



Division of Natural Resources

CEOI 0310 DNR1900000010

A/E Services for New District VI Office Complex

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WV PURCHASING
DIVISION

MCKINLEY
ARCHITECTURE + ENGINEERING

in association with:

STAFFORD CONSULTANTS INCORPORATED
Engineering, Design, Consulting, Planning, & Environmental Services

April 25, 2019

Brittany E Ingraham
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305-0130

Dear Ms. Ingraham and Members of the Selection Team,

McKinley Architecture and Engineering and Stafford Consultants (McKinley Team) have teamed up again, and are pleased to provide the Division of Natural Resources with our expressions of interest to provide architecture and engineering services to design and construct an office complex for the DNR District 6 Office located in Parkersburg, WV. As you review this submission, we emphasize the following strengths of the McKinley 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 Wheeling and Charleston, WV and Pittsburgh, PA, we support a professional staff that includes **Architects, Engineers, Construction Administrators, LEED Accredited Professionals specializing in Building Design and Construction, an HVAC Qualified Commissioning Process Provider, and more.**

We have **designed several projects that are similar to this project**, including working with State Governmental agencies, designing headquarters facilities, offices, laboratory spaces, storage, shop spaces, and more. Furthermore, we have designed over 1,000,000 SF of office space in the past 10 years, including the **LEED Certified Building 55 - West Virginia State Office Complex** building in Logan, WV.

Your project will be led by **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design and Construction**. He has led multiple relevant projects across the State, has award-winning projects, completed 2 LEED Certified and multiple LEED Registered projects (including West Virginia state governmental and office buildings), is a leader in energy efficient "green" design, and much more.

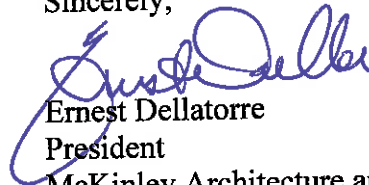
Stafford Consultants, Inc. is our **Civil/Site, Environmental, Structural, and Stormwater Engineering consultant**. They have been providing engineering services for more than 33 years. McKinley has utilized the services of Stafford Consultants on **dozens** of projects across the State, and in multiple sectors of business; these projects range from **new construction** to additions and renovations. This has included utility extensions, site work, environmental permitting, and more.

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.

For your convenience, we have ordered and answered our Expression of Interest by following your criteria listed in SECTION THREE: PROJECT SPECIFICATIONS – “Part 3. Qualifications, Experience, and Past Performance.” We have highlighted each criteria for your ease in finding the different sections.

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 Team for your project.

Sincerely,



Ernest Dellatorre

President

McKinley Architecture and Engineering

(304) 233-0140 x115

edellatorre@mckinleydelivers.com

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

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

The McKinley Teams' portfolios include **multiple relevant projects**; examples of which you will see later in our proposal. Together, the McKinley Team will handle all of the **goals and objectives** of your project, including meeting the Division of Natural Resources' needs, designing a new 6,500 SF office facility, designing a separate similarly sized building to house laboratory space and shop space, reviewing existing plans and conditions, providing necessary utility extensions, site work, environmental permitting, meeting codes, designing to the project budget and schedule, as well as providing construction contract administration.

The McKinley Architecture and Engineering **portfolio** include multiple relevant projects; examples of which you will see later in our proposal. We we have designed over 1,000,000 SF of office space in the past 10 years, including the **LEED Certified Building 55 - West Virginia State Office Complex** building.

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

Over the years, our firm has **won multiple local, State, and National awards and recognitions for our works.** Some of these are: West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, West Virginia AIA Craftsmanship Award, 5 Placemaker Awards (Energy Efficient "Green" Design), Building of America - Gold Medal Green Building Award, Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards, West Virginia Department of Environmental Protection - Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, 2 WV Department of Education's West Virginia Sustainable Schools - Black Bear Award for the Highest Achievement, American School & University Magazine's Architectural Portfolio - Outstanding Design, NCWV Media's Public Project of the Year, Best Outdoor Lighting Design in Western Pennsylvania Area, Friends of Wheeling - Architectural Preservation Award, and the City Council & Mayor's Award for Preservation to name a few. We also just won the 2019 Governor's Award for Leadership in Buildings Energy Efficiency at the 2019 Innovation & Entrepreneurship Day at the Capitol!

On the following pages are a design team flow chart, followed by 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
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

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

■■■ **Scott D. Kain**
Plumbing Engineering Designer

■■■ **David A. Ullom**
Mechanical Engineering Designer

§ **Kenneth R. Crowe, PE**
Structural / Site Civil Engineer

§ **Stacy A. Fowler, PE**
Civil Engineer / Water and Wastewater

§ **Matthew W. Peters**
Civil Site Structural Engineering Designer

§ **Kevin G. Smith**
Site & Structural Engineering Designer

Construction Administration

■■■ Robert E. Smith

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

Architect / Specialized LEED Accredited Professional



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect In:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB [REDACTED]

President:

West Virginia Society of Architects

Member:

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

Founder & Chairman of the Board:

US Green Building Council's West Virginia Chapter

Former voting member:

ASHRAE 90.1 Int'l Energy Code Committee

PROFESSIONAL EMPLOYMENT:

McKinley 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. **Mr. Worledge recently attended an intense professional development course of study on "Guidelines for Laboratory Design" at Harvard University's School of Health, to complement his experience and gain further insight into the details of the design of Research/Laboratory spaces.**

NOTABLE PROFESSIONAL ACHIEVEMENTS:

- Building 55: WV State Office Complex in Logan (**LEED Certified**)
- WV Department of Health & Human Resources' Ohio County (Wheeling) Office Building fit-out / renovations
- 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
- United States Postal Service - multiple projects across WV
- 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, including STEM labs
- Marshall County Schools - Hilltop Elementary School (**LEED Certified - won multiple WV and National Awards & Recognitions**)
- Wood County Schools** - Parkersburg High (\$20M - with 3 story science wing) & Williamstown High (\$14M - multiple lab renovations) 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

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

Wheeling Island Hotel•Casino•Racetrack - Multiple Projects

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 GEPPI), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more.

Follow Us

www.McKinleyDelivers.com

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Instagram: @McKinleyDelivers





KENNETH R. CROWE, P.E.
VICE PRESIDENT

EDUCATION:

West Virginia Institute of Technology
Bachelor of Science, Civil Engineering (1976)

REGISTRATIONS/AFFILIATIONS:

Registered Professional Engineer in
West Virginia (1980) and Virginia (1981)

EXPERIENCE:

Stafford Consultants Incorporated (1985 to present)
Gates Engineering Company (1981 to 1985)
Westmoreland Coal Company (1976 to 1981)

PROJECT MANAGER AND DESIGN ENGINEER:

- Cameron High School, Marshall County – site work
- Weirton Elementary School, Hancock County – site work
- Hilltop Elementary School, Marshall County – site work
- Williamstown High School renovations, Wood County – site work
- Bayer Federal Credit Union, Ohio County – site work
- Brooke County Middle School, Brooke County – structural and site work
- Oak Glen High School Multi-use Stadium, Hancock County – site work
- Marshall University Married Student Housing, Huntington, WV – structural renovation work
- Princeton Renaissance Theater Renovations, Princeton, WV – structural renovation work
- Mercer County Health Center in Green Valley, WV – structural and site work
- Oakvale Elementary School in Oakvale, WV – structural and site work
- North Central Advanced Technology Center in Marion County, WV – structural work
- Merriman Athletic Facilities building at Virginia Tech – structural and site work
- 25 projects for the WVDoH including Cass Arch Bridge (*WVDoH Small Bridge Engineering Excellence Award Winner*), Mineral Wells I-77 Interchange Overpass Bridge (*WVDoH Small Bridge Engineering Achievement Award Finalist*), Camden Avenue I-77 Bridge, Grapevine Creek Bridge (*WVDoH Small Roadway Engineering Excellence Award Winner*), North Lewisburg Road Widening (*WVDoH Small Roadway Engineering Achievement Award Finalist*), and Mullens Overhead Bridge.
- 21 mine reclamation projects for the WVDEP, including Williamson Nursing Home Slide, Milburn Red Dog Pile, Mill Branch Refuse Piles, Canebroke Complex, and Matoaka Refuse Pile.



STACY A. FOWLER, P.E.
PROJECT MANAGER

EDUCATION:

Bluefield State College
BS, Civil Engineering Technology (1995)
University of Central Florida
Master of Science, Civil Engineering (2007)

REGISTRATIONS/AFFILIATIONS:

Registered Professional Engineer in West Virginia (2002),
Georgia (2003), and Florida (2007)

EXPERIENCE:

Stafford Consultants Incorporated (2009 to present)
Engineering Design and Construction, Inc. (2004-2009)
Port St. Lucie, FL Utility Systems Dept. (2001 to 2004)
Velcon Group, Incorporated (1998 to 2001)

Pentree, Inc. (1998)
Computects, Incorporated (1997-1998)
Visualizations, Incorporated (1995-1997)
Pentree, Inc. (1995)

PROJECT MANAGER AND DESIGNER:

- Meadow Bridge Sewer Improvements Project for the Town of Meadow Bridge, WV
- Mercer/Summers Phase IV-A Waterline Extension for Oakvale Road PSD – 8 miles of water main, storage tank and pressure reducing stations near Oakvale, WV
- Town of Rainelle Water System Expansion Project in Greenbrier County, WV
- Renovations to the Welch Water Treatment Plant for the City of Welch, WV
- Southern Grove Master Drainage Model for 3,600 acre development in Port St. Lucie, FL
- Tradition Operable Structures within the Tradition Development in Port St. Lucie, FL
- Tradition Master Control Structure spanning 50' wide drainage canal for 1,500 acre land development project in Port St. Lucie, FL
- Western Grove Master Drainage Model for 1,550 acre development in Port St. Lucie, FL
- Peacock Canal Relocation and Maintenance – included stream restoration and relocation for 3,000 acre land development in Port St. Lucie, FL
- Chester Brook Academy – paving, grading, and drainage plans along with permitting for 10,000 sq.ft. day care facility in Port St. Lucie, FL
- Port Consolidated – paving, grading, and drainage plans along with permitting for a 2 acre fueling station in Fort Pierce, FL
- B-Shaped Lake – construction plans, permitting, and contract administration for 2 acre, 80' deep lake for stormwater system in Port St. Lucie, FL



KEVIN G. SMITH
DESIGNER/CADD TECHNICIAN

EDUCATION:

Raleigh County Vocational Ed. Center (1979)

REGISTRATIONS/AFFILIATIONS:

Civil I and Civil II Certificates

EXPERIENCE:

Stafford Consultants Incorporated (1998 to present)
Computects and DBD Professional Group (1998)
G. A. Tice Incorporated (1992 to 1997)
ESP Associates (1986 to 1992)
G. O. Bledsoe Incorporated (1981 to 1986)
Holly, Kenny, Shott (1980 to 1981)

DESIGNER AND CADD TECHNICIAN:

Assists with all phases of project development, from initial site survey to preparation of base mapping, project layout (roadways, parking, water, and sewer), geometric layout, erosion & sediment control plans, profiles, structural plans, and detail sheets. Projects include:

- 12 projects for the WVDoH including Coalfields Expressway, Grapevine Creek Bridge, Hutchinson Branch Bridge, Cass Arch Bridge, Mullens Bridge, North Lewisburg Roadway Widening, Bellepoint Road Widening, West Webster Road Intersection, and Craigs ville Intersection.
- Chapmanville Regional High School in Chapmanville, Logan County (site layout)
- Parkersburg South High School in Parkersburg, Wood County (site layout)
- Bayer Federal Credit Union in Moundsville, Marshall County (site layout)
- Hilltop Elementary School in Sherrard, Marshall County (site layout)
- Cameron High School in Cameron, Marshall County (site layout)
- Weir High School Stadium in Weirton, Hancock County (site layout)
- Oak Glen High School Stadium in New Manchester, Hancock County (site layout)
- Weirton Elementary School in Weirton, Hancock County (site layout)
- Oakvaie Elementary School in Oakvale, Mercer County (site layout and structural)
- Mercer County Health Center in Green Valley, Mercer County (site layout and structural)
- North Central Advanced Technology Center in Fairmont, Marion County (structural)
- Brooke County Middle School in Wellsburg, Brooke County (site layout and Revit structural model)



MATTHEW W. PETERS
PROJECT MANAGER

EDUCATION:

Bluefield State College
BS, Civil Engineering Technology (2010)
Bluefield State College
BS, Architectural Engineering Technology (2009)

REGISTRATIONS/AFFILIATIONS:

None

EXPERIENCE:

Stafford Consultants Incorporated (2009 to present)

TECHNICIAN AND DESIGNER:

- City of Princeton, Mercer County – wastewater treatment plant upgrade
- City of Welch, McDowell County – North Welch Wastewater Expansion
- City of Welch, McDowell County – Contracts 8B, 8C, 8D Stormwater/Sanitary Separation Projects
- Big Bend Public Service District, Summers County – water system expansion
- Town of Alderson, Greenbrier County – wastewater treatment plant upgrade
- City of Richwood, Nicholas County – Hinkle Mountain water system expansion
- Melrose Elementary School, Princeton, WV - layout and location survey for multipurpose building
- Bluefield High School, Bluefield, WV – layout for softball field lights
- Montcalm High School, Montcalm, WV – layout for softball field lights
- Princeton Middle School, Princeton, WV – elevation control for hallway floor slab leveling project
- Site location surveys for various projects



CORPORATE PROFILE

SERVICES:

Stafford Consultants is a full service engineering firm providing services in Civil, Structural, Highway, Bridge, Airport, Environmental, and Sanitary Engineering. We have been providing engineering services for water, sewer, and general civil projects for more than 31 years. Although our main emphasis is toward the municipal utility market, our firm is highly qualified and capable of completing varied civil and structural projects. The football stadiums at West Virginia and Marshall Universities, the Merriman Athletic Facilities building at Virginia Tech, the Chuck Mathena Center in Princeton, sidewalks for the City of Princeton, artificial turf for the Princeton Senior High School football field, structural design and sitework for the Oakvale Elementary School, and master planning of athletic facilities at Virginia Tech and Marshall University are just a few examples.

Stafford works closely with our clients to develop projects that meet their needs and can be constructed in a timely and cost effective manner. We assist the client from the beginning to end of their project with complete project services – preliminary study reports, preliminary design, final design, bidding, and complete construction administration services.

HISTORY:

Stafford Consultants Inc. was formed in 1985 from a core group of employees of Gates Engineering Company. After many successful years of operation, Gates Engineering Company was bought by a large design / build firm that later decided to divest the consulting engineering firm. Six employees have been with the firm since its inception.

Our office has been located in Princeton since opening for business. While the majority of our clients are located in the southern part of the state, Stafford has worked throughout West Virginia and also provides services in Virginia.

COMMITMENT:

Stafford is committed to providing quality engineering services to our clients, completed on time and at a fair price. Continuity of the project management team is paramount. The engineer preparing the proposal and presenting our qualifications at the interview is the same engineer that will be managing your project.

Our design teams utilize the latest versions of AutoCAD and AutoCAD Civil 3D software, in addition to various other structural, hydraulic, and hydrology packages. We utilize Ajera Complete to track all project time and expenses to make sure projects remain on schedule and within budget.

*1105 Mercer Street
Princeton, WV 24740
304-425-9555*



Water

Summersville Water Plant



- ▶ Over 30 storage tanks ranging from 30,000 to 750,000 gallons
- ▶ Surface water treatment plants from 50 to 2,000 gallons per minute
- ▶ Transmission and distribution systems ranging in costs from \$100,000 to over \$30,000,000
- ▶ Pumping stations designed with the needs and desires of the client in mind



Alderson Water Storage Tanks

Site Development



Glade Springs Village

Stafford Consultants provides engineering services to public and private clients such as:

- ▶ grading
- ▶ site utilities
- ▶ stormwater permitting
- ▶ structural analysis
- ▶ construction monitoring
- ▶ expert witness

Typical projects like Chapmanville, Williams-town, Parkersburg and Parkersburg South High Schools included:

- ▶ site grading
- ▶ utilities
- ▶ stormwater



Parkersburg South High School

Wastewater

Princeton Wastewater Treatment Plant



Athens Wastewater Treatment Plant



Stafford projects include:

- ▶ treatment systems from 10,000 gallons per day to 5 million gallons per day
- ▶ conventional activated sludge, extended aeration, "orbital" oxidation ditch and sequencing batch reactor treatment systems
- ▶ conventional sewer systems and innovative systems such as pressure systems, vacuum systems, septic tank effluent systems and constructed wetlands

Some of Stafford's Satisfied Clients

Town of Alderson, West Virginia
 Alleghany County, Virginia
 Town of Ansted, West Virginia
 Town of Athens, West Virginia
 Big Bend P.S.D., Talcott, West Virginia
 Town of Blacksburg, Virginia
 City of Bluefield, West Virginia
 Bluefield Sanitary Board, Bluefield, Virginia
 Town of Bramwell, West Virginia
 Bramwell P.S.D., Bramwell, West Virginia
 Cooper Land Development, Inc., Beaver, WV
 City of Gary, West Virginia
 Greenbrier Valley Airport, Lewisburg, WV
 City of Hinton, West Virginia
 City of Lewisburg, West Virginia
 Logan County PSD, Logan, West Virginia
 Marshall University, Huntington, West Virginia
 McDowell County PSD, Coalwood, West Virginia
 Mercer County Commission, Princeton, WV
 New Haven PSD, Fayetteville, WV
 Nicholas County Commission, Summersville, WV
 Oakvale Road PSD, Princeton, West Virginia
 City of Princeton, West Virginia
 Princeton Sanitary Board, Princeton, West Virginia
 City of Welch, West Virginia
 WV Division of Highways, Charleston, WV
 WV Department of Environmental Protection, WV
 White Oak PSD, Scarbro, West Virginia
 Wilderness PSD, Mt. Nebo, West Virginia

Lyle Huntington, former Manager of Oakvale Road PSD said: "Oakvale Road has done service with Stafford Consultants since 1989. They have handled over \$50,000,000 worth of water and sewer projects. Stafford Consultants does exceptional work. You will not be disappointed if you should choose Stafford Consultants. I will continue to use them for future projects."

Transportation

Devil's Backbone Bridge



- ▶ 19 bridge design projects for WV Division of Highways
- ▶ 5 roadway design projects for WV Division of Highways
- ▶ 3 Engineering Achievement Awards for Bridge and Roadway Designs



Mullens Bridge

A Client-Caring and Serving Company

STAFFORD CONSULTANTS INCORPORATED



Whether your needs are for utilities, transportation, athletic facilities, structures or site development, you can trust the **EXPERIENCED** Engineers at **STAFFORD CONSULTANTS**.

Engineering, Design and Consulting

1105 Mercer Street
 Post Office Box 5849
 Princeton, West Virginia 24740
 Phone: (304) 425-9555
 Fax: (304) 425-9557
 E-Mail: staffordconsultants@frontiernet.net

... 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*):



*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

*Panhandle Cleaning and Restoration
Office Building & Warehouse/Shop*

Mr. Bob Contraguero, Jr.
Panhandle Cleaning and Restoration
42 38th Street
Wheeling, WV 26003
304 / 232-2321

*Millennium Centre Technology Park
& Touchstone Research Laboratory*

Mr. Craig O'Leary
RED (OVIBDC)
P.O. Box 1029
Wheeling, WV 26003
304 / 232-7722

*Wagner Building office building
& Maxwell Centre office building*

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

Orrick Global Operations Center

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



*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

*Multiple USPS Projects
throughout West Virginia & Pennsylvania*

Mr. Bruce Adams
United States Postal Service
P.O. Box 20867
22681 Woodward Avenue
Ferndale, MI 48220-0867
248 / 677-9660



OAKVALE ROAD PSD
(Multiple Projects, \$50M)
Mr. Lyle Huntington
P.O. Box 1061
Princeton, WV 24740
304 / 487-2750

*GREENBRIER COUNTY AIRPORT AUTHORITY
(Multiple Projects)*

Mr. Jerry O'Sullivan
P.O. Box 329
Lewisburg WV 24901
304 / 645-3961



... 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.

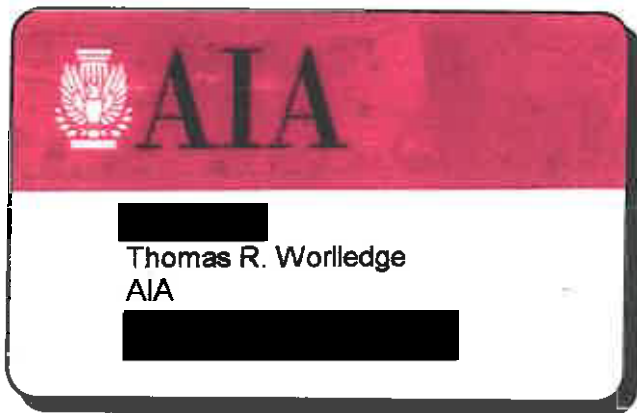
Certificate Number 2874

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



A handwritten signature in cursive, appearing to read "Gracie Reynolds".

Board Administrator



NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

Certifies that *Thomas Reed Worledge*



has met all requirements for Council Certification and is therefore recommended to all Registration Authorities for registration or license as an architect. Given under our hands and the Seal of the Council, subject to annual renewal.

NUMBER [redacted]
DATE *February 20, 1997*
PRESIDENT *Donald Lytle Smith*
SECRETARY *Joe Gattina, Jr.*



THIS CERTIFICATE DENOTES THAT

Thomas Worlledge

LEED AP BUILDING DESIGN + CONSTRUCTION

[Signature]

[Signature]



Certificate of Appreciation

Awarded 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.**



[Signature]
Chairman, SSC90.1-Subcommittee

[Signature]



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: [REDACTED]



*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: 

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.

atL006 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.

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

... 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 Division of Natural Resources**. You will see in the submittal that the McKinley Team has included several professionals to handle all aspects of the RFP. We are available to **start immediately** upon our being selected, and the McKinley 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 designing office complexes and laboratory buildings, determining the best layout at the site location, meeting codes, etc. We can also provide other services which you might desire, such as energy efficient "LEED" design aspects, and more.

As mentioned, your project will be led by **Thomas R. Worledge, AIA, LEED AP BD+C, REFP** being assigned as your "**Project Manager**" and **main Point of Contact** to the **Division of Natural Resources** and the **District 6 personnel**. He is the liaison between you and our firm. He will be responsible for **coordinating all the disciplines working on the design**, which includes our in-house Architectural staff, Engineering staff, consultant (Stafford), Construction Administrator, and more. Thom has designed several **office buildings**, 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. Worledge also has **specialized training**, where he attended an intense professional development course of study on "**Guidelines for Laboratory Design**" at **Harvard University's School of Health**, to complement his experience and gain further insight into the details of the design of **Research/Laboratory spaces**.



Our approach to design requires a dialog with the Owners and representatives of the District 6 facility. Throughout the 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 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.

Upon completion of this step, the McKinley 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 headquarters.

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 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 new construction projects; offices, laboratories, shops, 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 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."

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

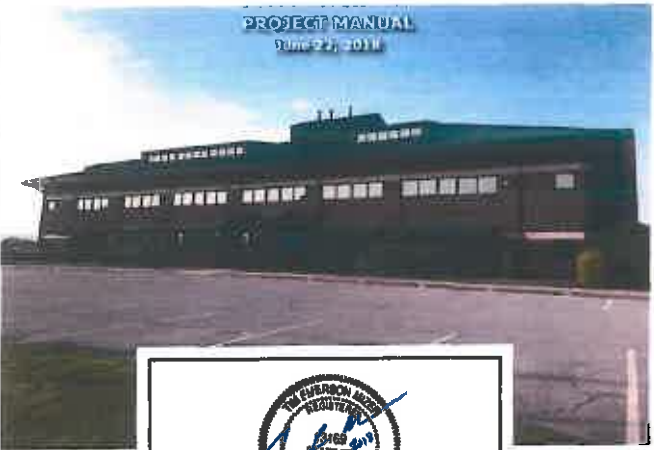
Type of Project: Governmental

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 you. 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 design 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.


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.



West Virginia Department of Transportation,
Division of Highways

District 6 Headquarters
HVAC Renovations
Moundsville, West Virginia

PROJECT MANUAL
June 27, 2011



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

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 Craftmanship 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.



Building 34: West Virginia State Office Complex

Location: Weirton, West Virginia

Contact: Mr. Andy Guz

304 / 541-3749

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

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

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



Millennium Centre Technology Park, including Touchstone Research Laboratory

Location: Triadelphia, West Virginia

Contact: Mr. Brian Joseph
CEO of Touchstone Research Laboratory
1142 Middle Creek Road
Triadelphia, WV 26059
304 / 547-5800

Type of Project: Office Buildings, Laboratories, & Shops - Full A/E Services - New Construction
Project Description, Goals, and Objectives: The Millennium Centre is a 20-acre technology park located along Interstate 70. McKinley Architecture and Engineering is proud to have participated in creating these new state of the art facilities with the Ohio Valley Industrial & Business Development Corporation, through the Design/Build process with Cattrell Companies, Inc. There are various buildings and tenants on the site, which include multiple phases and expansions. With our Clients being confident their businesses would "take off," but did not have the finances to build exactly what they were hoping for; we designed these buildings in such a way that they all could easily expand in the future. Therefore, many of these buildings have had multiple additions, and we successfully used a phasing technique to accomplish these expansions. For example, Phase II was a new 15,000 SF masonry and frame building, including complete electrical, plumbing, mechanical, fire protection, landscape, and paving work. Shortly after, a 6,620 SF addition to this building was completed, and included sitework, paving, foundations, slab on grade, superstructure, exterior closure, roofing, interior construction, mechanical, plumbing, and electrical.

One of the main tenants in this advanced industrial park is Touchstone Research Laboratory, who occupy Building #4, which is 42,875 square feet and \$2.2 million. This is the largest privately owned commercial laboratory in the region. They have a full blown research and development facility with electron microscopes, chemistry laboratories, mechanical testing laboratories, finite element analysis, a design center, scientists and engineers of all types and much more. Touchstone also built a manufacturing plant at the Millennium Centre. These are Research & Development facilities that adapt to their clients' needs – not built for narrow goals – but built to be innovative. In addition to its R&D services, Touchstone offers failure analysis and materials testing. The magazine Advanced Materials & Processes has called Touchstone, "One of the best equipped labs of its size in the country." Touchstone has various spin-out organizations on-site, such as Touchstone Advanced Composites, and Touchstone manufactures multiple products, such as CFOAM, MetPreg, ceramic matrix composites, and much more.

There were also multiple specialized design elements throughout the buildings. One building tenant had requested 20' - 35' roof clearances; another requested reinforced foundations to withstand 100,000 pounds compressive loads. There are multi-bay shipping docks, specialty HVAC (especially laboratory exhaust, ventilation, dust collection, etc.) systems, floors and pits requirements for autoclaves and kilns, and "Raw Material Handling" rooms among these unique specifications. There is also materials characterization equipment, microbiological laboratory, hundreds of pieces of analytical equipment, machine shops, foundry, rolling mills, a composite facility, and much more.



Panhandle Cleaning & Restoration - Office Building, Storage Warehouse, Shop, and Garage

Location: Triadelphia, West Virginia

Contact: Mr. Bob Contraguero, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304/232-2321

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

Project Description, Goals, and Objectives: Panhandle Cleaning & Restoration invested \$3.5 million in new prefabricated metal buildings. The **Storage Warehouse and Contents Processing Facility's** exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure (which is **broken into multiple work rooms**, and many have **specialized components and considerations** we had to design, such as casework, **workbenches**, and specialty electric to name a few), providing 32,000 total square feet. **There are multiple bays and loading docks around this structure; the garages fit vehicles of various sizes.** The exterior walls are finished with masonry infill and metal siding. Interior space varies between **20' - 30' clear** of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. **An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.** The office building also includes **custom furnishings and finishes.** This expansion of the original business now allows Panhandle to employ about 100 workers. The office building also includes a training room to keep the staff up-to-date on the newest cleaning technologies. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some **special electric, data, plumbing, and mechanical systems.**



SITE WORK

PROJECT: Williamstown High School Site Work

Owner:

Wood County Board of Education

Location:

Williamstown, West Virginia

Construction Cost:

\$700,000 (Site Work Only)

Project Architect-Engineers:

McKinley & Associates
Stafford Consultants

Description:

Building addition with associated parking and sidewalk improvement. Also constructed new basketball court and tennis court facility.



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Engineering Design and Consulting

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CONSULTANTS
INCORPORATED**

SITE WORK

PROJECT: New Weirton Elementary School Site Work

Owner:

Hancock County Board of Education

Location:

Weirton, West Virginia

Construction Cost:

\$1,825,000 (Site Work Only)

Project Architect-Engineers:

McKinley & Associates

Stafford Consultants

Description:

Complete site layout including parking, sanitary sewer, storm drainage, and water service. Storm drainage system included underground detention.



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INCORPORATED**
Engineering Design and Consulting

 **STAFFORD
CONSULTANTS
INCORPORATED**

SITE WORK

PROJECT: Hilltop Elementary School Site Work

Owner:

Marshall County Board of Education

Location:

Sherrard, West Virginia

Construction Cost:

\$400,000 (Site Work Only)

Project Architect-Engineers:

McKinley & Associates

Stafford Consultants

Description:

New elementary school with associated parking, sidewalks, and storm drainage. Also included a small playground area and paved basketball court.



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STAFFORD CONSULTANTS INCORPORATED
GENERAL STRUCTURAL and SITE CIVIL DESIGN PROJECTS

Mountain Eagle Distributing Warehouse
Raleigh County Airport Industrial Park

Foundation design for pre-engineered building warehouse addition.

Ronceverte Elementary School Gym
Ronceverte, WV

Foundation design for pre-engineered building addition to serve as a gymnasium.

North Central Advanced Technology Center
Fairmont, WV

Foundation design, structural design, and retaining wall design for 36,300 sq.ft. three story structure. CMU walls with steel bar joists.

Mercer County Health Center
Green Valley, WV

Foundation design, structural design, and site civil design for 11,500 sq.ft. one story structure. CMU walls with steel bar joists.

Oakvale Elementary School
Oakvale, WV


Foundation design, structural design, and site civil design for 26,500 sq.ft. two story structure. CMU walls with steel bar joists.

Chuck Mathena Center for the Arts
Princeton, WV


Foundation design, partial structural design, and site civil design for 1,000 seat theater and associated service areas. CMU and pre-cast concrete walls with steel frame structure.

Merriman Athletic Facilities Building
Virginia Tech, Blacksburg, VA


Foundation design, structural design, and site civil design for 24,500 sq.ft. two story structure. CMU walls with steel frame structure.

 Brooke County Middle School
Wellsburg, WV

Foundation design, structural design, and site civil design for 112,600 sq.ft. school, consisting of one and two story sections, gymnasium, multi-purpose gym, and auditorium. CMU walls with steel frame structure.

 Weirton Elementary School
Weirton, WV

Site civil design for a 105,300 sq.ft. elementary school, including two parking lots and access road. Drainage design included an underground stormwater detention system.

 Cameron High School
Cameron, WV

Site civil design for a 126,000 sq.ft. high school, including two parking lots and access road. The project also included a biological wastewater treatment plant.

 Willamstown High School

Site civil design for renovations at the high school to provide parking and sidewalk improvements. Work also included a new tennis court and basketball court.

STAFFORD CONSULTANTS INCORPORATED
GENERAL STRUCTURAL and SITE CIVIL DESIGN PROJECTS



Oak Glen High School
New Cumberland, WV

Site civil design for renovations and improvements to the high school multi-use stadium and athletic complex. Work included new parking areas, new sidewalks, artificial surface on the football field, synthetic surface on the running track, drainage, and water system improvements.



Hilltop Elementary School
Sherrard, WV

Site civil design for new elementary school including parking, sidewalks, storm drainage, water, and sanitary sewer. Work also included a package biological wastewater treatment plant.



Parkersburg High School
Parkersburg, WV

Site civil design for renovations to the high school including parking improvements, sidewalks, and drainage design.

3.1. a. The successful firm or team should demonstrate a clear procedure for communication with the owner during all phases of the project.

To start your project, an **on-site kickoff meeting** will be held with all pertaining **Division of Natural Resources representatives** along with all our design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use this information to aid in the design of the project. The project begins with this initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing projects of all kinds is founded upon our commitment to the schedule. **During the design phases, we hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage you to participate in as many of these meetings as possible.** Also during the design phases, all needed personnel become fully versed in your program, the District 6 Office Complex project requirements and design standards. The design team is responsible for identifying for the WVDNR any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

From our communication with you - along with our expertise in the design of similar facilities - we will meet your main project goal and objective, which you listed in **SECTION THREE: PROJECT SPECIFICATIONS – “2. Project and Goals”**:

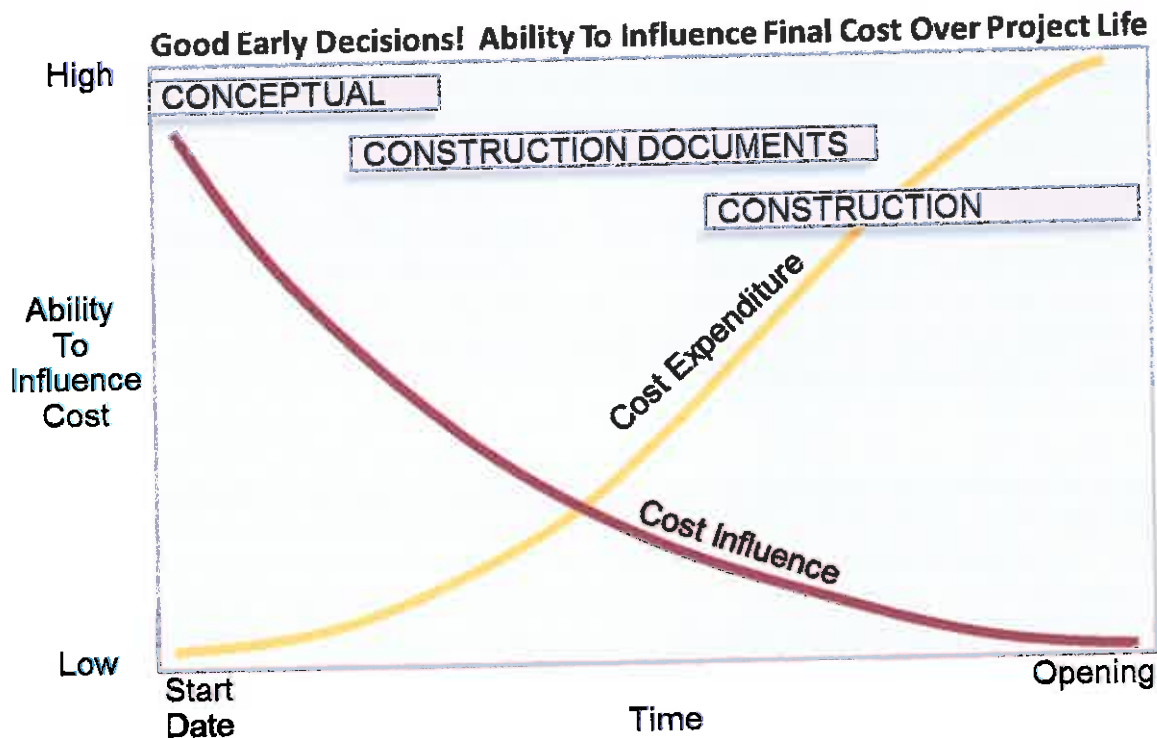
2.1. Goal/Objective 1: *Review existing plans, conditions and evaluate the site while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption and meet all objectives.*

During the **kick-off meeting**, interviews will take place to learn what you, the Owner, want in the office complex. This is a very important step as it sets up the remainder of the project. We will review your previous facility, your program, and the site on Emerson Ave. in Parkersburg to determine the basis of design. Armed with this information, the McKinley Teams' professionals start the process of **schematic drawings (SDs)**. This is the first time thoughts and dreams are put on paper. At the end of this phase the product is a first look at what the floor plan layouts at the new site location might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans, and together we will nail down Goal/Objective 1.** During the **design development (DDs) drawings** phase, plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes. **You will have a chance to review these plans as well.** Next is the time that the McKinley professionals take all of the information gained from the meetings and the SD and DD drawing phases and produce the **construction drawings (CDs) and specifications** for the project. The CDs provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point. **Copies of the final documents will be distributed to you for final review and approval.** Afterwards is the actual **bidding** of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting. Finally, the **Construction Administration** phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will be on site approximately once every 1-2 weeks and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

3.1. b. The successful firm or team should demonstrate a history of projects that met the owner's budget and a clear plan to ensure this project can be constructed within the project budget. This plan should be described in detail.

We will successfully meet your 2.2. **Goal/Objective 2:** *As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.*

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 Division of Natural Resources and the District 6 personnel. We continually achieve success in projects by maintaining **cost and time management, quality control and excellent communication** amongst the client and contractors. **Quality control** is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. All documents will be prepared with the **current WV State Building Code and WV State Fire Code** as well as all **State and Federal Codes, Regulations, and Ordinances**. **Understanding your needs through good communications up-front** will help ensure your project scope is known from the beginning; which will in-turn help save costs throughout the design and construction phases.



McKinley Architecture and Engineering tracks the budget through all of the programming and design phase documents, and ensures that the total building scope continues to stay within the budgeted amount. The more we understand your project, and our ability to develop quality documents, ultimately create a better end-product, which will cut down on costs. In addition, during construction, the primary objective of our Construction Administration service is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Through these efforts we hope you can see that we have been and will continue to supply our clients throughout West Virginia with great buildings that come in on/under budget.

3.1. c. The successful firm or team should demonstrate a history of projects that have been constructed in the time allotted in the contract documents and a clear plan to ensure this project will be constructed within the agreed construction period. This plan should be described in detail.

We will successfully meet your 2.3. **Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.**

Construction Administration by definition is, literally, the administration of the Construction Contract. Generally, this has been translated to include all forms of communication and interaction between the Architect/Engineers and the General Contractor, and the coordination of regular progress meetings on site.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Worledge, your **Project Manager**, and includes the receipt, logging, review and return of submittals. Your **Project Architects and Engineers** will also be a part of some on-site meetings and will be available to answer RFIs during the construction portion of the project; moreover, **Bob Smith**, your **Construction Administrator (CA)**, will now take the more active role.

McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Administrator assigned to your project. Our CAs do perform the traditional tasks of monitoring construction to ensure compliance with Contract Documents, observing



construction progress, conducting progress meetings, administering payment requests and change orders, and more. ... **But our Construction Administration services ALSO constitutes an important thread in the texture of project continuity: our CA is part of the project development from the first design team meeting.** Since they are here from **Day 1** (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. He becomes familiar with project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral,

coordination role that adds value to the process, both during design, and during construction. His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication. As his primary tasks are construction related, often, what he brings to the table is good construction sense. Also, as mentioned before, during construction the primary objective of our Construction Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted.**

There are many ways to help the construction schedule. One tool that we could recommend and have utilized successfully is to specify the longer lead time equipment as early as possible in the design period. We then break these out for owner direct purchase from the manufacturer. This affords a quicker delivery due to any delay by the more typical contractor submittal process and will not hold up the Construction Period by waiting for the new equipment.

3.1. d. The successful firm or team should demonstrate competent and acceptable experience in all expected professional disciplines necessary for the design and completion of the project.

We know the McKinley Team possesses the required expertise to address all facets of your included project, and we will provide you with all the disciplines and services needed to make the New District VI Office Complex project a success. The experience of your Team members is seen in their resumes at the start of our submittal, along with the project sheets we included.

We are confident we can meet your program requirements. McKinley Architecture and Engineering has experience with similar structures, such as **office buildings, laboratories, shops**, and much more. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including Federal Agencies such as the NPS, EPA, USPS, DOD, FAA, and HUD, and also State Agencies such as West Virginia Army National Guard, West Virginia State Police, West Virginia University, Marshall University, West Virginia School Building Authority, DOE, and the Department of Culture & History, just to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how **codes**, and State / federal **regulations** are important to a successful project. Our professional's design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, A4LE, and ACI International among others.

Our **architectural** design has been recognized with numerous State & National awards. Our **engineering** staff is known for innovative solutions, and has recently had special opportunities and experience related to various typical and atypical building types. For example, McKinley Architecture and Engineering designed the first Chilled Beam HVAC System in the State of West Virginia, one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State, and one of the first buildings utilizing all-LED interior and exterior lighting in West Virginia and our design came in at the same cost as traditional lighting. We have a well rounded range of experiences and are not afraid to take on new challenges. **We know the new technology and we know how and when to apply it effectively.**

We are excited about your project, and are ready to get started!

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	
	INSURER A: Cincinnati Insurance Co.	NAIC # 10677
	INSURER B: Brickstreet Ins	Brick
	INSURER C:	
	INSURER D:	
	INSURER E:	

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 INSURER (INSR) W/VD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		EPP/EBA0146335	08/15/2018	08/15/2019	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 10,000
	GENL AGGREGATE LIMIT APPLIES PER:					
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY		EPP/EBA0146335	08/15/2018	08/15/2019	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 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	08/15/2018	08/15/2019	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE					\$
	RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	WCB1018014 PA EL INCLUDED WV BROAD FORM EL	12/30/2018	12/30/2019	WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in WV)	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

CANCELLATION

MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32-20TH STREET STE 100 WHEELING, WV 26003	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Lee C. Paul III 1/24/19 Jm</i>
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ACORD 25 (2008/09)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/12/2018

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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		
INSURED McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Continental Casualty Company		20443
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		

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 INSR	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"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 8/10/1981	N	Y	AEH59189324	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**CANCELLATION**

Specimen For Purposes of Evidencing Coverage Only	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>Serena C Turchik</i>

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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
 02 – Architect/Engr

Proc Folder: 568443

Doc Description: A/E Services for New District VI Office Complex

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-04-08	2019-04-30 13:30:00	CEOI 0310 DNR1900000010	1

BID RECEIVING LOCATION

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

VENDOR

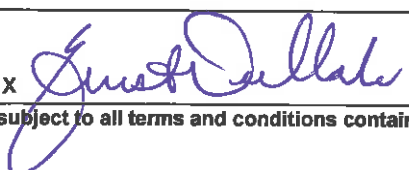
Vendor Name, Address and Telephone Number:

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

FOR INFORMATION CONTACT THE BUYER

Brittany E Ingraham
 (304) 558-2157
 brittany.e.ingraham@wv.gov

Signature X



FEIN # 55-0696478

DATE April 25, 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.

Ernest Dellatorre
 (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)

Ernest Dellatorre
(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President
(Printed Name and Title of Authorized Representative)

April 25, 2019
(Date)

(304) 233-0140 | (304) 233-4613
(Phone Number) (Fax Number)

West Virginia Ethics Commission Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Name of Contracting Business Entity: McKinley Architecture and Engineering **Address:** 32 20th Street - Suite 100
Wheeling, West Virginia 26003

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

Contract Number: CEOI 0310 DNR1900000010 **Contract Description:** A/E Services for New District VI Office Complex

Governmental agency awarding contract: The Division of Natural Resources

Check here if this is a Supplemental Disclosure

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

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

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

Stafford Consultants

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

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

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

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

Signature: *Ernest Dellatorre*

Date Signed: 4-25-19

Notary Verification

State of West Virginia, County of Ohio:

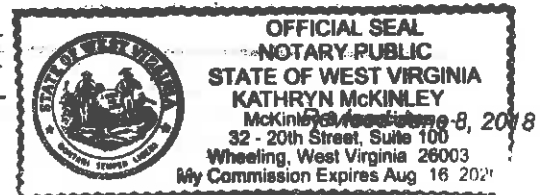
I, Ernest Dellatorre, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 25 day of April, 2019.

Kathryn McKinley
Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: _____
Date submitted to Ethics Commission: _____
Governmental agency submitting Disclosure: _____



STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering

Authorized Signature: [Signature] Date: 4-25-19

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 25 day of April, 2019.

My Commission expires August 16, 2020.

AFFIX SEAL HERE



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
 02 – Architect/Engr

Proc Folder: 568443

Doc Description: Addendum 1 - A/E Services for New District VI Office Complex

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-04-12	2019-04-30 13:30:00	CEOI 0310 DNR1900000010	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

Brittany E Ingraham
 (304) 558-2157
 brittany.e.ingraham@wv.gov

Signature X

FEIN # 55-0696478

DATE April 25, 2019

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI DNR19*10

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

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

Addendum Numbers Received:

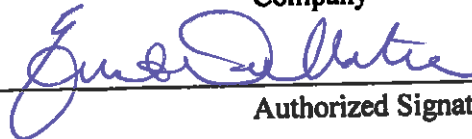
(Check the box next to each addendum received)

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

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

McKinley Architecture and Engineering

Company



Authorized Signature

April 25, 2019

Date

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