

**West Virginia  
Army National Guard,  
Construction and Facilities  
Management Office**

**Re: Poca Warehouse  
Renovations Design**

**CEOI 0603 ADJ1900000014**

RECEIVED

2019 APR -2 AM 9:58

WV PURCHASING  
DIVISION

1 April 2019

Stephanie Gale  
Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Gale and Member of the Selection Committee;

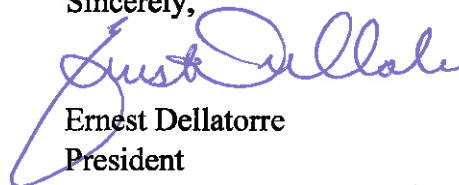
McKinley Architecture and Engineering is pleased to provide the West Virginia Army National Guard, Construction and Facilities Management Office with our expression of interest to provide architectural and engineering design services, construction bid documents suitable for advertisement using State purchasing procedures, construction bid services and potential construction administration services for the Poca Warehouse. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) has been providing design services since 1981. With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Administrators**, and more. Our staff also includes LEED Accredited Professionals specializing in Building Design and Construction (LEED AP BD+C) that have the experience to add energy efficient features into your project.

Our firm has considerable experience in facilities designed for State and Federal agencies, including National Guard facilities in West Virginia. We have worked on multiple **warehouse buildings** and other large span facilities, which range in size from tens of thousands of square feet to **over 1,200,000 SF!**

Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your proposed project. We are ready to begin **immediately**, and know we can meet your **Project Goals and Objectives**.

Sincerely,



Ernest Dellatorre  
President

McKinley Architecture and Engineering  
(304) 340-4267 x115  
edellatorre@mckinleydelivers.com

**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 and Experience".**

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

Your project will be managed by Thomas R. Worlledge, AIA, LEED AP BD+C, REFP, an Architect whom is our Charleston Office Manager / Southern-WV Area Manager. Engineering services will be led by Tim E. Mizer, PE, RA, QCxP, our Director of Engineering Services. Construction Administration services will be completed by Robert E. Smith. Here's an overview of these key personnel:

**Thomas R. Worlledge, AIA, LEED AP BD+C, REFP** will lead your project; being assigned as your "Project Manager" and main Point of Contact to the West Virginia Army National Guard, Construction and Facilities Management Office. 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, Construction Administrators, and more. Thom 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. As a **LEED Accredited Professional specializing in Building Design & Construction**, he can help incorporate energy efficient aspects into this project. He has led multiple LEED projects and other energy-efficient projects; in fact, he designed the first LEED Certified school in West Virginia! He also designed the **LEED Certified Building 55: West Virginia State Office Complex in Logan, West Virginia!** He has been a member of the USGBC since 2001, was the first LEED AP in the state of West Virginia, and has served on the committee that sets the standards for the international energy code. He is also a **Founder & Chairman** of the Board for the US Green Building Council's West Virginia Chapter.

**Tim E. Mizer, PE, RA, QCxP** is a very talented and unique professional being a **Professional Engineer**, a **Registered Architect**, as well as a **Qualified Commissioning Process Provider**. Mizer's background as an Engineer and Architect has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a commissioning provider he has been formally trained to fully understand how integrated systems function and how systems interface with others to run your building efficiently. Also, as our **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. He has worked on numerous renovation projects over the past 24 years he has been at McKinley Architecture and Engineering.

**Robert E. "Bob" Smith** is your **Construction Administrator (CA)**, who has a plethora of experience in contract management, project coordination, quality control and more. He has been a CA at McKinley Architecture and Engineering since 2009; working on dozens of projects. He will observe the construction progress, will ensure that the contractor is following the construction documents, and much more.

*A flow chart of the entire design team is seen on the following page.*

## Project Manager / Point of Contact

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

## Architecture

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

## Engineering Team

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

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

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

**Michael A. Heath**  
*HVAC/Mechanical Engineering Designer /  
Fire Protection Engineering Designer*

**David A. Ullom**  
*Mechanical 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

#### President:

West Virginia Society of Architects

#### Member:

The American Institute of Architects  
US Green Building Council  
Sustainable Building Industries Council  
Recognized Educational Facility Professional

#### Founder & Chairman of the Board:

US Green Building Council's WV 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 35 years of experience, who has been the former President of the WV chapter of AIA, has received State-wide and National design awards, and placed in National and Global design competitions. Thom was the **first LEED AP in West Virginia**, has been a member of the USGBC since 2001, and is a **Founder & Chairman of the Board** for USGBC's West Virginia Chapter. As a **LEED Accredited Professional specializing in Building Design & Construction** and a **recognized sustainable design expert**, he has **2 LEED Certified, multiple LEED Registered, CHPS Registered, and other energy-efficient projects**; had articles published in state and national trade publications; spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues; was a featured speaker at multiple National conferences; served on the committee that sets the standards for the International Energy Code; and as a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance design. He is also a **Recognized Educational Facility Professional (REFP)** as designated by the A4LE.

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

WVDHHR's new Ohio County office fit-out / renovations

United States Postal Service - Open-End IDIQ (Indefinite Delivery / Indefinite Quantity) contract / multiple projects across WV

Big Sandy Arena & Convention Center

West Virginia State Police - Open-End A/E contract / multiple projects across WV, including WVSP Academy's renovations to Buildings A, B, & C; new Buildings D & Multi-Purpose Building. New Logan Detachment

West Virginia School Building Authority - State-Wide School Safety/Vulnerability Assessments. New construction & renovations for multiple districts, including Boone, Hancock, Marshall, & Wood County Schools

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

West Virginia University - Open End A/E contract / University Police Building office fit-out & WVU Tech's Maclin Hall Dormitory renovations

Fairmont State University - "University Terrace" College Student Housing Apartments 3 Building Complex

Southern WV Community & Technical College - Wyoming/McDowell Campus renovations and Williamson Campus renovations

West Virginia State University - Gus R. Douglass Economic Development Center (DigiSo) renovations/repurpose

Charleston Enterprise Center office renovation (**2009 WV AIA Design Award winner / energy efficient "green" design**)

Natural Energy Design (N&D) Building (**energy efficient "green" / 2013 Placemaker Award**)

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

Williamson Redevelopment Authority's SMART Office fit-out (**LEED Registered / 2013 Placemaker Award**)

# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

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  
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 **Professional Engineer** and a **Registered Architect**. He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he is also a **Qualified Commissioning Process Provider**, and has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the Director of 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:

West Virginia Army National Guard - multiple projects, including AASF#1 Maintenance Hangar & Garage renovations

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

United States Postal Service - multiple projects, including Processing & Distribution Centers

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

Building 34: WV State Office Complex in Weirton

Mattern Tire Service Center

WVU State Fire Training Academy

Wheeling Island Fire Station

West Virginia State Police - multiple projects

Raleigh County Emergency Services Authority

Nicholas Co. Division of Homeland Security & Emergency Management

The Towers Building renovations

Jefferson County Jobs & Family Services renovations

Harrison County Jobs & Family Services renovations

Holiday Inn Express & Suites - multiple projects

Boone County Schools - multiple projects

Brooke County Schools - multiple projects

Grant County Schools - multiple projects

Hancock County Schools - multiple projects

Marshall County Schools - multiple projects, including LEED Certified

Ohio County Schools - multiple projects

# Bruce A. Kennedy, PE

## Electrical Engineer

### EDUCATION:

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

DeVry Institute of Technology

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Engineering in:

West Virginia  
Ohio  
Pennsylvania  
Texas

### MILITARY SERVICE:

US Air Force - Honorable Discharge

### 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 renovations

Belmont County Divisional Courts & Offices renovations

The Towers Building renovations

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:

WV Army National Guard - multiple projects / new & renovations  
United States Postal Service - multiple projects / new & renovations  
Panhandle Cleaning & Restoration warehouse/garage/office building  
Cabela's Eastern Distribution Center  
Carenbauer's Distribution Warehouse  
Steel Valley Regional Transit Authority  
West Virginia University - new State Fire Training Academy  
Wheeling Island Fire Station  
West Virginia State Police - multiple projects / new & renovations  
Boone County Schools - multiple projects  
Brooke County Schools - multiple projects  
Grant County Schools - multiple projects  
Hancock County Schools - multiple projects  
Marshall County Schools - multiple projects, including LEED Certified  
Ohio County Schools - multiple projects  
Tyler County Schools - multiple projects  
Wetzel County Schools - multiple projects  
Wood County Schools - multiple projects  
Building 55: WV State Office Complex in Logan (LEED Certified)  
Building 34: WV State Office Complex in Weirton  
Wheeling Island Hotel•Casino•Racetrack multiple projects  
Orrick's Global Operations Center  
Millennium Centre Technology Park  
Holiday Inn Express & Suites - multiple projects in 4 States  
Cadiz Presbyterian Church Maintenance master plan  
Jefferson County (OH) Jobs & Family Services renovations  
Harrison County Jobs & Family Services renovations  
Charleston Enterprise Center renovations (2009 WV AIA Design Award)



# Michael A. Heath

## Mechanical/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:

West Virginia Army National Guard - AASF#1 hangar renovations

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

Panhandle Cleaning & Restoration

Cabela's Eastern Distribution Center

Silver Company - Moss Neck Storage Building

Carenbauer's Distribution Warehouse

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

West Virginia Health & Human Resources' Wheeling Office

United States Postal Service - multiple projects

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP)

Boone County Schools - multiple projects

Hancock County Schools - multiple projects

Marshall County Schools - multiple projects

Ohio County Schools - multiple projects

Tyler County Schools - multiple projects

Wetzel County Schools - multiple projects

WVU University Police Building

Bennett Square business center

PWP Industries

Wheeling Island Hotel•Casino•Racetrack - various projects

West Virginia Independence Hall

Candlewood Suites Hotel

Holiday Inn Express Hotel & Suites - 5 Hotels in 4 States

# 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:

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

The Towers Building HVAC

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. "Bob" 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 (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### Village Administrator:

City of Mingo Junction (2015 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
*Construction Administrator / Project Coordinator*  
Wheeling, WV (2009 to present)

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

Edison Local School District  
*Director of Operations* (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:

West Virginia Army National Guard - AASF#1 HVAC renovations

Cabela's Eastern Distribution Center

Steel Valley Regional Transit Authority

United States Postal Service - 2 Open-End IDIQ contracts / multiple projects

The Towers Building renovations, multiple phases

City of Steubenville - multiple projects

Fairmont State University's new 3 building "University Terrace" Student Housing Apartment Complex

Brooke County Schools - District-Wide Construction Program (\$36 million), including new buildings, and renovations

Grant Co. Schools - multiple projects, including Maysville renovations, & Union Educational Complex addition/renovations

Hancock Co. Schools - District-Wide Construction Program (\$56 million), including new buildings, renovations, and additions

Marshall Co. Schools - District-Wide Construction Program (\$38 million), including new buildings, renovations, and additions. Also includes Hilltop Elementary (LEED Certified)

Marshall Co. Schools - Cameron High (LEED Registered)

Tyler Co. Schools - multiple projects

The Linsly School - 200th Anniversary Campaign, including Banes Hall addition/renovations and Stifel Field House / Behrens Memorial Gymnasium renovation

Jefferson County Courthouse renovations & Annex demo

Jefferson County Jobs & Family Services roof

Harrison County Courthouse roof

Cameron American Legion Exterior Renovations

Lincoln National Bank Building renovations

## ... references ...

We feel that the best way to demonstrate our strengths and leadership in relevant projects is by referring to our past and present clients. 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:

*WVDOH Equipment Division Facility HVAC  
& WVDOH District 6 HQ Complex HVAC*  
Mr. Nyle L. Fisher, Jr., PE  
WV DOT, Division of Highways  
Maintenance Division  
1900 Kanawha Boulevard, East  
Building 5, Room A-350  
Charleston, WV 25305  
304 / 558-9289

*Carenbauer Wholesale Corporation  
Warehouse and Distribution Center*  
Mr. Carl Carenbauer  
Carenbauer Wholesale Corporation  
1900 Jacob Street  
Wheeling, WV 26003  
304 / 232-0522

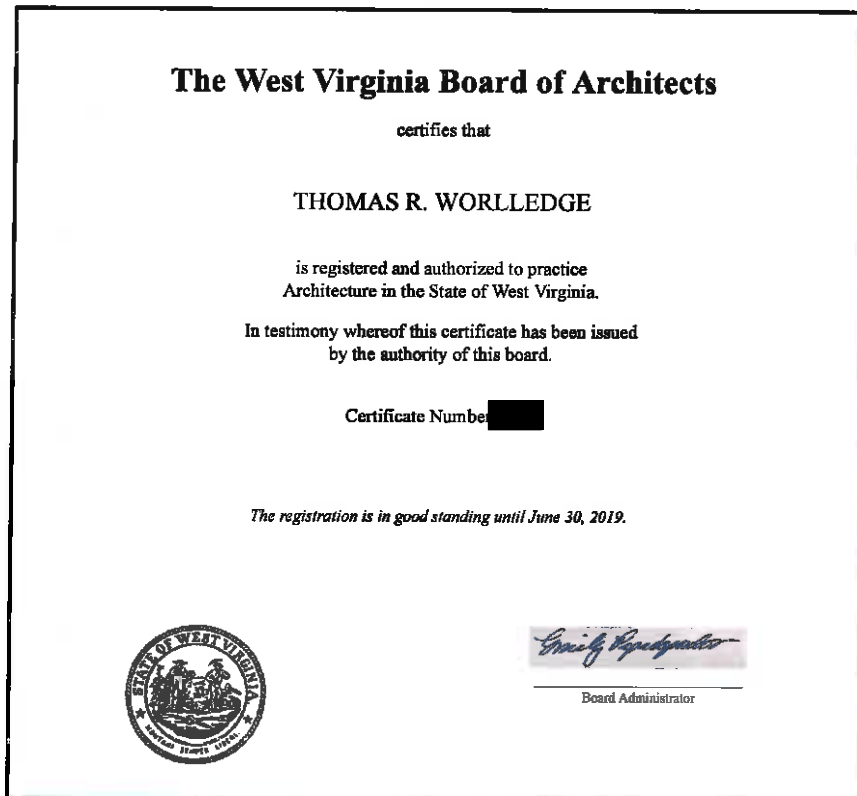
*Building 55: West Virginia State Office Complex*  
Mr. Robert P. Krause, PE, AIA  
State of West Virginia  
General Services Division  
1900 Kanawha Boulevard East  
Charleston, WV 25305  
304 / 558-9018

*Multiple USPS Projects throughout  
West Virginia & Pennsylvania*  
Mr. Bruce Adams  
United States Postal Service  
22681 Woodward Avenue  
Ferndale, MI 48220-0867  
248 / 677-9660

*Cabela's Eastern Distribution Center*  
Mr. Rick Boccetti  
Cabela's  
1 Cabela's Drive  
Sidney, Nebraska 69160  
860 / 290-6251

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

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP (*your Architect*) has a Master of Architecture from Virginia Polytechnic Institute & State University (1992), as well as a B.S. Architectural Eng. Tech. from Fairmont State College, School of Technology (1983). He is a Registered Architect in West Virginia, Ohio, Pennsylvania, Tennessee, and Virginia. His West Virginia Board of Architects' Registration & Authorization to provide Architectural Services in West Virginia certificate number is 2874. He is a member of the American Institute of Architects, and is NCARB Certified. He is also a LEED Accredited Professional specializing in Building Design & Construction, among his other certifications and designations. Included is a copy of his 2018-19 certification from the West Virginia Board of Architects:



Tim E. Mizer, PE, RA, QCxP (*your lead Engineer*) has a B.S. Architectural Engineer from Kansas State University (1983). He is a Registered Professional Engineer in West Virginia and Ohio. He is also a Qualified Commissioning Process Provider, and is a Registered Architect in Ohio.

Robert E. Smith (*your construction administrator*) has a B.S. Behavioral Science / Human Factors Engineering from the United States Air Force Academy (1983), as well as an M.S. Industrial Engineering from the University of Pittsburgh (1989).

We can also provide more copies of certifications/degrees/licenses of other Professionals if you wish to see them.

In addition, copies of our firm's various licenses are found on the following pages:



**CERTIFICATE**

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

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

**McKINLEY & ASSOCIATES, INC.**

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

**CERTIFICATE OF INCORPORATION**

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

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

FIFTEENTH day of  
DECEMBER 19 89

*Ken Hechler*

*Secretary of State.*



# State of West Virginia



## Certificate

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

**MCKINLEY & ASSOCIATES, INC.**

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

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

Accordingly, I hereby issue this

### CERTIFICATE OF EXISTENCE

Validation ID:0WV3W\_CQTDH



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

*Natalie E. Tennant*

Secretary of State

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

**WEST VIRGINIA  
STATE TAX DEPARTMENT  
BUSINESS REGISTRATION  
CERTIFICATE**

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

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

This certificate is issued on: **06/26/2011**

*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.**

**C00366-00**

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

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

**January 1, 2018 - December 31, 2019**

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

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



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

BOARD PRESIDENT

## ... proposed staffing plan ...

First and foremost we can state that our large professional staff will devote whatever time is necessary to provide the West Virginia Army National Guard, Construction and Facilities Management Office with a successful project. If our project team is chosen for this project; they are available to start immediately upon our being selected, and will provide the necessary hours to complete your project on time.

Our approach to design requires a dialog with the owners and the end users of the facility. This helps us to determine exactly what is needed in the Poca Warehouse. We will meet your 5 Goals/Objectives. We will develop drawings and specifications for the purpose of advertising and awarding construction contract(s). We will provide drawings and specifications for the design of warehouse upgrades, and we understand the design shall be at the direction of WVARNG Joint Forces Headquarters, Construction and Facilities Management Office, 1707 Coonskin Drive, Charleston, WV. We will provide any services necessary to complete the warehouse upgrades for the project. We understand the drawings and specifications are to be at 35%, 95% and 100%, cost estimates are to be revised and submitted with each submittal at 35%, 95% and 100%. We will provide construction bid services to the Owner.

To start your project, an on-site kickoff meeting will be held with all pertaining Owners representatives along with all our Teams' 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 firms and our histories 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 the WVARNG to participate in as many of these meetings as possible. Also during the design phases, all needed personnel become fully versed in the Client's program, project requirements and design standards. The design team is responsible for identifying for the Client any potential conflicts between program criteria and design standards and resolving those conflicts to the client's satisfaction.

During the kick-off meeting, interviews will take place to learn what you, the Owner, want in the Poca Warehouse. This is a very important step as it sets up the remainder of the project. Armed with this information, the McKinley professionals start the process of schematic drawings (SDs). This is the first time thoughts are put on paper. At the end of this phase the product is a first look at what the plans might look like, as well as a preliminary cost estimate. You will have a chance to review these plans. During the design development (DDs) drawings phase, plans start to take shape and changes are made. 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 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.

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. Our firm utilizes a state of the art computer system, which allows all professionals to access our central computer server based in the Wheeling office. We are always connected to the internet.

In addition, our Construction Administrators (CA) have an extra responsibility than what most firms' CAs have; our CAs are a part of the design process 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. Our CA has an important role as being the liaison between the Owner, Contractor, and Architect/Engineers. The primary objective of this service is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Our CA will evaluate the quality of the work to verify that it meets the level required by clients; in addition, they will monitor the contractor's progress to ensure that they are following the Construction Documents. They will observe the construction progress, is responsible for all construction meetings and minutes, and will verify pay application and change orders.

We are confident we can meet your program requirements. McKinley Architecture and Engineering has experience with relevant projects. 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 USPS, DOD, VA, FAA, HUD, EPA, MSHA, NASA, and NPS among others, and also State Agencies such as DRS, DOE, DOC, DOJS, DOT, WVARNG, and WVSP 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 Codes 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.

**We know McKinley Architecture and Engineering 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 this project a success.**

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

**Carenbauer's Distribution Warehouse**

**Location:** Wheeling, West Virginia

**Contact:** Mr. Carl Carenbauer

Carenbauer Wholesale Corporation

1900 Jacob Street

Wheeling, WV 26003

304 / 232-0522

**Type of Project:** Commercial Distribution Warehouse - Full A/E Services

**Project Description, Goals, and Objectives:** The project was an **11,800 square foot warehouse expansion - as well as existing warehouse and office building renovations** - of the Carenbauer Wholesale Corporation building. Carenbauer's presently carry over 100 brands of beer in 250 different types of packages, and they represent 15 different breweries across the US and world.

The building **addition** included a large open span cold storage warehouse with a 26' clear height ceiling. This room needs to have temperature setpoints for every month of the year, ranging from 60 to 67 degrees. The building addition holds a point-of-sales storage room and mezzanine, a staging area, and a **loading dock with 3 bays**. The docks included levelers, bumpers, trailer restraints, bollards, etc. The addition is connected to the existing structure via motion-activated overhead metal rolling doors. The building's floor was designed to withstand continuous fork lift traffic. The **renovations** included the offices, conference room, kitchen, and men's restroom, as well as new women's restroom and a new warehouse manager office. Upgrades were made to electrical, HVAC, and plumbing in all areas of the addition. The existing warehouse electrical

distribution service was not large enough to handle the electrical loads required for the new construction. For the electrical system upgrades, the power was kept on while the addition was being constructed onto the existing building; and after all the new equipment was placed, there was only a minimal outage while the new electrical distribution was put in service.



## United States Postal Service projects

**Location:** Appalachian Area (WV & VA) and Erie/Pittsburgh District in PA

**Contact:** Mr. Bruce Adams

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

**Type of Project:** Governmental Buildings - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has had **several multiple-year open-ended IDIQ agreements with the United States Postal Service**. One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-15-J-0095, which includes the State of West Virginia, as well as 49 counties and/or independent cities in Virginia], which is our **4th consecutive multiple year open-ended contract for this area**. We have been working throughout West Virginia since the 1980s. The second agreement is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232).

We have designed **dozens of facilities for the USPS, including new construction, additions, renovations, modernization, and rehabilitations** in numerous cities within these areas, including projects in **dozens of counties in West Virginia**. In addition, we have designed over 100 Postal facilities for ADA compliance. Many of our projects start out with an on-site building or site study/investigation, where we then provide a multi-page report with condition/code assessment including compliance with current USPS standards, multiple options for repair/replacement/new building (etc.), with photos, and budget cost estimates, including design and construction administration costs. We also give our recommended option, and the USPS will ultimately chose which option to go with. Most of the addition/renovation projects were completed while the buildings remained occupied. We have also completed Historic

Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.

**This includes work at multiple Processing & Distribution Centers (P&DCs), as well as Carrier Annexes and Hubs, which are large span facilities, and range in size from tens of thousands of square feet to over 250,000 SF. They hold various machinery, floors to withstand forklift traffic, have high roof clearances, multiple loading docks and bays, specialty HVAC systems, etc. Many are prefabricated metal buildings, and the exterior walls are finished with masonry infill and metal siding. The interiors have areas that are broken into multiple rooms with concrete block walls, such as work rooms, offices, and more.**

For the newest projects, they incorporate **energy efficient design** which follow the newest USPS Standards compliance to provide a more efficient systems. For example, the energy saving on a recent HVAC replacement project was achieved with the use of economizers to allow free cooling when ambient temperatures are below 60o F, and there was commissioning provided on the RTUs. We followed the USPS Standards, and we also completed Form ECC-EZ - Energy Compliance Certification for Low Energy-Impact R&A Projects.



## **Cabela's Eastern Distribution Center**

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Rick Boccetti

Cabela's

1 Cabela's Drive

Sidney, Nebraska 69160

860/290-6251



**Type of Project:** Commercial Distribution Warehouse - Full A/E Services

**Project Description, Goals, and Objectives:** Located at The Highlands off of Interstate 70 is a \$40 million commercial warehouse/distribution center that was built in 2 fast-tracked phases. The building measures 1,200,000 square feet (600,000 SF for each of Phase I and Phase II), making it one of the largest buildings in West Virginia! Phase I included 32,000 SF of administrative offices and a large employee lunch room. Phase 2 included a 15,000 SF storage/maintenance shop and battery charging room. The warehouse features 30-FT high-bay ceilings to accommodate large automated storage/retrieval mezzanines and high-tech racking; the building's floor was designed to withstand continuous fork lift traffic. In order to facilitate construction during winter climate, a precast concrete wall panel system was designed for the building shell, and erected onto steel framing. The project was developed on a deep-fill, greenfield site with massive retaining walls, and new utilities.

We worked closely with the site engineers to coordinate exterior vehicle circulation and fire protection systems. This included particular attention to building and dock access for the 90 dock positions. The project also included a large parking and shipping area around the facility; 300 trailer parking spaces and 750 employee parking spaces. Security lighting was designed for these areas, with careful attention paid to illumination levels to permit camera operation in the parking lot areas.

This 1.2 million square foot facility is a key link in Cabela's retail expansion plans, serving as their primary distribution center for the East Coast. In addition to keeping their retail stores fully stocked, it also benefits their direct business by reducing delivery times and lowering transportation costs to their catalog and Internet customers in the eastern United States. From this, certain areas of the facility need to be in operation 24/7; therefore, we designed an emergency backup generator and uninterruptible power supply (UPS) for the main data server room and for life safety systems. The generator is 500 kW; while the UPS is 65 kVA. This generator powers emergency lights, computer equipment, MIS power, MIS A/C, security and fire pump. Power is a key element in ensuring a fire pump works in an emergency situation; the fire pump is electric with standby power source connection to emergency generator.



## **Building 55: West Virginia State Office Complex**

**Location:** Logan, West Virginia

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

State of West Virginia, General Services Division

1900 Kanawha Boulevard East

Charleston, WV 25305

304/558-9018



**Type of Project:** Governmental Building - Full A/E Services

**Project Description, Goals, and Objectives:** City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This office building - dedicated on August 16, 2013 - has become that inspiration. **In March 2014, this project became LEED Certified.** The building is designed to reflect the history and culture of the area while incorporating **current technology and safety elements**, thus empowering the community leaders to create a vibrant connected urban core. This new 5-story building underscores its major role in the development and revitalization of downtown Logan by uniting office space for 127 employees for 6 state agencies under one roof, whom were once scattered throughout the city. **The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants.** At the request of the Owner, the building was designed to be **energy efficient "green"** and meet **sustainable design goals**. To help achieve this, a tight building envelope was created with **closed cell foam insulation and thermal efficient windows**. One of the unique features of the building is the **natural daylight system** where we added **"light louvers"** which redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices. The **HVAC system** included the installation of 2 **high efficiency** condensing boilers, packaged rooftop **energy recovery ventilator**, and much more. For another feature, the plaza uses **recycled brick pavers** from the demolished street; the patterns intersect at a quilt star, a symbol of West Virginia heritage that is carried into the building's main entry. It is interesting to point out a stained glass window feature in this entry, which won a **2013 AIA Craftsmanship Award**. It is custom designed to reflect the culture and history of the area, and use as much glass from **West Virginia Manufacturers** as possible.



## **Panhandle Cleaning & Restoration - Warehouse, Garages, & Office Building**

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304/232-2321

**Type of Project:** Warehouse / Office Building

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





Per your request on page 20 of the Solicitation, here are copies of our various Insurances and their 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 950  
Wheeling, WV 26003-0123

**CONTACT:** 304.233.3383 FAX 304.233.3333

**INSURER A:** Clevelant Insurance Co. 10677  
**INSURER B:** Brickstreet Ins Brick

**COVERAGES:** CERTIFICATE NUMBER: 2018-2019 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	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF DATE	POLICY EXP DATE	LIMITS
A	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	EPP/ERA0146315	08/18/2018	08/18/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Per occurrence) \$ 25,000 PERSONAL & ADVERTISING \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOUND \$ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X RENTED AUTOS X NON-OWNED AUTOS	EPP/ERA0146315	08/18/2018	08/18/2019	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ MEDICAL EXP (Per accident) \$ AGGREGATE \$ RENTAL CARS \$
A	UMBRELLA LIAB EXCESS LIAB UNLIMITEABLE RETENTION \$	EPP/ERA0146315	08/18/2018	08/18/2019	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROFESSIONAL LIABILITY OF CONTRACTORS (EXCLUDED) (See Schedule B for details) EXCLUSION OF OPERATIONS	W.S.101.1014 PA EL INCLUSIVE WV BROAD FORM EL	12/30/2018	12/30/2019	WV STATUTE \$ 1,000,000 EL - BASH ACCIDENT \$ 1,000,000 EL - DISEASE - BA EMPLOYEE \$ 1,000,000 EL - DISEASE - POLICY LIMIT \$ 1,000,000

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

**CERTIFICATE HOLDER:** MCKINLEY & ASSOCIATES, INC.  
ATTN: LISA DECARLO  
32-20TH STREET  
STE 100  
WHEELING, WV 26003

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

**AUTHORIZED REPRESENTATIVE:** Lee C. Soule III 1124119 fm

ACORD 25 (09/08/09) The ACORD name and logo are registered marks of ACORD.

**ACORD** **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 10/12/2018

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

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

**PRODUCER:** The James B. Oswald Company  
1100 Superior Avenue, Suite 1800  
Cleveland OH 44114

**CONTACT:** Geneva Turzik  
Phone No. 216-777-8104  
FAX No. 216-777-8104  
Address: 1100 Superior Avenue, Suite 1800  
Cleveland, OH 44114

**INSURER A:** Clevelant Insurance Co. 10677  
**INSURER B:** Brickstreet Ins Brick

**INSURER C:**  
**INSURER D:**  
**INSURER E:**  
**INSURER F:**

**COVERAGES:** CERTIFICATE NUMBER: 101200109 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	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF DATE	POLICY EXP DATE	LIMITS
A	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP (Per occurrence) \$ PERSONAL & ADVERTISING \$ GENERAL AGGREGATE \$ PRODUCTS - COMPOUND \$
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X RENTED AUTOS X NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ MEDICAL EXP (Per accident) \$ AGGREGATE \$ RENTAL CARS \$
A	UMBRELLA LIAB EXCESS LIAB UNLIMITEABLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROFESSIONAL LIABILITY OF CONTRACTORS (EXCLUDED) (See Schedule B for details) EXCLUSION OF OPERATIONS				WV STATUTE \$ EL - BASH ACCIDENT \$ EL - DISEASE - BA EMPLOYEE \$ EL - DISEASE - POLICY LIMIT \$

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:** Speelman For Purposes of Evidencing Coverage City

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

**AUTHORIZED REPRESENTATIVE:** Geneva Turzik

ACORD 24 (01/08/05) The ACORD name and logo are registered marks of ACORD.



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: 556746

Doc Description: Poca Warehouse Renovations Design EOI

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2019-03-13	2019-04-02 13:30:00	CEOI 0603 ADJ1900000014	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  
 129 Summers Street - Suite 201  
 Charleston, West Virginia 25301  
 (304) 340-4267

**FOR INFORMATION CONTACT THE BUYER**

Stephanie L Gale  
 (304) 558-8801  
 stephanie.l.gale@wv.gov

Signature X  FEIN # 55-0696478 DATE 1 April 2019

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

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

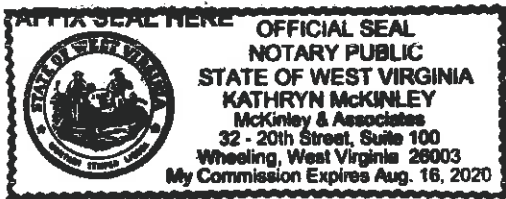
Authorized Signature: *[Signature]* Date: 1 April 2019

State of West Virginia

County of Ohio to-wit:

Taken, subscribed, and sworn to before me this 1 day of April, 2019.

My Commission expires August 16, 2020.



NOTARY PUBLIC *[Signature]*  
Purchasing Affidavit (Revised 01/19/2018)

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

  
\_\_\_\_\_  
(Name, Title)

Ernest Dellatorre, President

\_\_\_\_\_  
(Printed Name and Title)

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

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

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

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

edellatorre@mckinleydelivers.com

\_\_\_\_\_  
(email address)

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

McKinley Architecture and Engineering

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

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

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

1 April 2019

\_\_\_\_\_  
(Date)

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

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