

# West Virginia Army National Guard



**CEOI 0603 ADJ2000000007**

## Camp Dawson Airfield Support Facilities

**MCKINLEY**  
ARCHITECTURE + ENGINEERING

*in association with:*



**TERRADON**





ARCHITECTURE + ENGINEERING

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13 April 2020

Tara Lyle  
Buyer Supervisor  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Lyle and Members of the Selection Team,

McKinley Architecture and Engineering and TERRADON Corporation (McKinley/TERRADON Team) have teamed up again, and are pleased to provide the West Virginia Army National Guard with our Expression of Interest to provide professional architectural/engineering design services to fully renovate the **Airfield Support Buildings (Building 401 and Building 406)** located at Camp Dawson. As you review this submission, we emphasize the following strengths of the McKinley/TERRADON Team with respect to your project:

***McKinley Architecture and Engineering*** (*McKinley & Associates*) is a **full service Architectural / Engineering** firm that has been providing design services since 1981. With offices in Wheeling and Charleston, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Administrators, LEED Accredited Professionals specializing in Building Design and Construction, a Qualified Commissioning Process Provider**, and more. We will complete the HVAC design, replacement of windows and doors, updated floor plan to include additional office spaces and an additional lounge, and movement of airfield control devices, energy savings designs, and more.

***TERRADON Corporation*** is a **certified Women's Business Enterprise**. Since 1989, they have provided a wealth of **engineering** solutions blanketing West Virginia with successful projects. The TERRADON staff includes **engineers, landscape architects, surveyors, planners, environmental scientists, designers, technicians and LEED Accredited Professionals**. TERRADON will be responsible for researching and investigating the location of existing utilities, any and all utility changes, as well as any potential civil/site, and road/transportation infrastructure design.

***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/TERRADON Team for your project.

Personal Regards,

Ernest Dellatorre  
President

McKinley Architecture and Engineering  
(304) 233-0140 x115

**McKinley Architecture and Engineering (McKinley & Associates)** was founded on July 1, 1981. We are a multi-discipline **full service architecture and engineering firm**, offering comprehensive in-house professional services in **Architecture, Engineering, Sustainable and Energy Efficient (LEED) Design, Construction Administration**, and more. Our corporation is Headquartered in **Wheeling, West Virginia**, and also has satellite offices in **Charleston, West Virginia**, and Pittsburgh, Pennsylvania. By virtue of our proximity, we can provide project services in an **economical, effective and efficient manner**, while also **responding expeditiously** to your project's needs.

**We believe our strength lies in the quality of the people we employ.** Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. As a 38 year old firm, we also take pride in the individual **stability** of the workforce. Our Director of Engineering Services, Tim E. Mizer, PE, RA, QCxP, who is an Architectural Engineer, Architect, and Qualified Commissioning Process Provider, has been at McKinley Architecture and Engineering since **1995**.

For **legal organization**: McKinley Architecture and Engineering is a **privately held corporation**. David H. McKinley is the Chairman of the Board. Ernest Dellatorre is the President of McKinley Architecture and Engineering, and is charged with the corporate and administration functions of the Firm. Tim E. Mizer, PE, RA, QCxP is our Director of Engineering Services; his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. He will also lead all Engineering portions of your project; coordinating all the engineering disciplines within our staff. Our Director of Architectural Services, Patrick J. Rymer, AIA, ALEP, oversees the professional architects and designers. Patrick is the **Project Manager** for this Camp Dawson Airfield Support Facilities project.

**TERRADON's** diverse team of **95 professionals** work together on projects to offer a wide range of services in house to keep project centrally focused. By providing this range of services, TERRADON is able to work completely as a team to offer clients the most rewarding design. TERRADON is the **largest, woman-owned engineering firm in West Virginia**.

TERRADON maintains **professionally registered engineers, landscape architects, and surveyors** as well as a competitive team of highly **certified inspectors** and **environmental specialists**. TERRADON's Land Planning and Development department offers creative and innovative site design plans that have been brought to life throughout the region. Land Planning and Development engineers, landscape architects and CAD designers work closely with other departments to deliver the most efficient design for each project.

**For the entire McKinley/TERRADON Team;** your design team members have been chosen, and will devote the time needed to design your project on schedule. We are available to start **immediately** upon being selected. In addition to those key team members whose resumes are seen later in the submittal; the McKinley/TERRADON Team currently has the ability to dedicate additional resources and can also attribute more professionals from our various trades to accomplish your goals. **We will be available during the term of the project. We can and will perform for you on time.**



## Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in Architecture, Engineering, Energy Efficient and Sustainable (LEED) Design, Commissioning, Construction Administration, Learning Environment and Educational Facility Planning, Graphic Design, and Historic Preservation.**

We have a broad range of skill and experience for projects involving **governmental, warehouse, industrial, commercial/office, emergency service**, PK-12 schools, higher educational, sports & recreation, medical, private sector, and much more.

Over the years, our firm won multiple **State and National awards and recognitions** for our works.



## Firm Information

**Ernest Dellatorre**  
President

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

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

## Date of Incorporation

July 1, 1981  
Wheeling, West Virginia

## Professionals

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

## Locations

32 Twentieth Street  
Suite 100  
Wheeling, WV 26003  
P: 304-233-0140  
F: 304-233-4613

129 Summers Street  
Suite 201  
Charleston, WV 25301  
P: 304-340-4267

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](http://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



# Commissioning

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



This professional is **Tim E. Mizer, PE, RA, QCxP**. His **QCxP accreditation** was earned at the University of Wisconsin-Madison.

**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.





# 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](http://www.usgbc.org)). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

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

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



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

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

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

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

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



The LEED AP BD+C designation that both Christina and Thom 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!

# Sustainable “Green” Design

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

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

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

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



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

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

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

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

Furthermore, we have designed 4 projects listed on the **U.S. Environmental Protection**



**Agency’s ENERGY STAR** program: Building 55: West Virginia State Office Complex 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 Complex** 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!



# Interior Design

**B**asic 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.





# Construction Administration & On-Site Representation

**Observe the Construction Progress**

**Liaison between the Owner, Contractor, and Architects/Engineers**

**Responsible for All Construction Progress Meetings and Minutes**

**Monitor the Construction Schedule**

**Ensure that the Contractor is Following the Construction Documents**

**Verify Pay Application and Change Orders**

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



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



**FOUNDED:** 1989

**EMPLOYEES:** 95

**LOCATIONS:**

Poca, WV  
Lewisburg, WV  
Fayetteville, WV  
Clarksburg, WV

**SERVICES:**

Civil Engineering  
Environmental Engineering  
Environmental Inspection  
Testing & Inspection  
Construction Monitoring  
Construction Administration  
Geotechnical Engineering  
Transportation Engineering  
Structural Engineering  
Cultural Resources  
Archaeological Assessment  
Geotechnical Engineering  
Land Planning & Design  
Survey & Mapping  
Water & Utility Design

TERRADON Corporation offers a multi-faceted approach to design engineering and consulting services. For more than 30 years TERRADON staff has provided a wealth of engineering solutions blanketing West Virginia and surrounding states with successful projects. The company built its reputation on expert personnel and quality, time-sensitive service. Those same founding principles hold true today.

The firm has been recognized through numerous awards from professional organizations and agencies including the American Society of Civil Engineers, State Highway Departments, the Department of Environmental Protection and the American Institute of Architects.

TERRADON's diverse team of professionals work together on projects to offer a wide range of services in house to keep project centrally focused. By providing this range of services, TERRADON is able to work completely as a team to offer clients the most rewarding design.

TERRADON maintains professionally registered engineers, landscape architects, and surveyors as well as a competitive team of highly certified inspectors and environmental specialists.

TERRADON has experience working on projects funded by various agencies. Because of the variety of funding options for projects, TERRADON offers client support to help make funding projects easier.

TERRADON's corporate culture promotes innovation and progressive thinking. Project leaders strive to sustain customers through a wide-range of engineering offerings. TERRADON employees understand the purpose behind their services and work to cultivate lasting relationships with clients through honest, hard work.



*TERRADON is the largest, woman-owned engineering firm in West Virginia and is a certified Women's Business Enterprise.*





TERRADON's Land Planning and Development department offers creative and innovative site design plans that have been brought to life throughout the region. Land Planning and Development engineers, landscape architects and CAD designers work closely with other TERRADON departments to deliver the most efficient design for each project.

TERRADON's Land Development department works with public and private entities and has remained a strong presence in the commercial, educational and, parks and recreational development sectors.

The Land Planning and Development group is focused on retaining lasting relationships with it's customers and prides itself on repeat clientele and referrals.

The Land Planning and Development department provides all services in-house from schematic design through construction drawings.

TERRADON maintains LEED accredited professionals in the Land Planning and Development department who remain on the forefront of sustainable design initiatives that aid clients in reducing significant energy costs on projects. TERRADON's Land Development department has more than 25 years experience working on industrial, commercial, parks and recreational, and other projects.

TERRADON has performed engineering and landscape design services for various monuments and plazas throughout the state. TERRADON has ample experience incorporating thematic design elements to achieve honorable memorial and monument plaza sites.

TERRADON has also worked on various renovation and addition projects ranging in sizes from small commercial gas stations, to large industrial sites. TERRADON has specialty staff that have worked on building renovation and additions comparable in size to the proposed project.



*TERRADON maintains LEED  
accredited  
professionals on staff.*

### Services

- Site Civil Engineering
- Master Planning
- Site Feasibility Studies
- Schematic Design
- Layout Plans
- Grading Plans
- Utilities Design
- Preliminary Designs
- Storm Water Management Plans
- Erosion Control
- Presentation Drawings
- Renderings
- Graphic Design
- Construction Observation
- Bidding
- Construction Review
- Building Renovations & Additions Design
- Cost Estimating
- Project Management
- Site Assessments



TERRADON's Roadway and Bridge Design group is one of the most respected in the region. The department is well-known for its structural design capabilities and expert knowledge in bridge erection planning. Whether the job requires project planning, preliminary engineering studies or detailed roadway design, TERRADON maintains the resources needed to successfully complete transportation projects. Success on each project is achieved by using advanced technology to produce innovative, pragmatic design. TERRADON engineers are among leading professionals experienced in an array of transportation and quality & assurance measuring services.

TERRADON's certified staff is trained to work under unique and changing task orders and to maintain quality work to clientele that creates a maintained respected relationship between TERRADON and it's client.

TERRADON provides a diverse staff of professionals capable of providing project planning and preliminary engineering services, as well as final roadway and bridge designs (plans, specifications, and estimates). The firm's transportation engineers and technicians apply the latest technology to innovative, award-winning projects. TERRADON's transportation staff has a wide range of experience that includes preparing maintenance of traffic plans, signing and pavement marking plans, utility coordination, drainage design, and right-of-way plans.

TERRADON's Transportation sector has enjoyed a long-standing relationship with several states' Departments of Transportation including the WVDOT. TERRADON has performed successful engineering design for the agency for more than 20 years. The group is led by an experienced transportation engineer and includes veteran staff with demonstrated experience.

TERRADON routinely works on transportation projects, including survey, right-of-way, utilities, and specification design and review with WVDOT personnel. Additionally, TERRADON has been recognized for outstanding engineering work on several occasions with engineering excellence nominations and awards.

### Services

- Structural Engineering
- Bridge Design
- Roadway Planning & Review
- Structural Planning & Review
- Roadway Design
- Maintenance of Traffic
- Traffic Analysis
- Right of Way Plans
- Grading Studies
- Survey
- Materials Testing
- Construction Inspection
- Materials Certification







TERRADON offers some of the most experienced staff in the region for local geotechnical expertise. This team of experts brings a distinctive, specialized understanding of the difficult soil and groundwater conditions found in the Ohio Valley and Appalachian Regions of the United States. The Geotechnical group has provided investigations associated with earthen dams, mining, waste disposal, new building construction, landslides analysis and remedial design, cell and high mast towers, landfill permitting and cap design, flexible/rigid pavement design, and environmental remediation.

### Services

- Test Borings
- Test Pit Excavations
- Monitoring Well and Piezometer Installation
- Soil and Rock Logging, Sampling & Testing
- Landslide Analysis and Remedial Design
- Stability Analysis
- Retaining Structure Design
- Earthen Dams
- Foundation Design
- Municipal and Industrial Landfills
- Flexible and Rigid Pavement Design
- Complete Removal for Landslide Repair
- Buttressing and Regrading
- Subsurface Drainage
- Structural Corrections
- Retaining Walls
- MSE Walls and Other Gravity Walls
- H-Piles and Lagging
- Anchors (Rock or Soil Nailing)
- Geotechnical Design

TERRADON Corporation has provided design, analysis, and construction inspection on more than 300 slip repair projects across the Appalachian Region. TERRADON is well versed in providing test boring services to slip projects and also provides other methods of slip analysis and design.

TERRADON is qualified to provide Ground Penetrating Radar (GPR) and Resistivity testing to evaluate landslides and ascertain information such as: potential failure surface, mapping bedrock, locating subsurface voids, determining the amount of displacement, subsurface anomalies, locating groundwater, and determining stratigraphy layering.

TERRADON personnel are also experienced in various hand sampling techniques such as hand auguring, dynamic and static cone penetrometer tests, and hand dug test holes. These sampling and testing techniques are beneficial for determining subsurface stratigraphy, locating groundwater, collecting soil samples for laboratory analysis, locating failure surface, and determining the landslides boundary.



Constantly changing federal and state environmental requirements are difficult to track and can have a serious impact on businesses and other organizations. TERRADON offers a strong environmental services team to manage issues in a complex environment. Staff is well-versed on environmental permitting processes and regulations as well as site assessment and reporting.

TERRADON closely follows environmental activities on the local, state and federal levels. TERRADON has a thorough understanding of state and federal environmental permitting processes and regulations. This expertise applies to both the initial permit preparations, as well as subsequent negotiations affecting the permit. The firm's strength in addressing environmental issues is built on the diversity of its staff with credentials in chemistry, civil engineering, geotechnical engineering and geology.

### SERVICES

- Environmental Inspections
- Phase I ESA
- Phase II ESA
- Phase III ESA
- Hazardous Waste Management
- Wastewater Management
- Storm Water Planning
- Air Permitting
- Risk Management Plans
- Wetland Delineation
- Tier II Reporting
- Emergency Response Plans
- Environmental Audits
- Environmental Remediation
- NEPA Compliance
- Asbestos and Lead Inspection
- Underground Storage Tanks
- Above Ground Storage Tanks
- Impoundment Stabilization & Closure
- SPCC Planning
- BMP Planning

TERRADON's experienced environmental staff routinely performs Environmental Site Inspections during construction, as well as post rainfall events to ensure compliance with current WVDPE construction stormwater NPDES Permits. TERRADON provides Waters of the US determinations, wetland delineations, Nationwide Permits as well as Individual 404/401 Permits with the Army Corps of Engineers and West Virginia Department of Environmental Protection (WVDEP). TERRADON has performed hundreds of wetland delineations using the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region* (Corps, 2012).





TERRADON offers materials testing and construction monitoring services to document compliance with project design specifications and regulatory requirements. The firm provides construction monitoring for utility, highway, and commercial construction projects. TERRADON also provides laboratory and field testing of construction materials. Engineers and technicians at TERRADON are West Virginia Department of Highways certified in Portland Cement Concrete, Hot-mixed Asphalt, Compaction and Aggregates.

Additionally, TERRADON provides Construction Management services including construction oversight, documentation, and safety procedure implementation. TERRADON has more than 35 qualified and certified construction inspectors and more than 5 qualified construction management representatives. TERRADON's team also includes environmental field inspectors, geotechnical inspectors, and geological field inspectors.

TERRADON Corporation Construction Testing and Inspection Department maintains a full service laboratory testing facility on site at the Poca, WV office. The laboratory is and staffed by qualified and certified construction inspection technicians.

### Services

- Slump of Portland Cement Concrete (AASHTO-T119)
- Air Content of Freshly Mixed Concrete (AASHTO-T196 and T152)
- Unit Weight and Yield (AASHTO-T121)
- Making and Curing of Concrete Test Specimens (AASHTO-T23)
- Compressive Strength of Concrete Specimens (AASHTO-T22)
- Fine and Course Aggregate Gradations (AASHTO-T11 and T27)
- Specific Gravity of Aggregates (AASHTO-T84 and T85)
- Atterberg Limits (AASHTO-T89 and T90)
- Moisture Content of Soil (ASTM-D2216)
- Nuclear Compaction Testing of Soil, Stone, and Hot Mixed Asphalt
- Preparation of Certification Forms and Construction Reports
- Welder Certification
- Agency Compliance
- Floor Flatness Testing
- Fireproofing
- Masonry Testing
- Structural Steel Inspection Certified
- Welding Inspection
- Dye Penetrant Testing
- Bolt Testing
- Project Safety Monitoring
- FAA Eastern Regional Laboratories
- Steel Institute AST Inspections



TERRADON has been a leader in West Virginia and the surrounding region for the land surveying industry since 1989. The team has developed an extensive resume of successful surveying and mapping projects performed for a diverse group of repeat private and public sector clients. TERRADON's experienced staff of licensed professional surveyors and mappers bring expertise and proficiency to every project task.

The company is committed to staying ahead of the industry's pace by investing in state-of-the-art equipment and technology. That commitment enables TERRADON to overcome unique and challenging project conditions or obstacles, and efficiently provide the most accurate and complete information available to clients.

TERRADON has a long history of providing design and construction survey services for numerous transportation projects. Efficient and accurate results are ensured by prioritizing the use of modern technology, including state of the art GPS and robotic total stations, with the latest design software.

TERRADON maintains full-time Professional Surveyors on staff. The firm services projects through the use of in-house field survey crews who are backed by corporate staff members, including an experienced team of CAD designers. TERRADON's transportation survey group is experienced in

### Services

- Mapping
- Construction Layout
- ALTA survey
- Topographic Survey
- GPS Network Control Surveys
- Aerial Mapping
- LiDAR Mapping
- Ground Penetrating Radar
- 3D Mapping





## Project Manager / Point of Contact

■ ■ ■ Patrick J. Rymer, AIA, ALEP / CEFP

## Architecture

■ ■ ■ Patrick J. Rymer, AIA, ALEP / CEFP  
*Director of Architectural Services / Architect*

## Engineering Team

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

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

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

■ ■ ■ David A. Ullom  
*Mechanical & Fire Suppression Engineering Designer*

## Land Development

■ ■ ■ Greg Fox, ASLA, LEED AP  
*VP Land Development / Landscape Architect / LEED Accredited Professional*

■ ■ ■ Shawn Gray, ASLA  
*Site Designer & Land Planner / Landscape Architect*

■ ■ ■ Pete Williams, ASLA  
*Landscape Architect / Storm Water*

■ ■ ■ Kristen McClung, PE, MBA  
*Senior Civil-Site Engineer*

■ ■ ■ Robert Thaw, PS  
*VP Survey & Mapping*

## Construction Administration

■ ■ ■ Robert E. "Bob" Smith

■ ■ ■ Matt Glaspey

# Patrick J. Rymer, AIA, ALEP / CEFP

## Architect

## Director of Architectural Services

### EDUCATION:

University of Tennessee  
Bachelor of Architecture - 1999

Memphis Center for Design - 1998

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Architect in:**  
West Virginia

**Member:**  
The American Institute of Architects (AIA)  
Accredited Learning Environment Planner (ALEP)  
- [formerly known as Certified Educational  
Facility Professional (CEFP)]

### NCARB

### IDP

### ArchNet

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Wheeling, WV (2005 to present)

Capitol Engineering  
Charleston, WV (2003-2005)

United Brotherhood of Carpenters & Joiners  
(2000-2003)

### SUMMARY OF EXPERIENCE:

Mr. Rymer brings over 15 years experience in the building design and construction industry, which includes multiple governmental projects. His recent relevant experience includes the project management of several projects, as well as the lead design and construction administration of various Federal, State, County Government and private projects. Bringing a diverse background from the hands on experience of an apprenticeship in the construction trades to project management of multi-million dollar facilities, Mr. Rymer has an intimate understanding of building and design on a holistic level.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - Multiple Projects, State-Wide:  
Camp Dawson/Fueling Canopies\*, Parkersburg Army Aviation  
Support Facility / Taxiway Repair\*, Glen Jean WVANG-AFRC-MEPS  
Facility\*, Parkersburg AASF Apron Rehabilitation\*, Williamson  
Armory, WVANG Wash Pad & Military Parking\*, Summersville  
Readiness Center\*, & Lewisburg Readiness Center\*

West Virginia State Police - Open End A/E Contract / multiple  
projects, including Jackson County Detachment, Kanawha County  
Troop 4 Headquarters, & Berkeley County Detachment

Brooke County Schools - NEW Brooke Middle School

Hancock County Schools - Open End Contract / multiple projects,  
including Oak Glen Elementary School, Oak Glen Middle School  
Wrestling Addition, Oak Glen High School Stadium and Multi-Sports  
Complex, Oak Glen Field of Dreams, & Weir High School Stadium  
and Multi-Sports Complex

Marshall County Schools / multiple projects including NEW Cameron  
Middle/High School (LEED Registered), Cameron Elementary School  
Addition & Renovations, Cameron Fieldhouse, Cameron High School,  
Center McMechen Elementary School Renovation, & John Marshall  
High School Stadium Renovation

Tyler County Schools - Open End Contract / multiple projects,  
including Board of Education Administrative Office Renovation,  
Tyler County Middle School/High School renovations, County-Wide  
Security and School Access Safety Project, & more

Wetzel County Schools - Open End Contract / multiple projects,  
including Magnolia High Addition/Renovations, New Martinsville  
Renovations, Short Line Elementary Addition, WCCCF Renovations,  
County-Wide Window Replacement Project, & more

Wood County Schools - Parkersburg South High School

Comprehensive Educational Facilities Plan for Brooke, Hancock,  
Ohio, Ritchie, Tyler, & Wetzel counties

Regional Economic Development Office, Wheeling - multiple projects

Wellsburg City Hall Building

*\* 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:

Ohio  
West Virginia

### Registered Architect in:

Ohio

### Qualified Commissioning Process Provider

## PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

## SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and a **Registered Architect**. He joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he is also a **Qualified Commissioning Process Provider**, and has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the Director of Engineering Services, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

## NOTABLE PROFESSIONAL EXPERIENCES:

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

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

Carenbauer's Distribution Warehouse

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

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

Building 34: WV State Office Complex in Weirton

Mattern Tire Service Center

WVU State Fire Training Academy

Wheeling Island Fire Station

West Virginia State Police - multiple projects

Raleigh County Emergency Services Authority

Nicholas Co. Division of Homeland Security & Emergency Management

The Towers Building renovations

Jefferson County Jobs & Family Services renovations

Harrison County Jobs & Family Services renovations

Holiday Inn Express & Suites - multiple projects

Boone County Schools - multiple projects

Brooke County Schools - multiple projects

Grant County Schools - multiple projects

Hancock County Schools - multiple projects

Marshall County Schools - multiple projects, including LEED Certified

Ohio County Schools - multiple projects

# Bruce A. Kennedy, PE

## Electrical Engineer

### EDUCATION:

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

DeVry Institute of Technology

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Engineering in:

West Virginia  
Ohio  
Pennsylvania  
Texas

### MILITARY SERVICE:

US Air Force - Honorable Discharge

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Electrical Engineer  
Wheeling, WV (2018 to present)

Advanced Electrical Simulations LLC  
Owner/Principal Engineer  
Spring, TX (2014 to present)

Cameron International  
Principal Electrical Engineer  
Houston, TX (2011-2014)

### SUMMARY OF EXPERIENCE:

Mr. Kennedy has been an **Electrical Engineer** since 1975. He is an experienced power electronics/electrical systems design engineer with extensive electrical simulation experience using ETAP, SKM, EasyPower and PSIM. He personally owns and maintains ETAP license. He has completed electrical system designs for industrial, office, medical, educational, retail construction, and more.

### NOTABLE PROFESSIONAL EXPERIENCES:

WVDOT, Division of Highways - District 6 Moundsville Headquarters renovations

Belmont County Divisional Courts & Offices renovations

The Towers Building renovations

Harrison County Schools - Johnson Elementary School

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

Facilities arc-flash, short-circuit fault, protective device coordination, load flow and harmonics studies.

Facilities electrical system existing conditions, code compliance and problem solving surveys.

Drilling rig short-circuit fault current, protective device coordination, load flow and harmonics studies.

Application of NEC, IEC and ABS standards to mobile offshore drilling rig electrical systems.

Computer data center electrical system design and onsite project management.

Data center short-circuit fault current, protective device coordination and arc-flash studies.

Electrical system designs for medical, industrial, office and retail construction.

Building load analyses, emergency generator sizing and fault current studies.

Electrical system designs for hospitals, medical clinics and educational buildings.

Short-circuit fault current, protective device coordination and arc-flash studies.

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.



# Scott D. Kain

## Plumbing & Electrical Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Engineering Designer  
Wheeling, WV (2001 to present)

HAWA Inc.  
Mechanical Designer  
Columbus, OH (1998-2001)

Autotool Inc.  
Engineer  
Columbus, OH (1995-1998)

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

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

# David A. Ullom

## Mechanical Engineering Designer

### EDUCATION:

Fairmont State University  
B.S. Mechanical Engineering Technology - 2011

Pierpont Community and Technical College  
Associates Degree in Applied Sciences:  
Drafting and Design - 2011

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Engineering Designer  
Wheeling, WV (2019 to present)

Kennametal Inc.  
Sales Engineer (2016-2019)  
Applications Engineer (2012-2016)  
Latrobe, PA

Marion County Assessors Office  
Map Developer  
Fairmont, WV (2010-2012)

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building HVAC

WVU Medicine - Reynolds Memorial Hospital renovations

Trinity Health System - Crisis Rehabilitation Unit

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

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

Ohio County Schools - Bridge Street Middle School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - RESA 6 Building renovations

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Mining sales in Illinois, Alabama, Kentucky, Ohio, and West Virginia.

Specialist in conical cutting and drilling tools for coal applications.

Reviewed test plans and procedures to ensure adequate coverage of system requirements.

Collaborated with scientific, engineering, and technical personnel to resolve testing problems and system malfunctions.

Created comprehensive test plans, test scripts, and use cases to support testing objectives.

Worked in different geologies across North America assisting sales force in finding the best product for the customer.

Developed and edited maps for the Assessor's office in Marion county, WV (Fairmont).

Gained experience in geographic information systems (GIS).



# Robert E. "Bob" Smith

## Construction Administrator

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

United States Air Force Academy  
B.S. Behavioral Science /  
Human Factors Engineering - 1983

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### Village Administrator:

City of Mingo Junction (2015 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

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

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

Edison Local School District  
*Director of Operations* (1999-2008)  
*Transportation Supervisor* (1998-1999)  
Hammondsville, OH

### MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH  
*Chief B-2, Block 20 Field Retrofit, \$300 million*  
B-2 Systems Program Office (1994-1996)  
*Team Leader, Process Improvement Technology*  
Armstrong Laboratory (1989-1994)

Randolph Air Force Base - San Antonio, TX  
*Chief, Test Construction Section*  
Occupational Measurement Center (1987-1988)  
*Quality Control Psychologist*  
Occupational Measurement Center (1985-1987)  
*Supervisor of Test Construction Team*  
Occupational Measurement Center (1983-1985)

### SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Administrator** at McKinley Architecture and Engineering for 10 years. Bob is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - AASF#1 HVAC renovations

Cabela's Eastern Distribution Center

Steel Valley Regional Transit Authority

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

The Towers Building renovations, multiple phases

City of Steubenville - multiple projects

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

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

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

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

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

Marshall Co. Schools - Cameron High (LEED Registered)

Tyler Co. Schools - multiple projects

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

Jefferson County Courthouse renovations & Annex demo

Jefferson County Jobs & Family Services roof

Harrison County Courthouse roof

Cameron American Legion Exterior Renovations

Lincoln National Bank Building renovations

Greg Fox oversees TERRADON's Land Development Sector. Fox has been responsible for hundreds of notable commercial, educational and recreational site development projects during his 28 year career. During his time as Land Development Department Head, TERRADON has earned Engineering Excellence Awards from the West Virginia Association of Consulting Engineers, numerous Merit Awards from the American Society of Landscape Architects, and the Gold Award from the American Council of Engineering Companies. Fox has performed a number of site selection and analysis services on projects over the last 30 years.

### **Project Experience**

#### **The Summit Bechtel Family National Scout Reserve, Fayette County, WV**

Provide Site Selection and Design for the 10,600+ acre site in Fayette County, WV. Responsible for site prioritization and selection criteria, feasibility studies, cost analysis, site grading, construction drawings, NPDES design and coordination for all project sub-consultants for NPDES permitting with WVDEP.

#### **Advanced Technology Centers, WV**

Provided site design services for two West Virginia Higher Education Policy commission Advanced Technology Centers located in Fairmont, WV and South Charleston, WV. Responsibilities included site identification, prioritization, evaluation, ranking matrix's, site record data, feasibility studies, and final site suggestions. Additionally provided grading, erosion and sediment control and utility design.

#### **Steel Dynamics, Cabell & Mason County, WV**

TERRADON was approached by the West Virginia Development office to provide site selection and evaluation services of a large industrial site for a prospective large scale industrial tenant in Cabell and Mason counties. To select and prioritize possible site options, TERRADON worked with WVDO, Mason County Development Authority, and AEP to visit and review potential sites across the two counties. TERRADON evaluated multiple sites before ultimately suggesting a selected 550 acre site that had an additional 800 acre adjacent lot available for additional development. TERRADON services expanded from site selection and prioritization to survey, site planning, and design work for the prospective site tenant.

#### **K-12 Educational Facilities, WV**

Responsible for Master Planning, Site Layout and Design, Schematic Renderings, Parcel Identification, Feasibility and Cost Analysis, and construction drawings for hundreds of k-12 educational facilities throughout West Virginia. Additionally, Fox has provided site selection services on new school projects or relocation of school facilities throughout West Virginia. Projects include new construction as well as renovations and additions.

#### **Marshall University, Huntington, WV**

Responsible for Site Design, Utility Design, Grading and Drainage for Applied Sciences Building, Student Housing, Wellness Center and Parking Garage. Provided ADA compliancy on campus buildings and site design for existing soccer field.

### **Education**

B.A. Landscape Architecture  
West Virginia University

B.A. Geography & Planning  
West Virginia University

### **Certifications**

Registered Professional Landscape Architect: WV

LEED Accredited Professional

### **Total Years Experience**

+30



**Greenbrier Valley Medical Center, Lewisburg, WV**

Responsible for master planning through site/civil construction documents for the Greenbrier Valley Medical Center in Lewisburg, WV.

**Tazewell Community Hospital, Tazewell, VA**

Responsible for master planning through site/civil construction documents for the East Addition of the Tazewell Community Hospital in Tazewell, Virginia.

**Thomas Memorial Hospital, South Charleston, WV**

Responsible for site/civil construction documents for Thomas Memorial Hospital in South Charleston, WV.

**Grand Vue Park, Marshall County, WV**

Created a Master Plan for the expansion of the Marshall County, WV park. The Master Plan was followed by a Phase I design and construction drawing package that included six "tree house"-style lodges and a high adventure park to complement the park's existing zip lines. High adventure features include a 30' high aerial obstacle course, a 28' high rock climbing wall, a 60' gravity swing, a rappelling wall, a 43 ft mega jump and a giant trampoline.

**Greater Greenbrier Sports Complex, Lewisburg, WV**

Provided Master Planning and Grading Design Services for the Greater Greenbrier Sports Complex located north of Lewisburg, WV. Five phases include: Master Planning, Grading Study, Full Construction Documents, Utility Layout, Road Design, Erosion and Sediment Control.

**Glade Run, Zelienople, PA**

Conducted a master facility plan for a 300+ acre development for Glade Run Lutheran Services. This project involved a mixed-use development which included an equestrian trail, senior housing, single family residential, office, and retail.

**Palatine Park Master Planning, Fairmont, WV**

Provided master Planning Services for the City of Fairmont for the redevelopment of Palatine Park on the east side of the Monongahela River adjacent to downtown Fairmont, WV. The Master Plan featured new parking areas, walking trails, a vista overlook, a picnic gazebo and retail space.

**Putnam County Parks Master Planning, Putnam County, WV**

Provided Master Planning and site civil design services for the expanding Valley Park in Hurricane, Putnam County, WV. This work is part of a nearly \$2 million expansion, which was completed in 2013 and adds an additional 6 acres to the park. The project included planning for athletic fields, multiple parking lots, access roads and greenspace, but also incorporated a walking trail that ties into existing park trails. The plan was produced in coordination with the WVDOT to determine roadway/walkway ingress/egress and designed in accordance with local, state and federal regulations.

**Fairmont Riverfront Park Master Plan, Fairmont, WV**

The City of Fairmont and the Fairmont Renaissance Corporation intend to develop new recreation opportunities and at the same time enhance economic development opportunities for the community. The main goal of the planning process was to develop a plan that will allow for the comprehensive development and implementation of new elements to the riverfront. The elements planned will include rehabilitation of an existing park and new recreation, commercial, and residential opportunities.

Shawn Gray is an experienced Site Designer and Land Planner who serves as an integral part of the TERRADON design team. He offers experience on many of TERRADON's highest profile projects, focusing on large scale site development and parks and recreation projects. Gray also provides site design and landscape architecture services for K-12 and Higher Education projects. He is responsible for developing site, grading, landscape and utility plans, site detailing and erosion sediment control plans and permitting.

**Project Experience**

**Bible Center Church Master Plan, Charleston, WV**

Project consisted of the layout of a soccer field, youth soccer fields, track, softball field, cross country/walking trail, a new sanctuary, chapel, pre k-8 school/gym, ministry village, new parking, independent living facilities, and assisted living facilities. Project also consisted of site grading and utility study and a budget estimate.

**Ohio Valley University, Vienna, WV**

Project consisted of designing a sports complex for the university. New amenities included a track and field events, soccer field, baseball field, new softball field, tennis courts, parking, basketball arena with amenities, and an outdoor sports hall of fame. Project also consisted of site grading and a budget estimate.

**Cabin Creek Health Systems, Sissonville, WV**

New medical/dental office building. Services included site layout, grading, drainage, utility, erosion and sediment control, details, and landscape. Site also included retaining wall layout and design, underground stormwater design, creek bank stabilization.

**Greater Greenbrier Sports Complex, Greenbrier County, WV**

Provided 5-Phased, Master Planning and Grading Design Services for the Greater Greenbrier Sports Complex located north of Lewisburg, WV.

**Valley Park Master Planning & Expansion, Hurricane, WV**

Served as a Site Designer for the expanding Valley Park in Hurricane, WV. The project included planning for athletic fields, multiple parking lots, access roads and greenspace, but also incorporated a walking trail that ties into existing park trails. The plan was produced in coordination with the WVDOT to determine roadway/walkway ingress/egress and designed in accordance with local, state and federal regulations.

**Volcano Island Master Planning, WV**

Provided land planning and design engineering, utility location and mapping services for the properties. The master planning provided vision for Volcano Island Water Park, allowing the City of Fairmont efficient and value-based use of the former environmentally concerned site.

**Sheetz, WV**

Provided site design services for Sheetz Service Centers at Scott Depot, Cross Lanes and Green Acres, WV. The projects consisted of site layout and design, utility design, hardscapes and landscape architecture.

**Education**

B.A. Landscape  
Architecture  
West Virginia  
University

**Total Years  
Experience**

+15

**Pioneer Federal Credit Union**

Provided site design services for Pioneer Federal Credit Union in Hurricane, WV.

**The Summit Bechtel Family National Scout Reserve, Fayette County, WV**

Provided Initial Site Selection/Conceptual modeling designs, site planning/grading and Erosion and Sediment Control services for the 12,000+ acre site in Fayette County, WV.

**Palatine Park Master Planning, Fairmont, WV**

Provided master Planning Services for the City of Fairmont for the redevelopment of Palatine Park on the east side of the Monongahela River adjacent to downtown Fairmont, WV. The Master Plan featured new parking areas, walking trails, a vista overlook, a picnic gazebo and retail space.

**Westmoreland Trail System Master Planning, Kanawha County, WV**

Provided site design services for a trail connector designed on the top of an earthen flood levy to move through urban areas.

**Harveytown Park & Connector Master Planning, WV**

Provided 3-Phase Master Planning for a heavily used section of trail.

**Southridge Center Master Site Planning, South Charleston, WV**

Provided master planning and site civil engineering for several areas of Southridge Center in South Charleston, WV.



Pete Williams is a graduate of West Virginia University with a Bachelor of Science in Landscape Architecture. His responsibilities include landscape architectural design, grading and storm water drainage design, the design of pedestrian circulation systems and related amenities, roadway design, site planning, and quality control. Mr. Williams is registered as a professional Landscape Architect in West Virginia with more than 16 years of experience at TERRADON and more than 27 years of overall experience.

### **Project Experience**

#### **Fire Stations, Medical, First Responder, Public Facilities—Master Planning & Site Design Services, WV**

Yeager Airport Fire/Crash/Rescue Station, Fairmont Public Safety Building & Fire Safety Station, South Charleston Fire Station, Greenbrier Valley Medical Center, A New Marshall County Public Safety Annex, Putnam County Courthouse, A new West Virginia State Police Facility at Sharon Steel, A new Stonerise Care Facility at Thomas Hospital

#### **Advanced Technology Centers, WV**

Provided site design services for two West Virginia Higher Education Policy commission Advanced Technology Centers located in Fairmont, WV and South Charleston, WV. Responsibilities included site identification, prioritization, evaluation, ranking matrix's, site record data, feasibility studies, and final site suggestions. Additionally provided grading, erosion and sediment control and utility design.

#### **Higher Education— Master Planning & Site Design Services, WV**

Marshall University Student Recreation Center, Marshall University Student Housing, Fairmont State Inner Campus Design

#### **Grand Vue Park, Marshall County, WV**

Created a Master Plan for the expansion of the Marshall County, WV park. The Master Plan was followed by a Phase I design and construction drawing package that included four "tree house"-style cabins and a high adventure park to complement the park's existing zip lines. High adventure features include a 30' high aerial obstacle course, a 28' high rock climbing wall, a 60' gravity swing, a rappelling wall, a 43 ft mega jump and a giant trampoline.

#### **YMCA of Kanawha Valley, Kanawha County, WV**

Provided master planning services and prepared construction documents for the development of a baseball field and large multi-purpose field along with a walking trail system for the existing YMCA facility.

#### **Trace Fork Soccer Complex & Ice Arena, Kanawha County, WV**

Provided master planning and site design services as well as prepared construction documents for the development of six carrying sized soccer fields, an indoor ice arena, and associated roadway and parking to serve the large facility.

#### **Harveytown Park, WV**

Provided master planning and site design services and provided construction documents for the development of a new neighborhood park with walking trails, children's play areas, basketball courts, picnic

### **Education**

B.S. Landscape Architecture  
West Virginia University

### **Certifications**

American Society of Landscape Architects

West Virginia Chapter of American Society of Landscape Architects

### **Total Years Experience**

+20

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shelters, a restroom facility and parking.

**Ohio Valley University, Vienna, WV**

Project consisted of designing a sports complex for the university. New amenities included a track and field events, soccer field, baseball field, new softball field, tennis courts, parking, basketball arena with amenities, and an outdoor sports hall of fame. Project also consisted of site grading and a budget estimate.

**Palatine Park Master Planning, Fairmont, WV**

Provided master Planning Services for the City of Fairmont for the redevelopment of Palatine Park on the east side of the Monongahela River adjacent to downtown Fairmont, WV. The Master Plan featured new parking areas, walking trails, a vista overlook, a picnic gazebo and retail space.

**Westmoreland Trail System Master Planning, Kanawha County, WV**

Provided site design services for a trail connector designed on the top of an earthen flood levy to move through urban areas.

**Harveytown Park & Connector Master Planning, WV**

Provided 3-Phase Master Planning for a heavily used section of trail.

**Southridge Center Master Site Planning, South Charleston, WV**

Provided master planning and site civil engineering for several areas of Southridge Center in South Charleston, WV.

Kristen Stinson McClung serves as a Civil-Site Engineer for TERRADON Corporation and is based in the Lewisburg, WV office. She brings nearly 20 years of engineering practice to public and private sector clients. From conception through acceptance of projects, McClung offers experience in civil, environmental, land development, streetscapes, survey, permitting, water, wastewater, paving, storm drainage, transportation and erosion-sedimentation control.

### **Project Experience**

**Tanyard Station Sanitary Sewer Design, Village of Barboursville, WV**  
McClung performed the Sanitary Sewer for this new commercial, out-door shopping mall. She performed the sanitary sewer calculations for the sizing of the trunk line through the development; for the new sewer pump station within the development for that area of the development that was too low for the primary gravity system; and for the new pumps associated with the Village's existing Pump Station #4. As part of the proposed development, the existing forcemain for Pump Station #4 had to be re-routed into the development's new sanitary sewer trunk line, resulting a new pump curve for the existing station.

### **Schoenbaum Tennis Court Asphalt & Storm Drainage Repairs, Charleston, WV**

McClung designed a new storm drainage underdrain system for the existing tennis courts. The courts were experiencing weeping from beneath the courts of trapped storm water runoff/ground water. As the existing courts were nearing the end the existing asphalt surface course's useful life, the Parks and Recreation Department decided that this was the appropriate time to install the needed underdrain system and re-surface the course, as the new underdrain system would require the demolition of the existing asphalt surface course. McClung, also developed the Contract Documents and Construction Specifications in coordination with the City of Charleston for the public bidding of this project.

### **The Greenbrier Sporting Club Driveway Drainage Projects, White Sulphur Springs, WV**

McClung was brought in to evaluate various private homes' driveways which were experiencing surface water runoff ponding issues from incorrectly graded driveways and non-functioning/undersized storm drainage systems. McClung developed new driveway grading plans and new stormdrainage collection and conveyance systems to alleviate the stormwater runoff ponding.

### **Tru-Hotel by Hilton, Lewisburg, WV**

McClung prepared the Site Drainage Plan for this proposed hotel within a new commercial development. Design responsibilities included the Site Layout and Parking Plan, the Site Grading Plan, and the Storm Drainage Plan. McClung also prepared the Site Design Package required by the City of Lewisburg's Planning Commission for review and approval by the City.

### **The Crossing – Cameron Martin Properties, Village of Barboursville, WV**

McClung design the new stormwater culvert beneath the proposed entrance drive for this new commercial development. In addition,

### **Education**

M.B.A. University of Georgia

M.S. Civil Engineering, Auburn University

B.C.E. Civil Engineering, Auburn University

### **Certifications**

Georgia Soil & Water Conservation Commission

Level II Certified Design Professional

### **Registration**

Professional Engineer: WV, GA, AL

### **Total Years Experience**

22





McClung performed the Pre-Development and Post Development Stormwater Runoff Calculations for this project for use by other Design Team members.

**Meadows Estates Neighborhood, Greenbrier Sporting Club, White Sulphur Springs, WV**

Served as the civil-site design engineer of record for the newly created 11 lots within the Meadows Estates Neighborhood on the Meadows Golf Course. Design responsibilities included newly designed roads, water line extension, sanitary sewer extension, new storm drainage collection systems to replace existing ditches through the lots, and coordination with Mon Power of underground power extension/relocation.

**Center Court at Creekside, The Greenbrier, White Sulphur Springs, WV**

Served as the project manager for this project, a 2500 seat outdoor tennis stadium and the historic Greenbrier Resort. Responsibilities included site grading to accommodate the bowl stadium, which required over 30,000 cy of fill material. McClung also sized and designed the storm water drainage system, sanitary sewer system, and water distribution system for the project.

**Creekside Stormdrainage Improvements for the Greenbrier Sporting Club, White Sulphur Springs, WV**

Ms. McClung designed a new stormwater drainage collection and conveyance system for the Creekside Neighborhood in the Greenbrier Sporting Club. The existing neighborhood had poor drainage due to several low lying areas and an existing poor/inadequate stormdrainage collection system. Ms. McClung utilized an aerial survey to design a new stormdrainage collection system with special attention to the low lying areas. In addition, all the existing home downspouts were connected to the new system to remove the roof area runoff from the surface runoff.

**Summit Bechtel Reserve As-Built Drawings, Fayette County, WV**

As project manager for the as-built portion of this landmark project, responsible with TERRADON's survey team for capturing all the as-built data for the large amount of underground utilities installed during the construction phase of this historic project.

**Seneca Trail Animal Hospital, Lewisburg, WV**

Served as the civil-site design engineer of record for the Seneca Trail Animal Hospital. Design responsibilities included a new entrance road on shared right-of-way, grading of the subject site to include 2 new buildings, a new parking lot, an underground detention system with new injection well, and the required permitting of the proposed facility at the local and state levels.

**West Virginia School of Osteopathic Medicine New Entrance Road, Lewisburg, WV**

Responsible for the civil-site design associated with the O-school's proposed new entrance road off WV State Route 219. The proposed entrance road will bisect an existing greenspace and provide visibility to the front of the school from 219. Design responsibilities included site grading, storm water drainage design, permitting of the project through the WVDOH, and the production of construction drawings.

**Spill Prevention, Control & Countermeasure Plan for The Greenbrier Resort, White Sulphur Springs, WV**

Prepared the 2015 calendar year SPCC Plan for the 10,000 Acre hotel campus. Special emphasis was given to the on-site oil and gasoline storage facilities as well as the on-site electrical transformers.



With more than 35 years of experience in a wide range of surveying projects, Robert Thaw serves as head of TERRADON's Survey and Mapping department. He organizes and supervises survey crews, reviews project plans, and creates base mapping for various projects including noise barriers, interchanges, connectors, bypasses, sidewalks, bike paths, and bridges. Thaw oversees all TERRADON survey activities, including: preparation of Right-Of-Way plans; the development of GPS static networks for aerial mapping in the design of roadways; identification of existing utilities and property lines; base image development and control placement for construction projects; and drafting of legal descriptions for ROW parcels.

### **Project Experience**

#### **The Summit Bechtel Family National Scout Reserve, Fayette County, WV**

Thaw delivered more than 14,000 acres of LiDAR, which was flown during full summer canopy. TERRADON provided the horizontal and vertical control utilizing GNSS receives, and least square static network adjustment. A subsequent control network, utilizing GNSS receivers and least square network adjustment was established by TERRADON for construction staking. Concrete monuments, and aluminum disks were used for the control points. The entire 14,000 acres was mapped at 2' contour interval, will accuracy's better than 1' contour specifications.

#### **City of Huntington Marina, Huntington, WV**

Thaw provided services which included: aerial photogrammetry control, aerial photography, LiDAR, engineering design survey, data computation, CADD, digital terrain modeling, boundary survey, civil information model (CIM), and hydrographic surveys. Utilizing VRS and GNSS, TERRADON provided the photo control to develop base mapping for the City of Huntington Marina. After receiving the aerial mapping, TERRADON performed field edits to confirm critical areas with the LEICA TS 15 P-1, and VRs GNSS.

#### **FMC Lagoon Decommission, Nitro, WV**

Working with a team member Tuck Mapping Solution, TERRADON has been involved with the AC&S Inc. site for approximately 10 years. Originally involved with developing photogrammetric mapping for the 61 acre site industrial site, TERRADON has provided topographic surveys; storm water system investigation utilizing robotic video and closed space entry; as-built surveys of processing facilities; boundary surveys, boundary subdivision; and utility easements. Most recently TERRADON was responsible for developing a plan to survey the toxic sludge in one of the on-site lagoons. TERRADON coordinated with the project's environmental scientist and client, to agree on a sludge density to survey.

#### **Laurel Fork Campground Bridge**

TERRADON provided surveying and design engineering on a USDA Forest Service project in Randolph County, West Virginia. Surveyors led by Thaw provided Right-Of-Way services, including courthouse research, construction easements, and location of alignments. Additionally, provided topographic mapping, project control for construction, hydraulic cross sections, and stream profiles.

### **Education**

A.S. Survey Technology,  
West Virginia Institute of Technology

B.S. Surveying,  
West Virginia Institute of Technology

### **Certifications**

Professional Surveyor: WV

### **Total Years Experience**

+35

Matt Glaspey serves as a Construction Site Manager at TERRADON Corporation. Glaspey is an onsite construction representative who coordinates project critical path items between contractor, designer and owner. He is experienced in conducting, supervising and evaluating construction monitoring, testing and reporting activities including scheduling, oversight, and deficiency reporting.

Glaspey is well-versed in creating and reading engineering drawing, CAD files, and GIS information. He offers nearly more than 15 years of project design and management experience. In prior roles at TERRADON, Glaspey was responsible for developing site plans, grading plans, landscape plans, utility plans, site detailing and specifications. Glaspey has worked on notable projects throughout the Appalachian Region including the Summit Bechtel Reserve National Boy Scouts Camp. Glaspey has designed and provided project oversights for more than 100 projects at TERRADON, including city sidewalks, parks, recreational facilities, educational sites, housing developments and state and federal projects.

### Project Experience

#### Shawnee Park Multi-Sport Complex, Dunbar WV

Served as the Construction Management Representative for the project. Project involved site design and specifications for the renovation and additions to Shawnee Park in Dunbar, West Virginia. The park design plans include ADA compliant parking, walking trails, bicycle paths, and upgraded curbing and sidewalks. The project includes removing existing golf course to renovate into a multi-sports complex and includes construction of 15 soccer fields, four baseball fields and asphalt parking lots. Glaspey monitored overall construction and worked with the Owner and Contractor throughout the construction process to ensure the project conformed with approved design drawings.

#### Valley Park Expansion and Sports Field Additions, Hurricane, WV

Served as the Construction Management Representative for the project. Glaspey was responsible for the design, construction specifications, and construction oversight for the five-acre expansion of Valley Park in Hurricane, WV. The park design included updated ADA compliant walking trails and parking lots, the construction of a 15,000 square foot maintenance barn, shelters, tee ball and soccer fields and a containment pond. Glaspey was responsible to monitor overall construction and worked with the Owner and Contractors throughout the construction process to ensure work conformed with approved design drawings.

#### H. Bernard Wherle Sr. Scout Leadership Service Center, Kanawha City, WV

Served as the Integrated Project Delivery Liaison for the project. Glaspey was involved from pre-design through construction of the 13,000 square foot Buckskin Council facility near Charleston, WV. Glaspey served as the primary liaison between the designer, owner and contractor during the \$3.7 million renovation. The project was completed in a fashion where designers provided 30 percent plans and contractors began work while designers stayed ahead of them with engineering design and specification often times being performed in an expedited manner to meet aggressive time schedules. Glaspey ensured construction activities met standard engineering specification and approved engineered drawings on a strict timeline. He provided construction documentation

### Education

Bachelor of Science West Virginia University School of Design and Community Management

### Certifications

OSHA 30 HR  
Certified Construction Manager (CCM)  
Envision Sustainability Professional (ENV SP)

**Total Years Experience**  
15



and project coordination for the fast track project. Oversight included CAD drawings, site layout and design, permitting, utility design, hardscapes and landscape architecture.

**Sleeping Bear National Lakeshore Targeted Accessibility Improvement Program (TAIP) - Loon Lake, Platte River Campground and Philip A. Hart Visitor Center Accessibility Rehabilitation, Empire, MI**

Served as the Construction Management Representative for the project. As CMR, Glaspey was responsible for inspecting, monitoring and documenting the work of the construction contractor for progress, workmanship and conformance with the contract documents and existing codes. Responsibilities included, but were not limited to, conducting meetings, providing daily reports detailing ongoing work and any pertinent issues, and providing technical assistance and support to the COR during construction. Glaspey was responsible for the oversight of all aspects of the project which includes 11 renovated camp sites, exterior improvements for eight comfort stations and one support building, installation of casework inside two support buildings, installation of a kayak launch, and a new fishing pier including 25 helical piles, steel frame supports, and wood decking.

**WV Advanced Technology Centers, Fairmont & South Charleston, WV**

Served as the Construction Management Representative for the project. TERRADON Corporation provided site design and layout for two higher education facilities in West Virginia. Glaspey served as the CMR where he oversaw adherence to approved design plans by the contractor. Each site consisted of an early site package and building package, where Glaspey provided construction assistance throughout. Glaspey was responsible to monitor overall construction and worked to ensure compliance with approved design drawings.

**Toyota Motor Manufacturing, Buffalo, WV**

Served as Construction Manager for multiple construction projects throughout a 1.9 million square foot automotive plant. Responsible for maintaining and updating the Toyota Motor Manufacturing West Virginia (TMMWV) facility master plan and coordinating with local and national Toyota team members for future plant needs. Coordinated with multiple TMMWV group leaders to improve safety by reducing pedestrian and vehicular conflicts and simplifying circulation patterns during various construction activities as well as daily plant activities. Participated in weekly safety planning meetings and assisted in developing a plan to reduce TMMWV's Falls Risk Assessment and Management Plan (FRAMP) score as well as helping to develop an evaluation system for accident prevention.

**Charleston Replacement Housing, Charleston, WV**

Served as the Construction Management Representative for the project. Glaspey provided construction oversight services during a multi-phase housing development on the east side of Charleston, WV. The project included utility and site development including new ADA compliant sidewalks, curbing, and parking. Additionally, Glaspey was responsible for coordination of overall site activities with the project developer, designer and contractor. Glaspey was responsible for construction monitoring while the work was in progress and as-built drawings upon completion of the project.

**Ronald McDonald House, Charleston, WV**

Served as the Construction Management Representative for the project. Provided construction monitoring, oversight and project coordination for the design-build project near CAMC Hospital in Charleston, WV. Coordination between designer, contractor and owner included new ADA compliant sidewalks, curbing and parking, CAD drawings, site layout, design and grading, permitting, utility design, hardscapes and landscape architecture. Glaspey monitored and reported on progress, specification quality control, and deficiencies.

We feel that the best way to demonstrate our strengths and leadership in relevant projects is by referring to our past and present clients. So that you don't only have to take our word for it; here is a list of references that we encourage you to call:



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

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

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

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

*WVARNG*  
Robert D. Davis, CPT, OD, WVARNG  
CSMS Superintendent  
304 / 541-6539

*Sleep Inn & Suites*  
Angela Harding  
15 Goff Crossing Drive  
Cross Lanes, WV 25313  
304 / 776-7711  
Angela@SleepInnWV.com

*Four S Development*  
T.J. Summers, CCIM, RPA  
P.O. Box 2388  
Charleston, WV 25328  
304 / 345-8700 x102  
tsummers@summcos.com

*West Virginia State University*  
José U. Toledo, Ph.D.  
Associate Vice President for Administration  
Research and Public Service  
131 Ferrell Hall  
P.O. Box 1000  
Institute, WV 25112  
304 / 766-4290  
toledoju@wvstateu.edu

*WV Higher Education Policy Commission*  
Richard Donovan  
1018 Kanawha Boulevard, East, Suite 700  
Charleston, WV 25301  
304 / 558-0281 Ext. 212  
Rich.Donovan@wvhepc.edu



# Park Drive Development

**Location:** Weirton, West Virginia

**Contact:** Mr. Mark Miller

City of Weirton  
 200 Municipal Plaza  
 Weirton, West Virginia 26062  
 304 / 797-8500 x 1029

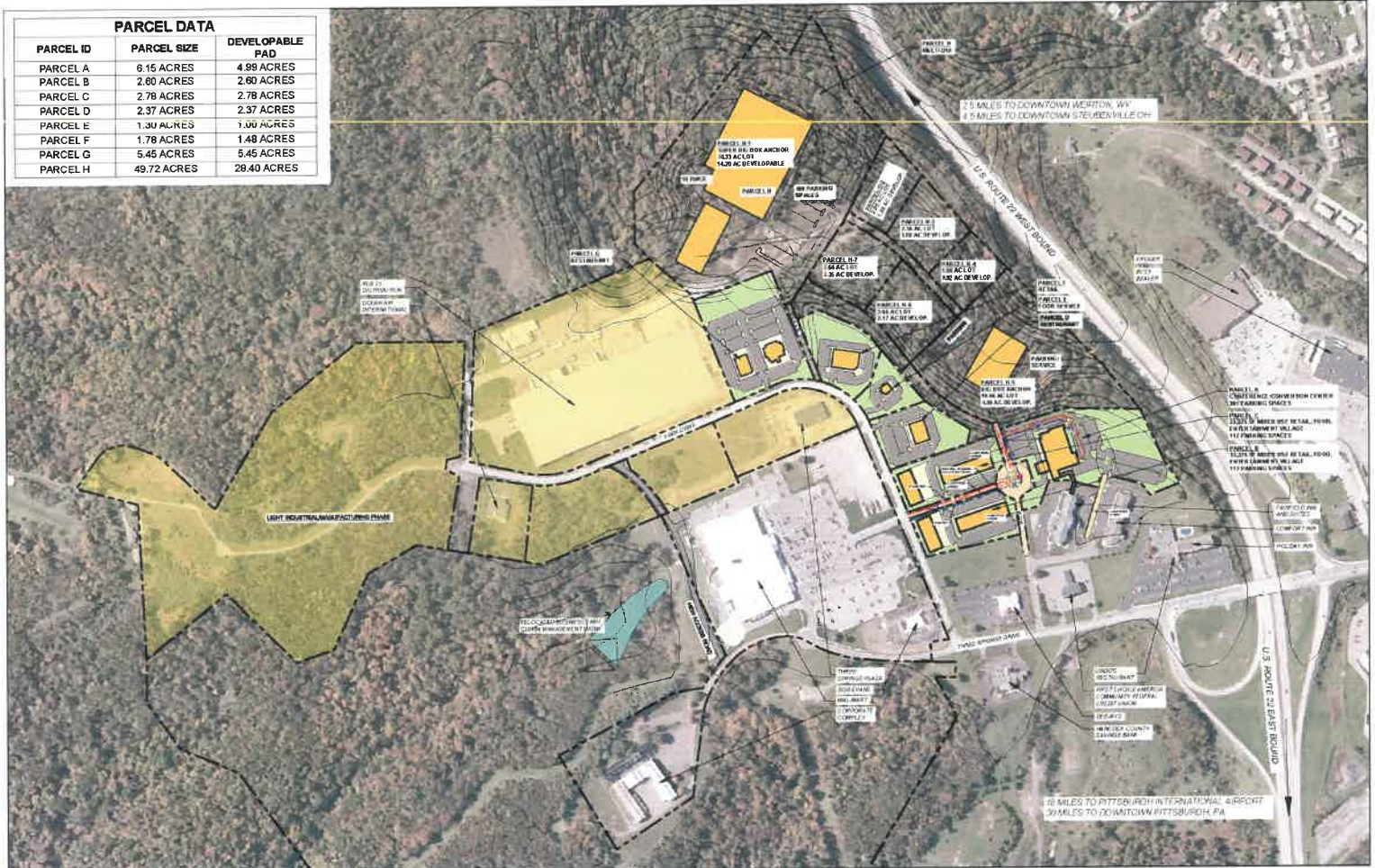
**Type of Project:** Land Assessment & Development - Full A/E Services

**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering and TERRADON Corporation are currently working together, along with the with the City of Weirton, for their Park Drive / Three Springs Drive development. This project will adhere to TIF & USDA Grant Funds regulations. There are 8 parcels, involving approximately 48 acres of land to be developed. There are 3 Tasks for this project:

**TASK #1** - 8,000 feet of ADA accessible sidewalks, with 3 options on lighting (approx. 75 poles) adhering to City of Weirton’s Unified Development Ordinance (Section 11.6) and the WVDOT Transportation Alternatives program.

**TASK #2** - Site Preparation and infrastructure upgrades to access approximately 20 acres for immediate development and future development of an additional 29 acres along Park Drive. Scope to include site grading, permits, stormwater management, construction of a two lane road, sidewalks and street lighting, and additional segments of access roads and appurtenances.

**TASK #3** - Developing a master plan for the 20 acres to include retail, residential, restaurant, hotel/ conference center, and public spaces.

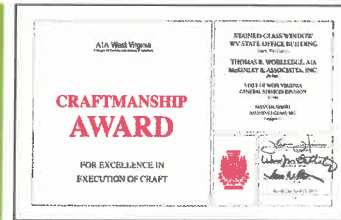




## **Building 55: West Virginia State Office Complex**

**Location:** Logan, West Virginia

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



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

**Project Description, Goals, and Objectives:** City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia. This office building - dedicated on August 16, 2013 - has become that inspiration. **In March 2014, this project became LEED Certified.**

The building is designed to reflect the history and culture of the area while incorporating current technology and safety elements, thus empowering the community leaders to create a vibrant connected urban core. This new 5-story building underscores its major role in the development and revitalization of downtown Logan by uniting office space for 127 employees for 6 State agencies under one roof, whom were once scattered throughout the city.

The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants. At the request of the Owner, the building was designed to be energy efficient "green" and meet sustainable design goals. To help achieve this, a tight building envelope was created with closed cell foam insulation and thermal efficient windows. One of the unique features of the building is the natural daylight system where we added "light louvers" which redirect daylight to the ceiling and diffuse natural light throughout the space. The open offices were placed around the exterior of the building and the enclosed offices along the interior wall so more of the tenants receive quality light. In addition, interior windows allow the daylight to pass to the center offices.

**McKinley Architecture and Engineering provided architectural, engineering, energy efficient (LEED) design, interior design, and construction administration services. TERRADON Corporation provided construction inspection services.**



## West Virginia Department of Transportation, Division of Highways projects

**Location:** Buckhannon & Moundsville, West Virginia

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

**Type of Project:** Governmental

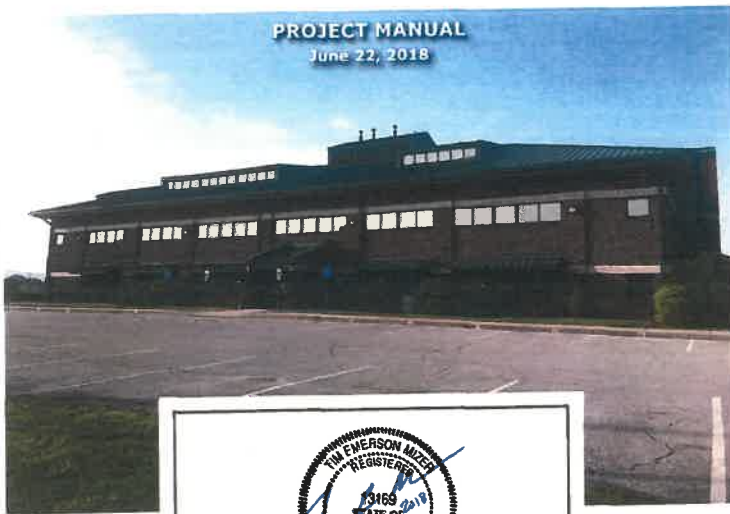
**Project Description, Goals, and Objectives:** McKinley Architecture and Engineering has been honored to be a partner with the **West Virginia Department of Transportation, Division of Highways**, and we are now on our **2nd consecutive Statewide On-Call Agreement** with them. This open-ended contract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

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

### West Virginia Department of Transportation, Division of Highways

#### District 6 Headquarters HVAC Renovations Moundsville, West Virginia

PROJECT MANUAL  
June 22, 2018



REGISTERED DESIGN CERTIFICATION

**McKINLEY**  
ARCHITECTURE + ENGINEERING

32 20th Street, The Maxwell Centre - Suite 100, Wheeling, West Virginia 26003 • 304-233-0140  
129 Summers Street - Suite 201, Charleston, West Virginia 25301 • 304-340-4267  
416 Longridge Drive, Pittsburgh, PA 15243 • 724-223-8250

For one task, we designed the HVAC replacement to the existing 2-story, 8,820 square foot **WVDOH Equipment Division Facility in Buckhannon** (State Project N081-BLD/GR-0.00). We designed a new Variable Refrigerant Flow (VRF) air handling unit with remote condensing unit to condition the offices and conference room. A complete digital controls system was installed, with a desktop computer to allow authorized users access to the system.

For another task, we designed the HVAC replacement to the **WVDOH District 6 Headquarters Complex in Moundsville** (State Project N081-BLD/GR-0.00). The 31,000 SF building was conditioned with cooling only Air Handling Units and duct mounted heaters. That served full floors of office cubicles with no regard to proper zoning. As the conditioning units began to fail, it was determined that the complete system be replaced with a more economic system. McKinley Architecture and Engineering designed 2 Air Handling Units that provided ventilation air to VRF cassettes in the ceilings above the office areas. This solution provided individual control of all office spaces.



## Mattern Tire Service Center Maintenance Garage

**Location:** Cadiz, Ohio

**Contact:** Mr. Frank Mattern  
Mattern Tire  
349 Lincoln Avenue  
Cadiz, Ohio 43907  
740/942-8895

**Type of Project:** Multiple-Bay Maintenance Garage / Office - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** Mattern Tire is a new \$1.2 million, ten bay **maintenance garage** building, with an **attached showroom** and **offices** (and restrooms, etc.). This is a **70' x 150' Pre-Engineered steel building with a single story masonry wall front face and storefront glass** in the showroom area of the building; with the **1,750 SF tire storage mezzanine**, the total structure is **12,250 SF**. This particular project obviously required much coordination between the **multiple intricate building systems within the Pre-Engineered metal building**. Therefore, the use of BIM as the design software on this project was decided upon and was used mostly for minimizing clash detection of the engineering systems.



This building contains many **special items** that required extra coordination during the design phase including tire lift, compressed air system, (8) in-floor hydraulic lifts of differing size, in-floor Car-mon exhaust fume capture system, garage bay drainage system with oil interceptor, and waste oil heating boiler system utilizing radiant in-floor hydronic heating lines. This building also utilizes a heat pump for the cooling of the office showroom area and a large diameter low velocity circulation fan within the garage bay.

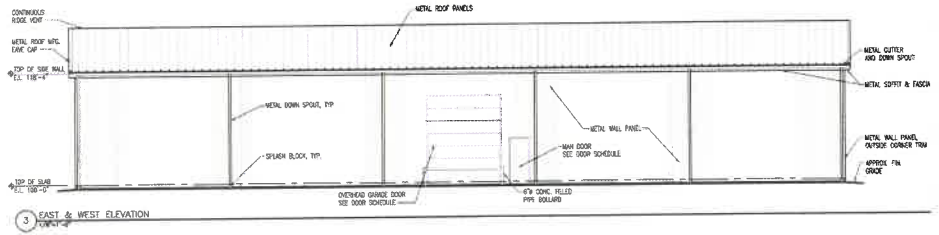




# The Silver Companies' Moss Neck Farm Storage Building

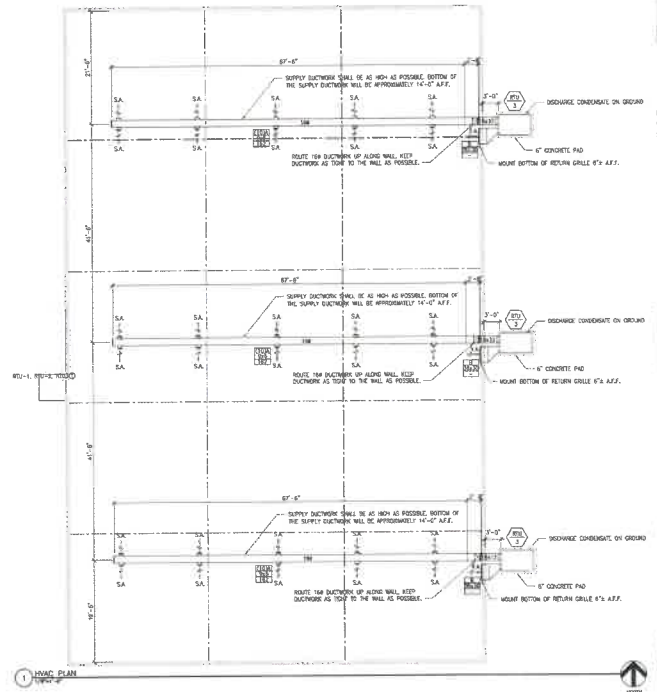
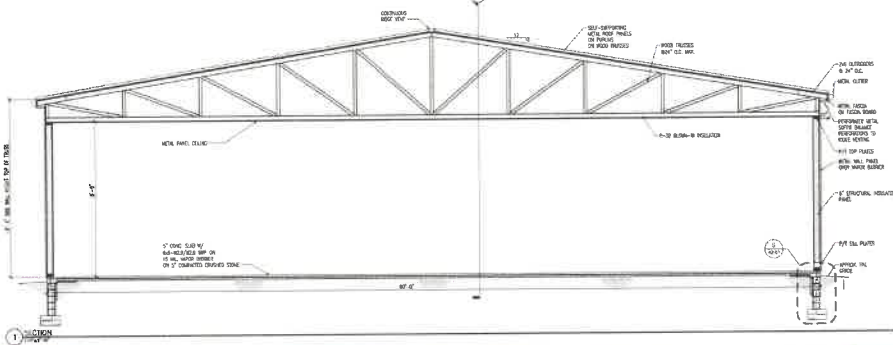
**Location:** Fredericksburg, Virginia

**Contact:** Mr. Chris Golden  
 Construction Manager  
 Silver Companies  
 1201 Central Park Blvd.  
 Fredericksburg, VA 22404  
 540/785-3398



**Type of Project:** Storage Building - Full A/E Services - New Construction

**Project Description, Goals, and Objectives:** We completed Architectural and Engineering on a large 80' x 125' storage building at Moss Neck Farm; construction was completed in January 2014. The Silver Companies' goal was to store antique furniture in a new storage building with a controlled HVAC system to deal with humidity and moisture. This storage building included the following: a 10,000 SF clear span, SIPs panel building (Structural Insulated Panels) with wood roof truss framing; 16' high ceilings; footers based on structural needs; 5" concrete floor @ 3000 psi. with poly and welded wire on 4-5" of stone; 3 courses of 8" CMU foundation; 8" side walls; metal panel ceiling with blown-in insulation (R38); metal panel walls with integrated sandwiched insulation (R19); 12" overhang with vented vinyl soffit; 12'x14' overhead garage door; two 3' man doors; 200 amp electrical service with associated panel box; 8 Fluorescent strip fixtures; 8 wall mounted convenience outlets; and a 15 Ton HVAC System, ground mounted, ducted thru wall, turned up interior and overhead suspended from roof purlins.



## Carenbauer's Distribution Warehouse

**Location:** Wheeling, West Virginia

**Contact:** Mr. Carl Carenbauer

Carenbauer Wholesale Corporation

1900 Jacob Street

Wheeling, WV 26003

304 / 232-0522

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

**Project Description, Goals, and Objectives:** The first goal of the project was to **demo the old Sterling Drug Building**, and use that site to add an addition onto the Carenbauer Wholesale Corporation Building. The project included the demolition of the 5-story existing structure; basement floor to remain, fracture concrete in place to allow drainage; front wall of basement to remain for shoring of street/sidewalk; concrete to be minimized to 6" minus; all rebar to be removed from rubble fill; temporary protection on Carenbauer warehouse roof; safety fence install/removal; placing rubble fill from street level to existing paving in rear, rubble to be used to fill void from basement area; utility disconnection fees; an EPA Permit; city demolition permit; import fill; haul off rubble; remove hazardous waste; and more.



After the demo of the old Sterling Drug Building, we completed the **second project: an 11,800 square foot warehouse expansion - as well as existing warehouse and office building renovations** - of the Carenbauer Wholesale Corporation building. Carenbauer's presently carry over 100 brands of beer in 250 different types of packages, and they represent 15 different breweries across the US and world. The building **addition** included a **large open-span cold storage warehouse with a 26' clear height ceiling**. This room needs to have temperature setpoints for every month of the year, ranging from 60 to 67 degrees. The building addition holds a point-of-sales storage room and mezzanine, a staging area, and a loading dock with 3 bays. The docks included levelers, bumpers, trailer restraints, bollards, etc. The addition is connected to the existing structure via motion-activated overhead metal rolling doors. **The building's floor was designed to withstand continuous fork lift traffic**. The **renovations** included the offices, conference room, kitchen, and men's restroom, as well as new women's restroom and a new warehouse manager office. Upgrades were made to electrical, HVAC, and plumbing in all areas of the addition. The existing warehouse electrical distribution service was not large enough to handle the electrical loads required for the new construction. For the electrical system upgrades, the power was kept on while the addition was being constructed onto the existing building; and after all the new equipment was placed, there was only a minimal outage while the new electrical distribution was put in service.



## Millennium Centre Technology Park

**Location:** Triadelphia, West Virginia

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

**Type of Project:** Office Buildings, Laboratories, & Shops - Full A/E Services - New Construction

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

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

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





## United States Postal Service projects

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

**Contact:** Mr. Bruce Adams

United States Postal Service

P.O. Box 20867

22681 Woodward Avenue

Ferndale, MI 48220-0867

248 / 677-9660

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

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

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



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

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



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

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

**Location:** Triadelphia, West Virginia

**Contact:** Mr. Rick Boccetti

Cabela's

1 Cabela's Drive

Sidney, Nebraska 69160

860 / 290-6251



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

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

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

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





## Panhandle Cleaning & Restoration - Storage Warehouse, Shop, Garages, & Office Building

**Location:** Triadelphia, West Virginia

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

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304 / 232-2321

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

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







TERRADON Corporation provided services for the development of Tanyard Station, a 50-acre retail development in Barboursville, WV. The project allowed for 33 acres of 'pad ready' retail space. Currently 6 acres of retail space is built out and operational with brands such as Sheetz, Verizon, Aspen Dental, Longhorn and Aldi serving as anchors.

TERRADON provided services from the inception of the project including environmental assessments, survey, permitting, mitigation design and oversight, erosion and sediment control design, quality assurance and quality control, testing and engineering consulting. Upon completion, TERRADON provided as-built surveys of the site and elevation and geotechnical certification for each individual pad. TERRADON's services included typical and specialty inspections such as compaction, concrete placement, steel, utility installation and box culvert installation.

TERRADON designed a 958 linear foot box culvert to allow for Tanyard Branch to be filled and create retail space and parking above. The culvert was designed to pass the 100 year flood elevation of Tanyard Branch and provided capacity of the Mud River to surcharge back into the culvert and alleviate flooding within the village. The culvert can withstand 35 feet of fill material placed on top of it. The closure of Tanyard Branch brought opportunity for mitigation which was performed offsite. The mitigation not only fulfilled permit requirements, but allowed for improvements to the local park where it was performed.

The development of the project was required to mitigate for threatened and endangered species onsite. TERRADON utilized a subconsultant, Copperhead Environmental, to perform an acoustic bat survey and TERRADON performed a habitat assessment of the subject property. Both assessments were utilized to develop a plan to mitigate potential impacts to the habitats which included the planting of vegetation onsite to promote onsite habit as well as the placement of bat houses offsite.

## **PROJECT OWNER**

Interstate Development

## Advanced Technology Centers

West Virginia



TERRADON issued site evaluation studies and site engineering phases of two Advanced Technology Center projects in the Cabell, Putnam, and Kanawha County region and in the Harrison, Marion and Mon County region. The intent of the site selection process was to identify multiple suitable site candidates where the Advanced Technology Centers could be located.

The Advanced Technology Centers were considered the main component of these projects. However, the sites were also evaluated on the opportunity they could provide for the possible future expansion of a Community and Technical College. The most suitable sites were selected out of the expansive pool of possible sites within the area. The candidate sites that were chosen were studied in detail and an intensive inventory and analysis phase was conducted to determine the most appropriate site location for the projects.

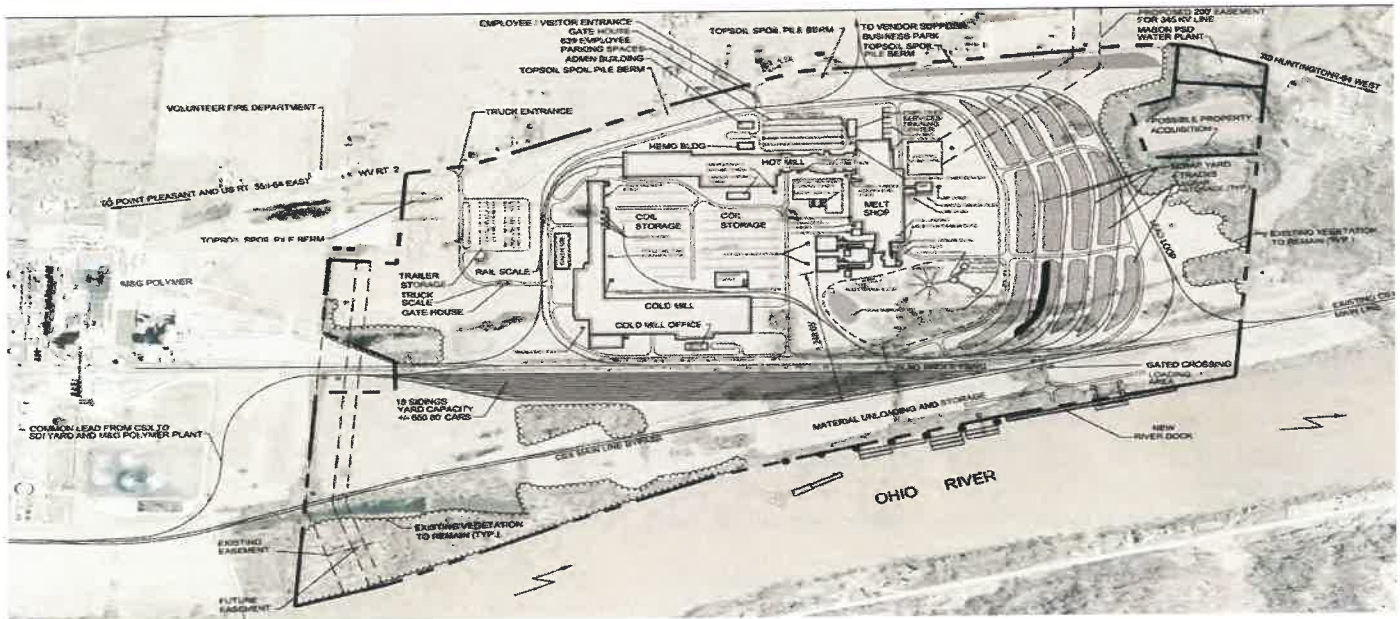
The inventory process consisted of gathering necessary information needed to evaluate each site based on a list of established criteria developed for this site selection process including visibility, site readiness, site size, and more. The list of possible sites was narrowed down to the ten best sites with the most potential for development.

TERRADON used prior knowledge of similar site selections to determine the criteria to develop for these site selections. The criteria database was compiled for each site by using various resources and implementing individual site visits with intensive data gathering.

### Project Owner

---

WV Higher Education Policy  
Commission



TERRADON was approached by the West Virginia Development office to provide site selection and evaluation services of a large industrial site for a prospective large scale industrial tenant in Cabell and Mason counties.

To select and prioritize possible site options, TERRADON worked with WVDO, Mason County Development Authority, and AEP to visit and review potential sites across the two counties. TERRADON evaluated multiple sites before ultimately suggesting a selected 550 acre site that had an additional 800 acre adjacent lot available for additional development.

TERRADON services expanded from site selection and prioritization to survey, site planning, and design work for the prospective site tenant.

**Project Owner**

WV Development Office



## Charles Pointe Crossing Development

Bridgeport, West Virginia



TERRADON provided services to Interstate Development in response to an RFP by Genesis Partners. The project included conceptual master planning, layout and preliminary grading, utility studies, and construction cost analysis for Interstate to develop the Southeast quadrant of the Charles Pointe property.

TERRADON experience working with various developers created an understanding of site preparation and infrastructure in regard to a financially viable project. TERRADON looked at minimizing site costs through grading efficiencies, maximizing square foot density, providing accessibility and maximizing visibility. The Interstate team was successful in winning the development phase of the project, however a downturn in the economy shelved the project's investment prior to construction.

Additionally, TERRADON's experience at Charles Pointe includes the review and evaluation of a site layout and grading design developed by another consultant for a plan on the Charles Pointe Crossing property. TERRADON studied the development costs per acre and the returns on investment per acre and provided a creative, effective redesign to the contractor bidding the proposal. In this grading study, TERRADON was able to develop a scheme where to maximize density and visibility and minimize earthwork costs. TERRADON provided value engineering for the project to make the return on investment feasible, however the decision to move a critical piece of the project (the baseball stadium) to Morgantown halted progression on the project.

### Project Owner

Genesis Partners

## Southridge Center Development

South Charleston, West Virginia



TERRADON provided land development services for several areas of the South Charleston area Southridge Center, including the Business Park located in the southeastern corner of the property. TERRADON provided: Master Site Planning, Layout and Grading, Utility Design, Materials Testing and Construction Monitoring.

TERRADON provided master planning and site civil design services for the South Ridge Professional Office Park in South Charleston, WV. Master planning included multiple buildings for professional, commercial and retail establishments along with parking areas and shared outdoor spaces

One key asset of value engineering that TERRADON provided in this development was to manipulate on site cut and fill to provide a balanced site using the minimum possible volume of earthwork. The plan also considered vehicular visibility from US 119 from understanding that commercial property goes up as visibility from traffic corridors increases.

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### Project Owner

Interstate Development



## Greenbrier County Sports Complex

Greenbrier County, West Virginia



TERRADON Corporation was recently selected as the lead engineer and site designer for the new Greenbrier County Sports Complex in Greenbrier County, WV. TERRADON will perform over the duration of the project, initial site design, site planning, survey and mapping, utility design, construction inspection and other ancillary engineering services.

The site is roughly 40 acres of property which were donated to the county for development of a multi-use sporting complex to include baseball and softball fields, soccer fields, tennis courts, playgrounds, an amphitheater and walking and joggings trails that connect to the bordering Greenbrier River.

### Project Owner

Greenbrier County





TERRADON was retained by the Wyoming County Economic Development Authority (WCEDA) to assist in redevelopment of a former industrial site which they purchased in 2011. The site is located in Bud, WV just south of Tralee, Wyoming County. The WCEDA's goal was restoration of the property back to productive use in the form of an industrial business park.

Based on past history and assessment activities which identified contamination in both the soil and groundwater at the site, a decision was made to obtain a USEPA Brownfields grant to fund clean-up and compliance through the WVDEP's Voluntary Remediation Program guidelines. Contamination on the property consisted of heavy metals (Arsenic & Hexavalent Chromium) and petroleum hydrocarbon compounds (VOCs & SVOCs).

In 2011, the Wyoming County Economic Development Authority (WCEDA) purchased the site from a private citizen who had owned the property since September 2000 and who had previously rented the site where he operated the Lusk Lumber Treatment Plant. Lusk Lumber Treatment Plant was continuously operated from 1979 until 1990. According to historical information, the site was previously owned by the Deerfield Mining Corporation where they operated a coal tippie for a number of years until 1979.

There were other industries located at the site on and off. From the later part of 2000 to the present the site sat vacant. Sometime during the early to middle part of 2000, CFC briefly ran an automotive painting business in the western portion of the of a large warehouse/building that used to occupy the property. In 1998, Rural Garbage Inc. was using the site to store/park their waste trucks. Between June 1994 and 1998, T&S Contracting leased the property and temporarily stored underground storage tanks they had removed from various petroleum retail sites during tank closure activities.

Once the Risk Assessment was completed, several engineering controls were incorporated into the Work Plan to guide contractors on how to develop the site to meet human health and safety restrictions. Engineering controls included: a cap (to mitigate heavy metal contaminated soil exposure) comprised of asphalt parking areas, asphalt access roads, building site concrete slabs and greenspaces over clay material; and negative pressure under-slab venting for buildings constructed over the area of on-site hydrocarbon contamination. Also, a Land Use Covenant which prohibits groundwater extraction for any purpose other than monitoring or testing as well as prohibits site usage for any purpose other than commercial/industrial use was put in place to meet WVDEP approved Risk Assessment recommendations.

Above engineering controls were incorporated into the site plan work and implemented at the time of site construction which started in the fall of 2018 and completed in November of 2018. The Barkers Creek Industrial Park has six (6) prepared building sites including all necessary utilities, access roads, associated parking areas, potable water piping and sewer collection/treatment system. Presently, one temporary business tenet has located at the park. WVDEP is currently reviewing the COC documentation and it is anticipated that a COC will be issued for the site in the near future.

Here you will find a copy of Patrick J. Rymer, AIA, ALEP / CEFP's (*your Project Manager's*) West Virginia Board of Architects' Registration & Authorization to provide Architectural Services in West Virginia. In addition, we can also provide more copies of certifications/degrees/licenses of other Professionals if you wish to see them; a listing is found on each person's resume. Furthermore, copies of our firm's various licenses are found on the following pages:

## The West Virginia Board of Architects

certifies that

**PATRICK JASON RYMER**

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

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

Certificate Number [REDACTED]

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



A handwritten signature in cursive script, appearing to read "Emily Papadopoulos".

Board Administrator





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

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

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of  
DECEMBER 19 89

*Ken Heckler*

*Secretary of State.*



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

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

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

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

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

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

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

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

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

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

atL006 v.4  
L0539442304

# CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

**MCKINLEY & ASSOCIATES, INC.**

**C00366-00**

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

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

**January 1, 2020 - December 31, 2021**

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

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



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

BOARD PRESIDENT



Per your request in "General Terms and Conditions" Part 8, here you will find copies of our various Insurance Coverages:

**ACORD**<sup>TM</sup>

**CERTIFICATE OF LIABILITY INSURANCE**

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

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

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

<b>PRODUCER</b> Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123		<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 304.233.3303      FAX (A/C, No): 304.233.3333 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:															
<b>INSURED</b> McKinley & Associates Inc See Below Additional Named Insured 32 - 20th Street Ste 100 Wheeling, WV 26003		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Cincinnati Insurance Co.</td> <td>10677</td> </tr> <tr> <td>INSURER B: Brickstreet Ins</td> <td>Brick</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Cincinnati Insurance Co.	10677	INSURER B: Brickstreet Ins	Brick	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:																	
INSURER D:																	
INSURER E:																	
INSURER F:																	


**COVERAGES**      **CERTIFICATE NUMBER: 2019-2020 CERTIFICATES**      **REVISION NUMBER:**

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

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

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

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

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





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/3/2019

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

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

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	<b>CONTACT NAME:</b> Noelle Boyd <b>PHONE (A/C, No, Ext):</b> 216-367-4954 <b>E-MAIL ADDRESS:</b> nmboyd@oswaldcompanies.com	<b>FAX (A/C, No):</b> 216-839-2815
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003	<b>INSURER A:</b> Continental Insurance Company	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1331148277


REVISION NUMBER:

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

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

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

**CERTIFICATE HOLDER****CANCELLATION**

Specimen For Purposes of Evidencing Coverage Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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

State of West Virginia  
 Centralized Expression of Interest  
 02 – Architect/Engr

Proc Folder: 700461

Doc Description: Camp Dawson Airfield Support Facilities

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2020-03-16	2020-04-01 13:30:00	CEOI 0603 ADJ2000000007	1

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley Architecture and Engineering  
 32 20th Street - Suite 100  
 Wheeling, WV 26003  
 (304) 233-0140

**FOR INFORMATION CONTACT THE BUYER**

Tara Lyle  
 (304) 558-2544  
 tara.l.lyle@wv.gov

Signature X

FEIN # 55-0696478

DATE 13 April 2020

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



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



(Name, Title)

Ernest Dellatorre, President

(Printed Name and Title)

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

(Address)

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

(Phone Number) / (Fax Number)

edellatorre@mckinleydelivers.com

(email address)

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

McKinley Architecture and Engineering

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

13 April 2020

(Date)

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

(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI ADJ200000007**

**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

13 April 2020

Date

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



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

State of West Virginia  
 Centralized Expression of Interest  
 02 — Architect/Engr

Proc Folder: 700461

Doc Description: Addendum No 1 - Camp Dawson Airfield Support Facilities

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2020-03-23	2020-04-15 13:30:00	CEOI 0603 ADJ2000000007	2

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

\*000000206862  
 McKinley Architecture and Engineering  
 32 20th Street - Suite 100  
 Wheeling, WV 26003  
 (304) 233-0140

**FOR INFORMATION CONTACT THE BUYER**

Tara Lyle  
 (304) 558-2544  
 tara.l.yle@wv.gov

Signature X 

FEIN # 55-0696478

DATE 13 April 2020

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