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WV PURCHASING
DIVISION



**West Virginia Educational
Broadcasting Authority**

CEOI 0439 EBA2000000001

Roof Replacement - 600 Capitol Street

 **McKINLEY**
ARCHITECTURE + ENGINEERING

in association with:

 **POTESTA**
Engineers and Environmental Consultants

February 19, 2020

Dusty J. Smith
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Mr. Smith and Members of the Selection Committee;

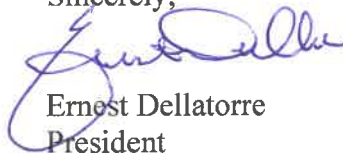
McKinley Architecture and Engineering and Potesta & Associates (McKinley Team) have teamed up, and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Educational Broadcasting Authority, with our Expression of Interest for Architectural and Engineering services for a roof replacement at 600 Capitol Street. As you review this submission, we emphasize the following strengths of the McKinley Team with respect to your projects:

McKinley Architecture and Engineering (McKinley & Associates) is a full-service architectural and engineering firm that has been providing design services since 1981. With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Administrators, LEED Accredited Professionals** specializing in Building Design and Construction, a Historic Preservationist, and more. We have been involved with many different renovation projects, including multiple types of **roof renovation and water / moisture penetration projects**, which allow us to use that experience in your project.

Potesta & Associates, Inc. is our **Asbestos/Hazardous Materials Abatement Consultant**. The work will be performed out of their **Charleston** office. They were founded in 1997 to provide quality engineering and environmental consulting services to a wide variety of private and public clients in West Virginia and the eastern United States. They have now grown to a large and very diverse staff that includes environmental, Licensed Remediation Specialists, toxicologists, ecologists, occupational safety and health specialists, engineers, and much more. Potesta & Associates have been involved with **hundreds** of asbestos inspections and reports as well as several asbestos abatement design plans.

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 projects.

Sincerely,



Ernest Dellatorre
President

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

Corporate Information

Firm History

Founded in 1981, McKinley Architecture and Engineering (McKinley & Associates) is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive professional services in **Architecture, MEP Engineering, Historic Preservation, LEED Design, Planning, Construction Administration, and more**. We have a broad range of skill and experience for projects involving governmental, commercial, recreational, hospitality, manufacturing, industrial, educational, retail, development, and much more. Over the years, our firm won multiple **State and National awards and recognitions** for our designs.



Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Engineering

Patrick J. Rymer, AIA, ALEP
Director of Architecture

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

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

5000 Stonewood Drive
Suite 200
Wexford, PA 15090
P: 724-719-6975

Credentials

McKinley Architecture and Engineering is a member of the following **organizations**:

A4LE (formerly CEFP), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more

Follow Us

www.McKinleyDelivers.com

www.facebook.com/McKinleyDelivers

www.linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers



Sustainable “Green” Design

Buildings designed today will need to meet the demands of the future; McKinley Architecture and Engineering identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings’ long-term profitability and value, which achieves the buildings’ **sustainability**.

McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can work alongside local designers to provide sustainable design and construction guidance. We also offer full architectural design services and guided design workshops on sustainable design issues.

Our Philosophy is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. Function, economics and versatility, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.

For a few recent sustainable awards, McKinley Architecture and Engineering was



presented with the **2019 Governor’s Award for Leadership in Buildings Energy Efficiency** at the 2019 Innovation & Entrepreneurship Day at the Capitol! We were recognized for our commitment to sustainability and energy efficiency in the design of office buildings, schools, multi-use facilities, and a wide variety of commercial, industrial, government, and historical structures.

Our designs have also won **West Virginia Department of Environmental Protection’s Clean Energy Environmental Award, 2 Black Bear Awards for the Highest Achievement for the WV**

Sustainable Schools program, 2 U.S. Department of Education Green Ribbon Schools, and a Gold Medal Green Building Award by Building of America, among others!

We also have a project that is **Collaborative for High Performance School (CHPS) Registered**; the United States’ first green building rating program designed for schools.

Furthermore, we have designed 4 projects listed on the **U.S. Environmental Protection Agency’s ENERGY STAR** program: Building 55: West Virginia State Office Building in Logan, Hilltop Elementary School, Cameron Middle/High School, and Johnson Elementary School. To receive an ENERGY STAR, you need to perform in the top 25% of the most energy efficient projects in the program. **Building 55: West Virginia State Office Building is one of the most energy efficient buildings in the State, and is in the Top 5% of all Energy Star rated buildings in the Country!**



Leadership in Energy and Environmental Design



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings (www.usgbc.org). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **LEED® Accredited Professionals specializing in Building Design & Construction** on staff:

- Christina Schessler, AIA, LEED AP BD+C
- Thomas R. Worlledge, AIA, LEED AP BD+C, REFP



Our **LEED Certified** Projects are (LEED Rating System in parentheses):

- Hilltop Elementary School** in Sherrard, WV (LEED for Schools 2.0)
 - The First LEED Certified School in the State of West Virginia!
- Building 55: West Virginia State Office Complex** in Logan, WV (LEED NC 2.2)

All of our current **LEED Registered** Projects are either under construction or in design with potential **LEED Platinum Certification** or potential **LEED Silver Certification**. Our LEED Registered Projects are (LEED Rating System in parentheses):

- Bellann in Oakhill, WV (LEED EB O&M)
- Cameron Middle/High School in Cameron, WV (LEED for Schools 2.0)
- SMART Office in Williamson, WV (LEED CI)

The LEED AP Specialty Logos signify advanced knowledge in green building practices and specialization in a particular field.



The LEED AP BD+C designation that both Thom and Christina have achieved represents specialization in commercial design and construction.



Thomas R. Worlledge, AIA, LEED AP BD+C, REFP has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School

design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation

projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

The 'USGBC Member Logo' is a trademark owned by the U.S. Green Building Council and is used by permission.

MCKINLEY
ARCHITECTURE + ENGINEERING

Construction Administration & On-Site Representation

Construction Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

**Typically On-Site Once Every Two Weeks
(Provide Additional On-Site Representation if Requested)**



Our **Construction Administrators** have an extra responsibility than what most firms' Construction Administrators 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 CAs have an important role as being the **liaison between the Owner, Contractor, and Architect**. The primary objective of the Construction Administration services is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Our CAs evaluate the quality of the work to verify that it meets the level required by clients; in addition, they monitor the contractor's progress to ensure that they are following the Construction Documents. They observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders. The Construction Administrator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

Company Overview

FIRM HISTORY

Potesta & Associates, Inc. (POTESTA) was founded in 1997 as a full service engineering and environmental consulting firm headquartered in Charleston, West Virginia. We have now expanded to a diverse staff of more than 81 experienced engineers, scientists, and support personnel with branch offices in Morgantown, West Virginia, and Winchester, Virginia. Our clients include mining, manufacturing and chemical companies; utility companies; waste management companies; colleges/universities; land developers; attorneys; financial institutions; insurance companies; local, state and federal agencies; construction companies and architects.

SERVICES

- Air
- Asbestos Abatement
- Biological and Toxicological
- Civil Engineering and Site Design
- Coal Supply and Procurement
- CADD
- Construction Monitoring
- Environmental Emergency Response
- Environmental Site Assessment
- Geographic Information Systems
- Geotechnical Engineering
- Groundwater
- Hydrology and Hydraulics
- Landfills and Solid Waste
- Litigation Support
- Marcellus Shale Natural Gas
- Mining
- Mixing Zone Analysis
- Occupational Safety and Health
- Oil and Natural Gas
- Permitting
- Remedial
- Roadway Engineering
- Stream Restoration
- Storage Tanks
- Surveying and Mapping
- Water Quality Studies
- Water and Wastewater
- Wetlands



Experienced Professionals

POTESTA's staff is committed to delivering innovative, cost-effective solutions to meet our client's complex requirements. The firm's environmental department consists of biologists, geologists, chemists, environmental scientists and environmental engineers, many with advanced degrees (Masters and Ph.D. level). POTESTA's engineering department includes civil, geotechnical, environmental, mining and mechanical engineers. Our registered professional engineers have over 300 years experience among them and are supported by a capable team of engineers, designers, and surveyors.

Our firm is managed by two principals driving POTESTA forward with their experience and emphasis on exceeding expectations. Ronald R. Potesta, President, is a former Director of the West Virginia Division of Natural Resources and Dana L. Burns, P.E., Vice President of Engineering, has more than 39 years experience with civil, geotechnical, mining, and environmental engineering projects.

FIRM HIGHLIGHTS:

Established in 1997

Staff of More Than 81

**Corporate Office in
Charleston, WV**

**Regional Offices in
Morgantown, WV
Winchester, VA**

**Primarily Serve Clients
East of the
Mississippi River**

**Carry a Full Line of
Insurance Coverage**

**Stringent Internal
Quality Control System**

Additional information on our services and capabilities can be found on our corporate website: www.potesta.com.



POTESTA & ASSOCIATES, INC.

Asbestos Inspection Services

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

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

BUILDING INSPECTIONS

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

REGULATORY ASSISTANCE

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

PROJECT ABATEMENT DESIGN PLANS

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

ENGINEERING AND PROJECT MONITORING ASSISTANCE

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



POTESTA & ASSOCIATES, INC.

7012 MacCorkle Avenue, SE, Charleston, West Virginia 25304
Phone: (304) 342-1400 • Fax: (304) 343-9031 • www.potesta.com
Regional Offices: Morgantown, WV and Winchester, VA



Project Approach

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Educational Broadcasting Authority. 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. In the past 39 years, we have extensive experience with similar roofing projects. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort.

Construction Projects are best handled when the entire design team has a total project scope as early as possible; therefore we prefer to begin each project with **on-site investigations**, review of all existing conditions and study of any early planning and existing documentation. After we have completed this on-site investigation of the existing roof and further understand the problems and goals, we can better propose solutions.

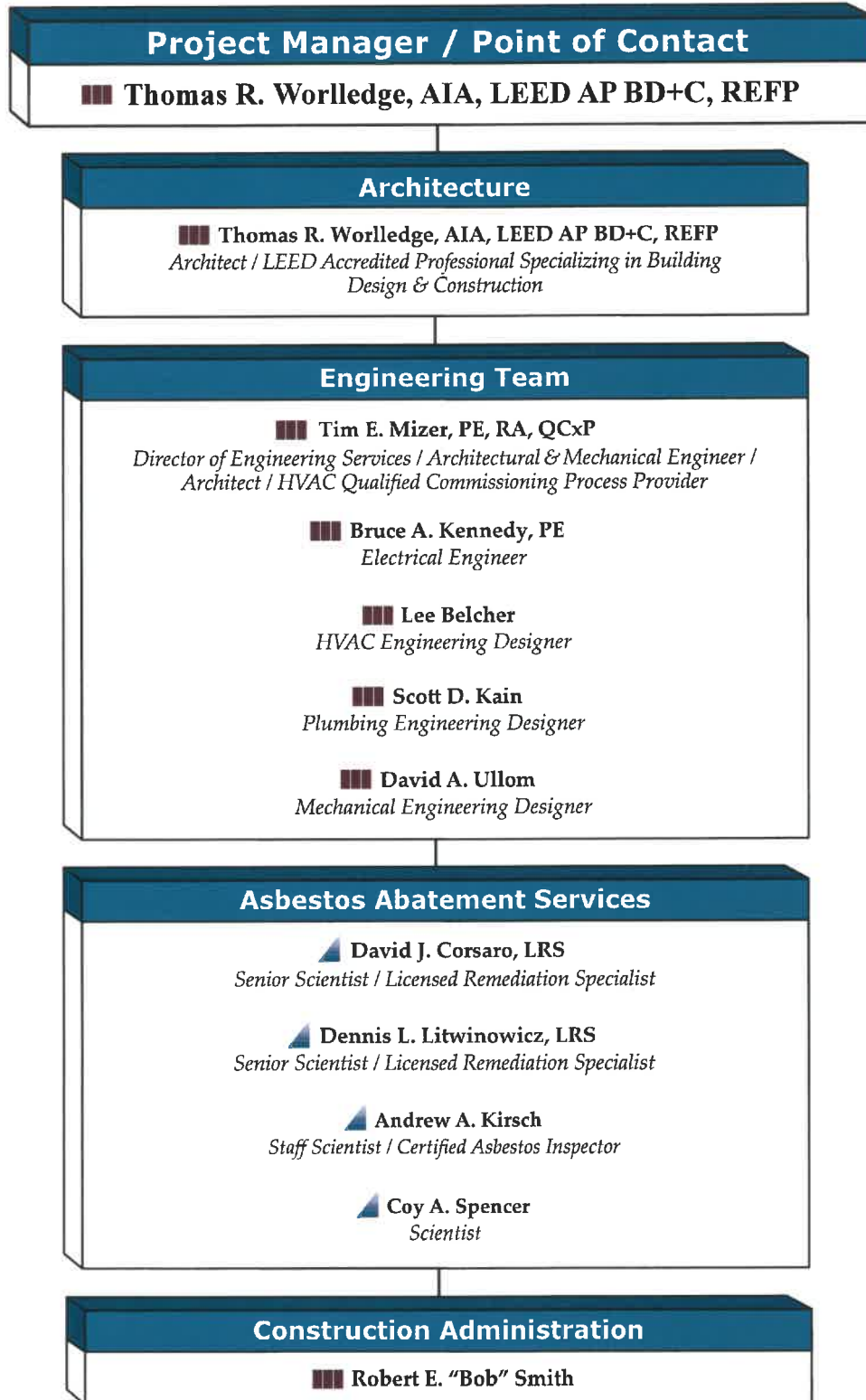
Roofing projects require a concise mapping of the existing roofing system including existing materials condition (above and below the roof line), mapping of the building's roof penetrations, and observation of the performance of the rain water collection system. How does it respond to a 100 year rain event; is any action/correction necessary to control; does the current assembly meet all current building code standards?

We understand the existing roof system at 600 Capitol Street is beyond its' life expectancy. The existing roof and coping has reached the end of its protective life and is rapidly deteriorating and leaking. The roof consists of multiple levels, pitches, and materials including built-up asphalt and ballasted and unballasted rubber membrane (EPDM). Failures are occurring in the built-up and EPDM areas as well as with tin/steel coping. Slope and drainage are insufficient to flush water from the roof. WVEBA is seeking removal, redesign, and replacement of all roof systems and coping in place on the building and improvement in drainage, slope and overall protection of the building from water ingress.

An existing roof system without adequate slope and proper drainage, and/or leaking can also cause significant mold, mildew, algae and other such growths, which are unhealthy for the environment for the employees. If there is any ponding water; it can provide incubators for mosquitoes, etc. and needs addressed. Another safety factor which should be considered is, the design of the roof systems should include analysis to determine if secondary emergency roof drainage is warranted to prevent structural failures from blockage of the primary roof drainage system. Modifications to drainage system and existing mechanical equipment and service feeds may also be required to achieve code required minimum slopes for roof replacement.

Periodic meetings will occur to discuss various correction options. From these meetings the preferred roofing system will be decided and thoroughly vetted to ensure longevity and budget conformance. Flashing methods and drainage, equipment supports / curbing for future HVAC equipment, and walkways will each be studied and integrated into the design using both conventional and custom detailing solutions.

Design Team Flow Chart



* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects and Designers, Construction Administrators, and more.

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

Architect / Specialized LEED Accredited Professional

Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International 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 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 (LEED AP BD+C)** 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. Several of his projects include **roof replacements**.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

United States Postal Service - multiple projects throughout WV, including roofs

West Virginia State Police - multiple projects throughout WV

Southern WV Community & Technical College - Williamson Campus renovations, including roof

Fairmont State University - 3-building College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory, including roof

West Virginia University - University Police Building

Boone County Schools - multiple projects, including Madison Middle roof, Scott High gym roof, and many more

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

Wood County Schools - Parkersburg High renovation (\$23 million) & Williamstown High renovation (\$13.5 million)

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

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

Bellann in Oakhill, WV (LEED Registered)

Big Sandy Arena & Convention Center

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:
West Virginia
Ohio

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:

A very talented and unique professional who is registered both in **Engineering** and **Architecture**. In addition, he is also a **Qualified Commissioning Provider**. Mizer's background as both an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of 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. Mr. Mizer joined McKinley Architecture and Engineering in 1995, and has over 35 years of experience.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall renovations
Capitol Theatre renovations
Orrick's Global Operations Center renovations
Maxwell Centre renovations
Wagner Building renovations
Bennett Square renovations
Ft. Henry Building renovations
Catholic Heritage Center renovations
The Towers Building renovations
WVU Colson Hall renovations
Ohio County Justice Center renovations
Marshall County Justice Center
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
West Virginia Department of Health & Human Resources' Ohio County office fit-out / renovations
United States Postal Service - dozens of projects, including renovations
West Virginia State Police - dozens of renovations, additions, and new detachments State-wide
West Virginia Army National Guard - multiple projects
VAMC Beckley renovations
Dr Ganzer Office Building renovations
Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)

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. Your doors and windows renovation project might require electrical systems tie-ins, such as access control, power, and safety & security alarm systems.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

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.

Lee Belcher

Senior Engineering HVAC Designer

EDUCATION:

John Tyler Community College
Mechanical Engineering Technology - 2012

PROFESSIONAL AFFILIATIONS:

ASHRAE

ISPE

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Senior Engineering HVAC Designer
Charleston, WV (2020 to present)

ARBAS, Inc.
Vice President
Midlothian, VA (2013 to 2020)

SUMMARY OF EXPERIENCE:

Mr. Belcher has greater than 30 years of experience leading design teams and managing construction efforts and contracts for Owner projects ranging from support buildings to multi-million-dollar facilities with diverse project scopes, sizes, and personnel. Since 1985, his HVAC project work has included educational facilities, dormitories, healthcare facilities, laboratory and cleanrooms, office buildings, mixed-use facilities, key project proposals, heat gain/heat loss calculations, equipment selection, project specific mechanical specification writing, code analysis; QA/QC for drawings, specifications, construction efforts and managing construction efforts to the Certificate of Occupancy. He has performed code evaluation and its application to project work which is an important component to project success. He has generated Construction Documents, performed QA/QC work on Construction Documents, as well as performed Construction Administration duties with QA/QC work during construction to punch list and through to Owner's Certificate of Occupancy.

NOTABLE PROFESSIONAL EXPERIENCES:

Longwood University - Real Estate Foundation*

Completed the Longwood University HVAC and electrical upgrades for multiple student housing buildings. Started project in the Conceptual Design phase and continued into construction with construction administration efforts. Led the mechanical design and managed project from conceptual design to completion. The project consisted of the upgraded replacement of hundreds of air-to-air heat pumps for student housing communities. Managed the contract for the 2.5 million-dollar upgrade effort through three phases of construction. Completed project with a pleased Client.

Media General - Office Building Renovation*

Led the mechanical design of a newly constructed 9.6-million-dollar multi-story 40,000 sf building.

Department of Corrections - Adult Services Division Campus*

Led the mechanical design of a new campus style training complex with multiple buildings including a commercial kitchen, dining space, multi-story classroom building, administration building, gymnasium and multi-story holding cells.

American University - Dormitory Renovation*

Led the mechanical design for three aged dormitories with total of 114,000 sf into classroom and office space.

Franklin Military Academy at Richmond City Public Schools*

Managed the construction administration for the replacement of system level equipment. Performed construction administration duties with QA/QC work during construction to punch list and through to Owner's Certificate of Occupancy.

Bolling Air Force Base - Washington, DC - DIA Mail Facility*

Led the mechanical design for 3000 sf of newly constructed mail facility on a military base. Provisions were made for the application to combat bioterrorism concerns.

** previous work experience with a firm other than McKinley Architecture and Engineering*

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 plumbing, electrical, 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:

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

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 renovations

Belmont County Divisional Courts

Jefferson County Justice Center

General Services Administration - Social Security
Administration's Wheeling, WV Office

WVU Medicine - Reynolds Memorial Hospital

Trinity Health System - Crisis Rehabilitation Unit

Mid-Ohio Valley Technical Institute (MOVTI) HVAC

Ohio County Schools - Bridge Street Middle School

Ohio County Schools - Madison Elementary School

Ohio County Schools - RESA 6 Building

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

President:

Mingo Business Association (2007 to present)

Commander:

American Legion Post 351 (2008 to present)

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 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 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:

Lincoln National Bank Building renovations, including roof

Harrison County Courthouse roof

City of Steubenville - multiple projects

Towers Building renovations, multiple phases, including roof replacements

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services renovations

Brooke County Schools - Brooke High HVAC, new Brooke Middle, Follansbee Middle & Carlin Dodrill Fieldhouse renovations

Grant County Schools - Maysville Elementary & gymnasium renovations/HVAC & Union Educational Complex renovations

Hancock County Schools - A.T. Allison Elementary renovations, New Manchester Elementary renovations, Oak Glen High renovations/HVAC, Oak Glen High Multi-Sports Complex, Oak Glen Middle addition/renovations, Senator John D. Rockefeller IV Career Center HVAC, Weir High Multi-Sports Complex, Weir MS/HS HVAC, & new Weirton Elementary

Marshall County Schools - new Cameron High (LEED Registered) & new Hilltop Elementary (LEED Certified)

The Linsly School - Baner Hall addition/renovations & Behrens Memorial Gymnasium renovations

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

West Virginia Army National Guard - AASF#1 HVAC renovations

United States Postal Service - multiple projects thru multiple open-ended IDIQ contracts, including Parkersburg Carrier Annex and Hub renovations & HVAC

Follansbee City Building renovations

Cabela's Eastern Distribution Center

Cameron American Legion Exterior Renovations

DAVID J. CORSARO, L.R.S.

Senior Scientist



EDUCATION

M.S. Environmental Science, 2008
Marshall University

B.S. Safety Technology, 1999
Marshall University

EMPLOYMENT HISTORY

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

PROFESSIONAL REGISTRATIONS

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

PROFESSIONAL CERTIFICATIONS

Hazardous Waste Operations and Emergency Response – 40-hour

AREAS OF SPECIALIZATION

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

PROFESSIONAL EXPERIENCE

Hazardous Waste/RCRA/Corrective Action

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

ESAs (Phase I and II)

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

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

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

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

Remediation

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

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

Environmental Emergency Response

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

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

Additional Experience

Storage Tanks:

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

Biological Studies and Sampling:

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

Industrial Health and Safety:

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

File Review/Environmental Audits:

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

DENNIS L. LITWINOWICZ, L.R.S.

Senior Scientist



EDUCATION

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

EMPLOYMENT HISTORY

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

PROFESSIONAL REGISTRATIONS

- Licensed Remediation Specialist – West Virginia
- Certified Petroleum Geologist – AAPG

PROFESSIONAL CERTIFICATIONS

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

PROFESSIONAL AFFILIATIONS

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

AREAS OF SPECIALIZATION

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

PROFESSIONAL EXPERIENCE

Remediation

Preparation and submittal for multiple projects for:

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

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

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

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

ESAs (Phase I and II)

Participated in review of West Virginia CERCLIS files.

Phase I Environmental Site Assessments for commercial and industrial properties.

Phase II Environmental Site Assessments for commercial industrial sites.

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

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

Creation of Investigation Derived Waste Plans.

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

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

Oil and Gas

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

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

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

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

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

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

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

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

Created Risk Management Programs and Plans for regulated facilities.

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

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

Researched and performed geologic evaluations as part of prospect development.

Managed drilling programs and engineered well completion designs.

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

Hired and supervised drilling contractors and service contractors.

Applied for drilling permits included site construction and restoration plans.

Negotiated leases and right-of-way agreements.

Supervised daily operations for 250 producing oil and gas wells.

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

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

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

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

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

Created Emergency Response Programs for regulated facilities.

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

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

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

Mining

Field evaluation of Acid Mine Drainage sites.

Air Pollution/Air Services

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

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

Performed LDAR monitoring for VOCs in packaging plant.

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

Environmental Assessments/Impact Statements

Ecological risk assessment of property for two endangered species.

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

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

Stormwater

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

EDUCATION

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

EMPLOYMENT HISTORY

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

PROFESSIONAL CERTIFICATIONS

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

TRAINING/RELEVANT COURSE WORK

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

AREAS OF SPECIALIZATION

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

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

mountaintop mining and valley fills.

PROFESSIONAL EXPERIENCE

Asbestos

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

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

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

Hazardous Waste/RCRA/Corrective Action

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

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

Remediation

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

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

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

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

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

ESAs (Phase I and II)

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

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

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

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

Stream/Wetland Delineation, Permitting, and Mitigation

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

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

Supervised numerous wetland/stream characterization and delineations.

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

Environmental Emergency Response

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

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



EDUCATION

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

EMPLOYMENT HISTORY

2003-Present Potesta & Associates, Inc.

PROFESSIONAL CERTIFICATIONS

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

TRAINING/RELEVANT COURSE WORK

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

AREAS OF SPECIALIZATION

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

PROFESSIONAL EXPERIENCE

Benthics

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

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

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

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

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

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

Asbestos

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

Stream/Wetland Delineation, Permitting, and Mitigation

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

Stormwater

Collected storm water samples as required by NPDES permits.

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

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

Groundwater

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

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

ESAs (Phase I and II)

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

Mining

Performed environmental audit of major West Virginia coal producer.

Project Name

West Virginia Independence Hall

Project Location

Wheeling, West Virginia

Project Description

For the historic West Virginia Independence Hall repairs/restoration project, The West Virginia Division of Culture & History engaged the professional services of McKinley Architecture and Engineering to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. The roofing, windows, and exterior and interior surfaces were studied to determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations. The project scope was to and has maintained the historic character of the



interior and exterior. A combination of water intrusion conditions existed at the beginning of the restoration of Independence Hall. The building had a failed roofing system, failed box guttering, broken stone, broken stone cornice, missing mortar and deteriorated wooden windows. Repair/restoration work of the building addressed all of these issues. Of particular concern was the face of the stone material. Over time, the stone face has

deteriorated due to weathering and ground water absorption. This has permitted water penetration at the surface of all the facades. Restoration scope included pointing in the early phase and stone cornice replacement. The next Phase included resurfacing of some of the stone using 2 inch thick slabs pinned to the existing backup stone. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. Plaster repair work included new ceiling surfaces and custom decorative mouldings. All 44 of the double-hung wood windows have been fully restored and reglazed. The interior plastering restoration in the third floor Courtroom included the ceiling crown mouldings, flat work and plaster returns at the window jambs. Sections of the original wood flooring were carefully removed and replaced. Interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the Courtroom. In addition, two rooms on the second floor, including the First Governors Office of West Virginia, were completely restored since the existing spaces were nearly destroyed by deterioration.

Type of Services

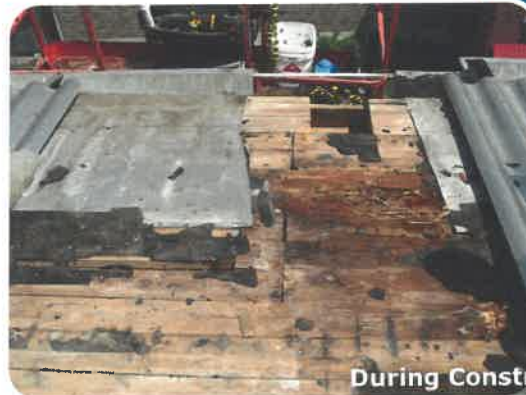
- Total Building Renovation
- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Historical Preservation Project

Project Size

22,000 SF

Name of Project Owner

Commissioner Randall Reid-Smith
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
304 / 558-0220



During Construction



Any additional information deemed relevant

Originally built in 1859 in Wheeling, WV, the Wheeling Custom House is considered to be the birthplace of West Virginia. The building, now appropriately renamed West Virginia Independence Hall, was added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988. McKinley Architecture and Engineering was presented with the Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.



Roof Replacement

Project Name

The Towers Building

Project Location

Steubenville, Ohio

Project Description

The Towers Building is a **40+ year old, 8 story high-rise** in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, the Jefferson County Board of Commissioners. Therefore, McKinley Architecture and Engineering was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services (including site visits, and write a report outlining our findings).

Existing conditions related to the architectural, mechanical and electrical portions of the building were the primary focus of the study with the goal of addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building.

Our recommendations address **repair and renovation options, efficiency and energy saving solutions**. McKinley Architecture and Engineering's observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings.

After this, we have designed over \$5 million in multiple phases of renovations for the building; a main roof replacement, mezzanine roof replacement and new skylight, exterior building envelope repairs, a new boiler, additional HVAC repairs, new ADA handicapped ramp, sprinklering, and more. In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections.

Type of Services

- 2 Roof Replacements
- Water Infiltration Remediation
- Masonry Repair
- Additional Building Renovations

Project Size

\$5 million
76,300 SF

Name of Project Owner

Mr. Thomas Gentile
Jefferson County Commissioners
301 Market Street
Steubenville, OH 43952
740 / 283-8500

Any additional information deemed relevant

These projects were phased, and most were recently completed; the HVAC is currently under construction. **The construction was performed with the building in operation.** These projects included multiple General Contractors.



Project Name

Jefferson County Department of Job and Family Services Building roof

Project Location

Steubenville, Ohio

Project Description

McKinley Architecture and Engineering assisted the Board of Commissioners of the County of Jefferson, State of Ohio, with the **replacement of the Jefferson County Department of Job and Family Services Building's 30 year old EPDM roof.**

This \$200,000 project included the coordination of demolition of a Ballasted EPDM roof, mechanical curb flashing, and full roof replacement. **We reviewed the concerns of the failing roof and designed plans to correct these issues.**

The **demolition** included field verifying all conditions, and verifying the location of all roof penetrations. The next step in demolition was removing all existing roofing, ballast, accessories, insulation, metal trim and flashing to the existing roof deck.

Next was the complete roof replacement. In addition, all of the roof drain domes were replaced with compatible cast iron domes. There was various locations where damaged soffit was replaced. We provided design for **code compliant** drainage systems which increased the building's safety.

Type of Services

Roof Replacement

Additional Building Renovations

Project Size

\$200,000

20,100 SF

Name of Project Owner

Mr. Thomas Gentile

Jefferson County Commissioners

301 Market Street

Steubenville, OH 43952

740 / 283-8500

Any additional information deemed relevant

We also reviewed the concerns of **possible damage to the building structure, and designed plans to correct these issues.**



BEFORE

and AFTER



Project Name

Fort Henry Building

Project Location

Wheeling, West Virginia

Project Description

Since the Fort Henry Building is included in the **Wheeling Historic District in the National Register of Historic Places**; McKinley Architecture and Engineering's goal is to **maintain the historic character of the interior and exterior** by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc. All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building. This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development. This building is pretty significant to Wheeling, has historic appeal, and is located in the heart of the city's "financial district" between the City-County Building and the Federal Building.

To date, we have been successful in attracting a few tenants, which has **enabled us to commence with the fit-outs / development of the project**. There is an anchor tenant which occupies the entire second floor, 2 other tenants occupy portions of the first floor, and we are designing another build-out for the additional tenant. The 45,046 SF building has four floors and a total of 33,644 SF of leasable space. The 3 occupied areas encompass 12,000+ SF of renovated lease office space. Because the building had been in disrepair for many years, these **renovations included upgrades required to get the building up to current codes and standards, a complete roof replacement, masonry repairs, new ceilings, 2 ADA lobby entrances, windows rehab/replacement, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, new elevators, storm & sewage line separation, sidewalks, and much more.** The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope. The current construction activities at the site have produced several inquiries for space and we continue to work with those prospective tenants.

Type of Services

- Total Building Renovation
- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Historical Preservation Project

Project Size

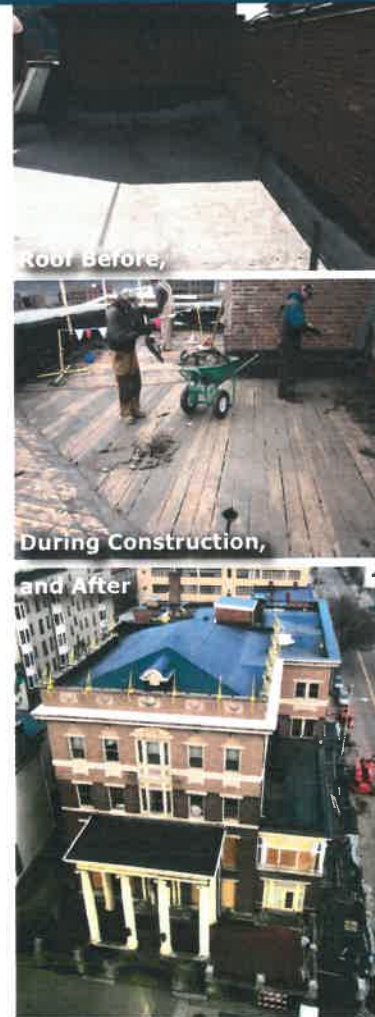
45,046 SF

Name of Project Owner

Fort Henry LLC
304 / 233-0140

Any additional information deemed relevant

The Fort Henry Building was originally designed and built as a Federal Style mansion in the **1850s**. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding Fort Henry Club (*where it gets its present name*). It served as a social club and meeting places until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. That's when Fort Henry LLC (McKinley Architecture and Engineering's subsidiary company) stepped in to save the building from demolition.



Project Name

Lincoln National Bank

Project Location

Avella, Pennsylvania

Project Description

The Avella Area Community Association, in association with the Redevelopment Authority of the County of Washington, are in the process of restoring the historic Lincoln National Bank Building in multiple phases. For Phase I, we replaced the roofing, rebuilt the masonry parapet, removed and reinstalled the stone copings, and also cleaned and restored the exterior masonry. In addition, we incorporated a new ADA entrance and incoming utility services for future interior renovations.

For the new roof, insulation and drainage portion of this project; due to the deteriorated condition of the roof and evidence of severe roof leaks in the interior of the building, the tarred roofing materials was removed and a new roofing system was installed. After the removal of the existing roof, the structural deck was inspected to further validate its satisfactory condition. To meet current code, additional roof drains were required. In addition, overflow drains were required because of the high parapet walls enclosing the roof. Following restoration of the interior face of the masonry parapet walls, proper flashing and counter flashing were included as a part of the complete roofing system.

In addition, there was a replacement of the unsafe section of the plaster ceiling. The deep beams in the banking room had sustained substantial damage from roof leaks, which have both softened the plaster and rusted the steel support system and wire mesh. Large sections of the plaster beams have collapsed, leaving the actual steel structure exposed above.

Type of Services

- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Historical Preservation Project
- Additional Building Renovations

Project Size

\$288,400

3,570 SF

Name of Project Owner

Ms. Susan Morgan
Redevelopment Authority of the County of Washington
100 West Beau Street, Suite 603
Washington, PA 15301
724 / 228-6875

Any additional information deemed relevant

When all Phases are completed, the building will look completely rejuvenated from the exterior, and the building will serve as an incubator for multi-purpose use for various business types.



ROOF REPLACEMENT
Before & After

Project Name

Harrison County Courthouse

Project Location

Cadiz, Ohio

Project Description

McKinley Architecture and Engineering and Kalkreuth Roofing recently completed a Design-Build project in 2016 for the Harrison County Commissioners in Ohio for upgrades to the Harrison County Courthouse in downtown Cadiz, OH. The Courthouse was completed in 1895 by architect Joseph Yost, and has elements of Greek Revival, Second Empire, Italianate, Romanesque Revival, and Beaux-Arts architectural styles. This courthouse is located on the National Register of Historic Places (NRHP Reference #74001524).

This project replaced/restored the existing 9,500 SF roof on the Courthouse. Work included complete removal and replacement of slate and copper flashings, complete removal and replacement of EPDM roofing and related flashings, repair of roof support framing, new snow guards, repair of stone, hazardous materials abatement of pigeon droppings, replacement of tower louvers and vents, removal and replacement of sealants. Includes 4 corner cupolas. In addition to the roof replacement, all masonry above the third floor windows including the roof tower were restored and the mortar joints repointed. A new lightning protection system was also included in this project.

Type of Services

Roof Replacement
Water Infiltration Remediation
Masonry Repair
Historical Preservation Project

Project Size

\$1.7 million approx.
9,500 SF

Name of Project Owner

Mr. Don Bethel
Commissioner
Harrison County Commissioners
100 W. Market St.
Cadiz, OH 43907
740 / 942-4623

Any additional information deemed relevant

Our team worked cooperatively with the Owner and provided, among other services, schedule development, estimate development, design development documents for review by the Owner, Guarantee Maximum Price (GMP) proposal, engineering, and pre-construction planning throughout the construction stages.



BEFORE (DURING CONSTRUCTION)



& AFTER

Project Name

SWVCTC Williamson Campus

Project Location

Williamson, West Virginia

Project Description

This Southern WV Community & Technical College project **started with an HVAC upgrade** where we expanded the existing digital controls system to incorporate new equipment. The building included multiple construction types and multiple HVAC systems. The budget did not allow for a complete renovation to the HVAC, so McKinley Architecture and Engineering **identified the problem areas, prioritized them, and designed solutions.** The end result was occupant comfort in **all areas** of the building for the first time in many years. In addition, corrections made to the supply and return fan corrected a building structural vibration issue. Duct and grille modifications were made to correct insufficient airflows within the system. Reheat coils were added to provide proper separation of HVAC zones. In addition, a **13 ton rooftop unit, a 23,500 cfm supply fan, and a return fan** were replaced.

The Owner was also experiencing water penetration in several areas of the facility; due to our findings during the HVAC renovations, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design. The 8,664 SF roof replacement project was designed, specified, bid, awarded and constructed in 8 weeks; the Owner had a very tight timeline due to funding restrictions placed by the federal government. This project was successful in part due to our relationship, developed prior to the project's inception, with the roofing consultant. This relationship allowed McKinley Architecture and Engineering to develop clear and concise estimates for the Owner to determine what product best suited their situation and needs, as well as bring in a viable number on bid day. The roof meet the fast-tracked schedule deadline.



Type of Services

Roof Replacement
Water Infiltration Remediation
Additional Building Renovations

Project Size

\$763,635

Name of Project Owner

Mr. Samuel Litteral
Southern WV Community & Technical College
2900 Dempsey Branch Road
Mount Gay, WV 25637
304 / 896-7426

Any additional information deemed relevant

Due to the restrictions from the funding source, the project was designed in a **shortened timespan.** This project is an American Recovery & Reinvestment Act (ARRA) grant project.



BEFORE



and AFTER

Project Name
Colson Hall

Project Location
Morgantown, West Virginia

Project Description

McKinley Architecture and Engineering completed a \$5.6 million renovation/restoration/repair project on Colson Hall at the downtown campus of West

Virginia University in Monongalia County, West Virginia. The scope of work was to take this existing 35,000 SF historical building and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements as well as major electrical and mechanical systems design. The building was renovated and provided with all new systems. **There was also water/moisture penetration issues that were addressed in the roof, ceiling, masonry, and walls; especially with the tile for the front porch.** The front façade restoration and corrective repairs all involved matching the existing, and included exterior brick masonry pointing and brick unit replacement, extending the masonry to accommodate the new elevator addition, re-caulking joints with sealant, replacing cracks in stone jamb trim and sills in window bays, brick and stone corrections of the portico railing and stairs, and more. The windows were restored by following the Historic Treatment of Wood Windows specifications.

This project also included a roof replacement. One of the goals of the roof replacement was to replicate the original style and color, and Chairman of the Historic Preservation Committee gave us the blessing to use the tile that was chosen. The roof replacement included fully adhered single membrane roof, new sealant and waterproof underlayment, repairing and relining the existing gutters, copper collector and downspouts, metal coping, new roof drains, removing the stone parapets then reflash and reinstall the stone, removing all stone chimney caps and reflash with new metal cap flashing, removing all existing chimney flashing and replace with new copper flashing, repairing and/or rebuilding the dormers, installing batt insulation in the attic, smoke vent, automatic smoke hatch activated by smoke detector, and installing new clay tile roof over the new substrate and ice/water shield (water proof membrane).

Type of Services

- Total Building Renovation
- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Walls and Foundation Repairs
- Ceiling & Floor Replacement
- Historical Preservation Projects

Project Size

\$5.6 million
35,000 SF

Name of Project Owner

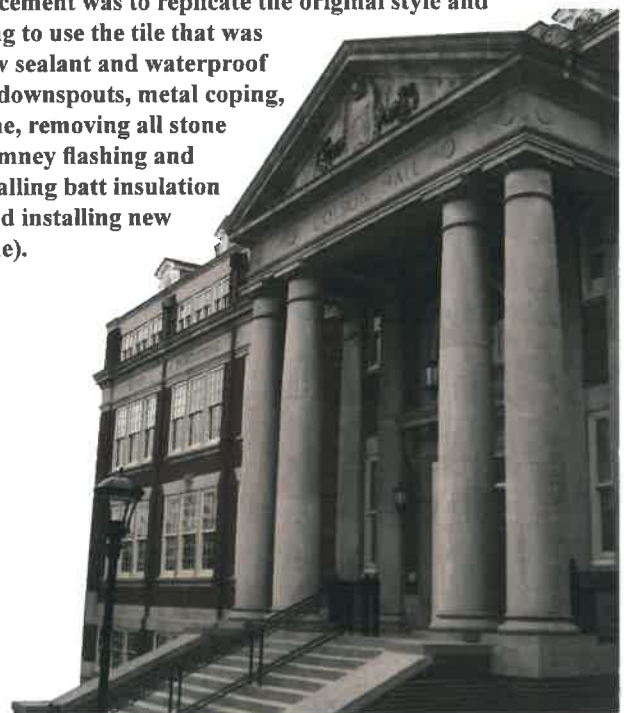
Mr. Robert Moyer
West Virginia University
979 Rawley Lane
Morgantown, WV 26506
304 / 293-2873

Any additional information deemed relevant

Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements, while at the same time still keeping the original design from 1923 in tact.



BEFORE and AFTER



BEFORE and AFTER

Project Name
Maclin Hall

Project Location
Montgomery, West Virginia

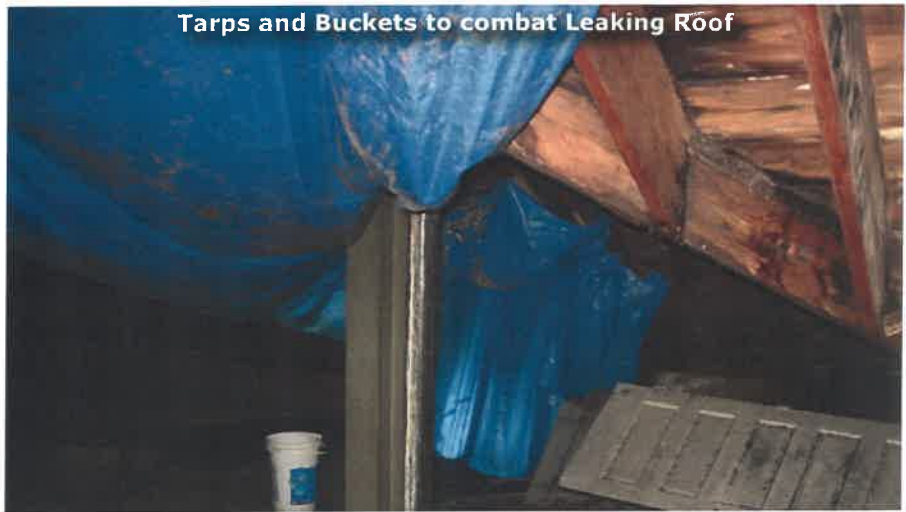
Project Description

A comprehensive renovation to the historic 53,900 SF Maclin Hall dormitory on the campus of West Virginia University's Institute of Technology. The project was designed in less than a month, and included redesigning the roof, ceilings, new finishes, and restoration of the exterior. There was water damage throughout the building, and WVU-IOT even used tarps and buckets in the attic to catch the leaks in the roof (seen to the right). There was wall, ceiling, and floor damage in most rooms, and mildew damage in some rooms as well. We also designed the dorm rooms, replaced the entire HVAC, lighting, fire protection, data systems, renovated the restrooms, added a theater room, exercise area, laundry, studies, computer rooms, student commons areas, elevator, and lounges.

This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. This project was fast-tracked throughout the summer, so the building could be occupied by students for the start of the new school year. Even with this extremely short timeline, we were still able to bring the project in under budget.



Water Damage BEFORE and AFTER



Tarps and Buckets to combat Leaking Roof

Type of Services

- Total Building Renovation
- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Walls and Foundation Repairs
- Ceiling & Floor Replacement

Project Size

\$6 million (Main Project only)
53,900 SF

Name of Project Owner

Mr. James Darling
West Virginia University's Institute of Technology
405 Fayette Pike
Montgomery, WV 25136
304 / 442-3104

Any additional information deemed relevant

There has been subsequent phases; afterwards we completed a \$240,000 boiler replacement which is used by both Maclin Hall and Conley Hall.



BEFORE and AFTER



Mildew Damage

BEFORE and AFTER

Project Name

Old Main Building

Project Location

Washington, Pennsylvania

Project Description

McKinley Architecture and Engineering completed a **roof replacement and masonry restoration/repair project** on the Washington & Jefferson College's Old Main Building in Washington, Pennsylvania, which is the original historic classroom building of the college, and is now the main academic building of the college. The masonry restoration is for the front facade between the towers, along with the back side of the towers. The exterior brick and stone was tuck-pointed and repaired as necessary, and the bronze clad doors were renovated.

The main intent of this project was to repair and/or replace the existing flat roofed areas, flashing, skylights, and slate mansard roof. There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting and damaged, and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed. Careful attention was used to identify and preserve the original, unique roof designs. The replaced roof system included about 12,000 SF of new flat EPDM roofing, and spot-repair of a large slate mansard that wraps around the entire perimeter. The new EPDM was installed with 3" rigid insulation, and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well.

Type of Services

Roof Replacement
Water Infiltration Remediation
Masonry Repairs
Historical Preservation Project
Additional Building Renovations

Project Size

12,000 SF

Name of Project Owner

Mr. Ed Chavern, LEED AP
Washington & Jefferson College
60 South Lincoln Street
Washington, PA 15301
724 / 223-6534

Any additional information deemed relevant

Original construction for Old Main was commenced in 1834, an addition was added in 1850, and its two identical towers were added in 1875 to symbolize the union of Washington College and Jefferson College to form Washington & Jefferson College. The building is found in the **National Register of Historic Places**; located in the East Washington Historic District (NRHP Reference: #84000547).



Project Name

Washington Lands Elementary School

Project Location

Moundsville, West Virginia

Project Description

The \$703,912 roof replacement project for the Washington Lands Elementary School included 42,725 SF of existing roof demolition and hazardous material abatement, and replacing it with a single-ply fully adhered membrane system (TPO membrane system over 1.5" min. tapered insulation which includes flashing/sealants).

The demolition included the removal of existing roof system and insulation down to the existing metal deck, disconnecting and removing of all piping, blocking, etc. which lays on top of the roof membrane, removal of metal coping and accessories to the top of the masonry and wood blocking, removing existing expansion joint and wood blocking to existing metal deck and framing, and removal of existing roof drains and mounting rings and prep that area to receive new roof drain replacements and provide metal deck infill to match existing.

In addition to the new membrane roof system, there was extending vents and piping to accommodate new insulation thickness, curbs to accommodate the new thickness, resilient roofing expansion joint sealant, 953 LF of new metal coping, 604 LF of walkway pads, 321 LF of 6" diameter cast iron pipe with 66 pipe hangers, 8 single-unit domed roof drains with underdeck clamps, 7 combination roof and overflow drains with underdeck clamps, 2 downspout nozzles, 8 emergency overflow scuppers, 4 scuppers with downspouts, etc. There was storm plumbing that involved cleanout, downspouts, piping expansion, storm line connections, new roof drains and connecting to new and existing rainwater conductors, etc.

Type of Services

Roof Replacement
Water Infiltration Remediation
Additional Building Renovations

Project Size

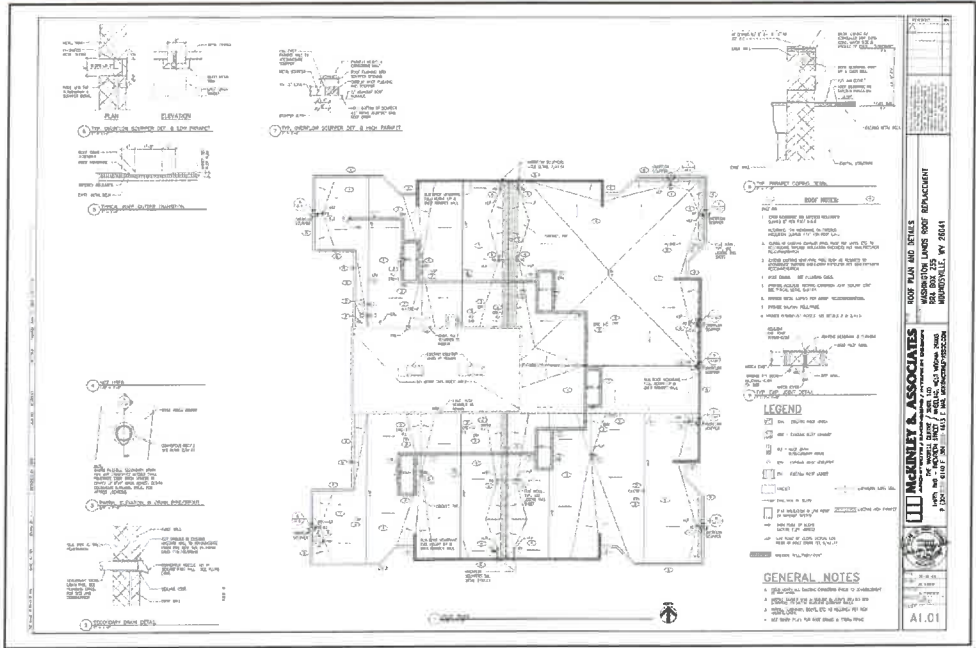
\$703,912
42,725 SF

Name of Project Owner

Mr. Michael Price
Facilities Director
Marshall County Schools
PO Box 578
Moundsville, WV 26041
304 / 843-4400 x349

Any additional information deemed relevant

Some accessories were kept for after completion of the re-roofing work, and then reinstalled, such as 200 linear feet (LF) of existing 4" diameter PVC piping. The contractor was N. F. Mansuetto & Sons, Inc.



Project Name

Magnolia High School

Project Location

New Martinsville, West Virginia

Project Description

This \$670,000 roof replacement and parapet repair project of Magnolia High School was performed under the emergency repair portion of SBA funding. McKinley Architecture and Engineering was retained to perform the investigation, design, and construction administration of this emergency project. The renovations included emergency repair and replacement of 240 linear feet of failing parapet and reinforcing 1652 linear feet of existing parapet. Miscellaneous exterior safety and access improvements were also incorporated. The failing parapet had caused the existing roof decking and insulation to buckle and lift the membrane up causing a “balloon effect” bubble. This roofing project included demolition and roof structure replacement of approximately 56,365 square feet of stone Ballasted EPDM roof. We replaced this system with a fully adhered EPDM roofing membrane. The building roof was also brought up to current day code requirements including the additions of Fall Protection in the form of railings along areas with existing HVAC equipment within 10’ of the roof edge and also around the roof hatch. Also, the roof drainage system was now required to include a secondary (emergency) roof drainage system.

Type of Services

Roof Replacement
Water Infiltration Remediation
Additional Building Renovations

Project Size

\$670,000
56,365 SF

Name of Project Owner

Mr. Jeff Lancaster
Treasurer/CFO
Wetzel County Schools
333 Foundry Street
New Martinsville, WV 26155
304 / 455-2441 x129

Any additional information deemed relevant

This total construction period was performed while the school was in session and needed to maintain day to day operations. The contractor was Kalkreuth Roofing & Sheet Metal, Inc.



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

*Jackson County Newspaper
Ravenswood, West Virginia*

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



Jackson County Newspaper Printing Facility

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



Soil Boring During Limited Phase II ESA

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

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

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

WEST VIRGINIA DEPARTMENT OF CORRECTIONS JUVENILE DETENTION FACILITY

*ZMM, Inc.
Institute, West Virginia*

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

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



CHILD CARE CENTER

*Marshall University
Huntington, West Virginia*

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

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



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

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



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

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

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

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

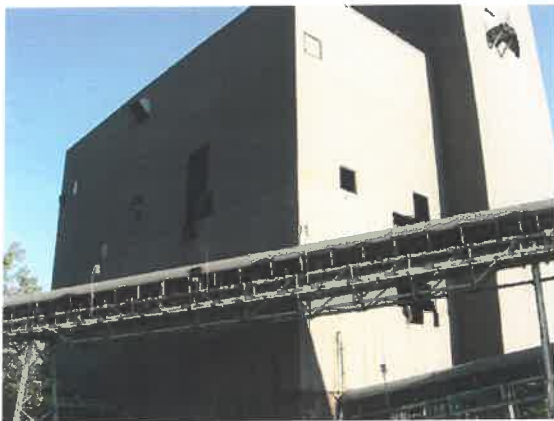
ASBESTOS INSPECTION AND SAMPLING PREPARATION PLANT

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

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

POTESTA's tasks for the project included:

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



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

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

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

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



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

E.I. DuPont de Nemours & Company

T.L. Diamond & Company

Harrison County

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



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

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

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

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

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



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



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: 686382

Doc Description: EOI: Roof Replacement - 600 Capitol Street

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2020-02-06	2020-02-21 13:30:00	CEOI 0439 EBA2000000001	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

Dusty J Smith
 (304) 558-2063
 dusty.j.smith@wv.gov


Signature X

FEIN # 55-0696478

DATE February 19, 2020

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

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



(Name, Title)
Ernest Dellatorre, President

(Printed Name and Title)
129 Summers Street - Suite 201, Charleston, West Virginia 25301

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

(Phone Number) / (Fax Number)
edellatorre@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)

February 19, 2020

(Date)

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

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering

Authorized Signature: *[Signature]* Date: February 19, 2020

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 19 day of February, 2020.

My Commission expires August 16, 2020.

NOTARY PUBLIC *[Signature]*

Purchasing Affidavit (Revised 01/19/2018)



Included is a copy of Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the Design Team tab. Moreover, copies of McKinley's various certifications and licenses are found on the upcoming pages.

The West Virginia Board of Architects

certifies that

THOMAS R. WORLLEDGE

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

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

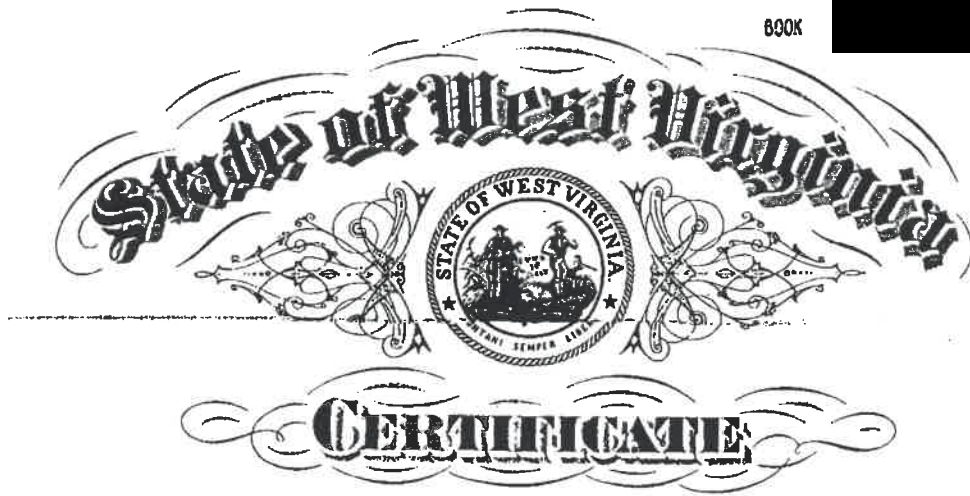
Certificate Number [REDACTED]

The registration is in good standing until June 30, 2020.



A handwritten signature in cursive script, reading "Emily Papadopoulos", is written on a light-colored rectangular background.

Board Administrator



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.

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, 2020 - December 31, 2021

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

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

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/02/2020

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 See Below Additional Named Insured 32 - 20th Street Ste 100 Wheeling, WV 26003		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Cincinnati Insurance Co.</td> <td>10677</td> </tr> <tr> <td>INSURER B:</td> <td>Brickstreet Ins</td> <td>Brick</td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Cincinnati Insurance Co.	10677	INSURER B:	Brickstreet Ins	Brick	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
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INSURER B:	Brickstreet Ins	Brick																						
INSURER C:																								
INSURER D:																								
INSURER E:																								
INSURER F:																								


COVERAGES CERTIFICATE NUMBER: 2019-2020 CERTIFICATES 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	ADD'L SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTURAL LIAB			EPP/EBA0146335	06/15/2019	06/15/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			EPP/EBA0146335	06/15/2019	06/15/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB CLAIMS-MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$			EPP/EBA0146335	06/15/2019	06/15/2020
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in HH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WCB1018014 PA EL INCLUDED WV BROAD FROM EL	12/30/2019	12/30/2020
B	BLANKET WAIVER OF SUBROGATION			WCB1018014	12/30/2019	12/30/2020	INCLUDED

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

CERTIFICATE ISSUED AS PROOF OF INSURANCE
 MCKINLEY ARCHITECTURE AND ENGINEERING, MCKINLEY ARCHITECTURE AND ENGINEERING LLC
 MCKINLEY ARCHITECTURAL SERVICES, INC.
 WILLOW GLEN CAPITAL
 FORT HENRY LLC

CERTIFICATE HOLDER MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32 - 20TH STREET STE 100 WHEELING, WV 26003	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2009/09)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/3/2019

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 have ADDITIONAL INSURED provisions or 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: Noelle Boyd PHONE (A/C No, Ext): 216-367-4954 E-MAIL ADDRESS: nmboyd@oswaldcompanies.com	FAX (A/C, No): 216-839-2815
	INSURER(S) AFFORDING COVERAGE	
INSURED MCKIN-1 McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003	INSURER A: Continental Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 1331148277 **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	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 OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2019	10/10/2020	Each Claim Aggregate \$1,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER Specimen For Purposes of Evidencing Coverage Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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