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Header 1

List View

General Information [Contact](#) [Default Values](#) [Discount](#) [Document Information](#) [Clarification Request](#)

Procurement Folder: 1016345

Procurement Type: Central Purchase Order

Vendor ID:

Legal Name: MCKINLEY AND ASSOCIATES INC

Alias/DBA:

Total Bid: \$0.00

Response Date:

Response Time:

Responded By User ID:

First Name:

Last Name:

Email:

Phone:

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2200000011

Published Date: 3/21/22

Close Date: 3/30/22

Close Time: 13:30

Status: Closed

Solicitation Description:

Total of Header Attachments: 1

Total of All Attachments: 1



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

State of West Virginia
Solicitation Response

Proc Folder: 1016345
Solicitation Description: FWAATS Restroom Renovations EOI
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2022-03-30 13:30	SR 0603 ESR03292200000005950	1

VENDOR
000000206862
MCKINLEY AND ASSOCIATES INC

Solicitation Number: CEOI 0603 ADJ2200000011

Total Bid: 0 **Response Date:** 2022-03-29 **Response Time:** 10:51:30

Comments:

FOR INFORMATION CONTACT THE BUYER

David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor Signature X	FEIN#	DATE
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All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	FWAATS Restroom Renovations EOI				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

Provide professional architectural and engineering design services per the attached documentation.

West Virginia Army National Guard



CEOI 0603 ADJ2200000011

**FWAATS Facility Bridgeport -
Restroom Renovations Design**

 **McKINLEY**
ARCHITECTURE + ENGINEERING

in association with:



29 March 2022

David H Pauline
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Mr. Pauline and Members of the Selection Team,

McKinley Architecture and Engineering has teamed up with Potesta & Associates (McKinley Team) again, and are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Army National Guard, Construction and Facilities Management Office, with our Expression of Interest to provide professional architectural/engineering design services for the renovations of the shower/restroom areas of the FWAATS flight facility, located in Bridgeport, WV. As you review this submission, we emphasize the following strengths of the McKinley Team with respect to your project:

McKinley Architecture and Engineering (*McKinley & Associates*) is a **full service Architectural / Engineering** firm that has been providing design services since July 1, 1981, and are celebrating our 40th year in business. With offices in Wheeling and **Charleston, 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 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.

McKinley Architecture and Engineering has been **honored to be a partner with the West Virginia Army National Guard** for multiple projects, and we wish to continue our service with you on this project as well.

We have experience with all aspects of **restroom and shower** renovations, which has included remodeling outdated restrooms, ADA compliance, LED lighting, plumbing infrastructure upgrades, aesthetic improvements, as well as upgrading with **energy efficient** cost-saving fixtures all of which will provide lower maintenance costs, lower water costs, and better hygiene among others.

McKinley Architecture and Engineering is on the **forefront of innovative design**. We have designed LEED Certified and LEED Registered projects, projects listed on the U.S. Environmental Protection Agency's ENERGY STAR program, and more. Not only have we won multiple State awards for our designs, we have also won many National awards and recognitions. McKinley was recognized for our commitment to sustainability and high performance green buildings, and was presented with the **Governor's Award for Leadership in Buildings Energy Efficiency**.

Potesta & Associates, Inc. is our **Asbestos/Hazardous Materials Abatement, Utilities, and Wastewater/Water Engineering Consultant**. They were founded in 1997 to provide quality engineering and environmental consulting services to a wide variety of private and public clients in West Virginia and the eastern United States. They have now grown to a large and very diverse staff that includes environmental, Licensed Remediation Specialists, toxicologists, mining and chemical engineers, surveyors, geotechnical, ecologists, geologists, hydrogeologists, occupational safety and health specialists, and more. Potesta & Associates have been involved with hundreds of hazardous material inspections and reports as well as several hazardous material abatement design plans. They will be an asset to our team, for the mildew and molded wall board and materials abatement, utilities, etc.

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

Personal Regards,



Ernest Dellatorre
Director of Business Development
McKinley Architecture and Engineering
(304) 233-0140 x115
EDellatorre@McKinleyDelivers.com



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

Architect / Specialized LEED Accredited Professional



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB # [REDACTED]

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Mr. 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 believes energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

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**)

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

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

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

West Virginia State Police - new Logan Detachment / Back-Up Data Center for the WVSP Headquarters

West Virginia State Police Academy - Renovations to Buildings A, B, and C, including exterior walls; New Buildings D and Multi-Purpose Building

West Virginia University - University Police Building renovations

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

Nicholas County Division of Homeland Security & Emergency Management - E-911 and Emergency Operations Center

Fairmont State University - College Apartments Complex (\$30M)

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NēD) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

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

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 Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Ohio

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects

West Virginia State Police - multiple projects

Harrison County Schools - multiple projects

United States Postal Service - multiple projects, including several in Harrison County

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

Building 34: WV State Office Complex in Weirton

WVU State Fire Training Academy

Wheeling Island Fire Station

City of Moundsville - New Municipal Public Safety Bldg

Raleigh County Emergency Services Authority

Nicholas Co. Division of Homeland Security & Emergency Management

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

Belmont County Commission - Courts & Offices build-outs

Steel Valley Regional Transit Authority renovations

Panhandle Cleaning & Restoration warehouse & office building

Mattern Tire Service Center

The Towers Building renovations

Brooke County Schools - multiple projects

Hancock County Schools - multiple projects

Ohio County Schools - multiple projects

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:

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

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 projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley Architecture and Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV

West Virginia Army National Guard - AASF#1 Maintenance Building & Hangar renovations

Harrison County Schools - Johnson Elementary School

Harrison County Schools - Bridgeport High School's Wayne Jamison Field new restroom building

United States Postal Service - multiple projects / new & renovations, including Harrison County

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

Building 34: WV State Office Complex in Weirton

Wheeling Island Fire Station

West Virginia University - new State Fire Training Academy

West Virginia University - University Police Building fit-out

City of Moundsville - New Municipal Public Safety Bldg

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

Belmont County Commission - Courts & Offices build-outs

West Virginia State Police - multiple projects State-wide, including renovations, additions, and new construction

West Virginia Health & Human Resources Wheeling Office renovations

Panhandle Cleaning & Restoration warehouse/garage/office building

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

Steel Valley Regional Transit Authority

Brooke County Schools - multiple projects

Hancock County Schools - multiple projects

Ohio County Schools - multiple projects

Orrick's Global Operations Center

Millennium Centre Technology Park

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:

Harrison County Schools - NEW Johnson Elementary

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

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

City of Steubenville - 5 Parks Lighting and Security project

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

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

The Linsly School - Baner Hall addition/renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

WVDRS Wheeling District's new office space fit-out

Carenbauer Wholesale Corporation warehouse addition/renovations

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

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 - new Municipal/Public Safety Building

Brooke County new Judicial Center Courthouse

Tyler County Commission - new Judicial Annex Building

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

NOTABLE PROFESSIONAL EXPERIENCES:

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building renovation

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

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

Ralph Pedersen, AIA

Construction Contract Administrator

EDUCATION:

University of Cincinnati
Bachelor of Architecture - 1975

Brooklyn Technical School
Regent's Scholar - 1969

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia

National Board Certification:
NCARB # [REDACTED]

Licensed General Contractor:
West Virginia # [REDACTED]

Member:
The American Institute of Architects
National Trust for Historic Preservation
American Institute of Real Estate Appraisers

Member and Former Vice President:
Harrison County Historical Society

Member and Former Executive Director:
Preservation Alliance of West Virginia

Former Chairman:
Harrison County Building Code Board of Appeals
Building Board of Appeals, City of Clarksburg

Former Secretary:
Harrison County Historic Landmark Commission

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Contract Administrator
Charleston, WV (2021 to present)

Saga Construction Company
President
Clarksburg, WV (1987-2021)

WV Housing Development Fund
Senior Technical Services Administrator
Charleston, WV (2010-2016)

SUMMARY OF EXPERIENCE:

Mr. Pedersen brings a noteworthy cross-trained background of being both an Architect and a General Contractor, which gives him a unique ability to understand all aspects of a project from the design and construction ends which are an asset to his role as a **Construction Contract Administrator**. He has completed various training courses and examinations, such as EPA Lead Training, Fair Housing Act and Americans with Disabilities Act Program, HCV Housing Quality Standards Specialized Knowledge & Applications, Fire Prevention Initiative: Fire Prevention & Fire Sprinkler Education, and more. He has awards-winning projects, and has received both WV AIA Merit and Honor Awards for his designs. He has designed projects in education, government, retail, commercial, health care, historic preservation, museum and cultural facilities, offices, residential, and more. For your project, Ralph 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:

World War Memorial restoration (WV AIA Honor Award)*

West Pike Street Parking Facility (WV AIA Merit Award)*

Bridgeport Medical Arts Building*

Rite Aid Pharmacies - several projects throughout West Virginia, Ohio, and Kentucky*

United Hospital Center Physicians Office Building renovations*

United Hospital Center Physicians Office Building
3rd Floor addition*

Louis A. Johnson VA Medical Center renovations*

Medbrook Medical Center addition/renovations*

Barbour County Medical Center*

Lewis County Senior Citizens Center*

Lincoln Plaza Shopping Center*

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



EDUCATION

M.S. Civil Engineering, 1979
West Virginia University

B.S. Civil Engineering, 1978
West Virginia University

EMPLOYMENT HISTORY

1997-Present	Potesta & Associates, Inc.
1994-1997	Terradon
1979-1994	GAI Consultants, Inc.
1978-1979	West Virginia University
1976-1977	West Virginia Department of Highways (summers)

PROFESSIONAL REGISTRATIONS

- Professional Engineer – West Virginia, Illinois
- Professional Surveyor – West Virginia

PROFESSIONAL CERTIFICATIONS

40-Hour Health and Safety Training

AREAS OF SPECIALIZATION

Management of design and permitting of civil, environmental, geotechnical, and mining engineering projects. Siting, design, and permitting of industrial and municipal waste disposal sites; reclamation of abandoned mine lands; and development of stormwater management

plans and groundwater sampling programs. Environmental/reclamation liability assessments. Development of site plans for commercial and industrial facilities including hydrologic and hydraulic analyses. Expert witness testimony. Directs engineering division including day-to-day operation of headquarters and three branch offices concerning staffing, coordination, training, business development, and overall management of technical and support staff.

PROFESSIONAL EXPERIENCE

Civil/Site Design

Utility extension, site grading plans, stormwater management, roadway design, and permitting for site development:

- Residential subdivisions
- Commercial developments

The Villages at Coolfont – Principal-in-Charge to provide environmental and engineering consulting services for the redevelopment of the Coolfont Recreation property in Morgan County, West Virginia to create a second home community with high-end amenities:

Tucker County Industrial Park – Principal-in-Charge for the design which included water and sewer lines, stormwater management design, roadway design, pavement design, site grading plan, master plan, and geotechnical exploration/foundation recommendations. Principal-in-Charge for site grading plans, stormwater management system, site surveying, roadway/parking lot design, wetland delineation/mitigation, and construction monitoring for the 400,000-square foot Coldwater Creek distribution center in Parkersburg, West Virginia.

Principal-in-Charge for the civil/site design for the new Sissonville Middle School in Kanawha County, West Virginia. Project included site grading plan with more than 230,000 cubic yards of earthwork to obtain 20 acres of level ground for a 74,000-square foot school, football field, soccer field, baseball field, access roadways, and parking areas. Project included utility designs for water service and sanitary and sewer. Stormwater collection systems and erosion and sediment control plan/permit completed.

D. MARK KISER, P.E., L.R.S.

Chief Engineer, Licensed Remediation Specialist



EDUCATION

B.S. Civil Engineering, 1984
West Virginia University

EMPLOYMENT HISTORY

1997-Present Potesta & Associates, Inc.
1995-1997 Terradon Corporation
1984-1995 GAI Consultants

PROFESSIONAL REGISTRATION

- Professional Engineer – West Virginia
- Licensed Remediation Specialist – West Virginia

PROFESSIONAL CERTIFICATION

- Hazardous Waste Site Operations and Superfund
- Worker Protection Training, 40-Hour Training
- Supervisory Training and Annual Refreshers
- Troxler Nuclear Densometer Certification

AREAS OF SPECIALIZATION

Environmental assessments, environmental sampling and remedial programs, conceptual and final designs for chemical, utility, and municipal solid waste disposal sites, including liner systems, leachate management systems, stormwater management systems, operational plans and capping/closure systems, abandoned mine land reclamation projects, sludge stabilization and basin/pond closure projects, environmental permitting, hydrologic

and hydraulic analyses, quality assurance/quality control monitoring.

PROFESSIONAL EXPERIENCE

Civil/ Site Design

Ridgeline, Inc./Cabela's – Retained by developer and Cabela's to provide civil engineering design services for a new Cabela's store in Charleston, West Virginia.

- ALTA survey
- Subsurface exploration
- Grading plan including balanced cut and fill for the building pad, parking fields, and access roads.
- Stormwater collection system design including curb inlets, catch basins, and culverts.
- Pavement design.
- Utility extension designs including sanitary sewer, potable water, fire service, natural gas, underground electric, underground telephone, and underground cable television.
- Permitting services
- Support for local approvals including approval from Charleston Municipal Planning Commission as a Development of Significant Impact and building permit to allow construction to begin.
- MM-109 permit to allow for connection of the store's new roadway with the existing public roadway.

Business and Industrial Development Corporation – Preparation of Utility Extension and Roadway Paving Plans for Southridge Centre - Phase 2 area. Project included preparation of bidding/construction drawings to provide natural gas, water, sanitary sewer, telephone, and cable television serving four commercial lots and a 50-lot proposed subdivision. All utilities were underground. The length of the project was approximately ½ mile. The project also included roadway paving and stormwater drainage.

Yorktowne Subdivision – Project engineer for development and construction phase services for a 50-lot subdivision in Charleston, West Virginia. Design of streets, lots, stormwater management systems, sanitary sewer mains and pump stations, water mains, underground electric, natural gas, telephone, and cable.

DAVID B. SHARP, P.E.

Branch Manager/Senior Engineer



EDUCATION

M.S. Civil Engineering, 1995
West Virginia University

B.S. Civil Engineering, 1993
West Virginia University

EMPLOYMENT HISTORY

2003-Present	Potesta & Associates, Inc.
2000-2003	CTL Engineering, Inc.
1997-2000	Potesta & Associates, Inc.
1994-1997	Terradon Corporation

PROFESSIONAL REGISTRATIONS

Professional Engineer – West Virginia, Virginia, Ohio

PROFESSIONAL CERTIFICATIONS

Professional Engineer – West Virginia, Pennsylvania, Maryland, Ohio, and Kentucky

AREAS OF SPECIALIZATION

Involved with many aspects of civil engineering with a special interest in the geotechnical/environmental aspects. Responsibilities have included projects involving Civil/Site Design; Geotechnical Design, Solid Waste Management Facility Design, including geosynthetic applications; hydrologic and hydraulic design; transportation/highway projects, including geotechnical and right-of-way plans; and municipal water and wastewater projects.

PROFESSIONAL EXPERIENCE

Geotechnical

Engineer responsible for performing subsurface investigations, preparation of geotechnical reports, coordinating laboratory analysis programs, providing recommendations for lateral earth pressures, bearing capacities, modulus of subgrade reactions, settlements, and construction specifications for multi-story structures. Foundations considered have included steel H-piles, auger-cast piles, drilled piers, spread footings, and mat foundations:

- WVARNG Readiness Center – Summersville, WV
- WVARNG Camp Dawson Fueling System – Kingwood, WV
- Camp Dawson Two New Buildings – Kingwood, WV
- Rubbermaid Distribution Center Addition – Winchester, VA
- WVU Transportation Center/Parking Garage – Morgantown, WV
- Copper Beech Student Housing (included 31 buildings, parking areas, and 11,250 linear feet of retaining walls) – Morgantown, WV
- Sunnyside Commons Student Housing (included three multi-story buildings, parking, and 43,000 sq. ft. of retaining walls) – Morgantown, WV
- West Run Student Housing (includes 16 buildings, parking areas, and 50,000 sq. ft. of retaining walls) – Morgantown, WV

Civil/Site Design

Project Manager/Engineer on numerous projects involving most aspects of site development. Involvement has included civil/site design, geotechnical aspects, hydrology/hydraulics, permitting, erosion/sediment control/permitting, etc.:

- Davis & Elkins College Plaza Improvement – Elkins, WV
- University Place Parking Garage – Morgantown, WV
- Sunnyside Commons Student Housing Project
- West Run Student Housing – Morgantown, WV
- Copper Beech Student Housing (1,000 bed student housing project) – Morgantown, WV
- Morgantown Technical Services Industrial Expansion – Mt. Morris, PA

DAVID J. CORSARO, L.R.S.

Senior Scientist



EDUCATION

M.S. Environmental Science, 2008
Marshall University

B.S. Safety Technology, 1999
Marshall University

EMPLOYMENT HISTORY

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

PROFESSIONAL REGISTRATIONS

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

PROFESSIONAL CERTIFICATIONS

Hazardous Waste Operations and Emergency Response – 40-hour

AREAS OF SPECIALIZATION

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

PROFESSIONAL EXPERIENCE

Hazardous Waste/RCRA/Corrective Action

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

ESAs (Phase I and II)

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

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

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

- West Virginia Voluntary Remediation Program (VRP).
- West Virginia Leaking Underground Storage Tank (LUST) Program.
- Resource Conservation and Recovery Act (RCRA) Corrective Action.
- Comprehensive Emergency Response, Compensation, and Liability Act (CERCLA) Site Assessment and United States Environmental Protection Agency (USEPA) Brownfields.
- Property transaction-related (*i.e.*, due diligence or baseline ESAs).

Remediation

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

EDUCATION

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

EMPLOYMENT HISTORY

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

PROFESSIONAL CERTIFICATIONS

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

TRAINING/RELEVANT COURSE WORK

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

AREAS OF SPECIALIZATION

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

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

PROFESSIONAL EXPERIENCE

Asbestos

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

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

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

Hazardous Waste/RCRA/Corrective Action

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

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

Remediation

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

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

- A 110-acre zinc smelter site that has been capped and reclaimed as part of a remediation plan.
- Industrial landfills that have been sealed with a geotextile liner and capped.

Corporate Information

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service A/E firm**, offering comprehensive **professional services in Architecture, Engineering, Energy Efficient and Sustainable (LEED) Design, SAP Evaluation, Commissioning, Historic Preservation, Construction Contract Administration, and more**. We have a broad range of skill and experience for projects involving **commercial, office, governmental, sustainable and energy efficiency**, hospitality, entertainment, and schools to name a few. Over the years, our firm won multiple **State and National awards and recognitions** for our designs. **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+Cs
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](https://www.facebook.com/McKinleyDelivers)

[www.Linkedin.com/company/McKinleyDelivers](https://www.linkedin.com/company/McKinleyDelivers)

Instagram: @McKinleyDelivers



Project Approach

Over the years, McKinley Architecture and Engineering and Potesta & Associates have designed many relevant projects involving restrooms/showers. **We will meet ALL of your Project Goals and Objectives** which you list in Section Three, Part 2. We know this Team possesses the required expertise to address all facets of your project - from **architectural and engineering services, restroom/shower room renovations, mildew and mold abatement, LED lighting, energy efficiency, meeting codes, ADA compliance and current military force protection regulations, utilities, designing to your needs, designing to budget, etc.**

You will be involved and engaged throughout the design process. The most important element of the entire process becomes **communication** from you to our designers. We use and welcome your input throughout the project. Initial meetings with the users and staff will incorporate reviewing the existing plans and conditions as well as the operation of the Bridgeport FWAATS facility, references to the codes and standard with the object goal of determining budget, design and logistical priorities for the project. Therefore, to start your project, a **kickoff meeting** will be held with all pertaining **West Virginia Army National Guard and Fixed Wing Army Aviation Support Facility** representatives for a building walkthrough, with all the **McKinley/Potesta design professionals**. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use all this information to aid in the designs of the project to **meet all of your Goals and Objectives**.



In addition to architecture and engineering, our **LEED Accredited Professionals and 3 LEED Accredited Professionals specialized in Building Design & Construction** can help choose **energy efficient options, such as lighting fixtures which use less electricity, sink and toilet options which use less water, and quiet shower fans can be used for mechanical ventilation.**

Furthermore, we can also provide **interior design services** to design any **furnishings and fixtures for the restrooms/showers, such as color schemes, floors, walls, cabinetry, counters, aesthetically pleasing designs, and more.**



Commissioning

On staff, we have a **Qualified Commissioning Process Provider** who can provide independent commissioning services, not only on new facilities but also existing facilities.

This professional is **Tim E. Mizer, PE, RA, QCxP**. His **QCxP accreditation** was earned at



the University of Wisconsin-Madison. He has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently, and has a comprehensive knowledge of the full American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Commissioning Process. From this, we commission the project to ensure everything is working properly, and to teach the maintenance personnel how to use the machinery and gives them all the correct manuals.

For existing buildings, the commissioning provider can troubleshoot the existing systems to determine the fault of non-performing equipment or the reasons for uncomfortable spaces.

For new buildings and their systems, commissioning entails the review of the design plans, verifying the installations, and the oversight of the testing of the mechanical and electrical systems to ensure the owner is getting the type and quality of product expected.



Interior Design



Basic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans.

Application of current **ADA** and **building codes** will be applied to the developed plans for **way finding** (signage, directories, fire escape plan), **furnishings** and **finishes**. **Attention to budget and maintenance** is given in relationship to owner needs.

Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable.

We can also design for **energy efficiency and sustainability**. For interior design & FF&E; specific color and texture selections on the floors, walls, ceilings, and furnishings can **enhance the lighting in the space**, can **create a comfortable atmosphere**, and can **incorporate a color palette with fresh accents to offer interest and contrast**. We have utilized wall paint that has very low volatile organic compounds (VOC's) which **keeps the air we breathe cleaner**, and contains an anti-microbial which inhibits the growth of mold and mildew. We have specified carpet tile which minimizes waste, has 35% recycled content, and is **Green Label Certified**, meaning it meets stringent indoor air quality requirements.



Sustainable “Green” Design

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

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

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

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



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

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

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

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

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



Leadership in Energy and Environmental Design





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

We have **LEED® Accredited Professionals**, including 3 who are **specialized in Building Design & Construction**:

- Kurt A. Scheer, PE, LEED AP
- Christina Schessler, AIA, LEED AP BD+C
- Jeffrey W. Wessel, AIA, LEED AP BD+C
- Thomas R. Worlledge, AIA, LEED AP BD+C, REFP



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

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

All of our current **LEED Registered** Projects are (LEED Rating System in parentheses):

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

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



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

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



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!



Construction Contract Administration & On-Site Representation

Construction Contract Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

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



Our **Construction Contract Administrators (CA)** have an extra responsibility than what most firms' Construction Administrators have; our CAs are a part of the design process from **Day 1** (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. Our CAs have an important role as being the **liaison between the Owner, Contractor, and Architect**. The primary objective of the Construction Contract Administration services is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Our CAs evaluate the quality of the work to verify that it meets the level required by clients; in addition, they monitor the contractor's progress to ensure that they are following the Construction Documents. They observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders. The Construction Contract Administrator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

References

We feel that the best way to demonstrate our strengths and leadership is by referring to our clients. We have an ever-growing list of repeat clients. 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; we encourage you to call our references:

Mr. Joshua Smith, PE
Buildings & Grounds Program Manager
Maintenance Division
WVDOT Division of Highways
1900 Kanawha Boulevard, East
Building 5, Room 350
Charleston, WV 25305
304 / 887-2325

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

Dr. Kim Miller
Superintendent
Ohio County Schools
2203 National Road
Wheeling, WV 26003
304 / 243-0300

Mr. Gregory L. Melton
Director
State of West Virginia
WV Department of Administration
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-1808

Mr. Murrey Loflin
West Virginia University
Fire Extension Services
2600 Old Mill Road
Weston, WV 26452
304 / 269-0872

Mr. Robert Herron
City Manager
City of Wheeling
1508 Chapline Street
Wheeling, WV 26003
304 / 234-3617

Mr. Rick Healy
City Manager
City of Moundsville
800 6th Street
Moundsville, WV 26041
304 / 845-6300

Mr. Christopher Petrossi
Urban Projects Director
City Planning & Zoning Commission
City of Steubenville
115 South Third Street - Suite 108
Steubenville, OH 43952
740 / 283-6000 x1702

POTESTA & ASSOCIATES, INC.

Asbestos Inspection Services

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

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



BUILDING INSPECTIONS

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

REGULATORY ASSISTANCE

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

ENGINEERING AND PROJECT MONITORING ASSISTANCE

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



POTESTA & ASSOCIATES, INC.

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

POTESTA & ASSOCIATES, INC.

Remedial Services

State and federal environmental regulations require that remedial action be initiated when the release of a regulated substance into the environment has occurred or is imminent. These regulations also require that the remedial actions selected be protective of human health and the environment. Potesta & Associates, Inc.'s (POTESTA) professionals have completed many remediation projects and are qualified to assist you with:

- Remedial System Selection and Design, Installation, Operation and Maintenance
- Groundwater Investigation and Remediation
- Estimates of Probable Costs
- Stabilization/Closure of Waste Impoundments
- Landfill Closure
- Construction Monitoring
- Compliance Monitoring
- Regulatory Negotiations
- Asbestos Inspection and Planning

POTESTA personnel have completed remedial projects for sites impacted with various petroleum hydrocarbon constituents, heavy metals, pesticides and herbicides, chlorinated solvents, asbestos-containing material, and other hazardous wastes.

TOXIC AND HAZARDOUS SITES

POTESTA's personnel have completed projects involving remediation of media impacted with heavy metals such as lead and mercury, and polychlorinated biphenyls (PCBs). Remedial activities range from excavation and off-site disposal to in-situ fixation and stabilization with capping of the treated area.

WASTE IMPOUNDMENT CLOSURE

Closure of waste impoundments is accomplished in accordance with regulatory requirements. POTESTA's personnel have completed projects

utilizing such remedial technologies as sludge stabilization, excavation and off-site disposal, lining and capping.



LEAKING UST LOCATIONS

POTESTA's professionals have completed numerous remedial projects involving petroleum hydrocarbon releases from underground storage tanks. These projects have involved enhanced in-situ and ex-situ bioremediation, soil vapor extraction, air sparging, pump-and-treat and other innovative technologies.



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REMEDIAL TECHNOLOGY SELECTION

Several technologies may be used to effectively remediate a specific site. POTESTA will identify, design, install and operate safe, cost-effective treatment technologies. Data accumulated during site characterization activities are used to evaluate and select the most appropriate technologies based upon soil types, contaminant types and concentrations, and regulations.

ASBESTOS ABATEMENT

Some asbestos-containing materials pose a health risk if fibers become airborne. POTESTA's licensed asbestos inspectors can evaluate and sample suspected asbestos-containing material to determine the risk posed by the materials. Working with appropriate contractors, our asbestos project designer can develop abatement and/or management plans. We also routinely provide construction oversight during the asbestos removal stage.



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Potesta & Associates, Inc. has a significant body of work in site design for residential, commercial and industrial clients. Projects range from power plant siting to subdivision design. We have assisted numerous developers and development agencies with the creation of business industrial parks throughout West Virginia, and have been part of design teams for elementary, secondary and collegiate projects primarily associated with new building construction.

Our staff of civil, environmental, and geotechnical engineers; surveyors and environmental scientists can provide the following site planning and design services.

- Surveying – Topo and Boundary
- Base Mapping from Aerial Photography
- Geotechnical Engineering
- Land Planning
- Environmental Issues Evaluation and Mitigation
- Site Grading
- Vehicular and Pedestrian Circulation
- Utility Design
- Site Features
- Stormwater Management Plans

Some clients who have used our site design services include:

- West Virginia Development Office
- Development Authorities: Tucker, Wood, Roane and Hardy Counties
- Bright Enterprises
- Charleston Area Alliance
- University of Charleston
- Timberwolf Development Corporation
- West Virginia Department of Environmental Protection
- West Virginia Division of Natural Resources
- Marshall University
- Architects: Associated Architects; Bastian & Harris, Architects; SEM Partners; ZMM



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POTESTA & ASSOCIATES, INC.

Civil Engineering and Design

Potesta & Associates, Inc. (POTESTA) helps clients evaluate and plan projects by completing the following types of preliminary evaluations and analyses.

- Phase I Environmental Site Assessments
- Floodplain Determination
- Geotechnical Explorations Including Soil, Bedrock, and Groundwater Characterization
- Foundation Recommendations
- Monitoring Well Systems and Site Characterization Plans
- Boundary, Topographical and Photogrammetric Surveys
- Utility Planning
- Earthwork Evaluations Including Volume Analysis
- Opinion of Probable Costs/Engineer's Construction Cost Estimates

Once the project has been determined feasible, POTESTA's design professionals complete preliminary and final designs. Frequent communication is made with the client and any other design professionals to review completed activities and obtain input for the design process. Our goal is to provide our services to achieve or exceed our clients' expectations.

Our design services include:

- Erosion and Sediment Control Plans
- Earth Retaining Structures Design
- Geometric Site Layout
- Grading and Drainage Plans, Including Excavation and Fill Optimization
- Access Road Design
- Hydraulic Structure Design
- Water and Sewer Design
- Slope Stability Analysis
- Subsurface Drainage System Design
- Construction Drawings, Specifications and Contract Document Preparation

POTESTA offers experienced environmental engineers and scientists to prepare applications for various environmental permits that may be required. These services include:

- Stormwater Management Permit/Erosion and Sediment Control Plans
- Office of Air Quality Permit to Construct
- Wetland Delineation and Permits
- National Pollutant Discharge Elimination System (NPDES) Permits
- Floodplain Management Permits
- Groundwater Protection Plans
- Spill Prevention, Control and Countermeasure Plans
- Environmental Site Assessments
- Environmental Impact Statements

POTESTA routinely provides professional services throughout construction of our projects. These services include survey layout, construction management, construction monitoring, record drawing preparation, and bid evaluation assistance.



POTESTA & ASSOCIATES, INC.

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

POTESTA & ASSOCIATES, INC.

Geotechnical Engineering

Potesta & Associates, Inc.'s (POTESTA) engineers and geologists have extensive experience related to the geotechnical engineering and geological disciplines. These areas include subsurface explorations, monitoring well and piezometer installations, foundation design recommendations, slope stability analysis, retaining walls, and remedial designs as they relate to construction, mining, waste disposal, environmental remediation, and other projects.

SUBSURFACE EXPLORATIONS

POTESTA's diverse staff of engineers and geologists is experienced in the many different facets of subsurface explorations. Our usual procedure is to attend an initial meeting with the client to establish requirements and expectations, conduct a preliminary site reconnaissance, and develop a recommended exploration program for your review and approval. Supplemental information from the local area is then obtained from readily available sources to assist the engineer or geologist in making final recommendations.



POTESTA can provide field engineers and geologists who are knowledgeable using the latest technologies to assist in collecting and analyzing samples. Our knowledge of the proper procedures and familiarity with local conditions allows office

and field personnel to adjust the exploration plan if unanticipated field conditions are found.

Our staff is familiar with the following items which can be associated with subsurface exploration:

- Drilling and Rock Coring Techniques (augers, rotary bits, Geoprobe™, etc.)
- Sample Collection Methods (split spoons, shelly tubes, Geoprobe™ sleeves, etc.)
- Classification and Logging of Soil and Rock Samples
- Monitoring Well and Piezometer Installation

SLOPE STABILITY ANALYSIS AND REMEDIAL DESIGN

Slope stability is often a major concern during the design and construction phases of many projects, especially those located in the Appalachian terrain. POTESTA's engineers are familiar with the various methods utilized to predict slope stability and are capable of performing the related analyses. Slope stability is critical for many projects such as analysis of existing or proposed soil embankments, rock fills, dam analysis and design, landfill design and operation, assessing the causation of slope failure, and designing remedial measures. Analyses can involve circular or sliding block methods, interface friction angles, and estimation of the strength parameters of the soil or rock. Slope stability analyses are performed on one of the most technologically advanced computer programs available and can be modified using site specific data.

POTESTA's engineers can also develop preventive measures during initial project design or recommendations to repair slope failures. Based upon the project circumstances, our engineers will consider various remedial measures such as regrading the site to obtain more suitable conditions, management of groundwater, and design of retaining structures. Our staff is familiar with a wide variety



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of retaining structures, including gabion baskets, soldier beam and lagging walls, sheet piles, reinforced concrete and reinforced earth slopes.



FOUNDATION DESIGN RECOMMENDATIONS

POTESTA's staff has experience with various types of foundations and will recommend the appropriate type of foundation given the anticipated application and site conditions. The different types of foundations with which our staff is familiar are spread and strip footings, steel piles, auger-cast concrete piles, drilled piers, and reinforced mats.

Preliminary foundation design recommendations and cost analyses are commonly performed during the initial phases of a project to assist in determining project feasibility. As project planning progresses, the preliminary alternatives will be revised into a final recommendation which can then be incorporated into the project's construction documents or developed as an independent package for presentation to the contractor.

The final recommendation can include construction drawings, technical specifications, recommendations for allowable bearing capacity, engineer's construction cost estimate, and contractor's bid sheet.



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POTESTA & ASSOCIATES, INC.

Surveying and Mapping

Our surveyors are experienced in many aspects of surveying such as topographic mapping, boundary surveys (rural/farms, city lots, and subdivisions), ALTA surveys, control surveys, flood certificate surveys, well location surveys, construction surveys for layout of work, record drawings, and quantity measurements. Related areas include courthouse research, preparation of right-of-way plans, and verification of property owners. Potesta & Associates, Inc. (POTESTA) has licensed professional surveyors registered in West Virginia, North Carolina, South Carolina, Ohio, Virginia, and Pennsylvania. Their total combined surveying experience comes to well over 50 years.

POTESTA's surveyors use state-of-the-art equipment such as Topcon total stations, Trimble R-8 GNSS, and SMI data collectors with SMI software. Autodesk Civil 3D reduction and design software is used.

POTESTA is equipped with modern surveying instruments, allowing efficient data processing and accurate gathering of field information. Total station instruments equipped with data collectors are utilized for complete field-to-office automation allowing for high levels of productivity in the field. The latest versions of software are then used to process survey data and create drawings or required end products. These products can be supplied to our clients in AutoCAD and/or Microstation format.

Small topographic mapping projects can be completed in-house using the aforementioned process. Larger projects are better suited for mapping using aerial photography.

POTESTA can provide the necessary surveying required for establishing ground control for aerial mapping. As a quality control measure, aerial mapping is field checked for accuracy by surveying cross sections or random points.



Surveys completed by POTESTA are performed by or under the direction of a professional licensed surveyor. Surveys and mapping are completed to the standards outlined by the National Map Standards, as well as other applicable quality standards.

Our staff is experienced in global positioning surveys (GPS). GPS equipment, Trimble R-8 GNSS, and existing base stations are among POTESTA's surveying tools. Based upon the site location and ultimate use of the survey information, a recommendation is made to the client as to whether or not traditional survey or GPS is most applicable to their project.



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Maclin Hall Dormitory

Montgomery, West Virginia

Owner

WVU Institute of Technology

Size

53,900 SF approx.

Construction Cost

\$6 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Thomas Worlledge,
AIA, LEED AP BD+C

Contractor

Wiseman Construction

A comprehensive renovation to the historic Maclin Hall dormitory (now a part of the WVARNG Mountaineer Challenge Academy South campus). This \$6 million project had two fast-tracked aspects to it; there was a design time of only 1 month, along with a construction time of only 5 months. This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year. Even with this extremely short timeline, we were still able to bring the project in under budget.

There were 35 total restroom renovations. We completely regutted every restroom and also provided new shower facilities. On the ground floor, there were 5 restroom/shower renovations; on the upper floors there was 2 communal restrooms/showers per floor, and the 8 suites per floor each had their own separate restroom. These involved the removal of all toilet partitions & associated hardware, toilet accessories, plumbing fixtures, cap supply and waste lines, etc. We then replaced the ceramic tile base at toilet rooms, the walls, new toilets and showers including ADA compliance, partitions, mirrors, soap dispensers, paper towel dispensers, toilet paper holders, sanitary napkin dispenser, grab bars, shower rods and curtains, soap holders at showers, towel bars, robe hooks, solid surface shelving above sinks, and more.

In this 53,900 SF building, we renovated all the dorm rooms, and added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. We also replaced the entire HVAC, lighting, fire protection, data systems, redesigned the shared areas, new finishes, new roof, and the project included a restoration of the exterior.



BEFORE



and AFTER



West Virginia University

State Fire Training Academy

Jackson's Mill, West Virginia

Owner

West Virginia University

Size

25,752 square feet including
the 8,300 sq. ft of the Arena

Construction Cost

\$4.5 million

Project Architects-Engineers

McKinley Architecture and Engineering

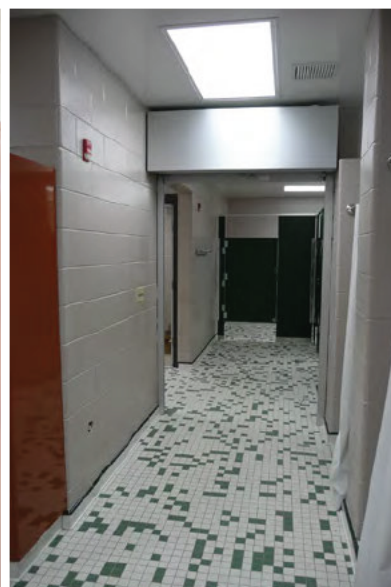
Project Architect

Christina Schessler, AIA, LEED AP BD+C

The \$4.5 million WVU State Fire Training Academy is located near the Jackson's Mill 4-H Campus in Lewis County, WV. Every year, WVU Fire Extension Services uses this one-of-a-kind facility to train more than 2,000 volunteer and professional firefighters and first-responders from around the state and nation. Because of the proximity to this historic site, the design directive given by the Owner was to **blend into the rural community**. The exterior brings to mind a **barn** set into the sloping terrain in an agricultural setting. The Users we have spoken to enjoy teaching in our facility, and it contextually "fits" into the Campus and local agricultural community. There are 2 major components to the 25,752 SF building; the first is the multi-use Classroom Wing which is comprised of classrooms, offices, conference, dining and more. The second component, the 8,300 SF Arena, is an all-weather interior training facility. Having a clear interior height greater than 30' allows the full extension of authentic fire training apparatus, and for various types of vehicles and hands-on programs. There is a 1900+ SF Men's restroom/shower/locker room and a 1100+ SF Women's restroom/shower/locker room on the ground floor. The Owner requested large, 24" wide lockers, and there are 12 lockers in the Men's Locker Room and 7 in the Women's Locker Room. The Men's room also includes 10 showers (including 1 ADA roll-in shower), 5 urinals, 4 stalls (including 1 ADA), and an equipment storage room. The Women's room also includes 4 showers (including 1 ADA roll-in shower), 4 stalls (including 1 ADA), and an equipment storage room. There are additional ME's and Women's restrooms on the first floor, as well.



The Men's room also includes 10 showers (including 1 ADA roll-in shower), 5 urinals, 4 stalls (including 1 ADA), and an equipment storage room. The Women's room also includes 4 showers (including 1 ADA roll-in shower), 4 stalls (including 1 ADA), and an equipment storage room. There are additional ME's and Women's restrooms on the first floor, as well.



Braxton County Senior Center

Gassaway, West Virginia

Owner

Braxton County Senior Citizen Center, Inc.

Size

13,965 SF approx.

Construction Cost

\$2.8 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Contractor

Flint Construction Co.

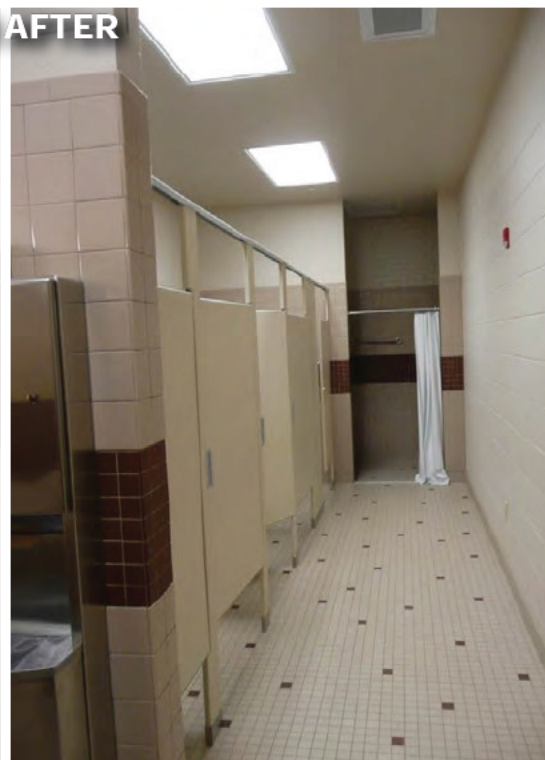
Architectural/Engineering design for an addition and adaptive reuse/renovation of a former steak house restaurant into a rustic-looking multi-use senior citizen center in Gassaway, WV. The project involved the total renovation of existing building, a single story addition, site grading and drainage, landscaping improvements, renovation and expansion of parking areas (approximately 65 spaces), gravel overflow lot, and an automatic sprinkler system. Included in the structure are a community room, exercise room, arts & crafts room, audio video room, conference room (used weekly for veteran meetings), offices, kitchen, and much more. The 3,685 SF Community Room has the ability to hold 526 persons, or have dining for 246 persons for assembly with less concentrated use. The facility was designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The center also supports a Meals On Wheels Program. We renovated restrooms and had fit-outs. These included employee lavatories, public toilets, and assisted shower/toilet. These were built to be ADA Compliant/handicap-accessible. There were new plumbing fixtures and toilet partitions, primary door and frame, all wall-mounted urinals, toilet accessories, floor tile, drain system, wall tile, and much more.



BEFORE



and AFTER



Capitol Theatre

Wheeling, West Virginia

Owner

Wheeling Convention & Visitors Bureau

Size

82,000 SF approx.

Construction Cost

\$2.3 million

Project Architects-Engineers

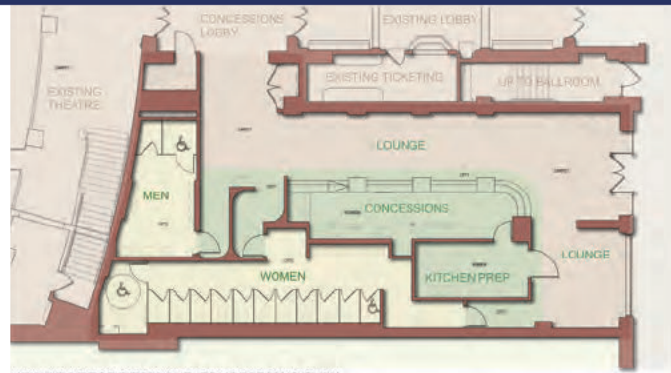
McKinley Architecture and Engineering

Project Architect

Christina Schessler,
AIA, LEED AP BD+C

Contractors

Brewer and Company
United Electric
Walters Construction Co.
Grae-Con Construction



The Capitol Theatre (also known as the Capitol Music Hall) was originally built in 1928. In 2007, it was closed due to code violations. Two years later, the theater was bought by the Wheeling Convention & Visitors Bureau, and McKinley was honored to design this project. We completed an overall **Master Plan**, and it resulted in multiple construction phases to reopen the historic theater. **Phase 1** of Capitol Theatre restoration included **life safety and code improvements** to the historic building directly related to the facilities re-opening. This included full building sprinklering, full building fire alarm, and **temporary ADA restrooms**. McKinley worked with several groups having authority over the building to work out a plan that met both the life safety requirements and the **time constraints** of the owner. A final plan was put into place that included 5 separate prime contracts **fast-tracked** to achieve reopening of the theatre. With a **tight schedule of 6 months** from master planning to occupancy, a hands on approach was used to ensure the historic fabric of this building was maintained while these improvements were implemented. After Phase I was completed, the theater reopened on September 23, 2009. **Phase 2** included two 5-story, free standing emergency exit stairs with a scissor configuration. Finally, **Phase 3** included a new elevator and shaft, ADA compliance, and a 2,400 SF restroom and concession build out. The restrooms involved architecture, engineering, construction administration, and even interior design. Interior Design included products such as counter tops and casework, ceiling, tile, resilient flooring, toilets and partitions, urinals, base & transition strips, grout, color selections, and more. Additional accessories are toiler tissue dispensers, semi recessed trash/towel dispensers, clothes hooks, liquid soap dispensers, changing stations, mirrors, sanitary napkin disposal unit, purse shelves, and grab bars. An existing restroom was converted into the Women's ADA stall, and 11 adjacent stalls were added (including another ADA stall). The new Men's room included 6 urinals and 2 stalls.



Before



and After



J.B. Chambers Family Y.M.C.A.

Wheeling, West Virginia

Owner
Young Men's Christian Association

Size
39,960 SF

Construction Cost
\$3 million

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Denis P. Gill, AIA

Contractor
J. D. & E.



This \$3 million upgrade project in the Elm Grove area of Wheeling involved:

- the locker rooms (girls, boys, mens, and womens) all have a new layout and include new lockers and benches. The girl's and boy's locker rooms are open areas with the lockers on the perimeter.
- the new special needs locker rooms are now located in the old toilet rooms. The toilet, sink, and shower were left in each room, but the changing area has a new layout.
- the shower rooms have new layouts, new tile, new shower heads with correct mounting, and hooks for towels.
- the pool was equipped with new piping, valves, etc., since everything was 30 years old.
- the new aquatics office has been shifted to allow the corridor. To do this, the back wall was relocated and the electrical panel had to be relocated to a different wall.
- the steam room on the pool deck is now piped to the existing boiler.
- the youth fitness center has flat benches for free weights, 3 Cybex stations, 2 stair steppers, 3 bikes, 23 total pieces of equipment, a door and a window to the office in the multi-purpose room, and access to the new lobby.
- the new aerobics / exercise studio is 11' high. It has mirrors in the space and includes storage for exercise equipment (mats, etc.).
- the new fitness center (in the second floor of the addition) has free weights, benches, and mirrors in the West room; and over 200 pieces of equipment in the East room.
- the new gymnasium is built for basketball and other activities (such as roller hockey). It also has a suspended running track.
- the new child care center has 100 to 125 lockers or storage space for gym bags, new cabinets and cold storage in the kitchen area, an eating area, and washrooms with toilets for both girls and boys.
- the new child care director's office has doors and windows facing both the child care center and the existing gymnasium, the wall adjacent to punching bag room is sound proofed, and it has proper electrical and computer jacks.
- the new director's office has new furniture, a private toilet, and can be accessed from both the corridor and the board room.
- the new office and administration spaces have new furniture and proper electrical and computer jacks for each space.
- the new board room is equipped with a large table with chairs and a kitchenette. This room can be accessed from both the corridor and the director's office.
- the multi-purpose room has an office, 2 tables with 10 chairs each, a wall mounted television with equipment for presentations, and includes access to the natatorium.
- the project also involved heat reclaim for energy conservation.



Madison Elementary School

Wheeling, West Virginia

Owner

Ohio County Schools

Size

74,820 SF approx.

Construction Cost

\$4.6 million

Project Architects-Engineers

McKinley Architecture and Engineering

Contractor

Climatech, Inc.

The \$4.6 million Madison Elementary School 2-phased renovation is one of our many projects we have completed for Ohio County Schools; our relationship has been on-going since the 1980s. The 74,820 SF school was built in 1916. It is now a Contributing Structure in the Wheeling Island Historic District on the National Register of Historic Places, so our design had to respect the State Historic Preservation Office standards.

The original phase of renovations and upgrades included HVAC, electrical and power distribution, plumbing, fire safety, new doors and frames, new pipe chases, brick and concrete masonry infill which matched the existing, new balcony railings in the auditorium/gymnasium, new classroom bookcases, lounge casework, kitchenette, cabinetry, new ceilings, acoustics, lighting, and painting among others. The HVAC replacement was a major goal of the project; the new energy efficient system included relocating the Boiler Room to the main level, to bring it out of the flood plain.

Furthermore, the original design and construction came in just under budget, and we had available contingency and the project had minimal change orders; therefore, we were able to apply funds to other needs and the second phase. We worked with the client and contractor, and quickly designed basement restroom renovations which included ADA compliance, toilet partitions, drainage, epoxy & ceramic floors, lighting, and more. The ceiling grid was chosen not only for aesthetics, but to also permit accessibility to the ductwork. Our coordination and quick design led to an easy construction transition to this phase.

Furthermore, an asbestos inspection was completed at various part of the school where renovations were going to occur. Only the teachers lounge 9 x 9 flooring tiles and mastic were 3%-5% Chrysotile ACM and had to be abated.

Both phases of renovations and restorations were completed while school was in session. The entire project involved close coordination with the State Fire Marshal.



Union Educational Complex

Mt. Storm, West Virginia

Owner

Grant County Schools

Construction Cost

\$1.6 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Contractors

Harbel Construction (Phase I)

G & G Builders, Inc. (Phase II)

The 65,673 SF Union Educational Complex is a PreK-thru-12th grade facility accommodating approximately 270 students from three schools: Union Elementary (Pre-K-4), Union Middle (5-8), and Union High School (9-12). This \$1.6 million **renovation and addition** project involved 2 Phases of work. This included **3,500 SF locker room/shower/restrooms renovations, 300 SF of additional renovated restrooms**, a new ADA entry, furnishings and finishes, **plumbing, HVAC, water barrier application, drainage**, electrical, lighting, a new building skin/facade, new doors and windows, school-wide fire alarm protection system, new interior ADA ramps, gymnasium floor replacement and painting, and more. Overall building improvements combine design flexibility and high performance, which involves form, function, and security features. For example, the windows are energy efficient and allow natural daylight to enter, but at the same time also obstructs exterior vision (looking in).

There was also a 3,500 SF of locker rooms/shower/restrooms renovations. These areas included boys/girls showers (6 each, including 1 roll-in handicap shower with folding corner shower seats), wood repairs, systems upgrades, walls and ceilings painting, floors and ceiling tiles, ADA compliance, boys toilet (2 urinals & 1 ADA stall), girls toilet (3 stalls, 1 is ADA accessible), boys office toilet, girls office toilet, toilet partitions and accessories, vanities, 200 lockers, benches, shelving, and more.



BEFORE



(left shower is ADA roll-in)



AFTER

District-Wide Construction Program +

Hancock County, WV - county-wide

Owner

Hancock County Schools

Project Architects-Engineers

McKinley Architecture and Engineering

Coordination Architect

Gregg P. Dorfner, AIA, REFP

McKinley Architecture and Engineering has completed over \$71 million in projects over the years for Hancock County Schools. Most recently, multiple projects were completed as a part of a \$56 million District-Wide Construction Program (funded with a \$37 million local bond vote supplemented with \$19 million from WV School Building Authority). This bond call is a result of the Comprehensive Education Facilities Plan (CEFP) that was developed by our firm. The Program included a new Weirton Elementary School (\$26.5 million), A.T. Allison Elementary additions and renovations (\$5.3 million), New Manchester Elementary additions and renovations (\$6.2 million), Oak Glen Middle wrestling room (\$784,675), Oak Glen High renovations (\$1.7 million), Oak Glen High Multi-Sports Complex/Stadium (\$4.63 million), Weir Middle School renovations (\$669,486), Weir High renovations (\$2.4 million), Weir High Multi-Sports Complex/Stadium (\$4.8 million), Senator John D. Rockefeller IV Career Center HVAC project (\$1.1 million), and 3 former elementary school demolitions. We incorporated multiple energy efficient "green" components into these projects, such as low flow plumbing fixtures, energy monitor on the main electrical gear, dimmable lighting with occupancy sensor control, and T-5 & T-5 HO fluorescent bulbs used as primary light sources throughout school to name a few. There were several restroom renovations in many schools. The entire \$56 Program was less than 1% in total non-elective change orders!



One of the District-Wide Construction Program projects was the addition/renovation project to the Allen T. (A.T.) Allison Elementary School (seen to the left, top). Improvements include restroom upgrades, ADA compliance, plumbing, electrical, life safety, security, etc. There is 1,012 SF of renovated restroom space including a total gut and rework of piping and new fixtures to fit the new design; 730 SF of refit restroom space which get replacement of flush valves, toilet seats and faucets, stop valves and p-traps; as well as 113 SF of new restroom space where we extended piping to serve supply and waste from existing restrooms. These are all now ADA Accessible. In addition, there are new exhaust fans, 6 new floor drains added to serve new mechanical equipment throughout the building, and more. Furthermore, all of the new faucets and flush valves are automatic operation.

The 2 High School Multi-Sports Complexes/Stadiums and the Field of Dreams include restrooms facilities, game locker rooms, etc. For example, Oak Glen High (seen to the left, bottom) has Visitor's side restroom/concessions building with 4 urinals and 3 stalls for the Men's (including

1 ADA), and 12 stalls for the Women's (including 1 ADA). The Home side includes 10 urinals and 6 stalls for the Men's (including 1 ADA), 27 stalls for the Women's (including ADA), and a Family toilet room. This side also includes Home and Visitor locker rooms. Moreover, the Official's room has 6 lockers, toilet, and shower. Furthermore, there are renovated shower facilities inside the adjacent Oak Glen High School.



Additional Restroom Projects

Grave Creek Mound Museum / Archeology Complex Before & After



Additional Restroom Projects

**Central Elementary
Before & After**



Additional Restroom Projects

**Willow Glen
Before & After
(Historic Preservation - Plumbing Restoration)**



**McNinch Elementary
Before & After**



Additional Restroom Projects

Bishop's Residence renovation



Additional Restroom Projects



Huntington CC renovation



**Panhandle Cleaning & Restoration
Office Building & Warehouse**



WVSP Detachment renovation



Additional Restroom Projects

Brookview Elementary renovation



Madison Elementary renovation

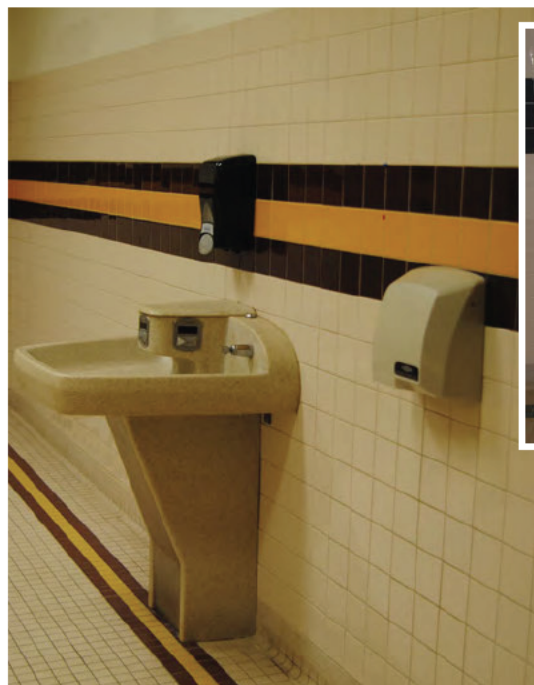


Additional Restroom Projects

Williamstown High Before...



...and After



Additional Restroom Projects

Building 55: West Virginia State Office Complex (LEED Certified)



Hilltop Elementary (LEED Certified)



UNDERGROUND UTILITY LOCATION PROJECT CAMP DAWSON

*ZMM Architects and Engineers
Kingwood, Preston County West Virginia*

Potesta & Associates, Inc. (POTESTA) performed private utility location, surveying, and engineering services for the existing utilities for approximately 150 acres of the Camp Dawson Facility in Kingwood, Preston County, West Virginia. The project consisted of locating the existing aboveground/underground utilities and providing construction documents to move the existing aboveground utilities to underground.



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CABELA'S RETAIL STORE

Cabela's Charleston, West Virginia

Potesta & Associates, Inc. (POTESTA) was retained by both the land developer and Cabela's to provide civil engineering design services for the Cabela's store in Charleston, West Virginia. The store is situated on a 10-acre parcel and includes an 80,000 square foot building, over 400 parking spaces, 3 entrances from public and private roadways, a plaza area across the front of the store, RV park area with sewage dump station, dog kennel area, and landscaping.



Specific services provided by POTESTA included:

- ALTA survey used for the lease agreement and subsequent design work.
- Subsurface exploration including sample collection and testing, geotechnical evaluation, and foundation recommendations.
- Grading plan including balanced cut and fill for the building pad, parking fields, and access roads.
- Stormwater collection system design including curb inlets, catch basins, and culverts.
- Pavement design.
- Utility extension designs including sanitary sewer, potable water, fire service, natural gas, underground electric, underground telephone, and underground cable television.
- Permitting services including coverage of site development under the state's general construction stormwater permit.
- Support for local approvals including approval from Charleston Municipal Planning Commission as a Development of Significant Impact, and building permit to allow construction to begin.
- MM-109 permit to allow for connection of the store's new roadway with the existing public roadway.



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COPPER BEECH STUDENT HOUSING

Copper Beech Townhome Communities, LLC *Morgantown, West Virginia*

Potesta & Associates, Inc. (POTESTA) was retained by Copper Beech Townhome Communities, LLC to prepare design plans and specifications for a proposed 40-acre student housing development, containing 31 proposed residential buildings, clubhouse, and parking. The project consisted of various constraints, such as a West Virginia County highway bordering the north side of the site, existing townhome development to the south, and an existing perennial stream bisecting the project. Also to be considered were related wetlands and ephemeral/intermittent stream channels.



In addition, many of the natural slopes on the project site in areas not affected by the stream/wetlands were two horizontal to one vertical.

POTESTA's work began with an existing layout provided by a previous design firm and moved through conceptual layout and grading activities to reduce impacts to the existing stream and wetland areas. Roughly 11,250 linear feet of retaining walls ranging up to 50 feet in height were proposed to aid in the creation of proposed roadway, parking, or building locations, while remaining out of the environmentally sensitive areas. POTESTA performed a geotechnical evaluation of the site's subsurface conditions to gather information for use with various aspects of POTESTA's scope of work. Specific services associated with POTESTA's scope included:

- Stream and Wetland Delineation and Report
- U.S. Army Corps of Engineers (USACE) Conceptual and Compensatory Mitigation Plan
- USACE 404/WV State 401 Permit
- WV Department of Environmental Protection WV/NPDES Construction Storm Water Permit
- Preparation of Construction Drawings and Technical Specifications
- Geotechnical Evaluation Through Field Underground Exploration and Report
- Storm Water Design and Incorporation into WV/NPDES Permit
- Utility Coordination-Including Sewer Main Line Relocations
- Bridge Design Coordination for Project Onsite Crossing of Stream
- Construction Stakeout of Retaining Walls, Roadways, Buildings, Utilities and Curbing
- Construction Observation and Soils Testing for Walls
- FEMA Letter of Map Revision Due to Fill (LOMR-F)
- Floodplain Permit Through Monongalia County Planning Commission



POTESTA & ASSOCIATES, INC.

Charleston, WV • Morgantown, WV • Winchester, VA

Phone: (304) 342-1400 • Fax: (304) 343-9031 • www.potesta.com

GREENBAG ROAD COMMERCIAL DEVELOPMENT

Glenmark Real Estate, LLC

Greenbag Road, Morgantown, West Virginia

Potesta & Associates, Inc. (POTESTA) was retained by the owner/developer (Glenmark) to provide civil engineering design services for a commercial development on Greenbag Road in Morgantown, West Virginia. The development consists of two buildings totaling 12,000 square feet of commercial space. The project includes two entrances from public roadways, retaining walls, underground storm water retention systems, paved parking lots, and landscaping.

Specific services provided by POTESTA on this project included:

- Surveying – Topographic mapping, property and right-of-way boundaries, and utility locations.
- Geotechnical recommendations evaluating the soil onsite and providing suggestions concerning fill material and foundations.
- Grading plan including cut/fill for the project site, integrated AutoCAD Civil 3D/Revit modeling, entrance/roadway design and compliant sidewalks.
- Storm water collection system design including underground retention system, water quality units, curb inlets, catch basins, and connection to the City of Morgantown's existing storm water system.
- Utility extension/connection designs including sanitary sewer, storm sewer, potable water, and fire services.
- Permitting and coordination services including coverage of site development through the West Virginia Department of Environmental Protection Construction Storm Water Permit, Morgantown Utility Board's MS4 Storm Water Permit, City of Morgantown right-of-way coordination, as well as coordination with the owner, architect, structural engineer, and contractors.
- Technical specifications including storm water piping, subdrainage, earthwork, concrete and asphalt paving.



Underground Stormwater Storage



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

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

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

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



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

E.I. DuPont de Nemours & Company

T.L. Diamond & Company

Harrison County

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



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

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

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

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

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



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



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WV DEPARTMENT OF CORRECTIONS JUVENILE DETENTION FACILITY ASBESTOS INSPECTION

***ZMM, Inc.
Institute, West Virginia***

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

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



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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

Proc Folder: 1016345

Doc Description: FWAATS Restroom Renovations EOI

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2022-03-16	2022-03-30 13:30	CEOI 0603 ADJ2200000011	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 : 32 20th Street - Suite 100

City : Wheeling

State : West Virginia

Country : USA

Zip : 26003

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 233-0140

Extension: 115

FOR INFORMATION CONTACT THE BUYER

David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor
Signature X 

FEIN# 55-0696478

DATE 29 March 2022

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



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

Proc Folder: 1016345

Doc Description: FWAATS Restroom Renovations EOI

Reason for Modification:

Addendum No.1 to verify opening date

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2022-03-21	2022-03-30 13:30	CEOI 0603 ADJ2200000011	2

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

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FOR INFORMATION CONTACT THE BUYER

David H Pauline
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david.h.pauline@wv.gov

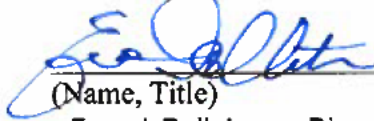
Vendor
Signature X 

FEIN# 55-0696478

DATE 29 March 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)

Ernest Dellatorre, Director of Business Development

(Printed Name and Title)

32 20th Street - Suite 100, Wheeling, WV 26003

(Address)

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

(Phone Number) / (Fax Number)

edellatorre@mckinleydelivers.com

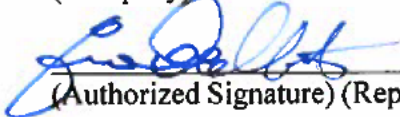
(email address)

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

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.

McKinley Architecture and Engineering

(Company)



Ernest Dellatorre

Director of Business Development

(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, Director of Business Development

(Printed Name and Title of Authorized Representative)

29 March 2022

(Date)

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

(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: ADJ2200000011

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

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

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

McKinley Architecture and Engineering

Company



Authorized Signature

29 March 2022

Date

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

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering

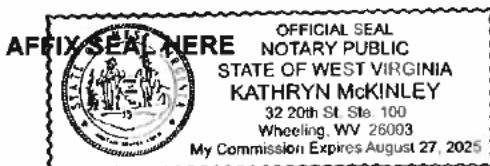
Authorized Signature: [Signature] Date: 29 March 2022

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 29 day of March, 2022.

My Commission expires August 27, 2025



NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 01/19/2018)

Per your request in the Solicitation, in GENERAL TERMS AND CONDITIONS, Part 8. INSURANCE, here are sample copies of our various Insurances and their Coverages:

ACORD
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: Amy Stover
 PHONE (304)233 3303 FAX (304)233 3333
 E-MAIL astover@paulassociates.com

INSURER(S) AFFORDING COVERAGE: CINCINNATI INS CO NAIC # 10677

INSURED: McKinley & Associates Inc.
 See Additional Named Insured Schedule Below
 32 20th Street Ste 100
 Wheeling WV 26003

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.

PG#	TYPE OF INSURANCE	ADD'L SUBR	POL. CY NUMBER	POLICY EFF DATE (MM DD YYYY)	POLICY EXP DATE (MM DD YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC <input type="checkbox"/> OTHER AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED <input checked="" type="checkbox"/> AUTOS ONLY UMBRELLA/LAB <input checked="" type="checkbox"/> EXCESS LIMIT <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER'S INJURY EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	X	EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (As agreed) \$ 1 000 000 MED EXP (Any one person) \$ 500 000 PERSONAL & ADV INJURY \$ 10 000 GENERAL AGGREGATE \$ 1 000 000 PRODUCTS, COMP/OP AGG \$ 2 000 000 COMBINED SINGLE LIMIT (As agreed) \$ 2 000 000 BODILY INJURY (Per person) \$ 1 000 000 BODILY INJURY (Per accident) \$ 1 000 000 PROPERTY DAMAGE (Per accident) \$ 1 000 000 EACH OCCURRENCE \$ 1 000 000 AGGREGATE \$ 1 000 000 PER STATUTE \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA/EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC <input type="checkbox"/> OTHER AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED <input checked="" type="checkbox"/> AUTOS ONLY UMBRELLA/LAB <input checked="" type="checkbox"/> EXCESS LIMIT <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER'S INJURY EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	X	EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (As agreed) \$ 1 000 000 MED EXP (Any one person) \$ 500 000 PERSONAL & ADV INJURY \$ 10 000 GENERAL AGGREGATE \$ 1 000 000 PRODUCTS, COMP/OP AGG \$ 2 000 000 COMBINED SINGLE LIMIT (As agreed) \$ 2 000 000 BODILY INJURY (Per person) \$ 1 000 000 BODILY INJURY (Per accident) \$ 1 000 000 PROPERTY DAMAGE (Per accident) \$ 1 000 000 EACH OCCURRENCE \$ 1 000 000 AGGREGATE \$ 1 000 000 PER STATUTE \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA/EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC <input type="checkbox"/> OTHER AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED <input checked="" type="checkbox"/> AUTOS ONLY UMBRELLA/LAB <input checked="" type="checkbox"/> EXCESS LIMIT <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER'S INJURY EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	X	EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (As agreed) \$ 1 000 000 MED EXP (Any one person) \$ 500 000 PERSONAL & ADV INJURY \$ 10 000 GENERAL AGGREGATE \$ 1 000 000 PRODUCTS, COMP/OP AGG \$ 2 000 000 COMBINED SINGLE LIMIT (As agreed) \$ 2 000 000 BODILY INJURY (Per person) \$ 1 000 000 BODILY INJURY (Per accident) \$ 1 000 000 PROPERTY DAMAGE (Per accident) \$ 1 000 000 EACH OCCURRENCE \$ 1 000 000 AGGREGATE \$ 1 000 000 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: Specimen
CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: [Signature]

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ACORD
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: Steven Galica
 PHONE 216-306-0047 FAX 216-839-2815
 E-MAIL sgalica@jbooswaldcompanies.com

INSURER(S) AFFORDING COVERAGE: Continental Insurance Company NAIC # 35289

INSURED: McKinley Architecture and Engineering
 32 20th Street #100
 Wheeling WV 26003

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.

PG#	TYPE OF INSURANCE	ADD'L SUBR	POL. CY NUMBER	POLICY EFF DATE (MM DD YYYY)	POLICY EXP DATE (MM DD YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC <input type="checkbox"/> OTHER AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED <input checked="" type="checkbox"/> AUTOS ONLY UMBRELLA/LAB <input checked="" type="checkbox"/> EXCESS LIMIT <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER'S INJURY EXCLUDED? (Mandatory in NJ) If yes, describe under DESCRIPTION OF OPERATIONS below	X	AEH59189392	10/10/2021	10/10/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (As agreed) \$ 1 000 000 MED EXP (Any one person) \$ 500 000 PERSONAL & ADV INJURY \$ 10 000 GENERAL AGGREGATE \$ 1 000 000 PRODUCTS, COMP/OP AGG \$ 2 000 000 COMBINED SINGLE LIMIT (As agreed) \$ 2 000 000 BODILY INJURY (Per person) \$ 1 000 000 BODILY INJURY (Per accident) \$ 1 000 000 PROPERTY DAMAGE (Per accident) \$ 1 000 000 EACH OCCURRENCE \$ 1 000 000 AGGREGATE \$ 1 000 000 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)
 Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER: March-Westin Company
 300 Franer Street
 Morgantown WV 26505

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

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