



Department of Administration, General Services Division



CEOI 0211 GSD2200000005

EOI: Campus Parking Assessment and Parking Garage Project



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WV Purchasing Division



McKINLEY
ARCHITECTURE + ENGINEERING

in association with:

DESMAN
Design Management

April 25, 2022

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

Dear Ms. Pettrey and Members of the Selection Team;

McKinley Architecture and Engineering and DESMAN (McKinley/DESMAN Team) have teamed up again, and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the Department of Administration, General Services Division, with our Expression of Interest to provide architectural, engineering, and consultant services for the WV State Capitol Complex Parking Assessment and Parking Garage Design Project. As you review this submission, we emphasize the following strengths of the McKinley/DESMAN Team with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) is a **full-service architectural and engineering firm** that was formed on July 1, 1981, and are celebrating over 40 years in business. With offices in **Charleston (about 3 minutes away from the WV Capitol Complex)** and Wheeling, WV, and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Contract Administrators**, a Qualified Commissioning Process Provider, an AIA Safety Assessment Program (SAP) Evaluator, Historic Preservationist, and more. Our staff also includes a **LEED Accredited Professional** and 3 **LEED Accredited Professionals specializing in Building Design and Construction** who can add sustainability and energy efficient features into your project.

We are excited to announce that for the **2nd consecutive year**, McKinley Architecture and Engineering appears on the **Inc. 5000 list the most prestigious ranking of the nation's fastest-growing private companies!** McKinley ranks No. 1928 Nationally with 3-year revenue growth of 231%! The Inc. 5000 represents nearly 40 years of exceptional American growth stories and represents a unique look at the most successful companies within the American economy's most dynamic segment—its independent small businesses. With our growing firm, you can see that we can handle your project.

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

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

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

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

The McKinley Architecture and Engineering and DESMAN Team are **currently working together** with the City of Wheeling for their **10th Street Garage** renovations (*under construction, and nearing completion*) and their **Center Wheeling Parking Garage renovation** (*design completed; awaiting funding*) projects. We look forward to working together on your WV State Capitol Complex Parking Assessment and Parking Garage Design Project as well!

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

Personal Regards,



Ernest Dellatorre
Director of Business Development
McKinley Architecture and Engineering
edellatorre@mckinleydelivers.com
(304) 340-4267 x115

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

First and foremost, we can state that the McKinley/DESMAN Team will devote whatever time is necessary to provide the Department of Administration, General Services Division with a successful project. If we are chosen for these projects; **your project team is available to start immediately upon our being selected, and will provide the necessary hours to complete your project on time.** The McKinley/DESMAN Teams' portfolios include **multiple relevant projects;** examples of which you will see later in our proposal. Together, the McKinley/DESMAN Team will handle all of the **goals and objectives** of your project.

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

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

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

On the following pages are the resumes of your design team, to see their individual staff qualifications and experience in completing similar projects. In addition, there are Corporate Information pages for each firm, to show the firms' qualifications.

Thomas R. Worlledge, 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:

Ohio
Pennsylvania
Tennessee
Virginia
West Virginia

National Board Certification:

NCARB # [REDACTED]

President:

West Virginia Society of Architects

Member:

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

Founder & Chairman of the Board:

US Green Building Council's West Virginia Chapter

Former voting member:

ASHRAE 90.1 Int'l Energy Code Committee

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Manager, Charleston Office
Charleston, WV (2005 to present)

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Mr. Worlledge 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** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, **ENERGY STAR** 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.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

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

Building 55: WV State Office Complex in Logan (**LEED Certified / ENERGY STAR Rating of 91**)

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

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

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

West Virginia State Police - new Logan Detachment

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

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

Harrison County Schools - new Johnson Elementary School (**ENERGY STAR Rating of 90 / NCWV Media's Public Project of the Year / Collaborative for High Performance School registered**)

Marshall County Schools - new Hilltop Elementary (**LEED Certified / ENERGY STAR Rating of 86 / won multiple State and National Awards & Recognitions**)

West Virginia Plaster and Cement Masons Training Building

Jeremiah Hatfield, AIA, NCARB

Architect

EDUCATION:

Louisiana State University
Bachelor of Architecture - 1999

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Kentucky
Michigan
Virginia

National Board Certification

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Architect
Charleston, WV (2021 to present)

Adkins Design, Inc.
Architect / Project Manager
Charleston, WV (2009-2021)

SUMMARY OF EXPERIENCE:

Mr. Hatfield values clients and enjoys assisting them with their projects at all levels of design and construction and with all building types, including residential, governmental, educational, commercial, offices and hospitality projects. Jeremiah has over 15 years of experience with CAD, SketchUp and Microsoft Office. His skills also include Adobe Illustrator, Drafting, Revit, Interior Design, Adobe Photoshop, SolidWorks, Project Management, and Adobe Creative Suite. Jeremiah has completed InDeed Assessments, which provides skills tests that are not indicative of a license or certification, or continued development in any professional field. In these tests, he ranked Highly Proficient in "Attention to Detail" (identifying differences in materials, following instructions, and detecting details among distracting information) as well as "Following Directions" (following multi-step instructions), which are an asset to an **Architect**.

NOTABLE PROFESSIONAL EXPERIENCES:

Adkins Design, Inc.*

Since graduating in 2009, Mr. Hatfield worked at an architecture firm and had been exposed to most aspects of design including Programming and Pre-design, Schematic Design, Design Development, thru the completion of Construction Documents and punch lists during Construction Administration. He has 12 years experience with Building and Accessibility codes.

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Ohio
West Virginia

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Director of Engineering Services
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Centre Wheeling Parking Garage

Building 34: WV State Office Complex in Weirton

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

West Virginia Department of Health & Human Resources' Ohio County office / fit-out of a former car dealership showroom

Wheeling Island Hotel•Casino•Racetrack - Multiple Projects

Millennium Centre Technology Park - multiple projects, including Touchstone Research Labs

WVDOT, Division of Highways - District 6 Headquarters Complex in Moundsville HVAC replacement

WVDOT, Division of Highways - Equipment Division Facility in Buckhannon HVAC replacement

Orrick Global Operations Center

Maxwell Centre - multiple office build-out projects

Wagner Building - multiple office build-out projects

Bennett Square - multiple office build-out projects

Ft. Henry Building - multiple office build-out projects

Catholic Heritage Center - multiple office build-out projects

Dr. Ganzer Office Building renovations

The Towers Building renovations, including office build-out

West Virginia State Police - multiple renovations and new detachments

USPS - worked on dozens of Post Offices in WV & PA

Cabela's Eastern Distribution Center

WV Independence Hall renovations

Hancock Co. School District-Wide Construction Program (\$56+ million)

Wood Co. School District-Wide Construction Program (\$63+ million)

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Senior Mechanical Engineer
Wexford, PA (2020 to present)

Allen & Shariff Corporation
Senior Mechanical Engineer
Pittsburgh, PA (2018-2020)

BDA Engineering, Inc.
Senior Mechanical Engineer
Homestead, PA (2006-2018)

Allen & Shariff Corporation
Mechanical Engineer
Pittsburgh, PA (2004-2006)

LLI Technologies, Inc.
Mechanical Engineer
Pittsburgh, PA (2001-2004)

SUMMARY OF EXPERIENCE:

Mr. Scheer is a **Mechanical Engineer** with 20 years of experience in the Architectural Engineering industry with a focus on mechanical systems design. In addition, Kurt has overseen electrical, plumbing, and fire protection engineering for all his projects for 15 years. Market sectors such as hospitality, higher education, and commercial office are areas where he has significant experience. Additionally, Mr. Scheer has experience with **LEED Certified** projects and energy modeling.

NOTABLE PROFESSIONAL EXPERIENCES:

Centre Wheeling Parking Garage

Harrison County Schools - Gore Elementary School build-out
renovation / addition

Harrison County Schools - new Lost Creek Elementary School

City of Moundsville - Municipal/Public Safety Building

Nicholas County Division of Homeland Security & Emergency
Management - E911 and Emergency Operations Center

Brooke County Judicial Courthouse renovations

Tyler County Commission - Judicial Annex Building

Light of Life Rescue Mission

Fayette County Schools - new Meadow Bridge School PK-12 School &
School Based Health Clinic

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary School cafeteria
addition & renovations

Wirt County Schools - Several ESSERF Projects County-Wide

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

YWCA Renovations

Alan M. Gaber, PE

Electrical Engineer

EDUCATION:

Ohio Northern University
B.S. Electrical Engineering
with a Computer Science Option - 1986

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer in:
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineer
Wexford, PA (2022 to present)

Stantec Architecture
Electrical Engineer
Butler, PA (2018-2022)

Penn-Ohio Electrical Contractors
Electrical Engineer
Masury, OH (2013-2018)

HHSR Architects & Engineers
Electrical Engineer
Sharon, PA (1995-2013)

Sturgeon Engineering, Inc.
Engineer-in-Training
Grove City, PA (1987-1995)

United Engineers & Constructors
Engineer-in-Training
Philadelphia, PA (1986-1987)

SUMMARY OF EXPERIENCE:

Mr. Gaber is an **Electrical Engineer**, who for over 36 years, has a broad range of electrical and professional experiences designing building systems. He has experience working collaboratively with others to research and identify the clients' needs, and successfully meeting those needs. Alan takes pride in providing designs that are concise, efficient and within the client's budget. Each phase of his career has exposed him to different aspects of electrical design for the building construction industry, from utility company commercial service design, to commercial, industrial & institutional building design, and electrical construction management. Mr. Gaber's experiences also include K-12 & post secondary education, municipal/civic, personal care/senior living, and other sectors of business. His electrical design qualifications include lighting, power distribution, emergency/standby power, onsite generators, telephone/sound/communications, data communications, master clock/program, audio/video, fire alarms, security alarms, video surveillance, electric access, and more.

NOTABLE PROFESSIONAL EXPERIENCES:

Stantec Architecture*

Responsible for electrical engineering design for various commercial, institutional and industrial buildings. Participate in all phases of the design process from project inception through project closeout. Provide oversight of draftsman and junior engineers to produce complete, biddable documents. Review equipment submittals, answer contractor questions, observe construction. For one project example, the Industrial Plan Expansion in Florence, KY, Mr. Gaber's role included the electrical design and construction coordination of a 94,500 SF addition to an existing manufacturing plant. Project included MV switchgear, MV power distribution, and LV power distribution to feed new manufacturing equipment. Building expansion included lighting, power distribution, alarm and communications systems design. Project was completed and put into operation in third quarter 2021.

Penn-Ohio Electrical Contractors*

Responsible to oversee material disbursement, scheduling, project build-out, coordination with other trades, liaison with Owner and Design Team. For one project example, the 30 MVA Substation in Ellwood Crankshaft & Machine, Sharon Forge, Mr. Gaber oversaw the construction of a new electrical substation to transform 138kV Utility Power to 12,470V sub-distribution power to feed new forging manufacturing plant. Responsible for all aspects of project management including receipt of materials, scheduling work and coordinating start-up. This project was delivered on time and within budget.

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

Scott D. Kain

Engineering Production Manager / Senior Plumbing Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Centre Wheeling Parking Garage
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out
Cornerstone Group - new Highlands office building
Panhandle Cleaning & Restoration warehouse and office building
United States Postal Service - multiple projects
West Virginia State Police - multiple projects
West Virginia Army National Guard - multiple projects
West Virginia Independence Hall historic preservation
Capitol Theatre renovations
Orrick Building office building renovations
Maxwell Centre office building renovations
Wagner Building office building renovations
Bennett Square office building renovations
Ft. Henry Building office building renovations
WVU Colson Hall office building renovations
West Virginia Northern Community College - B&O Building / administrative office building renovations
Wheeling Island Hotel•Casino•Racetrack multiple projects
Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations
Holiday Inn Express Hotel & Suites
Fairmont State University - 3 new College Apartment Buildings
Ohio County Justice Center renovations
Marshall County Justice Center
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)

Michael J. Clark Sr.

Senior Electrical Engineering Designer

EDUCATION:

Eastern Gateway Community College
A-ATS Electro-Mechanical Engineering - 2012

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineering Designer
Wheeling, WV (2012 to 2018, 2020 to present)

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

M.J. Electric
Journeyman Electrician
Iron Mountain, MI (2010-2012)

Erb Electric Company
Journeyman Electrician
Bridgeport, OH (2009-2010)

Bechtel Group Inc.
Journeyman Electrician
Glendale, AZ (2009)

Cattrell Companies, Inc
Journeyman Electrician
Toronto, OH (1998-2009)

SUMMARY OF EXPERIENCE:

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician with over 20 years of industrial, commercial and residential experience. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. Mr. Clark brings a cross-trained background to our projects, being skilled in both the design and the construction ends which gives him a unique ability to understand all aspects of a project. He is also adept in performing electrical and mechanical installations, maintenance and repairs in plant facilities. Furthermore, he is seasoned as an Electrical Foreman and Superintendent on both commercial and industrial job sites. His key skills include Electrical Systems & Controls, Installations & Maintenance, Electromechanical Repairs, Blueprints & Schematics, Generators & Transformers, Switches & Circuit Breakers, Electrical Code, Safety & QA, Wiring Diagrams, Troubleshooting, Testing Instruments, Motors & Conduit, CAD-2D/3D, Welding, & Residential construction.

NOTABLE PROFESSIONAL EXPERIENCES:

Centre Wheeling Parking Garage

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

The Marketplace at Franciscan Square:

- OP#1 Multi-tenant Retail Building
- OP#2 Office / Retail Building

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

WVDRS Wheeling District's new office space fit-out

Carenbauer Wholesale Corporation warehouse addition/renovations

Holiday Inn Express Hotels - on-call contract / multiple projects

West Liberty University - West Family Stadium / Russek Field lighting & new Soccer & Track Stadium / West Family Athletic Complex

Brooke County Schools - NEW Brooke Middle School

Grant County Schools - Maysville Elementary renovations & Union Educational complex addition/renovations

Hampshire County Schools - NEW Animal Vet Science Center

Hancock County Schools - A.T. Allison Elementary addition/renovations, New Manchester Elementary addition/renovations, Oak Glen High School renovations, Senator John D. Rockefeller IV Career Center HVAC renovations, Weir High renovations, Weir Middle renovations, & NEW Weirton Elementary

Harrison County Schools - NEW Johnson Elementary

The Linsly School - Banes Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Richard G. Berger

Senior Mechanical Engineering Designer

EDUCATION:

CCAC of Allegheny County
Concentration: HVAC

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License

Volunteer Fireman (retired)

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Senior Engineering Designer
Wexford, PA (2020 to present)

CJL Engineering
Lead HVAC Senior Mechanical Designer
Moon Township, PA (2019-2020)

Lovorn Engineering
Lead HVAC Senior Mechanical Designer
Blawnox, PA (2013-2019)

Stantec Corporation (formerly Burt Hill)
Lead HVAC Mechanical Designer
Butler, PA (1997-2013)

Peter F. Loftus division of Eichleay Engineers
Lead HVAC Mechanical Designer
Pittsburgh, PA (1989-1997)

SSM Industries, Inc.
Sheet Metal Professional Licensed Journeyman
Pittsburgh, PA (1979-1989)

SUMMARY OF EXPERIENCE:

Mr. Berger is a mechanical engineering professional with over 35 years of experience in HVAC design. His skills include Revit, AutoCadd, Microstation CADD, HVAC duct work and piping design, HVAC calculations, project management, and HVAC and piping field experience. Rich is a Professional Sheet Metal Journeyman license Sheet Metal Workers Local 12. Have designed for healthcare, K-12 schools, universities, high rise commercial, lab renovations and hotels.

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Center Courthouse

Fayette County Schools - NEW Meadow Bridge School PK-12
School & School Based Health Clinic

Harrison County Schools - Gore Elementary School build-out
renovation / addition

Wetzel County Schools - Short Line School HVAC

Steubenville City School District - Steubenville High School
commons renovations

CJL Engineering*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included Hospital related area design, PNC Bank Scranton multi-story office, Parkway West Tech Center, Erie Water Works, and more.

Lovorn Engineering*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included OR design, MRI design, Radiology department, Central Sterile, Higher education institutions, Restaurants, Hotels/Motels, and more.

Stantec Corporation (formerly Burt Hill)*

Lead HVAC Mechanical Designer for the Healthcare Division. His projects have included but are not limited to OR design, MRI design, Radiology departmental, Central Sterile, lab design, Higher education institutions, Cornell University Sciences Building, Beachwood Ohio High School renovation, UPMC Biomedical science tower and Scaife Hall lab renovations.

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

David A. Ullom

BIM Coordinator / 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:

Centre Wheeling Parking Garage

Ft. Henry Building renovation

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

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Fayette County Schools - New Meadow Bridge K-12 project

Harrison County Schools - Lost Creek Elementary addition and renovations

Harrison County Schools - Gore Elementary addition and renovations

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and additions

Ohio County Schools - Warwood Elementary and Middle School renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - New Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Michael A. Barbarino

Construction Contract Analyst

EDUCATION:

Associated Builders and Contractors of Western, PA
Merit Shop - 1992

Community College of Allegheny County
Residential Construction - 1984

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

General Contractor License:
West Virginia

IBEW Certifications for:

Confined Spaces
Scaffold Users
Erectors

APC/PENNDOT Flagger Training

OSHA 10 and 30

**Construction Quality Management for
Contractors - U.S. Army Corp of Engineers**

ICRA 8, CPR Certification, AED

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Contract Analyst
Wexford, PA (2021 to present)

Self-Employed
Consultant
Natrona Heights, PA (2019-2021)

Mare Solutions, Inc.
Project Manager/Estimator
Pittsburgh, PA (2005-2019)

TJR Enterprises, Inc.
Project Manager/Estimator
Pittsburgh, PA (2001-2005)

SUMMARY OF EXPERIENCE:

Mr. Barbarino serves as a **Construction Contract Analyst** for McKinley Architecture and Engineering, which is an expanded role of **Construction Administration** to also include **Quality Control** and **Estimating** services. With 39 years of continuous employment in the construction industry, his skillset is a great asset to our firm. His background includes serving as project manager/estimator, site superintendent, and a carpenter. Michael has estimated and managed projects for various government entities ranging from less than \$100,000 to in excess of \$10,000,000 for a single project. For your project, Michael will observe the construction progress; is the liaison between the owner, contractor, and architect/engineer; will ensure that the contractor is following the construction documents; and more.

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering
City of Moundsville - Municipal/Public Safety Building

PLS Logistics fit-out

Fayette County Schools - NEW Meadow Bridge School PK-12
School & School Based Health Clinic

Harrison County Schools - NEW Lost Creek Elementary School

Ohio County Schools - Steenrod Elementary School cafeteria
addition & renovations

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School addition &
renovations

Ohio County Schools - Woodsdale Elementary School cafeteria
addition & renovations

Mare Solutions, Inc.*

Mr. Barbarino worked as a Project Manager/Estimator, where his responsibilities included submittal processing including review and contractor approval; drafting project schedules; creating project inspection and punch lists, follow up with close out of items; researching specified materials, order and oversee installation; estimating projects up to and in excess of 10 million dollars; inspecting all work during phases of construction for Contract drawing and specification adherence including all aspects of the Safety programs; reviewing pay applications for all subcontractors, update AIA pay applications to customers; and much more.

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

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in Architecture, Engineering, Energy Efficient and Sustainable (LEED) Design, AIA Safety Assessment Program (SAP) Evaluation, HVAC Commissioning, Historic Preservation, Construction Contract Administration, and more.** We have a broad range of skill and experience for projects involving **governmental, garages, hospitality, commercial/office, emergency response facilities, public safety, PK-12 schools, higher educational, sports & recreation, medical, private sector, and much more.** Over the years, our firm won multiple **State and National awards and recognitions** for our works. **McKinley has made both the 2020 & 2021 Inc. 5000 lists, the most prestigious ranking of the nation's fastest-growing private companies!**



Firm Information

Ernest Dellatorre
Director of Business Development

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

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

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

Architects
Engineers
Arch./Eng. Designers
LEED AP BD+C's
Historic Preservationist
Construction Admins.
HVAC Commissioning Provider
Interior Designer
SAP Evaluator
ALEP (CEFP)
REFP

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 220
Wexford, PA 15090
P: 724-719-6975

Credentials

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

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

Follow Us

www.McKinleyDelivers.com

www.Facebook.com/McKinleyDelivers

www.Linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers





JOHN H. JUDGE, P.E.

Vice President

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

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

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

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

Parking Facility Design Projects:

- Alleghany County Sanitary Authority Garage, Pittsburgh, PA
- Penn Rose Parking Deck, Pittsburgh, PA
- Wexford Hospital Parking Garage, Wexford, PA
- Washington Adventist Hospital South Garage, White Oak, MD
- P-116 Parking Garage at Lot H, NSA Bethesda, MD
- Holy Cross Hospital Parking Garage, Germantown, MD
- St Agnes Medical Center Associate & Caton Decks, Baltimore, MD
- John Hopkins Ashland Street Parking Garage, Baltimore, MD
- Johns Hopkins Bayview Medical Center Garage, Baltimore, MD
- St. Joseph's Medical Center Parking Garage 2, Towson, MD
- Terrapin Row Student Housing Parking Garage, College Park, MD
- National Harbor St. George Garage, National Harbor, MD
- Comcast Arena Parking Garage, College Park, MD
- MedImmune Parking Garage C1, Gaithersburg, MD
- Howard Community College 3 Garages, Columbia, MD
- City of Frederick Decks 4 & 5, Frederick, MD
- RPC Tech Park Garage, Baltimore, MD
- Morgan State University CBEIS Parking Garage, Baltimore, MD
- Salisbury University New Parking Garage, Salisbury, MD
- Community of Hope Parking Garage, Washington, DC
- Washington Nationals Stadium Parking Garages, Washington, DC

Total Years of Experience

37

Years with DESMAN

29

Education

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

Active Registrations

15 States including West
Virginia
NCEES [REDACTED]

Affiliations

American Society of Civil
Engineers

Precast/Prestressed
Concrete Institute

American Concrete
Institute

International Code Council

Green Parking Council
Green Garage Assessor

Project Assignment
Structural Engineer of
Record

JOHN H. JUDGE, P.E.

Associate Vice President

- James Madison University West Campus Deck, Harrisonburg, VA
- Riverside Regional Medical Center Deck, Newport News, VA
- Richmond Airport North Parking Expansion, Richmond, VA
- Alexandria Police Department Parking facility, Alexandria, VA
- George Mason University Rappahannock Deck, Fairfax, VA
- Dulles Discovery Garages A & B, Chantilly, VA
- Germanna Community College Deck, Fredericksburg, VA
- Prince George Street Garage, Williamsburg, VA
- Old Dominion University Village North Deck, Norfolk, VA
- Lynnhaven Mall Parking Deck, Virginia Beach, VA
- Campbell Avenue Parking Deck, Roanoke, VA
- Christiana Care Health Garage 2 & Expansion, Wilmington, DE
- Obermyer Street Parking Garage, Greensboro, NC
- Convention Center Parking Deck, North Charleston, SC
- Oak Ridge National Laboratory Enhanced Parking, Oak Ridge, TN
- Superblock Parking Expansion, Akron, OH
- Memorial Hospital Parking Garage, Carbondale, IL

Criteria Document Preparation / Owner's Agent Services Projects:

- John Marshall Drive Parking Facility, Huntington, WV
- Events Center Parking Garage, Morgantown, WV
- West Virginia Univ. Transportation Center, Morgantown, WV
- Yeager Airport Garage 2 & RAC Garage, Charleston, WV
- Loudoun County Silver Line Stations Parking Decks, Ashburn, VA
- Ballston Commons Parking Garage, Arlington, VA
- James Madison Univ. 3 Parking Decks, Harrisonburg, VA
- Town Center Parking Garages, City of Virginia Beach, VA
- Virginia Tech Perry Street Parking Deck, Blacksburg, VA
- Univ. of Mary Washington Alvey Drive Parking Deck, Fredericksburg, VA
- Savage MARC Station Commuter Garage, Annapolis Junction, MD
- Towson Square Parking Garage, Towson, MD
- Owings Mills Station Parking Garage, Owings Mills, MD
- BWI MARC Station Parking Garage, Linthicum, MD
- Midtown Park Garage, Wilmington, DE
- Riverfront Parking Garage, Wilmington, DE
- City Hall Parking Facility, Medina, OH
- Courthouse Parking Facility, Medina, OH

Concrete Structure Restoration Projects:

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



MARIA BERG

Parking Planner

Ms. Berg has experience in research, planning, and community engagement initiatives. Her educational background is in Architecture with an emphasis on urban design and geographic information sciences. Prior to joining DESMAN, Ms. Berg had experience in capital project management at the University of Minnesota and with the Dakota County, MN Capital Projects team. Included in her experience are a range of urban design community engagement initiatives, drawing and updating architectural plans by AutoCAD and Revit, serving on design proposal selection teams, preparing and drafting staff memorandums upon review, as well as researching and analyzing industry data. Some of Ms. Berg's recent project experience include:

Total Years of Experience
3

Years at DESMAN
1

Education
University of Minnesota
Minneapolis, MN
Bachelor of Science in
Architecture

Project Assignment
Planner, Parking Analyst

- Snowshoe Mountain Municipal Offices and Parking Deck Feasibility Study | Snowshoe, WV
Maria's role on this project was Parking Planner. She assisted in the measurement and analysis of existing parking conditions. The outcome of the feasibility study was a memorandum that advised the client on how to maximize their parking operations.
- Canal Place Parking Covid-19 Impact Research | New Orleans, LA
Maria conducted research on the parking impacts of the Covid-19 pandemic. The scope of her research ranged from local, regional, and national levels. She assisted in the analysis and preparation of a memorandum that detailed impacts and projections for the Canal Place Garage.
- City of Reading Comprehensive Parking Plan | Reading, PA
Maria's role on this project was Parking Planner. She assisted in the analysis and development of a comprehensive parking plan for the City of Reading. The memorandum advised a multi-faceted system of parking that efficiently utilizes existing facilities.
- City of St. Louis Bond-Indenture Debt Coverage Ratio Requirements | St. Louis, MO
Maria's role on this project was Parking Analyst. She performed data collection and analyzed existing garage conditions. The resulting memorandum summarized financial results for the City of St. Louis past and projected fiscal years. This review mandated by Bond Indentures.
- University Circle Parking Operator Section | Cleveland, OH
Maria served as a review and selection personnel in a parking operating proposal for University Circle Inc.



HISHAM T. ASAD, P.E.

Project Engineer

Since joining DESMAN, Hisham Asad has performed numerous condition assessments of parking structures, structurally supported landscaped areas, and plazas. In addition, Mr. Asad was involved in the structural design of structures where he participated in every aspect of condition assessments including destructive and non-destructive field testing, preparation of cost estimates, drafting final reports and presentation of the investigation, cost estimate, repair solution to the Owner, earthquake design, foundation design, and structural steel design. His project experience includes:

- Howard Community College East Garage Expansion - Columbia, MD
- Odenton MARC Station Parking Garage – Odenton, MD
- Manassas Park VRE Station Parking Expansion - Manassas Park, VA
- Allegheny County Sanitary Authority Garage – Pittsburgh, PA
- Wilmington Transit Center – Wilmington, DE
- New Castle Courthouse and Parking Garage – Wilmington, DE
- Ship's Tavern – Wilmington, DE
- Bergen Town Center Parking Garage – Paramus, NJ
- Bergen Town Center East Desk Replacement – Paramus, NJ
- Fordham University - Bronx, NY
- Rutgers University HLLC Parking Garage - Newark, NJ
- Avalon-on-the-Sound Parking Garage – New Rochelle, NY
- Queens Center Mall Parking Garage – Queens, NY
- Computer Associates Parking Garage – Islandia, NY
- The Executive Club – New York, NY
- 180 Washington Street - Newark, NJ
- Metropolitan Executive Towers - East Rutherford, NJ
- Metro Top Parking Garage – Woodbridge, NJ
- North Shore University Hospital – Massapequa, NY
- Phelps Memorial Hospital – Sleepy Hollow, NY
- Southside Hospital – Bayshore, NY
- LIJ Medical Center Parking Garage – Queens, NY
- SUNY UMW West Parking Garage – Syracuse, NY
- Brookdale Hospital – Brooklyn, NY
- Saint Joseph's Medical Center Garage – Yonkers, NY
- UMDNJ Parking Garage – Newark, NJ
- Hartford Hospital Parking Garage & Expansion – Hartford, CT

Total Years of Experience

19

Years at DESMAN

13

Education

Jordan University of Science
and Technology
Irbid, Jordan
B.E. Civil Engineering

Previous Experience

Superior Steel Detail and
Design –
Structural Steel Designer
and Detailer
Walid and Shaban
Contracting Company –
Project Manager
Arab Dar Engineering
Company – Site Engineer and
Concrete Design

Active Registration

New Jersey, P.E.

Project Assignment

Structural Engineer



Total Years of Experience
33

Years at DESMAN
22

Education
Virginia Polytechnic Institute
and State University

Previous Experience:
Arlington County, VA –
Parking Program Manager
Kimley-Horn and Associates
Associate, Sr. Consultant
Walker Parking Consultants
Project Manager

Affiliations
Member, International
Parking & Mobility Institute
Virginia Parking Association
Middle Atlantic Parking
Association
Institute of Transportation
Engineers

Project Assignment
PARKING DEMAND
MODELING

MICHAEL CONNOR

Senior Consultant – Planning & Operations

Michael has 33 years of experience in transportation and parking planning, operations, and management consulting. His municipal and government center consulting experience includes demand modeling, public engagement, market and peer rate studies, space allocation/assignment, structured parking site feasibility, site access, and Transportation Demand Management (TDM) strategies. Client types have included large federal complexes, government offices, courts facilities, and smaller administrative campuses.

Representative Project Experience

Specific to this opportunity and Michael's parking demand modeling, structured parking site feasibility, and management consulting experience on government center complexes, he has conducted dozens of projects that blend needs assessments, existing parking policies, and employee and visitor trip modes to create accurate and transparent projects of need. A sample of Michael's representative government center experience is listed below but one project warrants additional insight. Michael was the project manager on an assessment of parking allocation and assignment programs and policies for Workforce Protective Services and the Pentagon. Military rank and the constant transfer of personnel required the parking allocation program to "reshuffle the deck" on permit issuance and space assignment on an almost daily basis.

- **Workforce Protective Services – The Pentagon - Permit Allocation/Assignment, Arlington County, VA**
- **Albemarle County Judicial Center Parking Study, Charlottesville, VA**
- **Baltimore County Judicial Center Needs Assessment and Structured Parking Feasibility, Ellicott City, MD**
- **Huntington-Ingalls Newport News Shipyard Parking Management Plan, VA**
- **Henrico County Government Center Parking Needs Assessment, VA**
- **Borough of Queens Government Center Needs Assessment, Jamaica Queens, NY**
- **City of Rockville Government Center Needs Assessment, MD**
- **Borough of State College Comprehensive Parking Study**
- **Harrisburg Downtown Comprehensive Study, PA**
- **City of Groton Parking Management Plan, Groton, CT**
- **City of Greenville Downtown Parking Study, Greenville, NC**
- **Borough of State College, PA Comprehensive Downtown Parking Study**
- **Union Station Expansion Parking Demand Peer Review, Washington, DC**

STATEMENT OF QUALIFICATIONS

45+
YEARS DELIVERING
PARKING SOLUTIONS

Over 5,000
COMPLETED PROJECTS

95% Repeat
ACTIVE CLIENTS

Over 100 Parking
PROFESSIONALS

9 Offices
NATIONWIDE



"At DESMAN, we love what we do.
It's not work; it's fulfilling
our passion to collaborate on
great projects that make a
difference in the communities
in which we live and work."

- Steve Rebora,
President

AFFILIATIONS

Institute of Certified Planners (AICP)

Institute of Transportation Engineers

National Parking Association (NPA)

United States Green Building
Council (USGBC)
LEED AP BD+C

USGBC's Parksmart

Parking Consultants Council of
National Parking Association (NPA)

International Parking & Mobility
Institute (IPMI)

ACI (American Concrete Institute)



www.DESMAN.com

DESMAN specializes in the parking and traffic planning, design and restoration of cost-efficient and aesthetically pleasing parking assets within the United States and around the world. DESMAN was founded in 1973 as an abbreviation for Design Management with the vision to combine creativity with innovation. *We're problem-solvers and strategists who help decision-makers with big picture planning, providing inspired and flexible solutions.* We have served public, private and institutional clients and owners throughout the U.S. providing planning, design and restoration services for over 5,000 parking projects. DESMAN is an employee-owned corporation with strong financial stability that currently employs a staff of over 100 personnel and operates nationally from the following nine office locations:

Pittsburgh, PA Chicago, IL Hartford, CT New York, NY
Ft. Lauderdale, FL Denver, CO Cleveland, OH Washington, DC Boston, MA

The principals of the firm have an average of over 25 years of experience and are active members of numerous parking and planning-related industry organizations that have business goals to increase the breadth of knowledge within the parking industry. These include such organizations as the Institute of Certified Planners (AICP), the Institute of Transportation Engineers, the National Parking Association (NPA), and International Parking & Mobility Institute (IPMI), and American Concrete Institute (ACI).

PARKING PLANNING - DESMAN has conducted all types of parking planning assignments for universities, colleges, medical, retail, special event and mixed-use developments nationwide. Each of these user groups have distinct parking characteristics and needs that can be satisfied by a variety of parking and/or traffic/transit improvements. The ultimate objective of our parking planning efforts is to assist in the generation of a seamless traffic and parking solution that effectively complements, rather than confounds, the user's experience of getting to and from their primary destination.

DESIGN - DESMAN has provided unique and innovative parking design solutions for sites having challenging constraints or characteristics. As structural engineers, DESMAN has designed parking garages constructed with a variety of structural framing systems and materials. We understand the applicability, construction market and long-term durability advantages/disadvantages for each type of structural system given the project location. Parking structures must be designed for maximum comfort and utilization, yet offer an aesthetic blend with the surrounding buildings. DESMAN will examine current construction technology to establish the most cost effective, efficient system for your specific project.

Representative List of Services:

- Architecture
- Functional Design
- Green Parking Consulting (Parksmart)
- Adaptive Re-use
- Construction Observation/Admin
- Mobility and Transportation
- Parking Supply and Demand
- Physical and Financial Feasibility Studies
- Structural Engineering
- Restoration Engineering
- Preventative Maintenance Consulting
- Privatization
- Structural & Long-term Durability Engineering
- Conceptual Planning
- Master Planning
- Traffic Access and Circulation Studies

STATEMENT OF QUALIFICATIONS



Where DESMAN Excels

Creativity and Innovation: DESMAN challenges itself every day to come up with the most creative and innovative solutions possible, so that the projects that we work on show long-term improvement. Our projects shape lives.

GOING GREEN: Sustainability is not just a checklist, it is fundamental to good design. Making wise choices with your resources and the earth's resources are responsibilities of the entire design, construction and operations teams. Even below grade parking can benefit from sustainable design. DESMAN was quick to adopt 'green' principles in our design approach, **resulting in award-winning designs for Salem State University, Cornell University, Cal Poly San Luis Obispo and the National Renewable Energy Laboratory among others.** We have been on the forefront of implementation of Transportation Demand Management initiatives in the planning process. By incorporating sustainable design, technology, programs and management; high performance parking facilities:

- >> Lower their operating costs
- >> Boost their revenue
- >> Enhance their Value
- >> Score points with tenants, patrons and community

Our team members were among the first class of certified Parksmart Advisors certified through the U.S. Council of Green Buildings. DESMAN has 6 certified Parksmart Advisors on staff.

Technology: DESMAN has long been on the forefront of building technology and as such has always invested in appropriate tools to best communicate our designs to owners, contractors and consultants.

Budget: Good design doesn't matter if it exceeds the budget limitations. DESMAN understands that each design, schedule, quality, and system decision has a cost impact. You can rely on the expertise of the DESMAN team to help balance those factors to meet your project goals.

Check and Recheck: DESMAN has developed an independent quality control system that we employ throughout the project.

Schedule: Maintaining project schedules will be a priority for the DESMAN team. Through years of various project experiences we have developed check lists, design schedule data and other project management tools that will be utilized to maintain schedule.

Follow-up: We have developed a long term working relationships with our clients. We do not take those relationships for granted. We believe the key to the creation of an enduring and meaningful project is collaboration. Only through a genuinely collaborative design process, in which clients, users, and design professionals continually engage, can a project successfully meet the needs of the many and varied constituent groups supporting and utilizing the facility.

Improved Maintenance: 30% of DESMAN's work is focused on the restoration of deteriorated parking facilities. It is through that work that we have learned what does and doesn't work when detailing components of a parking garage. We design garages that will be durably enhanced and require minimal maintenance over the buildings useful life. We also utilize state-of-the-art engineering techniques that increase the life of the building.

Depth of Experience: Our team consists of a very talented group of professionals. DESMAN's staff of over 100 people serve as valuable resources for all of our projects.

DESMAN is part of the solution, our first priority is you.

... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. McKinley Architecture and Engineering have an ever-growing list of repeat clients, which include having multiple open-end contracts; many of these are in the governmental sector. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call (*more references are included on every project sheet*):

10 Street Garage & Center Wheeling Parking Garage
Mr. Robert Herron
City Manager
City of Wheeling
1500 Chapline Street
Wheeling, WV 26003
304 / 234-3617

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

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

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

DESMAN has built its reputation upon a foundation of successfully completed projects. More than 75% of our business is with repeat clients or referrals. We could not enjoy this level of success without our successful previous collaborations. We encourage you to contact our references.

<i>Rick Atkinson</i> City Manager City of South Charleston PO Box 8597 South Charleston, WV 25303 304.720.5985 ratkinson@cityofsouthcharleston.com 	<i>Glenn Wayland</i> Capital Outlay Project Manager James Madison University 181 Patterson Street Harrisonburg, VA 22807 540.568.6345 waylandgr@jum.edu 
<i>Todd Bookwalter</i> Project Manager Construction & Real Estate Services Allegheny Health Network 30 Isabella Street Pittsburgh, PA 15212 412.310.9157 Todd.Bookwalter@AHN.org 	<i>David G. Onorato, CAPP</i> Executive Director Public Parking Authority of Pittsburgh 232 Boulevard of the Allies Pittsburgh, PA 15222 412.560.7200 donorato@pittsburghparking.com 
<i>Nathan L. Matz</i> Executive Director Reading Parking Authority 613 Franklin St. Reading, PA 19602 610.741.4326 nathanmatz@pittsburghparking.com 	<i>Christopher M Friday</i> Executive Director Erie Parking Authority 25 East 10th Street, FL 2 Erie, PA 16501 814.456.7588 cfriday@eriepark.org 
<i>Darryl P. Young</i> Project Manager 1301 Third Street, Suite 328 Detroit, Michigan 48226 Detroit Building Authority 313.378.1183 youngda@detroitmi.gov 	<i>Jeff Buitendorp PE, LEED AP</i> Consultant, Mission Critical Project Mgmt Nationwide Corporate Real Estate Ph. (614)249-4376 740.601.5840 buitenj2@nationwide.com 
<i>Laura Battocletti</i> Assistant Executive Director Capital Square Review & Advisory Board 1 E State Street Columbus, OH 43215 614.466.8867 Laura.Battocletti@ohiostatehouse.org 	<i>Jeff Tomlinson</i> Workplace Services Supervisor American Electric Power 1 Riverside Plaza Columbus, OH 43215 614.716.1829 JETOMLINSON@AEP.COM 
<i>Gregory Hawk</i> Project Manager OhioHealth Real Estate & Construction 614.307.7045 ghawk@ohiohealth.com 	<i>Janis McCracken</i> Manager, Facilities Projects Capital Planning and Facilities Management The University of Akron Akron, OH 44325-0405 330.972.5835 jmccrac@uakron.com 

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

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

The West Virginia Board of Architects

certifies that

Thomas 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.

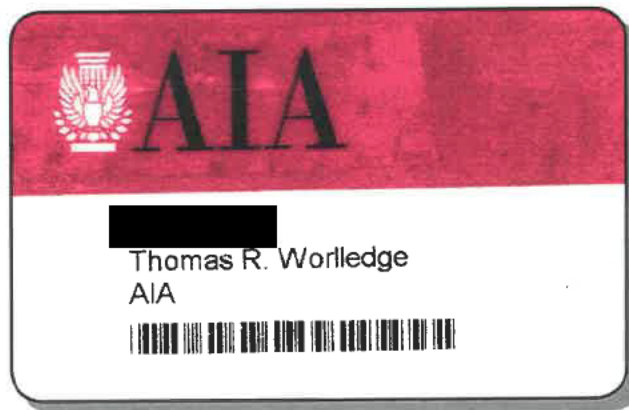
Certificate Number

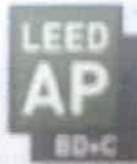


The registration is in good standing until June 30, 2022.



Emily Papadopoulos
Executive Director





THIS CERTIFICATE HEREBY CERTIFIES THAT

Thomas Worlledge

has attained the requirement for

LEED AP BUILDING DESIGN + CONSTRUCTION

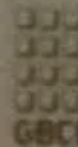
by demonstrating knowledge of green building practices required for
certification and successful completion of the LEED AP Building Design + Construction exam
LEED's Green Building Rating System™

[Signature]

[Signature]

May 8, 2012

May 8, 2012



Certificate of Appreciation

Awarded to

Tom Worlledge

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

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



[Signature]
Chairman, Standards Committee

[Signature]
President



CERTIFICATE

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

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

MCKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of

DECEMBER 19 89

Ken Hechler

Secretary of State.





Certificate

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

MCKINLEY & ASSOCIATES, INC.

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

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

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



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

Secretary of State

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

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

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

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

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

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

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

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

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

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

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

atL006 v.4
L0539442304

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY ARCHITECTURE AND ENGINEERING, INC
C00366-00

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

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

January 1, 2022 - December 31, 2023

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.

Anthony E. Thomas Jr.

BOARD PRESIDENT

... proposed staffing plan ...

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

We know this Team possesses the required **expertise to address all facets of your project**, and we can also provide other services which you might desire, such as energy efficient "LEED" and Parksmart design aspects, and more.

Our approach to design requires a dialog with the Owners and representatives of the various Capitol Complex Parking Garage facilities and parking lots. Throughout the evaluations, assessments, and design process, we can hold workshops at the discretion of the Owner to get the critical information needed to achieve a design that meets your needs and budget.

The most important element of the entire process becomes **communication from you** to our planning and design team. We use and welcome your input throughout the project. This approach essentially ties us personally to the successful outcome of a project. We are entrusted to dedicate ourselves to the Clients' goals. From evaluation and assessment, to concept and design, from sketching to drawing, and from managing to close out, we are personally connected to our Clients and designs. We continually achieve success in projects by maintaining **time and cost management, quality control and excellent communication** amongst the client and contractors. Most of our current clients have been with our firm for many years. The main reason we have been able to maintain this relationship is because we listen to their needs, and then deliver. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

By virtue of our location, we will provide project services in an **economical, effective and efficient** manner, and will respond to your project **expeditiously**. With our **Charleston office** being only a few blocks away from the Capitol Complex, you can be assured that you will receive the best service for your proposed project.

With our Teams' previous experience on multiple parking garage assessments and designs and related projects; our vast experience with codes; and our great working relationship with various State agencies; we are confident that we have the talent and technology needed to make this project successful.

The McKinley/DESMAN Team will **meet all your goals and objectives!** On the following pages are our answers to the **SECTION THREE: PROJECT SPECIFICATIONS, Part 2. Project and Goals.**

Goal/Objective 1 - Parking Supply and Demand Analysis: Vendor shall perform an assessment of the current parking conditions, taking into consideration the lots, buildings and street parking. Vendor will work with the Agency and various stakeholders to determine an accurate inventory and to gauge demand. The objective of this effort is to determine if overall demand for parking merits the construction of an additional parking garage on the campus.

- Task 1.1: Attend Overall Project Team Kick-off Meeting
- Task 1.2: Develop Parking Supply and Demand Specific RFI
- Task 1.3: Interview Real Estate Division/Parking Section Staff
- Task 1.4: Conduct On-site Tour of Parking Facilities w/ Parking Section Staff
- Task 1.5: Conduct Typical Weekday Parking Occupancy Survey
- Task 1.6: Develop Existing Population-based Parking Demand Model
- Task 1.7: Prepare Draft Assessment of Existing Parking Supply, Demand, and Surplus/Deficit
- Task 1.8: Prepare Draft Parking Allocation and Management Recommendations
- Task 1.9: Present Draft Surplus/Deficit Findings and Recommendations to Client
- Task 1.10: Finalize Parking Surplus/Deficit Findings and Recommendations

Relevant Qualifications and Experience – DESMAN’s experience with performing assessments of parking need, space allocation, and management on government and, for that matter, college, corporate, and industrial campuses is significant. While often located in dense, urban environments, the “politics” of parking on a government center campus suggest that the parking rates and strategies to manage parking are unique from its surroundings. To appreciate how unique, DESMAN works very closely with the campus’s parking management personnel to ensure that any needs assessment, management recommendations, and recommendations for new/expanded parking capacity take into consideration the unique political and demographic characteristics that already exists. In the case of the State Capitol of West Virginia, DESMAN will work closely with the Real Estate Division (Parking Section) to understand its approach and philosophy to employee permit distribution and assignment, visitor space management, and the management of delivery and related service vehicles.

Figure 1 - Howard County, MD Courts and Public Parking Facilities

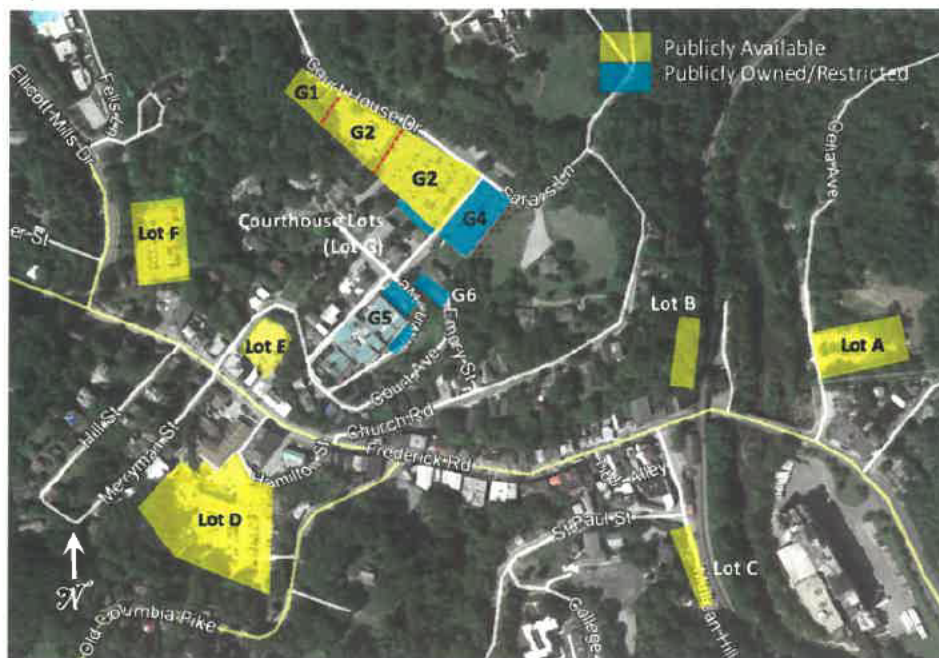


Figure 2 – Hyattsville Justice Center Jury Court Parking Occupancy Pattern

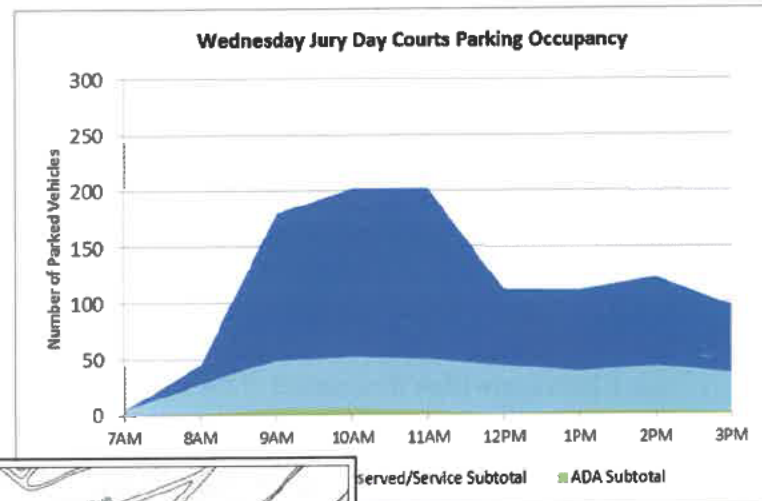
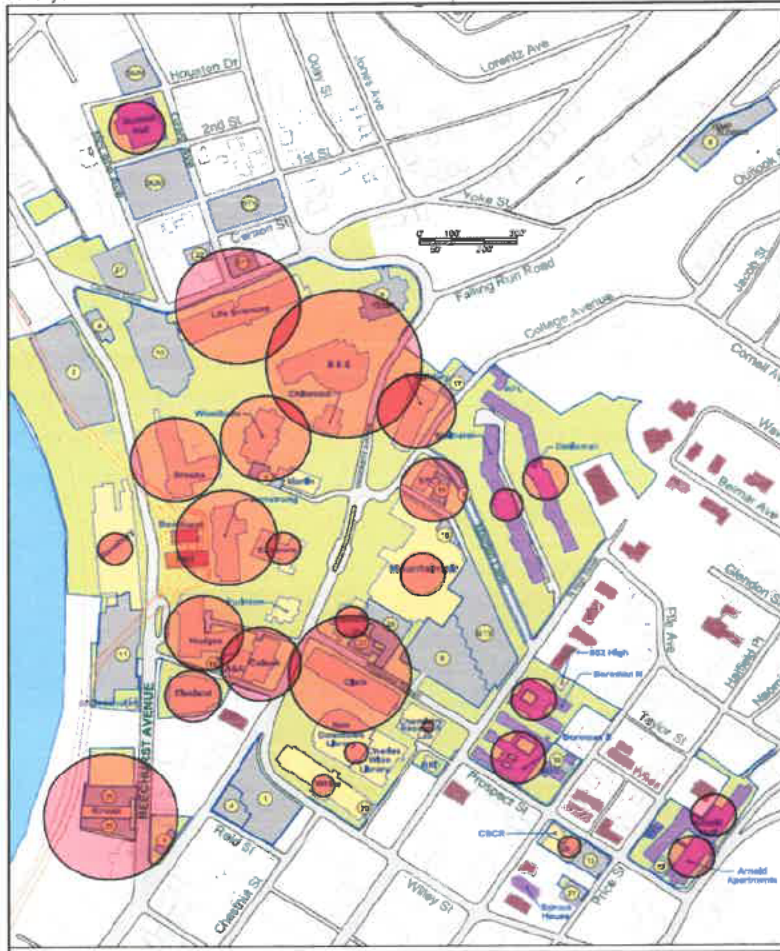


Figure 3 – WVU Downtown Campus Population/Building-based Parking Demand Analysis



Goal/Objective 2 – Preliminary Structured Parking Site Feasibility Study: Vendor shall provide Agency (and potentially other stakeholders) with a comprehensive report detailing the findings of the initial assessment. The report should detail existing conditions, make recommendations for changes (which may or may not include the addition of a garage), and provide broadly estimated costs for any such recommendations. If recommended, multiple locations for a new garage should be considered, including understandings of the general impact of each choice of location (i.e., possible number of additional spaces versus how many spaces each location would supplant, walking travel time

to various buildings, impacts to overall campus viewshed, etc.) It should include maps and photographs of the campus, renderings of potential recommendations, charts indicating options with cost estimates, etc.

- Task 2.1 – Develop Structured Parking Concepts to Include Massing on Multiple Sites (limit 3)
- Task 2.2 – Prepare Preliminary Structured Parking Development and Operations/Management Costs
- Task 2.3 – Develop Structured Parking Site Evaluation Criteria and Scoring Matrix
- Task 2.4 – Conduct Design Charette to Evaluate/Rank Concepts and Cost Estimates
- Task 2.5 – Prepare Rendering of Selected Concept and, if necessary, Modified Massing Diagram
- Task 2.6 – Revise Parking Allocation and Management Plan Recommendations (see Task 1.8)
- Task 2.7 – Prepare Draft Comprehensive Report (results of Goal/Object 1 and 2)
- Task 2.8 – Conduct Virtual Client/Team Meeting to Review and Comment upon Draft Report
- Task 2.9 – Prepare Final Comprehensive Report

Relevant Qualifications and Experience – With regards to the firm’s qualifications on existing condition report product, client/prime consultant coordination and communication, and schedule performance, DESMAN will work closely with the Parking Section and our architectural prime to prepare transparent and easily digestible graphics, maps, tables, and presentation material which focuses the readers attention on the key facts of the parking study. Through the use of PowerPoint virtual presentations, the consultant’s effort will prove efficient and timely to ensure that we meet and/or shorten the State’s overall schedule for completion.

Figure 4 - Northern Virginia Community College Site Feasibility Study



180' x 250' footprint, Approximately 150 sp. per level		
Options	Pros	Cons
A	Less Traffic Issues; Adjacent Staging Area	Displace Parking
B	Convenient; Adequate Space for Garage and Staging	Displace Parking for Garage and Staging; Traffic Issues at Adjacent Intersection
C	No Parking Displaced for Garage; Adjacent Staging Area	Disrupt Vegetation and Water Swale Block Campus Visibility from Rte. 7; Displace Parking for Staging
D	No Parking Displaced for Garage and Staging; Adjacent Staging Area	Not Convenient to COC; Not Convenient to Major Vehicular Access Points Over Athletic Fields

Goal/Objective 3 - Develop Bid Documents: If the initial assessment and report recommend it, Agency shall request the Vendor to develop bidding documents for implementation of any accepted recommendations, potentially including the building of a new parking garage. Any detailed investigation

and/or research of site conditions required for new construction would be conducted as part of the schematic design phase of this second phase of the project.

DESMAN's standard design work plan, which highlights the activities and goals of each phase of a parking design project, is presented in outline format below. Note that our standard work plan aligns with the needed scope of work to fulfill the goals described in the Expression of Interest.

A. Programming Phase

Task 3.A.1- Review previously developed program.

Task 3.A.2- Meet with all Owner's decision makers and impacted personnel in a charrette setting to understand and discuss the challenges involved.

B. Schematic Design Phase

Task 3.B.1- Affirm project program.

Task 3.B.2 - Identify outstanding issues (soils report, survey, etc.).

Task 3.B.3 - Study site conditions and evaluate proposed alternate conceptual approaches and options.

Task 3.B.4 - Develop and prepare "optimum" recommended program for acceptance.

Task 3.B.5 - Develop conceptual plan further to incorporate structural system, aesthetic considerations, security measures, etc.

Task 3.B.6 - Prepare schematic set of drawing to describe the project for architectural, structural, plumbing, lighting, etc., systems.

Task 3.B.7 - Prepare outline specifications to describe quality of project.

The Schematic Phase is critical to the ultimate success of the project. All appropriate considerations must be addressed and incorporated to arrive at an "optimum" balanced solution that satisfies the program requirements, aesthetics, budget, schedule, etc.

C. Design Development Phase

Task 3.C.1- Prepare a Design Development set of drawings, and outline specifications.

Task 3.C.2- Present documents all appropriate entities as required.

D. Construction Documents Phase

Task 3.D.1 - Complete working drawings and specifications will be prepared for bidding and construction. Multiple bid packages may easily be prepared to assist in a Construction Manager delivery approach in the timely receipt of Trade bids.

Relevant Qualifications and Experience - DESMAN's approach has been proven successful through the implementation of successful parking projects located within the region (constructed projects in Charleston, Huntington, Morgantown, Pittsburgh, Harrisonburg and Frederick). Specific previous experiences are presented in the table below which presents five representative projects with characteristics similar to the State of West Virginia parking deck project. Detailed information is provided for each project on the individual profile sheet.

Characteristic	Project				
	James Madison University East Campus Parking Deck	Wexford Hospital Garage	Campbell Avenue Parking Deck	Yeager Airport Garage RAC	14 th & Main Parking Deck
Public Sector Owner	X		X	X	X
Campus Location	X	X		X	X
Related Parking Study			X		X
Employee Parking	X	X	X		X
Contextual Exterior	X	X	X	X	X
Sustainable Design Standards	X	X			
Public Design Presentations	X	X	X		X
Structural Frame Selection Analysis	X		X		X
Electric Vehicle Parking	X	X	X		X
Bicycle Parking	X		X		
Michael Connor as Parking Consultant			X	X	X
John Judge as Structural Engineer of Record	X	X	X	X	X

Through our involvement with industry groups such as the Parking Consultants Council and the Green Parking Council, we continually challenge ourselves and our thinking with new ideas. The result is a combination of “tried and true” thinking gained from involvement in thousands of parking projects with cutting edge thinking regarding our role in improving campuses through the parking solutions we provide.

Goal/Objective 5 – Construction Administration: Vendor shall provide construction administration and oversight throughout the project. Within their proposals, Vendors should document their experience with administering construction projects, specifically when the owner was a governmental agency, if applicable. Vendors should indicate how their project team would be assembled, detailing if their firm or a subconsultant would be responsible for managing a construction project on the WV Capitol Complex campus. The Agency will utilize standard AIA conditions when executing contracts, both for design and construction.

A. Construction Phase

- Task 5.A.1. - We will provide contract administration, including change orders, requisition for payment, etc.
- Task 5.A.2. - We will provide periodic job-site observation, check shop-drawings, etc., as appropriate.
- Task 5.A.3. - We will participate in a pre-construction job-site conference and other coordination meetings during construction, as required.

B. Post-Construction Phase

- Task 5.B.1.- We will prepare a maintenance manual for the completed facility.
- Task 5.B.2. - We will perform a post-construction inspection of warranty/guarantee items prior to their expiration (typically 11 months after construction completion).

Through our involvement with industry groups such as the Parking Consultants Council and the Green Parking Council, we continually challenge ourselves and our thinking with new ideas. The result is a combination of “tried and true” thinking gained from involvement in thousands of parking projects with cutting edge thinking regarding our role in improving campuses through the parking solutions we provide.

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

10th Street Garage

Location: Wheeling, West Virginia

Contact: Mr. Robert Herron

City Manager

City of Wheeling

1500 Chapline Street

Wheeling, WV 26003

(304) 234-3617

Type of Project: Governmental / Garage renovations

Project Description, Goals, and Objectives: McKinley Architecture and Engineering and DESMAN worked together to renovate the 10th Street Garage in Downtown Wheeling. The project started with an on-site visit. During this field survey for the assessment of the parking facility, we observed conditions at the soffit of the Level 2 crossover that required immediate attention. Based on the observed deterioration, we felt that the structural integrity of the garage at that location has been compromised and that shoring and other renovations were required.

We developed an entire shoring system design; the removal and replacement of existing precast beams with new structural steels beams; full depth stem repairs; full depth slab repairs; the installation of new

traffic bearing waterproofing systems; waterproofing related products (joint sealants, expansion joints, membrane systems, etc.); electrical; painting; striping in parking areas, directional markings in traffic areas, safety markings at all curbs, islands, stairs, etc.; cleaning off all areas affected by the work, and general conditions. The contractor was Carl Walker Construction.



Wheeling Island Hotel • Casino • Racetrack

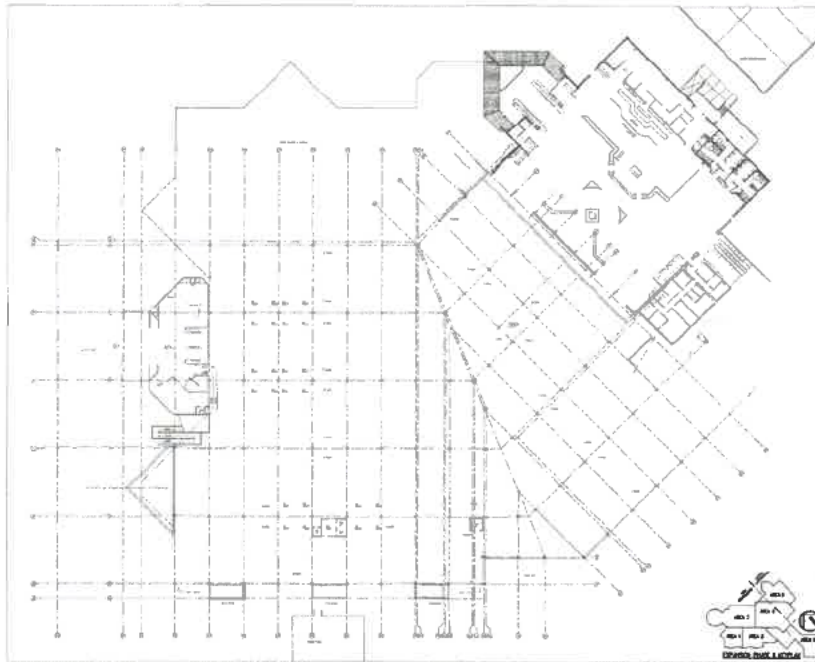
Location: Wheeling, West Virginia

Contact: Mr. Jeff Sellers

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

Type of Project: Commercial / New Garage and renovations

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



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

Location: Wheeling, West Virginia

Contact: Mr. David J. Hildreth

WV Department of Administration

1409 Greenbrier Street

Charleston, WV 25311

304 / 558-1295

Type of Project: Governmental / former garage / phased

Project Description, Goals, and Objectives: We were asked by our client to **renovate a former car dealership's 100 car indoor showroom and service area into an office building** (now called the Mary Margaret Laipple Professional Building). **The first fit-out includes space for the Department of Health and Human Resources (DHHR).** The 56,783 SF building was concrete and designed for cars; not people. The first challenge was to remove a large vehicle ramp that connected two floors of the building and level the concrete floors. We worked with our client to fit the DHHR's program into the space and maximize the use of the space. We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the floor structure.

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

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



BEFORE and AFTER



BEFORE and AFTER



West Virginia Department of Transportation, Division of Highways projects

Location: Buckhannon & Moundsville, West Virginia

Contact: Mr. Joshua Smith, PE

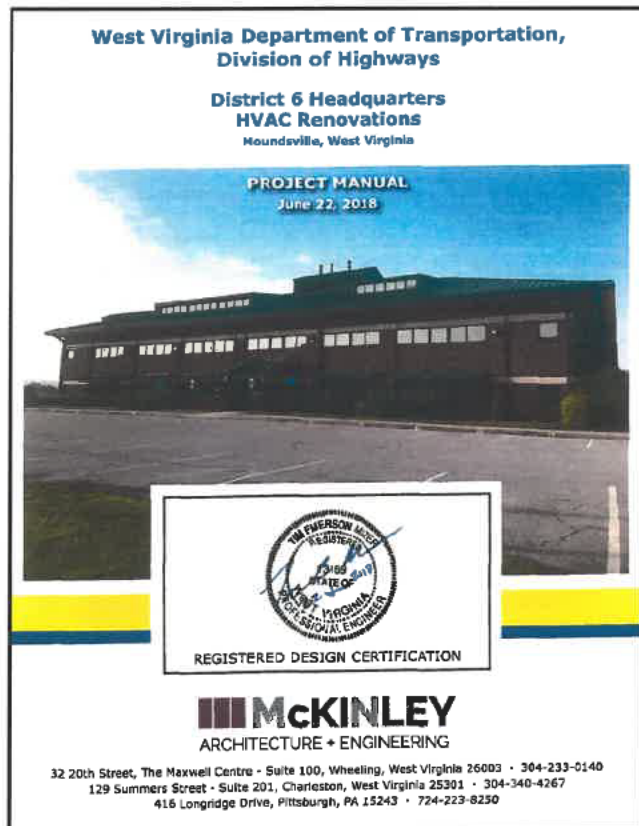
Acting - Buildings and Grounds Program Manager
WV Division of Highways, Maintenance Division
1900 Kanawha Boulevard, East
Building 5, Room 350
Charleston, WV 25305
304 / 887-2325

Type of Project: Governmental

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

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

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



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

Building 55: West Virginia State Office Complex

Location: Logan, West Virginia

Contact: Mr. Gregory L. Melton

State of West Virginia, General Services Division

1900 Kanawha Boulevard East

Charleston, WV 25305

304 / 558-1808



Type of Project: Governmental Office Building

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



YEAGER AIRPORT RAC GARAGE

Charleston, West Virginia



Client:	West Virginia Airport Authority Charleston, West Virginia	Features:	Two-level, 250-car free-standing consolidated rental car storage parking facility.
Completion Date:	September 2008	Construction Cost:	\$6,500,000

Summary:

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

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



Client: West Virginia University
Morgantown, WV

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

Completion
Date: October 2009

Construction
Cost: \$ 13,900,000

Summary:

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

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



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

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

**Completion
Date:** November 1997

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

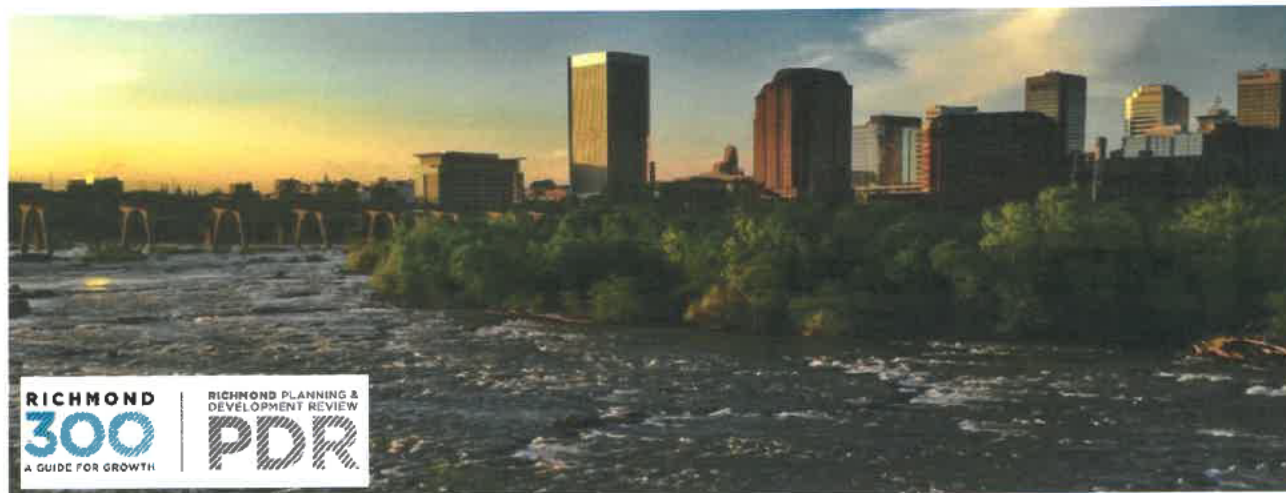
Summary:

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

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

RICHMOND 300 PARKING STUDY

City of Richmond Office of Planning & Development Review
Richmond, VA



Client: Mark Olinger, Director
Office of Planning & Development Review
900 East Broad Street, Room 511
Richmond, VA 23219
(804) 646 - 6310
Mark.Olinger@richmondgov.com

Features: Supply/Demand Analysis – Alternatives Analysis – Master Plan - Operations/Management Analysis – Transportation Demand Management Programming

Completion Date: June 2019

Project Cost: \$205,000

Summary:

As part of the Richmond 300 Master Plan process, DESMAN was retained to execute a study of existing parking conditions, policies and operations across seven different neighborhoods comprising over 1,000 city blocks, as well as future needs for each neighborhood, based on anticipated growth and development. These neighborhoods included Richmond's downtown core and adjacent commercial and residential districts; three established and world-renown historical districts; two neighborhoods rapidly evolving from industrial zones to vibrant mixed-use districts; and a one neighborhood entering gentrification.

This effort included meticulous block-by-block inventories of existing parking assets, multiple observations of parking occupancy at different times of the day, week, and year, and over 400 hours of public meetings and workshops. As part of the initial data collection effort, DESMAN teamed with students from Virginia Commonwealth University to perform parking supply inventories and an aerial drone company to execute parking occupancy counts. DESMAN worked closely with city staff from multiple agencies and dozens of constituents from various community organizations, institutions, and businesses to vet findings and recommendations and communicate them to the wider public.

DESMAN's recommended program, which is nearing completion, will provide with City with a clear path to transitioning from a car-centric culture to a more sustainable practice which embraces multi-modalism to address mobility challenges as the city continues to evolve, while maintaining the city's current momentum and prosperity.



Client: Commonwealth of Virginia
Dept. of General Services
Richmond, Virginia

Features: 1,520-car space, 4-bay wide parking structure on 6 supported levels plus grade.

Completion Date: June 2005

Construction Cost: \$16,500,000

Summary:

This project was developed on a site formerly occupied by the Commonwealth of Virginia's Consolidated Laboratory Building. The existing building was demolished and recycled as on-site fill material with the basement slab and foundations remaining in place. As the project parking consultant and structural engineer of record, DESMAN was responsible for developing a parking system that allowed the facility to be used by the State for permit parkers and the City of Richmond for daily parkers within the same building. A scissors ramp system was designed to speed vehicular circulation, working with a sloping site with a fall of 25 feet. Vehicular access points provide access to Main Street, 14th Street, and 15th Street, with pedestrian access provided to both the nearby State office buildings complex and the adjacent Amtrak Station. Special attention was required to transfer the loads from the seismic-resistant precast frame to the foundations located to avoid conflict with the existing foundations left in place. For its use of recycled materials, the project was cited for numerous awards including recognition from the Virginia Recycling Association and the National Association of State Facilities Administrators.



Client: City of Roanoke
Roanoke, Virginia

Features: 350-space, 2-bay parking structure on 4 supported levels

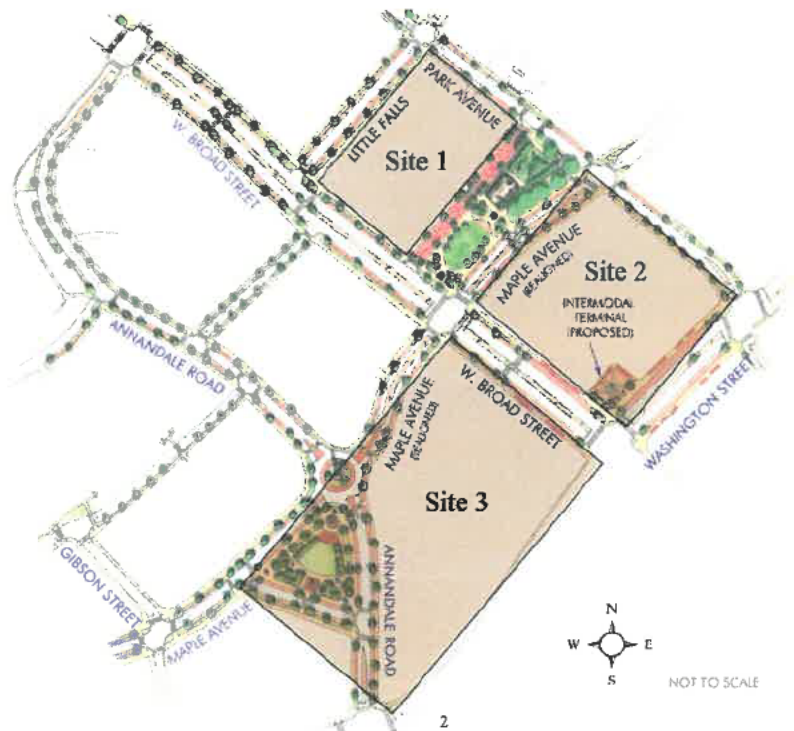
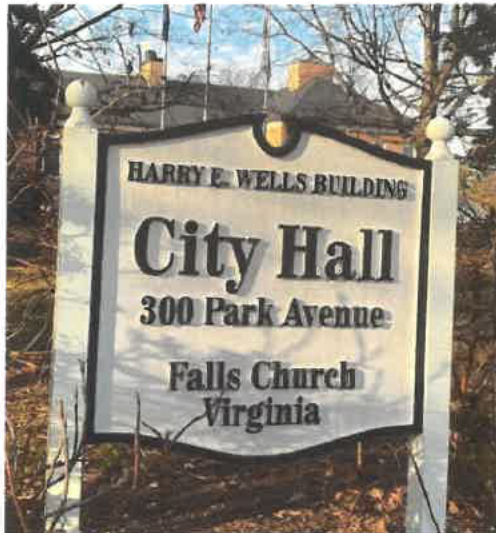
Completion Date: May 2008

Construction Cost: \$5,400,000

Summary:

The opening of this parking facility represented the culmination of a five-year relationship between DESMAN and the City of Roanoke. In 2003, DESMAN was contracted to complete a parking site selection study of the Church Street corridor that resulted in this site being identified as a candidate for parking development. Under the Commonwealth of Virginia's Public-Private Education and Transportation Act, the City decided to procure the garage construction utilizing the design-build method. DESMAN participated on the Donleys-lead design build team as the parking consultant and structural engineer of record. The parking functional design takes advantage of the 20 feet of crossfall between Campbell Avenue and Salem Avenue by creating entry points on two distinct levels of the parking garage. The superstructure framing consists of precast, prestressed concrete was selected for its speed of erection and improved economics. In order to accommodate wide variations in the pinnacled limestone subsurface, DESMAN designed the foundation utilizing grout filled, steel micropiles.

**FALLS CHURCH MUNICIPAL COMPLEX AND CENTRAL BUSINESS
DISTRICT PARKING STUDY**
Falls Church, VA



Summary:

DESMAN was asked to study and make recommendations on current and future parking needs for both the City's Government Center and the Central Business District (CBD). In effect, two separate studies were completed and then the results and recommendations were combined into an overall parking program. As a suburban jurisdiction just outside of Washington, D.C., the city wished to control its urban growth while maintaining its unique residential character. New public and private development needed to be integrated into this existing environment and thus be encouraged to share limited parking resources.

The City of Falls Church Office of the City Manager and Recreation and Parks Department selected DESMAN Associates to study and make recommendations on the City's parking needs for the municipal complex containing City Hall, the Community Center, Mary Riley Styles Public Library, Gage House and the Cherry Hill Park. As the study progressed, and as the potential interrelationship between municipal center parking and parking in the central business district (CBD) was identified, DESMAN was asked to expand the study area to include an additional 20 city blocks.

With the exception of mixed-use development, DESMAN does not recommend the construction of stand-alone parking structure at this time. It is recommended that the city act as a parking facilitator to improve the use of existing parking resources through public/private initiatives and joint ventures.



PROJECT DESCRIPTION

Several short and long-range projects were programmed to occur, most without adequate on-site parking. These projects included the Whitaker Center, Forum Place I & II, the Convention Center, expansion of Strawberry Square, the Valet Office Building, and the Keystone State Office Building. The demand for parking by these developments was then modeled and the resulting parking deficit by sector of the downtown was identified. Based on the development information provided, it was anticipated that the downtown has a current deficit of 670 spaces, which would increase to 1,020 in 1 to 3 years, and to over 1,600 spaces in 3 to 5 years.

Four sites within the downtown and a fifth site located on City Island were identified and conceptual drawings and construction cost estimates were provided for each. The relative pros and cons of each site's ability to meet the anticipated future parking shortfall were discussed, including land acquisition, design efficiency, and per space construction costs. DESMAN then ranked each site and created financial proforma statements for each of the recommended facilities. The financial analysis was used by the Authority to recommend to their bond council the issuance of nearly \$26 million for the construction of the City Island parking facility.

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/13/2021

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	Paul Associates, Inc. 1311 Chapline Street PO Box 990 Wheeling WV 26003-0123	CONTACT NAME: Amy Stover PHONE (A/C, No, Ext): (304)233-3303 FAX (A/C, No): (304)233-3333 E-MAIL: astover@paulassociates.com ADDRESS:
INSURED	McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-	INSURER(S) AFFORDING COVERAGE INSURER A: CINCINNATI INS CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR (INSR, LTR)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:	X	EPP 0146335	06/15/2021	06/15/2022	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
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		EPP 0146335	06/15/2021	06/15/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	X	EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
MCKINLEY ARCHITECTURE AND ENGINEERING, MCKINLEY ARCHITECTURE AND ENGINEERING LLC, MCKINLEY ARCHITECTURAL SERVICES INC, WILLOW GLEN CAPITAL, FORT HENRY LLC. CERTIFICATE ISSUED AS PROOF OF INSURANCE.

CERTIFICATE HOLDER

CANCELLATION

AI 005479

Specimen

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

[Signature]

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/14/2021

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: Steven Galica PHONE (A/C, No., Ext): 216-306-0047 FAX (A/C, No.): 216-839-2815 E-MAIL ADDRESS: sgalica@oswaldcompanies.com
INSURED McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 1519257570

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ 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 ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea. accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				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	10/10/2021	10/10/2022	Each Claim Aggregate Deductible \$1,000,000 \$2,000,000 \$25,000

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**CANCELLATION**March-Westin Company
360 Frontier Street
Morgantown WV 26505

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

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1019021

Doc Description: EOI: Campus Parking Assessment and Parking Garage Project

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2022-04-06	2022-04-27 13:30	CEOI 0211 GSD2200000005	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

City : Charleston

State : West Virginia

Country : USA

Zip : 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267

Extension: 115

FOR INFORMATION CONTACT THE BUYER

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

Vendor
Signature X

FEIN# 55-0696478

DATE April 25, 2022

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) 

(Printed Name and Title) Ernest Dellatorre, Director of Business Development

(Address) 129 Summers Street - Suite 201, Charleston, West Virginia 25301

(Phone Number) / (Fax Number) (304) 233-0140 x115 | (304) 233-4613

(email address) edellatorre@mckinleydelivers.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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/Contract 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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

McKinley Architecture and Engineering

(Company) 

(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, Director of Business Development April 25, 2022

(Printed Name and Title of Authorized Representative) (Date)

(304) 233-0140 x115 | (304) 233-4613

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)



McKINLEY
ARCHITECTURE + ENGINEERING

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Wheeling, WV

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5000 Stonewood Drive - Suite 220
Wexford, Pennsylvania 15090

P - (724) 719-6975