

**Department of Administration,
General Services Division**

CEOI 0211 GSD1900000009

**Bldg. 13 Piedmont Parking Garage
Vertical Expansion Project**

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WV PURCHASING
DIVISION

 **McKINLEY**
ARCHITECTURE + ENGINEERING

in association with:

DESMAN
Design Management





ARCHITECTURE + ENGINEERING

May 17, 2019

Melissa K. Pettrey
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Pettrey and Members of the Selection Team;

McKinley Architecture and Engineering and DESMAN (McKinley/DESMAN Team) have teamed up again, and are pleased to provide the Department of Administration, General Services Division with our Expression of Interest to provide architectural/engineering evaluation and design services for the WV State Building #13 Capitol Complex Parking Garage Expansion Project. As you review this submission, we emphasize the following strengths of the McKinley/DESMAN Team with respect to your project:

McKinley Architecture and Engineering (*McKinley & Associates*) is a **full service Architectural / Engineering** firm that has been providing design services since 1981. With offices in **Charleston** and **Wheeling, WV** and **Pittsburgh, PA**, we support a professional staff of **Architects, Engineers, Construction Administrators, LEED Accredited Professionals** specializing in **Building Design and Construction**, and more.

Since the 1980s, we have worked on several parking garage projects, such as the 10th Street Garage in Wheeling, 12th Street Garage in Wheeling, Center Wheeling Parking Garage, Robert C. Byrd Intermodal Transportation Center, the McLure Hotel parking garage, and the parking garage at the Wheeling Island Hotel•Casino•Racetrack. Our various projects have included 10-year analysis, inspections, evaluations, reports, and designs for renovations and repairs.

DESMAN is an architectural and engineering firm that is one of the **nation's premier parking consulting firms**, offering planning, design, structural engineering and restoration services of **structured parking facilities** and **green parking solutions (Parksmart)**, transportation improvements, and other parking related consulting services. DESMAN has designed over 3,500 new garages and **repaired over 2,500 garages, featuring all types of structural framing systems.**

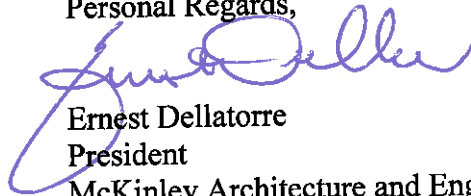
DESMAN was founded in 1973 as an abbreviation for **Design Management**. DESMAN is recognized as a certified **Minority-owned Business Enterprise (MBE)**. They are also an employee-owned corporation with strong financial stability that currently employs a staff of over 100 personnel. Their team members were among the first class of certified **Parksmart Advisors** certified through the U.S. Council of Green Buildings, and DESMAN is a **Gold Level Parksmart Partner.**

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 current clients have been with our firm for many years. 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.

The McKinley Architecture and Engineering and DESMAN Team are currently working together with the City of Wheeling for their **Center Wheeling Parking Garage** renovation project. We look forward to working together on your WV State Building #13 Capitol Complex Parking Garage Expansion Project as well!

We love what we do, so we care about the results you get. We are ready to begin **immediately** and will **meet all your Goals and Objectives**. Thank you for reviewing our submission and considering the McKinley/DESMAN Team for your project.

Personal Regards,



Ernest Dellatorre
President

McKinley Architecture and Engineering
edellatorre@mckinleydelivers.com
Phone: (304) 340-4267 x115
Fax: (304) 233-4613

"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/DESMAN Team devote whatever time is necessary to provide the Department of Administration, 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 project on time. The McKinley/DESMAN Teams' portfolios include multiple relevant projects; examples of which you will see later in our proposal. Together, the McKinley/DESMAN Team will handle all of the goals and objectives of your project, including performing a detailed structural evaluation and analysis to determine if it is feasible to expand the garage vertically to provide additional parking decks, providing reports to the Agency, and much more.

Today's parking facilities are more advanced than ever, often in ways that drivers might never expect. We have always been concerned with certain basics, vehicular circulation, entrance/exit placement, parking geometrics, and pedestrian safety. But today, issues like technology advancements, sustainability, land use and aesthetics are increasingly important. Parking technology is changing and advancing on a month-to-month basis, with new products and vendors constantly entering and exiting the market. Selecting technology and/or vendors that are established enough to be stable, but flexible enough to evolve with new discoveries and support integration with new features, products and/or vendors in the future, will be critical to the project's success. Flexibility to the future operations of the garage will be a key component to the programming phase. From experience we know that over time the volume of parkers, the needs of parkers, changes in revenue demands, management efficiencies can all require future changes. As our Team considers future growth and expansion plans for the parking system, we will examine the benefits and practicality of incorporating special system provisions that will insure compatible and adaptability with next generation new technology advancements currently in development. Our Team will be attentive to how the facility and system design considerations might best offer and provide flexibility and adapt ability in your ever-changing and expanding environment.

Success in the design of durable facilities has provided our Team with the depth of experience necessary to accurately evaluate and manage the repair of deteriorated older structures, as well as determining the feasibility of an expansion. We are also sensitive to the needs of the user and skilled at developing schemes that cause minimal disruption to the operation of the parking facility. DESMAN has an established reputation for accurately assessing the condition of a garage and providing the most cost effective means of repair, expansion, and maintenance. As structural engineers, they have designed parking facilities utilizing all forms of framing systems and materials. We understand the advantages and disadvantages of each type of garage and how best to maintain, expand, and/or restore the structure.

The proper maintenance and repair of garages and buildings not only enhances the aesthetic quality of the structures, but also prevents unforeseen construction costs and loss of property use and income. To assist owners in the protection of their investment, this means providing many clients with annual facility inspections and maintenance and repair programs. Our team can also offer garage owners and management companies operations consulting and revenue control consulting, to improve garage efficiencies and returns.

On the following pages are the resumes of your design team, to see their individual staff qualifications and experience in completing similar projects.

Project Manager / Point of Contact

■■■ Thomas R. Worledge, AIA, LEED AP BD+C, REFP

Architecture

■■■ Thomas R. Worledge, AIA, LEED AP BD+C, REFP
Charleston Office Manager / Architect / LEED Accredited Professional specializing in Building Design & Construction

Engineering Team

■■■ Tim E. Mizer, PE, RA, QCxP
Director of Engineering Services / Architectural Engineer / Architect / Qualified Commissioning Process Provider

■■■ Bruce A. Kennedy, PE
Electrical Engineer

■■■ Scott D. Kain
Plumbing & Electrical Engineering Designer

■■■ Michael A. Heath
HVAC/Mechanical & Fire Protection Engineering Designer

■■■ David A. Ullom
Mechanical Engineering Designer

DESMAN John H. Judge, PE
DESMAN's Principal-in-Charge / Structural & Civil Engineer

DESMAN Mariam Halata, EIT
Project Engineer / Structural Engineer

Construction Administration

■■■ Robert E. Smith

Thomas R. Worledge, AIA, LEED AP BD+C, REFP

Architect / Specialized LEED Accredited Professional

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 #48600

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 Architecture and Engineering
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:

Mr. Worledge is a skilled **Architect** with over 30 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believe energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction** and a **recognized sustainable design expert**, he has **2 LEED Certified projects, multiple LEED Registered projects**, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more. He is also a **Recognized Educational Facility Professional** as designated by the A4LE.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

United States Postal Service - multiple projects across WV, including a parking garage study

WV Department of Health & Human Resources' Ohio County (Wheeling) Office Building renovations / fit-out of a former car dealership showroom and service area

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

Williamson SMART Office (**LEED Registered / Placemaker Award**)

Natural Energy Design (N&D) Office Building (**Placemaker Award**)

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

Charleston Enterprise Center - Suite 406 Office renovation (**WV AIA Design Award**)

WVSU - Gus R. Douglass Economic Development Center 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

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

Boone County Schools - multiple projects

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

Wood County Schools - Parkersburg High (\$20M) & Williamstown High (\$14M) Schools

West Virginia Plaster and Cement Masons Training Building

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Engineering Services

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 Architecture and Engineering
Director of Engineering Services
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:

Mr. Mizer is a very talented and unique professional being both a Registered Architect and Professional Engineer. In addition, he is also a Qualified Commissioning Provider. He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. Mizer's degree in Architectural Engineering has provided him with a total understanding of the architectural, engineering, and site components with the process necessary for integrating architectural design and building systems. As the Director of Engineering Services, 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.

NOTABLE PROFESSIONAL EXPERIENCES:

Building 34: WV State Office Complex in Weirton
Building 55: WV State Office Complex in Logan, WV (LEED Certified)
West Virginia Department of Health & Human Resources' Ohio County office / fit-out of a former car dealership showroom
Wheeling Island Hotel•Casino•Racetrack - Multiple Projects
Millennium Centre Technology Park - multiple projects, including Touchstone Research Labs
WVDOT, Division of Highways - District 6 Headquarters Complex in Moundsville HVAC replacement
WVDOT, Division of Highways - Equipment Division Facility in Buckhannon HVAC replacement
Orrick Global Operations Center
Maxwell Centre - multiple office build-out projects
Wagner Building - multiple office build-out projects
Bennett Square - multiple office build-out projects
Ft. Henry Building - multiple office build-out projects
Catholic Heritage Center - multiple office build-out projects
Dr. Ganzer Office Building renovations
The Towers Building renovations, including office build-out
West Virginia State Police - multiple renovations and new detachments
USPS - worked on dozens of Post Offices in WV & PA
Cabela's Eastern Distribution Center
WV Independence Hall renovations
Capitol Theatre renovations
Hancock Co. School District-Wide Construction Program (\$56+ million)
Wood Co. School District-Wide Construction Program (\$63+ million)

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 Architecture and Engineering
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:

WVDOT, Division of Highways - District 6 Moundsville Headquarters

The Towers Building renovations

Belmont County Divisional Courts & Offices

Harrison County Schools - Johnson Elementary School

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

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.

Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
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 Architecture and Engineering' 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 Architecture and Engineering.

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
Cornerstone Group - new Highlands office building
Panhandle Cleaning & Restoration warehouse and office building
United States Postal Service - multiple projects
West Virginia State Police - multiple projects
West Virginia Army National Guard - multiple projects
West Virginia Independence Hall historic preservation
Capitol Theatre renovations
Orrick Building office building renovations
Maxwell Centre office building renovations
Wagner Building office building renovations
Bennett Square office building renovations
Ft. Henry Building office building renovations
Catholic Heritage Center office building renovations
WVU Colson Hall office building renovations
West Virginia Northern Community College - B&O Building /
administrative office building renovations
Wheeling Island Hotel•Casino•Racetrack multiple projects
Raleigh County Emergency Services Authority's 911 Center and
Emergency Operations Center renovations
Holiday Inn Express Hotel & Suites
Fairmont State University - 3 new College Apartment Buildings
Ohio County Justice Center renovations
Marshall County Justice Center
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)

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 Architecture and Engineering
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:

Building 55: WV State Office Complex in Logan (LEED Certified)
West Virginia Department of Health and Human Resources' Ohio County Office build-out/renovations
Cornerstone Group - new Highlands office building
Panhandle Cleaning & Restoration warehouse & office building
WV Independence Hall historic preservation / renovations
Ft. Henry Club Building renovations, including office build-outs
WVDRS Wheeling District's new office space
Bennett Square - multiple office build-outs
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack - various projects
Capitol Theatre renovations
Fairmont State University - 3 new College Apartment Buildings
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

David A. Ullom

Mechanical Engineering Designer

EDUCATION:

Fairmont State University
B.S. Mechanical Engineering Technology - 2011

Pierpont Community and Technical College
Associates Degree in Applied Sciences:
Drafting and Design - 2011

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Engineering Designer
Wheeling, WV (2019 to present)

Kennametal Inc.
Sales Engineer (2016-2019)
Applications Engineer (2012-2016)
Latrobe, PA

Marion County Assessors Office
Map Developer
Fairmont, WV (2010-2012)

SUMMARY OF EXPERIENCE:

Mr. Ullom is a results-driven individual who prioritizes safety, cost-effective solutions, and exceeding customer expectations. He is proficient in Autocad, Inventor, and Revit software. David also has experience as a Sales Engineer, Applications Engineer, and Map Developer, which provides an unique understanding for problem solving.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building

Belmont County Divisional Courts

Ohio County Schools - Bridge Street Middle School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - RESA 6 Building renovations

WVU Medicine - Reynolds Memorial Hospital renovations

Mining sales in Illinois, Alabama, Kentucky, Ohio, and West Virginia.

Specialist in conical cutting and drilling tools for coal applications.

Reviewed test plans and procedures to ensure adequate coverage of system requirements.

Collaborated with scientific, engineering, and technical personnel to resolve testing problems and system malfunctions.

Created comprehensive test plans, test scripts, and use cases to support testing objectives.

Worked in different geologies across North America assisting sales force in finding the best product for the customer.

Developed and edited maps for the Assessor's office in Marion county, WV (Fairmont).

Gained experience in geographic information systems (GIS).

Robert E. Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

United States Air Force Academy
B.S. Behavioral Science /
Human Factors Engineering - 1983

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:
Indian Creek School District

Instructor:
Mechanical Engineering, Eastern Gateway
Community College

Village Administrator:
City of Mingo Junction

Commander:
American Legion Post 351

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Administrator
Wheeling, WV (2009 to present)

Jefferson County Regional Planning Commission
Regional Planner
Steubenville, OH (2008-2009)

Edison Local School District
Director of Operation (1999-2008)
Transportation Supervisor (1998-1999)
Hammondsville, OH

MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH
Chief B-2, Block 20 Field Retrofit, \$300 million
B-2 Systems Program Office (1994-1996)
Team Leader, Process Improvement Technology
Armstrong Laboratory (1989-1994)

Randolph Air Force Base - San Antonio, TX
Chief, Test Construction Section
Occupational Measurement Center (1987-1988)
Quality Control Psychologist
Occupational Measurement Center (1985-1987)
Supervisor of Test Construction Team
Occupational Measurement Center (1983-1985)

SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Administrator** at McKinley Architecture and Engineering for 10 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

USPS Clarksburg Financial Office renovations
USPS Parkersburg Carrier Annex & Hub renovations
The Towers Building renovations, including office build-out
Cabela's Eastern Distribution Center
Steel Valley Regional Transit Authority roof
Cameron American Legion exterior renovations
Jefferson County Jobs & Family Services roof
Harrison County Courthouse roof
Follansbee City Building
Lincoln National Bank Building
WV Army National Guard - AASF#1 Hangar renovations
Fairmont State University's new 3 building "University Terrace"
Student Housing Apartment Complex
Brooke Co. Schools - new Brooke Middle School
Grant Co. Schools - Union Educational Complex renovations
Hampshire County Schools - new Animal Vet Science Center
Hancock Co. Schools - Senator Rockefeller Career Center renovations
Hancock Co. Schools - Oak Glen High renovations
Hancock Co. Schools - new Weirton Elementary (\$26.5 million)
Marshall Co. Schools - new Cameron High (\$32 million / LEED Registered)
Marshall Co. Schools - new Hilltop Elementary (LEED Certified)
Tyler Co. Schools - 3 HVAC renovation projects
The Linsly School - Banes Hall & Coudon Ogden Library
The Linsly School - Behrens Gym

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service Architectural & Engineering firm, offering comprehensive professional services in Architecture, Engineering, Interior Design, Learning Environment and Educational Facility Planning, Energy Efficient and Sustainable (LEED) Design, Commissioning, Construction Administration, and Historic Preservation.

We have a broad range of skill and experience for projects involving governmental, commercial/office, emergency service, PK-12 schools, higher educational, sports & recreation, medical, industrial, private sector, and much more.

Over the years, our firm won multiple State and National awards and recognitions for our works.



Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Engineering Services

Patrick J. Rymer, AIA, ALEP
Director of Architectural Services

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals

Architects
Engineers
Arch./Eng. Designers
Construction Admins.
LEED AP BD+C
ALEP (CEFP)
REFP
Commissioning Provider
Historic Preservationist

Locations

32 Twentieth Street
Suite 100
Wheeling, WV 26003
P: 304-233-0140
F: 304-233-4613

129 Summers Street
Suite 201
Charleston, WV 25301
P: 304-340-4267

100 Bradford Road
Suite 400
Wexford, PA 15090
P: 724-719-6975

Credentials

McKinley Architecture and Engineering is a member of the following organizations:
A4LE (formerly CEFP), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more.

Follow Us

www.McKinleyDelivers.com

www.Facebook.com/McKinleyDelivers

www.Linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers





JOHN H. JUDGE, P.E.

Associate Vice President

Mr. Judge has extensive experience in the design, inspection, evaluation, and rehabilitation of structures with an emphasis on transportation facilities including parking structures, bridges, retaining walls, tunnel portal buildings, viaducts, wharves, and train station platforms.

Recently, he has combined his parking industry knowledge bases of durability, user acceptance, and sustainability by authoring parking design guides for a number of organizations including

- U.S. Department of Veterans Affairs Office of Construction and Facilities Management
- Maryland Transit Administration
- City of Virginia Beach
- Virginia Polytechnic Institute and State University

His current responsibilities with DESMAN include oversight of all technical production in the Virginia office and hands-on project management. During his career with DESMAN, he has been involved in the field investigation, new design, construction administration and restoration of several parking facilities, bridges and buildings. Some recent projects include:

Parking Facility Design Projects:

- Richmond Airport North Parking Expansion, Richmond, VA
- Alexandria Police Department Parking facility, Alexandria, VA
- George Mason University Rappahannock Deck, Fairfax, VA
- Northern Virginia Community College Garage, Annandale, VA
- Germanna Community College Deck, Fredericksburg, VA
- Eagle Village Mixed Use Building, Fredericksburg, VA
- Prince George Street Garage, Williamsburg, VA
- Riverside Regional Medical Center Deck, Newport News, VA
- Old Dominion University Village North Deck, Norfolk, VA
- Lynnhaven Mall Parking Deck, Virginia Beach, VA
- Campbell Avenue Parking Deck, Roanoke, VA
- Community of Hope Parking Garage, Washington, DC
- Washington Nationals Stadium Parking Garages, Washington, DC
- P-116 Parking Garage at Lot H, NSA Bethesda, MD
- MedImmune Parking Garage C1, Gaithersburg, MD
- Holy Cross Germantown Parking Garage, Germantown, MD
- City of Frederick Decks 4 & 5, Frederick, MD
- Comcast Arena Parking Garage, College Park, MD
- National Harbor St. George Garage, National Harbor, MD
- Howard Community College 3 Garages, Columbia, MD

Total Years of Experience

30

Years with DESMAN

22

Education

Syracuse University
Syracuse, NY
B.S. in Civil Engineering

Active Registrations

Virginia
Maryland
North Carolina
Connecticut
New York
Pennsylvania

NCEES 49454

Parksmart Advisor

Affiliations

American Society of Civil
Engineers

Precast/Prestressed
Concrete Institute

American Concrete
Institute

International Code Council

Green Parking Council
Green Garage Assessor

JOHN H. JUDGE, P.E.

Associate Vice President

- Ashland Avenue Parking Garage, Baltimore, MD
- Morgan State University CBEIS Parking Garage, Baltimore, MD
- Salisbury University New Parking Garage, Salisbury, MD
- St. Joseph's Medical Center Parking Garage 2, Towson, MD
- Christiana Care Health System Garage 2, Wilmington, DE
- Obermyer Street Parking Garage, Greensboro, NC
- Dunbar Street Parking Garage, Spartanburg, SC
- Oak Ridge National Laboratory Enhanced Parking, Oak Ridge, TN
- Pomfret Street Parking Garage, Carlisle, PA
- Superblock Parking Expansion, Akron, OH
- Memorial Hospital Parking Garage, Carbondale, IL

Criteria Document Preparation / Owner's Agent Services Projects:

- Ballston Commons Parking Garage, Arlington, VA
- James Madison Univ. Mason Street Deck, Harrisonburg, VA
- Town Center Parking Garages, City of Virginia Beach, VA
- Virginia Tech Perry Street Parking Deck, Blacksburg, VA
- James Madison Univ. Patterson Street Deck, Harrisonburg, VA
- Univ. of Mary Washington Alvey Drive Parking Deck, Fredericksburg, VA
- Savage MARC Station Commuter Garage, Annapolis Junction, MD
- Towson Square Parking Garage, Towson, MD
- Owings Mills Station Parking Garage, Owings Mills, MD
- BWI MARC Station Parking Garage, Linthicum, MD
- John Marshall Drive Parking Facility, Huntington, WV
- Events Center Parking Garage, Morgantown, WV
- West Virginia Univ. Transportation Center, Morgantown, WV
- Yeager Airport Garage 2 & RAC Garage, Charleston, WV
- Midtown Park Garage, Wilmington, DE
- Riverfront Parking Garage, Wilmington, DE
- Courthouse Parking Facility, Medina, OH

JOHN H. JUDGE, P.E.

Associate Vice President

Concrete Structure Restoration Projects:

- Structural Assessment of 7 Garages, City of Greenville, SC
- Terminal C Enplane Roadway Deck, Raleigh-Durham Airport, NC
- Structural Assessment of 4 Garages, Univ. of Maryland, College Park, MD
- Structural Assessment & Restoration of 4 Garages, Johns Hopkins Medical Institutes, Baltimore, MD
- Montgomery County Executive Office Building & Courthouse Garage Restoration, Rockville, MD
- Court Street Garage Restoration, City of Frederick, MD
- City-wide Structured Parking Evaluation, City of Virginia Beach
- RiverPark Tower Garage, Newport News, VA
- Structural Assessment & Restoration of 3 Garages, Community Development Authority, Richmond, VA
- Church Street Garage Restoration, City of Frederick, MD
- Structural Assessment & Restoration of 2 Garages, Revenue Authority of Prince George's County, MD
- Wheaton Plaza Garage & Tunnel Restoration, Wheaton, MD
- 26th Street Bridge Rehabilitation, City of Norfolk, VA
- BWI Marc Station Parking Garage, Anne Arundel Co., MD
- Brambleton Avenue Bridge Evaluation, City of Norfolk, VA
- Pavilion on the Park Condo Façade Restoration, Alexandria, VA
- Park Place Condominium Façade Restoration, Alexandria, VA
- Hunters Woods Fellowship House Façade Restoration, Reston, VA
- 2000 L Street Building Façade Evaluation, Washington, DC
- 1900 Gallows Road Façade Evaluation, Tysons Corner, VA
- Pier 45 (Fisherman's Wharf), San Francisco, CA
- San Francisco Public Library, City of San Francisco, CA
- Cow Palace Exposition Arena, Dale City, CA
- Ferry Building, Port of San Francisco, CA



MARIAM HALATA, EIT

Project Engineer

Ms. Halata is a structural engineer with experience in the design, inspection, and rehabilitation of structures.

Her current responsibilities with DESMAN include structural design and detailing of various parking structures. During her career, she has been involved in the field investigation, new design, construction administration and restoration of parking facilities and buildings.

Some recent relevant experience includes the following projects:

- Dulles Discovery East Parking Garage A, Chantilly, VA
- North Charleston Convention Center Parking Deck, North Charleston, SC
- Frederick Garages Roof Addition Study, Frederick, MD
- National Harbor Beltway Garage, Oxon Hill, MD
- Wargaming Center Parking Structure, Quantico, VA
- Rutland and Washington Street Garage, Baltimore, MD

Total Years of Experience

4

Years with DESMAN

1

Education

University of Oklahoma
Norman, OK
B.S. in Architectural
Engineering

Founded in 1973, DESMAN specializes in the *planning, design and restoration* of cost-efficient and aesthetically pleasing parking facilities. Our firm's name is an abbreviation for Design Management and our vision is to combine creativity with innovation and sound design principles using reliable technical and organizational practices. Our projects consistently reach a balance of efficiency, durability and value. Since the firm's inception, DESMAN has served public, private, and institutional Clients. We are experts at parking systems/structures with a staff of over 100+ personnel that focus 95% of their time on parking solutions. Our experience as the planner, restoration specialist, contractor's designer, or as the owner's designer for bridging or criteria documents, gives us a unique understanding of what it takes to have a successful project and the challenges and opportunities that go along with it. This experience gives our firm the ability to quickly recognize the best approach for successful solutions. DESMAN is an employee-owned national corporation with strong financial stability with regional offices in Pennsylvania and Virginia.

DESMAN

- Full-time staff of **100+** employees focused on parking related assignments
- Have completed nearly **10,000** parking related assignments since our inception in 1973
- Average **200+** restoration projects per year.
- Completed **40+** expansion projects to parking structures.
- Routinely plan, coordinate and work on parking structures with on-going operations. The following is a select list of just a few regional projects under construction with DESMAN that fit an ongoing operation request:
 - Scranton, PA – 4 garages
 - Pittsburgh, PA – Fort Duquesne & Sixth
 - Pittsburgh, PA – Chatham Center Parking Garage
 - Erie, PA – Ramp K
 - Marietta, OH – Marietta Memorial Hospital Garage
 - Columbus, OH – Ohio State House Garage
NOTE: this is a \$20mm expansion and easily the largest restoration project of a parking structure in the region
 - Pittsburgh, PA – Pittsburgh Airport Short Term Garage
 - Cleveland, OH – Cuyahoga County Community College Garage/Plaza
 - Reading, PA – 8 Garages for the Reading Parking Authority
 - Columbus, OH – OhioHealth Garage(s)
 - Columbus, OH – AEP Corporate Headquarters Garage
 - Pittsburgh, PA – Cork Factory Parking Garage
 - Akron, OH – University of Akron West Campus Garage
 - Toledo, OH – Franklin Park Mall Garage

... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. McKinley Architecture and Engineering have an ever-growing list of repeat clients, which include having multiple open-end contracts; many of these are in the governmental sector. 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 (*more references are included on every project sheet*):

Wheeling Island Hotel•Casino•Racetrack
Jeff Sellers
Director of Construction
Delaware North Companies
Gaming & Entertainment
40 Fountain Plaza
Buffalo, NY 14201
716 / 858-5518

Building 55: West Virginia State Office Complex
(LEED Certified)
Mr. Gregory L. Melton
WV General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-1808

WVDOH Equipment Division Facility HVAC
& WVDOH District 6 HQ Complex HVAC
Mr. Joshua Smith, PE
WV Division of Highways
Maintenance Division
1900 Kanawha Boulevard, East
Building 5, Room 350
Charleston, WV 25305
304 / 887-2325

Although DESMAN does not have a physical local office, we have completed numerous assignments in the state since our inception including several assignments with WVU.

DESMAN has never had any issues completing work on time and with high standards in the region.

As a reference, please feel free to contact any of the individuals listed below to attest to the quality of our work:

Keith Hutchings
Interim Director
City of Detroit Municipal Parking
Department
1600 West Lafayette Avenue
Detroit, MI 48216
P: (313) 221-2596
E: norwhi@detroitmi.gov

Tyrone Clifton
Director
Detroit Building Authority
1301 Third Street, Suite 328
Detroit, MI 48226
P: 313.224.5504
E: tclifton@detroitmi.gov

Ray Massing
Erie Parking Authority
Executive Director
25 East 10th Street, Floor 2
Erie, PA 16501
P: 814.456.7588
E: raymassing@verizon.net

David G. Onorato, CAPP
Executive Director
Public Parking Authority of Pittsburgh
232 Boulevard of the Allies
Pittsburgh, PA 15222
P: 412.560.2511
E: donorato@pittsburghparking.com

Marshall B. Stevens, A.A.E.
Deputy Executive Director
Harrisburg International Airport
P: (717) 948-3900 x4700
E: marshalls@saraa.org

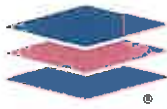
Mr. Ralph R. Horgan
Associate Vice Provost
Carnegie Mellon University
5000 Forbes Avenue
Pittsburgh, PA 15213-3890
P: (412)268-6156
E: ralphhorgan@cmu.edu

Gary A. Means, CAPP
Executive Director
Lexington & Fayette County Parking
Authority
162 East Main, Suite 212
Lexington KY, 40507
P: 859.233.PARK (Ext. 7275)
E: gmeans@lexpark.org

Shawn Whiteman | Vice President
NM Residential
21400 Lorain Road
Fairview Park, OH 44126
P: 440-331-8800 x 22
E: swhiteman@nmresidential.com

J.D. Flaherty III, RPA
Building Services Manager
Corporate Real Estate
Nationwide
P: 614.677.6960
E: flaheri6@nationwde.com

Kevin Hudson
Marietta Memorial Hospital
Director of Facilities and Maintenance
Email – khudson@mhsystem.org
Phone – 740-525-8097



**Pittsburgh
PARKING
Authority**
The Value Parking Network

232 Boulevard of the Allies
Pittsburgh, PA 15222
Tel: 412.560.7275
Fax: 412.560.7200
Web: www.pittsburghparking.com

3/21/19

To whom it may concern,

I am writing this letter of recommendation for DESMAN, Inc. ("DESMAN") as a perspective consultant for your future needs in parking. DESMAN has worked with the Pittsburgh Parking Authority ("PPA") and the City of Pittsburgh for 10+ years. Over those years, DESMAN has worked with us as an on-call consulting capacity. They have been a knowledgeable partner in fine tuning and upgrading our facilities and have consistently been nothing but professional and respectful to our organization.

With the collaboration of talented professional parking consultants, such as Desman, we have been designated by the International Parking & Mobility Institute as the Parking Organization of the Year. The PPA is one of the first organizations in the country to be recognized as an Accredited Parking Organization.

In closing, I can assure you that if you commission DESMAN as your consultant that they will bring a high level of *professionalism, technical expertise* and very dedicated people to your organization to assist in implementing the best possible solutions for your system.

If you require any additional information please feel free to contact me at 412-560-2511 or email me at donorato@pittsburghparking.com

Sincerely,

David G. Onorato, CAPP
Executive Director



CITY OF DETROIT
MUNICIPAL PARKING DEPARTMENT

1600 WEST LAFAYETTE RD
DETROIT, MICHIGAN 48216
(313) 221-2500 • TTY:711
FAX (313) 221-2501
WWW.DETROITMI.GOV

March 20, 2019

To whom it may concern,

DESMAN has worked with the City of Detroit Municipal Parking Department and the Detroit Building Authority of the past 5 years providing critical scope of services including

- Long-Term Financial Department Planning
- Meter Rate Development
- Parking Meters Procurement
- Meter Location Planning
- LPR Enforcement Vendors and Equipment Procurement
- Residential Parking Development
- Facility and Equipment Capital Investment Planning
- Parking Legislative Ordinance Development
- City Administrative and Public Program Support.

Work over the past 5 years has improved operational efficiency, strengthened program compliance, increased revenue, enhanced customer service capability and provided the necessary foundation for system analytics critical for a growing smart city infrastructure. Desman Design Management provided the technical expertise, client responsiveness, implementation support and professionalism needed for the City of Detroit Municipal Parking Department to achieve the goal of becoming an industry leader in parking and mobility. For this reason, Desman is the group we partner with to make vision reality. If you have any questions or desire to further discuss Desman, please contact me directly.

Best Regards,

Keith Hutchings
Director
Municipal Parking Department
313-221-2596
hutchingsk@detroitmi.us

cc. Gerald Salzman

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

Included is a copy of Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia, followed by a few other relevant registrations and certifications he has obtained. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section. Moreover, copies of McKinley Architecture and Engineering's (McKinley & Associates') various certifications and licenses are found on the upcoming pages.

The West Virginia Board of Architects

certifies that

THOMAS R. WORLLEDGE

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

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

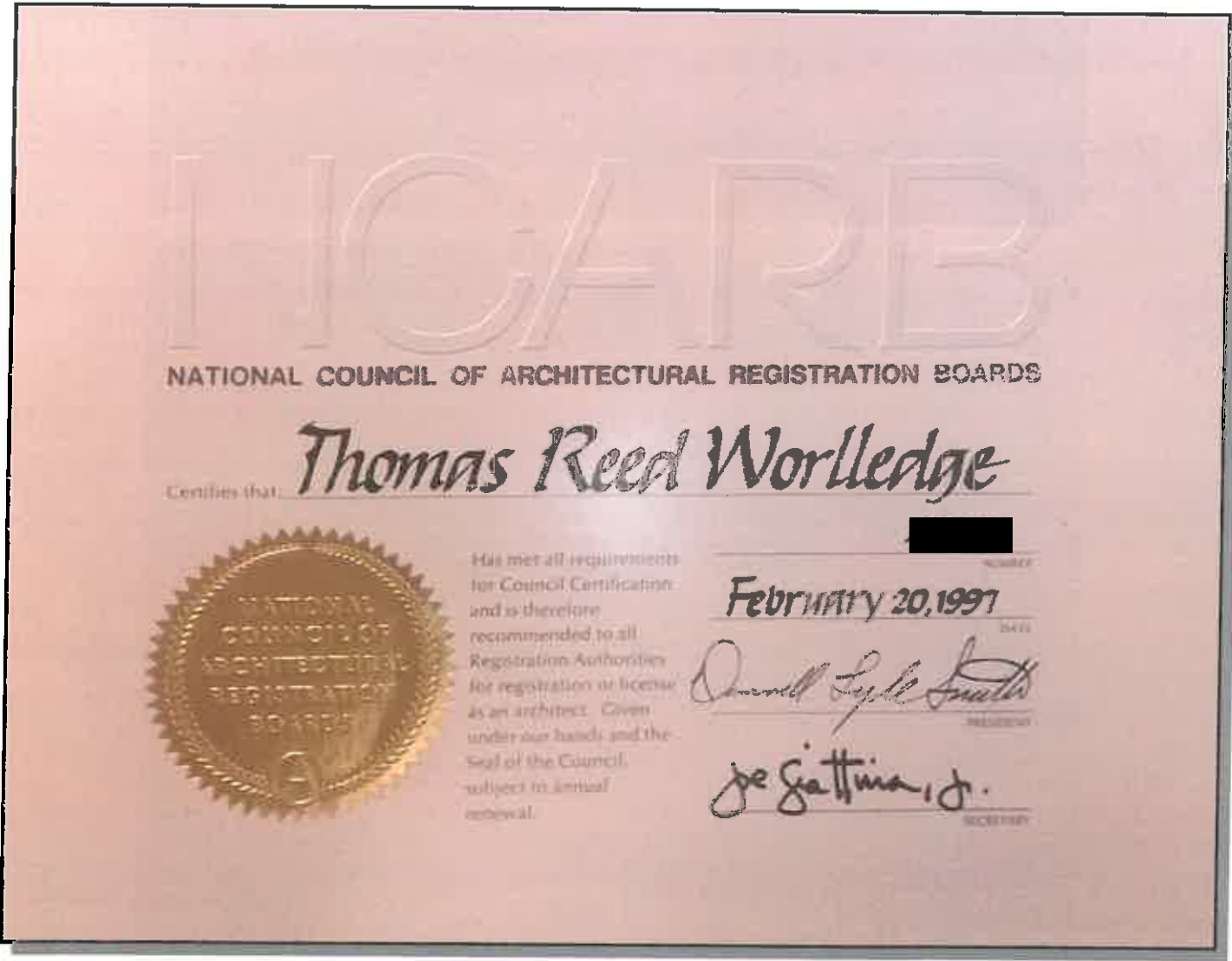
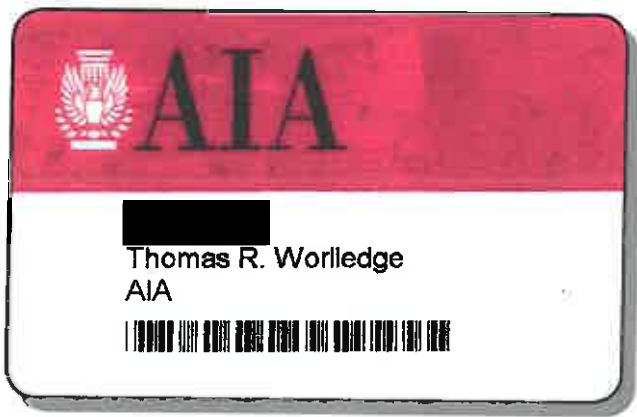
Certificate Number [REDACTED]

The registration is in good standing until June 30, 2019.



A handwritten signature in blue ink, appearing to read "Emily Pagan".

Board Administrator





LEED CERTIFICATE HOLDER CERTIFICATE

Thomas Worlledge

LEED AP BUILDING DESIGN + CONSTRUCTION

John R. ...

Alan ...

May 3, 2012

May 4, 2012



Certificate of Appreciation

is granted to

Tom Worlledge

SSPC 90.1

*in grateful recognition for devoted service
to the growth and progress of the*

**American Society of Heating, Refrigerating
and Air-Conditioning Engineers, Inc.**



Don S. ...

Ronald P. ...



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.

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.

**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.

atl.006 v.4
L0539442304

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

DESMAN's MINORITY BUSINESS ENTERPRISE CERTIFICATION

DESMAN, Inc. dba DESMAN is a nationally recognized Minority Business Enterprise (MBE) through the Affiliate of the National Minority Supplier Development Council, Inc. (NMSDC).

The statement below shows that DESMAN is nationally certified by the NY&NJ MSDC, INC. through 9/30/2019. This certification is recognized by numerous city and state agencies across the nation which then allows for reciprocal MBE certification status in that city or state. This includes the state of West Virginia. We can provide any additional information on how reciprocal MBE status is achieved and obtained.

THIS CERTIFIES THAT		 NMSDC National Minority Supplier Development Council
DESMAN, INC.		
* Nationally certified by the: NY & NJ MSDC, INC.		
*NAICS Code(s): 541310, 541320, 541990, 812990		
<small>* Description of their product/services as defined by the North American Industry Classification System (NAICS)</small>		
09/26/2016 Issued Date	 Louis Green	NY09157 Certificate Number
09/30/2019 Expiration Date	 Terrence Clark, President	
<small>By using your password (NMSDC brand only), and/or email users may log into NMSDC Central to view the entire profile.</small>		
<small>* This MBE is certified by an Affiliate of the National Minority Supplier Development Council, Inc.®</small>		

... proposed staffing plan ...

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

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 know this Team possesses the required **expertise to address all facets of your project** - from architectural and engineering services, to evaluating and designing garages, determining how many decks can be added and the best layouts, coordinating multi-phased construction projects, performing construction administration services, meeting codes, etc. We can also provide other services which you might desire, such as energy efficient "LEED" and Parksmart design aspects, and more.

As mentioned, your project will be led by **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP** being assigned as your "Project Manager" and main Point of Contact to the **Department of Administration, General Services Division.** He is the liaison between you and our firm. He will be responsible for **coordinating all the disciplines working on the evaluation and design of the West Virginia State Building #13 Capitol Complex Parking Garage**, which includes our in-house Architectural staff, Engineering staff, consultant (DESMAN), Construction Administrator, and more. Thom has designed several **West Virginia state governmental projects**, such as the **Building 55: West Virginia State Office Complex** in Logan (**LEED Certified**), which is one of the most energy efficient buildings owned by the State and the design is in the top five percent of all ENERGY STAR rated buildings in the country! Mr. Worlledge also designed a renovation a **former car dealership's 100 car indoor showroom** and service area into an office building for the **West Virginia Department of Health and Human Resources.**



Our approach to design requires a dialog with the Owners and representatives of the Building #13 Capitol Complex Parking Garage facility. Throughout the evaluation and design process, we can hold workshops at the discretion of the Owner 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.

At the **kickoff** of the project, the McKinley/DESMAN Team members will meet with you to review scope and gather project information. We will review this existing material provided by you (such as former facility plans, any current site plans, etc.) to ascertain if this information can be incorporated into the current program.

TYPICAL STRUCTURAL EXPANSION STUDY

The following tasks will be performed in our Structural Expansion Study to determine the ability of an existing Parking Structure to support added levels.

- Review of existing structural drawings to determine original design criteria and impacts from current State Building Code. Changes in design criteria including identification of impacts and/or benefits will be summarized.
- Perform structural calculations to check the capacity of typical interior and exterior foundation and columns.
- Determine reserve capacity of existing footings and columns.
- Review of existing structural drawings to determine design criteria for lateral loads.
- Perform a computer analysis of the structure for lateral resistance with added floors to determine stresses on existing structural components.
- Perform a design check of the connections and members under the stresses obtained from the analysis to determine if additional bracing is required.
- Develop preliminary framing plans for either a pre-cast, structural steel or cast-in-place post-tensioned floor slab and column solution for budgeting purposes.
- Assist team to develop budgets and options for the vertical expansion of the facility based on the framing options and findings of the above outlined engineering analysis.
- Prepare a Report outlining the findings of the study, any recommendations and probable costs.

We will present the following information if a Vertical Expansion of the garage is deemed feasible:

- Added Floor Plans, which will include:
 - Base Plans of existing structure.
 - Plan showing added level.
 - Ramping Methods, slopes and locations.
 - Parking Geometry, including space count, bay widths, parking angle and stall widths.
- ADA Accessible Stalls, including routes and headroom requirements.
- Stair tower and elevation expansion options.
- Possible stair and/or elevator tower additions.
- Building Sections.
- Identifications of added structural elements.

Our team will review the record set of mechanical, plumbing, and electrical plans and specifications and conduct a visual evaluation of these systems to determine the condition, level of preventative maintenance, state of repair, general appearance and in general accordance with building code, manufacturer's instructions, industry standards and construction documents. We present our findings with respect to the adequacy of the existing systems to accommodate the increased loads, etc. for the added floors and identify any deficiencies. A Descriptive Report will be issued to include:

- General description of the facility.
- Analysis of all applicable codes.
- Calculations for HVAC load, plumbing systems and fixtures and electrical load.
- Circuit analysis.
- Correspondence and information from utility companies regarding required connections and loads for new or modified services.

Upon completion of these steps, the McKinley/DESMAN 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 additional parking decks.

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 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, the McKinley/DESMAN Team 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 Architecture and Engineering has Construction Administrators on staff to fulfill this need as well.

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 expansion projects; parking garages and related 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 this project successful.

The McKinley/DESMAN Team will meet all your goals and objectives!

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

Wheeling Island Hotel • Casino • Racetrack

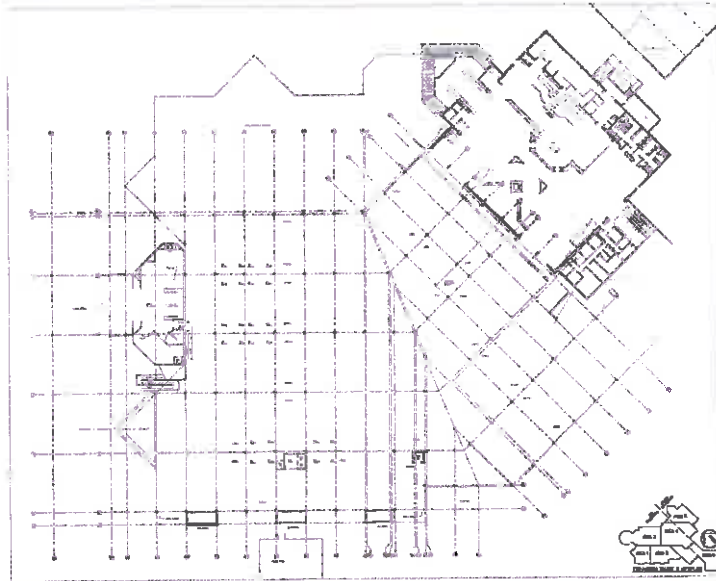
Location: Wheeling, West Virginia

Contact: Mr. Jeff Sellers

Director of Construction
Delaware North Companies
Gaming & Entertainment
40 Fountain Plaza
Buffalo, NY 14201
(716) 858-5518

Type of Project: Governmental

Project Description, Goals, and Objectives: McKinley Architecture and Engineering is proud to have participated in creating this state of the art facility under an **On-Call / Open-Ended Contract**, and our involvement in these various projects throughout our **20+ years** of working here have included **architecture, engineering, construction administration services, and more.** We have worked on **dozens** of projects over the years at this complex, including the **parking garage** when we worked on the expansion with JCY Architects. **We have also completed various upgrades to the parking garage, and the parking lots.**



WV Department of Health & Human Resources' new Ohio County office

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: Governmental / former garage / phased

Project Description, Goals, and Objectives: We were asked by our client to **renovate a former car dealership's 100 car indoor 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 vehicle 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**, next the **interior demolition and build-out**, 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.



West Virginia Department of Transportation, Division of Highways projects

Location: Buckhannon & Moundsville, West Virginia

Contact: Mr. Joshua Smith, PE

Acting - Buildings and Grounds Program Manager
WV Division of Highways, Maintenance Division
1900 Kanawha Boulevard, East
Building 5, Room 350
Charleston, WV 25305
304 / 887-2325

Type of Project: Governmental

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has been honored to be a partner with the West Virginia Department of Transportation, Division of Highways, and we are now on our 2nd consecutive Statewide On-Call Agreement with them. This open-ended contract is to provide both architectural/engineering consulting services (along with Construction Administration, and more) for the performance of various "tasks."

The scope of services generally consist of planning, studying, designing, renovating, repairing, conducting plan/specification reviews, preparing equipment specifications and related services for Department of Transportation facilities, including the site, utilities, buildings, and structures.

For one task, we designed the HVAC replacement to the existing 2-story, 8,820 square foot WVDOH Equipment Division Facility in Buckhannon (State Project N081-BLD/GR-0.00 00). We designed a new Variable Refrigerant Flow (VRF) air handling unit with remote condensing unit to condition the offices and conference room. A complete digital controls system will be installed, with a desktop computer to allow authorized users access to the system. There are energy efficient aspects within this \$350,000 project, such as energy recovery wheel.

West Virginia Department of Transportation,
Division of Highways

District 6 Headquarters
HVAC Renovations
Moundsville, West Virginia

PROJECT MANUAL
June 22, 2018

REGISTERED DESIGN CERTIFICATION

McKINLEY
ARCHITECTURE + ENGINEERING

32 20th Street, The Maxwell Centre - Suite 100, Wheeling, West Virginia 26003 • 304-233-0140
129 Summers Street - Suite 201, Charleston, West Virginia 25301 • 304-340-4267
416 Longridge Drive, Pittsburgh, PA 15243 • 724-223-8250

For another task, we are designing the \$545,000 HVAC replacement to the WVDOH District 6 Headquarters Complex in Moundsville (State Project N081-BLD/GR-0.00). The building is conditioned by 2 different types of systems, and over the course of the last several years, half of the condensing units have failed, and there has been ongoing problem with the heating and cooling throughout. We recommend that all of the units be replaced with new compatible units, both indoor and outdoor. The units that we would be proposing would be gas fired and have a higher static air capacity to make sure there is proper airflow to all of the rooms. This would eliminate the variable volume diffusers and booster fans in the corner offices. With the units being gas fired, the separate duct heaters would be eliminated so that only one control would be needed and the switchover from heating to cooling, and vice versa, would be automatic. A new control system would allow the complete system to be set back on a consistent schedule and be remotely monitored.

Building 55: West Virginia State Office Complex

Location: Logan, West Virginia

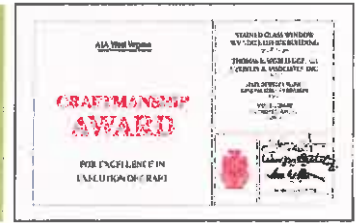
Contact: Mr. Gregory L. Melton

State of West Virginia, General Services Division

1900 Kanawha Boulevard East

Charleston, WV 25305

304 / 558-1808



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.



**ARENA GRAND VERTICAL EXPANSION AT
NATIONWIDE ARENA**
Columbus, Ohio



Client: Nationwide Realty Investors

Features: 1350-car, 3-bay wide terracotta parking facility on 8 supported levels plus basement.

Completion Date: 2006

Construction Cost:

Summary:

DESMAN collaborated with Dugan & Myers on The Arena Grand Expansion Project. The Arena Grand Parking Facility supports parking for a mixed-use facility that is located in the Nationwide Arena district. The district is home to the NHL's Columbus Blue Jackets and boasts over 1.5 million square feet of office, retail, residential and entertainment venues.

The original project (2001) provided a design-build, cast-in-place, post-tensioned parking garage with a capacity of 1,350 cars. The configuration of the garage was three bays wide. Two of the bays were 8 stories and the third bay was 6 stories. In 2006, Dugan & Myers expanded the garage so that all three bays became 9 stories. All during construction the garage stayed open and one of the three elevators had to stay operational at all times. The expansion was basically built from the top down by extending each elevator shaft first followed by the cast-in-place decks.

DESMAN was the Architect and Engineer of Record.



Client: West Virginia Airport Authority
Charleston, West Virginia

Features: Two-level, 250-car free-standing consolidated rental car storage parking facility.

Completion Date: September 2008

Construction Cost: \$6,500,000

Summary:

The consolidated rental car parking facility is located on the immediate north flank of the Yeager Airport's John D. Rockefeller IV Terminal building. Immediate connection to the terminal baggage claim area and the rental agencies service counter is provided in concert with the vertical pedestrian elements. Enhanced rental car patron comfort is provided by a roof structure and enhanced lighting.

While serving the owner's agent as parking consultant and structural engineer, DESMAN's role included three phases: criteria document preparation and bidding, design phase monitoring, construction phase monitoring. Within these phases, DESMAN first gained the input of the on-airport rental car agencies and visited other consolidated rental car facilities to understand the high level of desired customer service and means to respond to that level of service. Secondly, DESMAN developed structural durability criteria for the garage designed for the climate of Charleston and provided structural and parking criteria provided as part of the design-build Request for Proposals. DESMAN also assisted in the review of proposals, design-builder selection, review of design, and review of construction.

INTERMODAL TRANSIT FACILITY
Mid-Ohio Valley Transit Authority and City of Parkersburg
Parkersburg, West Virginia



Client: City of Parkersburg
West Virginia

Features: Design-Build, 400 space parking structure on 4 supported levels with seven city buses on grade, transit lobby waiting area and transit management offices.

Completion Date: October, 2003

Construction Cost: \$ 5,400,000.00

Summary:

This 4 level plus grade structure includes a city bus transit stop with passenger waiting and toilet facilities, a parking garage for 400 cars, offices for the Mid-Ohio Valley Transit Authority and a pedestrian bridge connecting the fourth floor of the parking structure to the Dils Center across an active alley.

Site improvements, vehicle access and revenue control, security enclosures, signage and communication systems, vehicle wash down and office tenant fit-out were included.

DESMAN served as the parking functional and programming engineer for the proposal documents in conjunction with NVISIONS Architects. The design team prepared the proposal for soliciting the Design-Builder, reviewed the design drawings and monitored the construction for consistency with the programming.



Client: West Virginia University
Morgantown, WV

Features: Design/build intermodal center consisting of a 500-space parking structure, 4-bay intra-city bus area, and new parking & transportation department offices

Completion Date: October 2009

Construction Cost: \$ 13,900,000

Summary:

In October 2009, the University formally opened its 500-space parking structure located at the northeast corner of its health sciences campus. Sited for easy access to the University's Personal Rapid Transit system in addition to the major perimeter roadway network, the garage has been designed for an expansion to an eventual capacity of 1,500 spaces. This project was delivered using the design/build method. DESMAN participated in the programming phase developing parking plans that met the needs of the varying project stakeholders such as Athletics, the local bus transportation system, and the local steam utility. The resulting facility included sustainable features to qualify it for LEED designation. Following acceptance of the project program, DESMAN assisted in the preparation in the design build RFP, authoring the structural and parking requirements. Following contractor selection, DESMAN participated in the design review and construction review phase on behalf of the University.

**THE ROBERT C. BYRD
INTERMODAL TRANSPORTATION CENTER**
Wheeling, West Virginia



Client: Ohio Valley Area Regional
Transit Authority
Wheeling, West Virginia

Features: 850-car space, two-bay wide parking
structure on six supported levels plus
grade, with a pedestrian bridge & National
Park Service Visitor Information Center.

**Completion
Date:** November 1997

**Construction
Cost:** \$11,100,000

Summary:

The Robert C. Byrd Intermodal Transportation Center (ITC), designed for the Ohio Valley Area Regional Transit Authority (OVARTA) is a key component of the *Wheeling National Heritage Plan*, providing parking at the *Gateway to Wheeling's Historic Heritage Port*. The Heritage Plan includes economic development of the Wheeling waterfront on the Ohio River and development of existing historical and cultural resources. The ITC is located adjacent to the Artisan's Center, Wheeling Civic Center, Capital Music Hall and Wheeling Community College.

Constructed on caissons bearing on rock, this pre-stressed, pre-cast concrete open parking structure provides a durable low-maintenance facility. The integral concourse is of steel frame construction and provides space for the National Park Service Visitor Center and OVARTA. The facility provides an intermodal link for a regional bus line, interstate buses, local taxi service and bicycles. Funding sources for the facility included the FTA, National Park Service and local City of Wheeling resources. DESMAN was the Parking Consultant and Structural Engineer of Record.

SOUTHSIDE WORKS OPEN HEARTH GARAGE
Pittsburgh, PA



Client: Darrell Williams
Vice President of Construction
ALBION Residential
188 West Randolph Suite 202
Chicago, IL 60601
Phone: (312) 335.2638

Features: 560-car precast concrete 7 level single helix parking garage with 11,000 square feet of retail space at grade.

Key Personnel: Steve Rebora

Completion Date: February 2016

Construction Cost: \$11,350,000

Summary:

The Open Hearth Garage has been designed to serve a ground level of retail program as well as an adjacent residential component of approximately 250 units. The facility is located at the northeast corner of Sidney and South 26th Streets and will be the fifth of the Southside Works garages operated by the Urban Redevelopment Authority of Pittsburgh (URA).

The two-bay wide precast concrete parking structure will contain approximately 560 cars on 7 levels and will incorporate a single helix design with 90 degree parking and two-way traffic. The facility is designed to provide dedicated parking for the ground level retail area and assigned parking for an adjacent residential project by the same developer. The development contains over 11,000 square feet of retail space on the ground level. The garage will also provide additional capacity to meet the anticipated increased need for public parking as development continues in the Southside Works area. Enclosed parking is also provided for over 115 bicycles including locker units for public access and a room of private racks dedicated to the adjacent residential component.



Client: Christopher E. Holt
Director of Project Management
Pittsburgh Parking Authority 232
Pittsburgh, PA 15222
P: 412.560.2523

Completion
Date: 2016

Cost: \$7.4 Million

Summary:

DESMAN was retained by the Public Parking Authority of Pittsburgh for this restoration project. The Third Avenue Garage is a 600-parking space, six level structure consisting of cast-in-place conventionally reinforced concrete floor slabs supported by cast-in-place conventionally reinforced concrete beams and columns. The DESMAN Team developed a 14-month repair program from a comprehensive structural condition survey that was performed. This extensive renovation was the focus of the largest capital repair project that DESMAN has ever done. A special note about this project is that customer demand required that no more than 200 spaces be removed from service at any one time as traffic in non-construction zones continued uninterrupted. A nearby dormitory also required the garage to remain functional and that each day's construction be concluded by 10:00pm. A hydro process was utilized to demo the slabs as it was quieter and created much less dust. DESMAN was the Architect and Structural Engineer along with Nathan Contracting. DESMAN was honored in 2017 with the IPI (International Parking Institute) Award of Excellence for Best Parking Facility Rehabilitation or Restoration for the Third Avenue Garage Restoration Project for the Public Parking Authority of Pittsburgh.



Client: Michael Glass,
Construction Management
Administrator
Erie Insurance Exchange
814.870.2000

Features: 6 levels, 1,004 parking spaces

Key Personnel: Steve Rebora & Jeff Henriksen

**Completion
Date:** 2013

**Construction
Cost:** \$8,800,000

Summary:

This parking deck is adjacent to the insurance company's new training center in downtown Erie. In addition to its use by Erie Insurance Company employees, the structure is also used for supplemental parking for events at Erie Insurance Arena, located across the street from the parking deck.

Originally, the 100% IFC documents were hard bid, which resulted in a CIP concrete parking deck frame cost that was more than \$1 million over budget. In addition to submitting a hard bid for the 100% IFC documents, Donley's proposed a design/build CIP concrete parking deck frame option.

DESMAN was the Structural Engineer on this project.

Per your request within the "GENERAL TERMS AND CONDITIONS" Part 8 "INSURANCE," on the following pages you will see copies of our various Insurance Coverages.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/24/2019

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 Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123		CONTACT NAME PHONE (A/C, No, Ext): 304.233.3303 FAX (A/C, No): 304.233.3333 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:	
INSURED McKinley & Associates Inc McKinley Architecture and Engineering LLC McKinley Architecture and Engineering 32 20th St Ste 100 Wheeling, WV 26003-3746		INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Cincinnati Insurance Co. 10677 INSURER B: Brickstreet Ins Brick INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 2018-2019 COI's** **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 CERTIFICATE 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 INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			EPP/EBA0146335	08/18/2018	08/15/2019	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY			EPP/EBA0146335	06/15/2018	06/15/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$
A	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	EPP/EBA0146335	06/15/2018	06/15/2019	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE						\$
	RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Y/N	WCB1018014	12/30/2018	12/30/2019	WC STATU-TORY LIMITS <input checked="" type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A				E.L. EACH ACCIDENT \$ 1,000,000
	if yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
CERTIFICATE ISSUED AS PROOF OF INSURANCE.

CERTIFICATE HOLDER MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32-20TH STREET STE 100 WHEELING, WV 26003	CANCELLATION 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 <i>Lee C. Paul III</i> 1/24/19 Jm
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/12/2018

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: Serena Turchik	
	PHONE (A/C No. Ext): 216-777-6134	FAX (A/C No.):
E-MAIL ADDRESS: sturchik@oswaldcompanies.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Continental Casualty Company		20443
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED MCKIN-1
 McKinley & Associates, Inc.
 32 20th Street #100
 Wheeling WV 26003

COVERAGES

CERTIFICATE NUMBER: 1012000108

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 CERTIFICATE 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 GEN'L 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 - COMPOP AGG \$	
	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					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH4591889624	10/10/2018	10/10/2019	Each Claim \$1,000,000 Aggregate \$2,000,000

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

Specimen
 For Purposes of Evidencing
 Coverage Only

CANCELLATION

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

Serena C Turchik

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

State of West Virginia
 Centralized Expression of Interest
 34 - Service - Prof

Proc Folder: 569929

Doc Description: B13 Piedmont Parking Garage Expansion Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-04-25	2019-05-21 13:30:00	CEOI 0211 GSD1900000009	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 Architecture and Engineering (McKinley & Associates)
 32 20th Street - Suite 100
 Wheeling, West Virginia 26003
 (304) 233-0140

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov


Signature X

FEIN # 55-0696478

DATE May 17, 2019

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

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



(Name, Title)
Ernest Dellatorre, President

(Printed Name and Title)
32 20th Street - Suite 100, Wheeling, West Virginia 26003

(Address)
(304) 233-0140 | (304) 233-4613

(Phone Number) / (Fax Number)
edellatorre@mckinleydelivers.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 Architecture and Engineering

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

May 17, 2019

(Date)

(304) 233-0140 | (304) 233-4613

(Phone Number) (Fax Number)

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 Architecture and Engineering

Authorized Signature: [Signature]

Date: May 17, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 17 day of May, 2019.

My Commission expires August 16, 2020.

NOTARY PUBLIC

[Signature]
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
 34 — Service - Prof

Proc Folder: 569929

Doc Description: Addendum No.1 B13 Piedmont Parking Garage Expansion Projec

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-05-10	2019-05-21 13:30:00	CEOI 0211 GSD1900000009	2

BID RECEIVING LOCATION

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

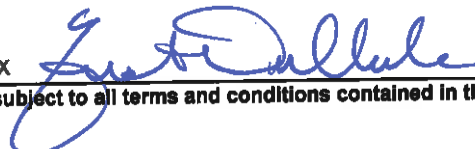
VENDOR

Vendor Name, Address and Telephone Number:

*000000206862
 McKinley Architecture and Engineering (McKinley & Associates)
 32 20th Street - Suite 100
 Wheeling, West Virginia 26003
 (304) 233-0140

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov

Signature X 

FEIN # 55-0696478

DATE May 17, 2019

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



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

State of West Virginia
 Centralized Expression of Interest
 34 - Service - Prof

Proc Folder: 569929

Doc Description: Addendum No.2 B13 Piedmont Parking Garage Expansion Projec

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-05-16	2019-05-21 13:30:00	CEOI 0211 GSD1900000009	3

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 Architecture and Engineering (McKinley & Associates)
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 Wheeling, West Virginia 26003
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Signature X

FEIN # 55-0696478

DATE May 17, 2019

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ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD190000009

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:

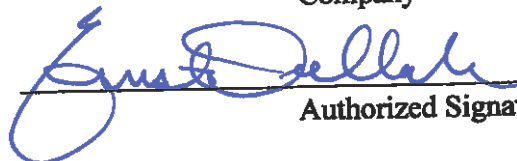
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input checked="" 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 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 Architecture and Engineering

Company



Authorized Signature

May 17, 2019

Date

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