this structure; the garages fit vehicles of various sizes.** The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. **An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.** The office building also includes custom furnishings and finishes. Panhandle provides **24-hour emergency disaster clean-up services** and therefore required some **special electric, data, plumbing, and mechanical systems.** The first floor of the mezzanine is the "Contents Processing Facility," is broken into multiple rooms, and many have **specialized components and considerations** we had to design, such as casework, workbenches, and specialty electric to name a few.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT INCLUDING PRELIMINARY ASBESTOS SURVEY

*Jackson County Newspaper
Ravenswood, West Virginia*

Potesta & Associates, Inc. (POTESTA) performed a Phase I and Limited Phase II Environmental Site Assessment (ESA) and preliminary asbestos survey at the Jackson County Newspaper property located at Race Street in Ravenswood, Jackson County, West Virginia. The site is comprised of two separate parcels. Parcel 1 is a vacant lot, encompassing approximately 0.75 acre. Parcel 2 is approximately 0.371 acre and is the location of the



Jackson County Newspaper Printing Facility

newspaper publishing building. POTESTA completed the ESA as an inquiry designed to identify recognizable environmental conditions that may pose a threat to the character of the property, facilities and individuals. POTESTA's scope of services consisted of the following components: (1) records review, (2) site reconnaissance, (3) interviews, (4) subsurface sampling, (5) preliminary asbestos survey, and (6) evaluation and report.



Soil Boring During Limited Phase II ESA

POTESTA conducted a site reconnaissance of the property in December 2001. POTESTA observed stained concrete in the dark room. Floor drains were observed in the basement of the facility. Staining was not evident near these drains. POTESTA conducted subsurface sampling in the area of the sanitary sewer line exiting at the facility. POTESTA did not observe permitted storm water discharge points during the site reconnaissance.

POTESTA advanced a total of 11 soil borings at the site, collected soil and groundwater samples, and submitted selected samples for laboratory analyses. Limited Phase II ESA methodology was developed based on three potential sources of impact to soil and/or groundwater at the site. These included potential impact to soil and groundwater from Underground Storage Tanks (USTs) and former USTs near the site, PCE contaminated groundwater in the City of Ravenswood, and current and historical site activities.

POTESTA did not identify evidence of recognized environmental conditions in connection with the subject property.

CHILD CARE CENTER

*Marshall University
Huntington, West Virginia*

Marshall University, working in conjunction with the City of Huntington, coordinated the efforts of a development committee to design a child care facility for the faculty and students of the University, as well as the residents of the city. Potesta & Associates, Inc. (POTESTA) was contracted to Marshall to prepare a topographic map of the site indicating the locations of the utilities at the site. The site also housed an abandoned block structure which served as a hardware store in the past. Prior to demolition of the structure, POTESTA conducted an environmental assessment of the property to determine the presence of any environmental concerns including the presence of asbestos containing materials.

POTESTA also conducted a geotechnical exploration of the property and prepared a foundation recommendation report to indicate the acceptable bearing capacity of the site soils to aid the structural engineering in the design of the foundation system. POTESTA field technicians and engineers were also involved during the construction of the structure. Various tasks included the sampling of concrete, field tests to ensure the bearing capacity of the subgrade met the original design criteria and design changes instituted during construction due to poor subgrade conditions.



ASSESSMENT AND REMEDY EVALUATION AND SELECTION OF FORMER WEST VIRGINIA PLASTICS/BABY WORLD

*West Virginia Department of Environmental Protection
Grafton, West Virginia*



Potesta & Associates, Inc. (POTESTA) was contracted by the West Virginia Department of Environmental Protection (WVDEP), Office of Environmental Remediation to complete an environmental site assessment (ESA), risk assessment, remediation feasibility study, and to develop a remediation work plan in accordance with the West Virginia Voluntary Remediation Program (VRP) guidelines. The property was owned by the Taylor County Development Authority and was being evaluated for potential redevelopment. ESA activities included advancement and sampling of soil borings,

installation and sampling of groundwater monitoring wells, and collection of soil fill material, surface water, and sediment samples for laboratory analysis of volatile organic compounds, semivolatile organic compounds, polynuclear aromatic hydrocarbons, pesticides, polychlorinated biphenyls, metals and asbestos.

In addition, POTESTA collected oil and water from a pit and associated manhole that were discovered at the site and submitted these samples for hazardous waste determination analyses. POTESTA reported the summaries and conclusions of this assessment in the Supplemental Environmental Site Assessment Report, which was submitted to and approved by the WVDEP.

POTESTA developed the risk assessment in general accordance with the standards and formats required by the West Virginia Voluntary Remediation and Redevelopment Rule (VRRR), Title 60, Code of State Regulations (CSR), Series 3, and the VRRR Guidance Manual. Based on the risk assessment and the contaminants of concern for this site, POTESTA performed a remedy evaluation, selection and design study. The WVDEP approved of the conclusions of the study which were submitted for their review. POTESTA presented the work plan to the Taylor County Development Authority and the WVDEP.

ASBESTOS INSPECTION AND SAMPLING PREPARATION PLANT

***Anker Energy Corporation
Tallmansville, Upshur County, West Virginia***

Potesta & Associates, Inc. (POTESTA) was retained by Anker Energy Corporation to perform asbestos inspection and sampling of the coal preparation plant located north of Tallmansville, Upshur County, West Virginia.

POTESTA's tasks for the project included:

- The inspection for suspected asbestos containing materials (ACM), which was conducted by a West Virginia licensed asbestos inspector and included a seven-story coal preparation plant building, lab building, screen tower, silos, metal shed, pump room, and loadout facility.
- Selection of a West Virginia certified laboratory to analyze samples for asbestos by polarized light microscopy (PLM) with dispersion staining techniques according to United States Environmental Protection Agency "Interim Method for Determination for Asbestos in Bulk Insulation Samples, July 1993" (EPA/600/r-93/116).
- Quantify and characterize identified ACM.
- Recommend proper handling procedures and disposal methods for ACM disturbed during renovation and demolition activities.



VARIOUS STRUCTURES SCHEDULED FOR DEMOLITION ON HIGHWAY RIGHTS-OF-WAY

*West Virginia Department of Transportation, Division of Highways
Various Locations in West Virginia*

Potesta & Associates, Inc. (POTESTA) is currently under contract to the West Virginia Department of Transportation, Division of Highways (WVDOH) to perform asbestos inspection services on structures scheduled for demolition on highway rights-of-way. The following services are being provided by POTESTA.

POTESTA performs asbestos inspection of structures identified by the WVDOH and produces reports detailing findings of the inspections. These reports include tables listing sampling locations, number of potential asbestos containing materials (pacm), samples collected from each homogeneous area, estimated amount of pacm for each homogeneous area, and laboratory analytical results for each sample. Color photographs of the sample locations are also included in the reports. These reports are included in the bid package provided to prospective demolition contractors.



WEST VIRGINIA DEPARTMENT OF CORRECTIONS JUVENILE DETENTION FACILITY

***ZMM, Inc.
Institute, West Virginia***

Potesta & Associates, Inc. (POTESTA) was retained by ZMM, Inc. to provide consulting services with respect to planned demolition of the West Virginia Department of Corrections Juvenile Detention Facility in Institute, Kanawha County, West Virginia.

POTESTA performed an asbestos inspection of two buildings associated with the Juvenile Detention Facility and produced a report detailing findings of the inspection. This report was then included in the bid package provided to prospective demolition contractors. POTESTA attended a pre-bid conference with representatives of the West Virginia Department of Corrections and ZMM, Inc. During the pre-bid meeting, POTESTA conducted a tour of the facility, pointing out locations of asbestos-containing building materials identified during the asbestos inspection. Upon selection of the general contractor, POTESTA attended a pre-demolition meeting with representatives of ZMM, Inc. and the contractor. The purpose of this meeting was to conduct a walk-through of the facility and discussing abatement procedures applicable for the types of asbestos containing building materials scheduled for abatement. POTESTA also completed and submitted the notification of abatement/demolition/renovation form to the appropriate regulatory agencies.



VOLUNTARY ASSESSMENT AND REMEDATION, ASBESTOS ABATEMENT MONITORING, DEMOLITION, AND CAP INSTALLATION MONITORING FOR THE SPELTER SMELTER FACILITY

E.I. DuPont de Nemours & Company

T.L. Diamond & Company

Harrison County

Potesta & Associates, Inc. (POTESTA) was retained to serve as Project Manager and Licensed Remediation Specialist (LRS) to assist with an Environmental Site Assessment (ESA) of an 110-acre zinc smelting site located in Harrison County, West Virginia, and entered it into the West Virginia Voluntary Remediation Program (VRP). This is the largest VRP site in the State of West Virginia. The tasks associated with this project were performed after the applicants met the necessary requirements of a United States Environmental Protection Agency (USEPA) Administrative Order of Consent (Order).



As the LRS for the project, POTESTA assisted with development of the public involvement program, the Voluntary Remediation Agreement (Agreement) and negotiated and coordinated signing of the Agreement by the Director of the West Virginia Department of Environmental Protection (WVDEP). Additionally, POTESTA assisted the applicants with preparation of the Supplemental Site Investigation Work Plan, Site Specific Health and Safety Plan, Data Quality Objectives, and Quality Assurance Project Plan in accordance with VRP guidelines.

A major step in remediating this site involved the demolition of 33 structures. The demolition activities included abatement of asbestos containing materials and establishing an on-site construction debris landfill. POTESTA provided the following services for the demolition phase:

- Performed building asbestos inspections.
- Prepared an in-depth consolidated asbestos inspection report that was submitted to the WVDEP, Division of Air Quality (DAQ) and utilized by the demolition contractor.
- Assisted in the development of an Asbestos Abatement Project Design Plan.


**VOLUNTARY ASSESSMENT AND REMEDIATION, ASBESTOS
ABATEMENT MONITORING, DEMOLITION, AND CAP INSTALLATION
MONITORING FOR THE SPELTER SMELTER FACILITY
PAGE 2**

- Assisted in the development of a work area air sampling plan.
- Served as liaison with the WVDEP-DAQ during asbestos abatement activities.
- Provided on-site monitoring of asbestos abatement activities.
- Assisted in the characterization of hazardous materials.
- Negotiated with the WVDEP to establish an on-site construction debris landfill.
- Performed an Ecological Evaluation of the site and the West Fork River.



The applicants and POTESta also completed an ecological and human health risk assessment to evaluate impacts to potential receptors. Based on the risk assessment and the contaminants of concern for this site, the applicants and POTESta performed a remediation feasibility study and developed a remediation work plan in accordance with VRP guidelines. The applicants and POTESta designed the Engineered Cap System to encapsulate the 50-acre tailings pile.

Per your request on the "General Terms and Conditions" Part 8 "Insurance," on the following pages you will see copies of our various Insurance Coverages.

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<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>																																																																																																																																																														
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ACORD 25 (2008/09)

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McKINLEY & ASSOCIATES
 ARCHITECTS • ENGINEERS • INTERIOR DESIGN



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/6/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		CONTACT NAME: Sarena Turchik PHONE (A/C No. Ext): 216-777-6134 FAX (A/C No.): E-MAIL: ssturchik@oswaldcompanies.com ADDRESS: sturchik@oswaldcompanies.com	
INSURED McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003		INSURER(S) AFFORDING COVERAGE INSURER A: Continental Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 18313	

COVERAGES

CERTIFICATE NUMBER: 1919827327

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> GENL AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					EACH OCCURRENCE \$ AGGREGATE \$ DED RETENTION \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				
	Professional Liability Claims Made Retro Date: 9/10/1981	N Y	AEH591893924	10/10/2017	10/10/2018	Each Claim \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER

CANCELLATION

Specimen
For Purposes of Evidencing
Coverage Only WV 26003

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sarena C Turchik

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ACORD 25 (2010/05)

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McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



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

State of West Virginia
Centralized Expression of Interest
02 — Architect/Engr

Proc Folder: 438110

Doc Description: EOI: Building Six Interior Renovations

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2018-04-03	2018-05-03 13:30:00	CEOI 0211 GSD1800000005	1

BID RECEIVING LOCATION

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV 25305

US

VENDOR

Vendor Name, Address and Telephone Number:

*000000206862

McKinley & Associates, Inc.

129 Summers Street - Suite 201

Charleston, West Virginia 25301

(304) 340-4267

FOR INFORMATION CONTACT THE BUYER

Michelle L Childers

(304) 558-2063

michelle.l.childers@wv.gov

Signature X

FEIN # 55-0696478

DATE May 2, 2018

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.



(Name, Title)

Ernest Dellatorre, President

(Printed Name and Title)

129 Summers Street - Suite 201, Charleston, West Virginia 25301

(Address)

(304) 340-4267 | (304) 340-4269

(Phone Number) / (Fax Number)

edellatorre@mckinleyassoc.com

(email address)

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

McKinley & Associates

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

May 2, 2018

(Date)

(304) 340-4267 | (304) 340-4269

(Phone Number) (Fax Number)

West Virginia Ethics Commission
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Contracting Business Entity: McKinley & Associates **Address:** 129 Summers Street - Suite 201
Charleston, West Virginia 25301

Authorized Agent: Ernest Dellatorre **Address:** same as above

Contract Number: CEOI 0211 GSD1800000005 **Contract Description:** Building Six Interior Renovations

Governmental agency awarding contract: The West Virginia General Services Division

☐ **Check here if this is a Supplemental Disclosure**

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (*attach additional pages if necessary*):

1. **Subcontractors or other entities performing work or service under the Contract**

☒ Check here if none, otherwise list entity/individual names below.

2. **Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)**

☒ Check here if none, otherwise list entity/individual names below.

3. **Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)**

☒ Check here if none, otherwise list entity/individual names below.

Signature: 

Date Signed: May 2, 2018

Notary Verification

State of West Virginia, County of Ohio:

I, Ernest Dellatorre, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 2 day of May, 2018.

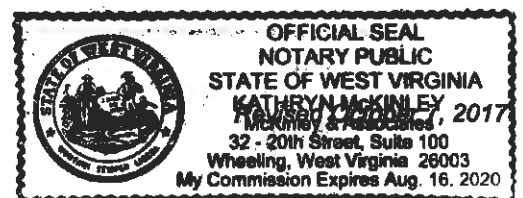

Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: _____

Date submitted to Ethics Commission: _____

Governmental agency submitting Disclosure: _____



STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley & Associates

Authorized Signature:  Date: May 2, 2018

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 2 day of May, 2018.

My Commission expires August 16, 2020.



NOTARY PUBLIC


Purchasing Affidavit (Revised 01/19/2018)



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

State of West Virginia
Centralized Expression of Interest
02 — Architect/Engr

Proc Folder: 438110

Doc Description: Addendum 1 - EOI: Building Six Interior Renovations

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2018-04-24	2018-05-03 13:30:00	CEOI 0211 GSD1800000005	2

BID RECEIVING LOCATION

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV 25305

US

VENDOR

Vendor Name, Address and Telephone Number:

*000000206862

McKinley & Associates, Inc.

129 Summers Street - Suite 201

Charleston, West Virginia 25301

(304) 340-4267

FOR INFORMATION CONTACT THE BUYER

Michelle L Childers

(304) 558-2063

michelle.l.childers@wv.gov

Signature X

FEIN # 55-0696478

DATE May 2, 2018

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD1800000005

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

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

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

McKinley & Associates

Company



Authorized Signature

May 2, 2018

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.
Revised 6/8/2012