

Division of Natural Resources

CEOI 0310 DNR2300000002

A/E Services - District 4
New Headquarters Office

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WV Purchasing Division

McKINLEY
ARCHITECTURE + ENGINEERING

November 22, 2022

Mr. Joseph E Hager III
Department of Administration
Purchasing Division
2019 Washington Street, East
Charleston, WV 25305-0130

Dear Mr. Hager and Members of the Selection Team,

McKinley Architecture and Engineering are pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Division of Natural Resources, with our expression of interest to provide professional architectural / engineering design services and construction contract administration services for a new Office and Storage Building at District 4 Wildlife Resources / Law Enforcement in Beckley, WV. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) has been providing design services since 1981. With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, an Interior Designer, an HVAC Qualified Commissioning Process Provider, Construction Contract Administrators**, an AIA Safety Assessment Program (SAP) Evaluator, Historic Preservationist, and more. Our staff of also includes **LEED Accredited Professionals** and **LEED Accredited Professionals specializing in Building Design and Construction** who can add **energy efficient aspects** into your project.

We are excited to announce that we are a member of **PSMJ's 2022 Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We also pleased to announce that for the **3rd consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

We have designed several projects that are similar to this project, including working with State Governmental agencies, designing headquarters facilities, offices, multi-purpose buildings, equipment storage, maintenance areas, and more.

Furthermore, McKinley prides itself on knowing the **newest technologies in school design** and we know **how and when to apply them cost effectively**. We designed a **LEED Certified WV State Office Complex**, the newest technologies in HVAC systems (from chilled beam to VRFs, etc.), and projects listed on the U.S. Environmental Protection Agency's **ENERGY STAR** program, just to name a few.

McKinley Architecture and Engineering was presented with the **Governor's Award for Leadership in Buildings Energy Efficiency** at the Innovation & Entrepreneurship Day, and were


recognized for our commitment to sustainability and energy efficient design. 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, as well as a Gold Medal Green Building Award by Building of America, among other awards and recognitions.

One of the more exciting aspects of our job is **listening to you**, our client, in how you envision this project, and transforming your ideas into realities. This can only be accomplished by effectively working together with you. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this relationship is because **we listen to their needs, and then deliver**. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

The building vision, the atmosphere, and the impression it leaves are some of the defining aspects of a facility and some of the hardest to achieve. It takes great consideration of space and place to achieve successful integration of all these aspects. **Together**, the design team we have assembled will **work with you** to develop the new office and storage building project that will successfully **meet your building goals and objectives**.

We love what we do, so we care about the results you get. We are ready to begin **immediately** and can work to your schedule to get this project designed and constructed. Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project. We are excited about the possibility of working with you.

Personal Regards,



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

Vendors must include a statement of qualifications and performance data. The statement of qualifications and performance data may be presented through things like information regarding its employees, such as staff qualifications and experience in completing similar projects ...

First and foremost, we can state that the McKinley Architecture and Engineering will devote whatever time is necessary to provide the West Virginia Division of Natural Resources, and the District 4 Wildlife Resources / Law Enforcement office, with a successful project. If we are chosen for this project; your project team is available to start immediately upon our being selected, and will provide the necessary hours to complete your project on time.

McKinley Architecture and Engineering was founded on July 1, 1981, and our celebrating over 41 years in business. We are a **multi-discipline full service Architecture & Engineering firm**, offering comprehensive in-house professional services in Architecture, Engineering, Interior Design, Sustainable and Energy Efficient (LEED) Design, AIA Safety Assessment Program (SAP) Evaluation, Construction Contract Administration, Historic Preservation, HVAC Commissioning, and more. With our **staff of over 40 employees**, you can see that we can handle your project.

McKinley Architecture and Engineering is pleased to announce that we are a member of **PSMJ's 2022 Circle of Excellence**, as a **top-performing Architecture and Engineering firm**. PSMJ designed the Circle of Excellence to highlight successfully managed firms that demonstrate outstanding achievements in areas such as profitability, overhead management, cash flow, productivity, business development, staff growth, and turnover. McKinley Architecture and Engineering is honored to be **nationally recognized** on such a prestigious list.



PSMJ Resources, Inc.

AIA

**CIRCLE OF
EXCELLENCE
2022 | WINNER**

In addition, for the **3rd consecutive year**, McKinley Architecture and Engineering has made the **Inc. 5000 list**, the **most prestigious ranking of the nation's fastest-growing private companies!** The Inc. 5000 represents nearly 40 years of exceptional American growth stories and represents a unique look at the most successful companies within the American economy's most dynamic segment—its independent small businesses. Companies are ranked according to the percentage growth of their annual revenue over a three-year period.



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 Director of Business Development, and is charged with the corporate and administration functions of the Firm. Our Director of Architecture, Patrick J. Rymer, AIA, ALEP, oversees the professional architects and designers, as well as our interior design department. Tim E. Mizer, PE, RA, QCxP is our Director of Engineering; 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 projects; coordinating all the engineering disciplines within our staff. As a 40+ year old firm, we also take pride in the individual **stability of the workforce**. Tim has been at McKinley Architecture and Engineering since 1995.

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. Our corporation is conveniently located in Wheeling, WV, **Charleston, WV**, and Pittsburgh, PA. McKinley has become one of the premier names in the area - now three generations strong, for over

65 years - for architecture and engineering. We have a broad range of skill and experience for projects involving **governmental, commercial / office**, municipal, judicial, PK-12, higher educational, medical, hospitality, private sector, industrial and much more.

Our **portfolio** include multiple relevant projects; examples of which you will see later in our proposal. Additionally, we have vast experience with phasing construction if that is needed, and will coordinate your project as required.

McKinley Architecture and Engineering is on the **forefront of innovative design**. **Sustainable Design** is a fastly growing and supported philosophy. **We can incorporate energy efficient "green" design into the projects**. McKinley Architecture and Engineering identifies the changes necessary in the design of today's buildings to meet the demands of the future. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We offer proactive solutions to complex problems such as indoor air quality, resource depletion, water quality, and much more. It is with this experience that we are able to bring insight to the design to retain and improve your long term value. We have **LEED Accredited Professionals** and **LEED Accredited Professionals specializing in Building Design and Construction** on staff, including Thomas R. Worlledge, AIA, **LEED AP BD+C**, REFP your Project Manager.

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



In addition to firm recognitions, 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!

In addition to sustainable awards, our firm has **won multiple additional State and National awards and recognitions for our works**. Some of these are: WV AIA Honor Award, WV AIA Merit Awards, Governor's Award for Historic Preservation, and American School & University Magazine's Architectural Portfolio - Outstanding Design, to name a few.

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



On the following pages you will find a design team flow chart, followed by the resumes of these members of your design team.

Project Manager / Point of Contact

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

Architectural Team

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
*Charleston Office Manager / Senior Architect / LEED Accredited
Professional specializing in Building Design & Construction*

Jeremiah Hatfield, AIA, NCARB
Architect

Lindsay Cornell
Interior Designer

Engineering Team

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

Kurt A. Scheer, PE, LEED AP
Senior Mechanical Engineer / LEED Accredited Professional

Alan M. Gaber, PE
Senior Electrical Engineer

Scott D. Kain
*Engineering Production Manager / Senior Plumbing
Engineering Designer*

Michael J. Clark Sr.
Senior Electrical Engineering Designer

Richard G. Berger
Senior Mechanical Engineering Designer

David A. Ullom
BIM Coordinator / Fire Protection Engineering Designer

Construction Contract Administration

Robert E. Smith

** McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed;
including more Architects, Designers, LEED Accredited Professionals, CAs, and more.*

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

Senior Architect / Specialized LEED Accredited Professional

Southern WV-Area Manager / Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB

President:

West Virginia Society of Architects

Member:

The American Institute of Architects (AIA)
US Green Building Council (LEED AP BD+C)
Sustainable Building Industries Council
Recognized Educational Facility Professional (REFP)

Founder & Chairman of the Board:

US Green Building Council's West Virginia Chapter

Former voting member:

ASHRAE 90.1 Int'l Energy Code Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Thom is a skilled **Architect (AIA)**, a **LEED Accredited Professional with a specialization in commercial building design and construction (LEED AP BD+C)**, and a Recognized Educational Facility Professional (REFP). He is a registered architect in 5 states, including West Virginia. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code. He was also the president of the state chapter of the AIA. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation/addition and historic preservation project, the fast-tracked \$6 million WVU IOT Maclin Hall renovation project, the **LEED Certified Building 55: West Virginia State Office Complex** in Logan, and the \$30 million Fairmont State University 3 building "University Terrace" Student Housing College Apartments Complex to name a few. Thom won a 2013 Placemaker Award for "Leadership, Inspiration, Stewardship" from West Virginia GreenWorks, at The Building Conference in Morgantown; moreover, 3 of his projects (NED Natural Energy Design Building, Hilltop Elementary School, and Williamson SMART Office) all won Placemaker Awards. The **LEED Certified Hilltop Elementary School** won multiple State and National awards and recognitions.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

WV Department of Health & Human Resources' Ohio County (Wheeling) office renovation / build-out

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

United States Postal Service - multiple projects across WV, including office build-outs, such as Parkersburg

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

WVU Institute of Technology - Maclin Hall Dormitory renovations

West Virginia state Police - New Logan Detachment

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

West Virginia University - University Police Building fit-out

West Virginia Plaster and Cement Masons Building

West Virginia School Building Authority - State-Wide School Safety/Vulnerability Assessments. Renovations for multiple WV County School Districts, including Boone, Hancock, Marshall, & Wood County Schools

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

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

Big Sandy Arena & Convention Center

WVSU - Gus R. Douglass Economic Development Center renovations

Jeremiah Hatfield, AIA, NCARB

Architect

EDUCATION:

Louisiana State University
Bachelor of Architecture - 1999

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Kentucky
Michigan
Virginia

National Board Certification

PROFESSIONAL EMPLOYMENT:

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

Ft. Henry Building renovations & restoration

WV Lottery Building roof

Fayette County Schools - Institute of Technology renovations

Fayette County Schools - Meadow Bridge School PK-12

Fayette County Schools - Midland Trail High Gym renovations

Fayette County Schools - Oak Hill High Gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Outdoor Classrooms

Fayette County Schools - Windows & Doors replacements

Hancock County Schools - New Manchester Elementary addition

Hancock County Schools - Weirton Middle addition

Summers County Schools - HS/MS addition & renovations

Wayne County Schools - ESSERF Work

Wayne County Schools - Window replacements

Wetzel County Schools - Paden City Elementary Multipurpose Addition

Wood County Schools - Pre-Bond Services

Adkins Design, Inc.*

Mr. Hatfield had been exposed to most aspects of design including Programming and Pre-design, Schematic Design, Design Development, thru the completion of Construction Documents and punch lists during Construction Administration.

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

Lindsay Cornell

Interior Designer

EDUCATION:

Fairmont State University
Bachelor of Science, Family and Consumer Science
with Interior Design Specialization - 2012

Fairmont State University
Associate of Applied Design, Interior Design - 2012

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Interior Designer
Charleston, WV (2022 to present)

Pickering Associates
Interior Designer and Architectural Drafter
Parkersburg, WV (2016-2019)

Crown Event Rentals/Crown Florals
Administrative Assistant
Parkersburg, WV (2014, 2015-2016)

SUMMARY OF EXPERIENCE:

Ms. Cornell is an interior designer who believes the functionality and beauty of a space are not mutually exclusive concepts. She has experience designing interiors across a broad variety of sectors including healthcare, commercial offices and facilities, banking, education, and religious structures. She has knowledge and experience with application of ADA regulations, and state building code and industrial standards as they apply to interior furnishings, space planning and finishes.

NOTABLE PROFESSIONAL EXPERIENCES:

University of Charleston Innovation Center*

Camden Clark Medical Center Emergency Department Addition*

Ross Foundation Office Renovation*

Pickering Associates*

Ms. Cornell's duties providing drafting support for the architecture department to create full sets of architectural drawings, meeting with clients to assess the needs and desires for their project, reviewing design documents to select appropriate interior finishes, maintaining samples library and coordinating with material representatives to update materials monthly as needed, taking corrective action on design concepts and selections based on customer feedback, as well as developing applicable solutions to design problems that best meet the clients' needs.

Self Employed Entrepreneur - Artist*

Ms. Cornell planned and directed all functions of art production, developed and implemented sales and marketing plans and programs, and collaborated with customers regarding art to ensure the final product was satisfactory.

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Ohio
West Virginia

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

Building 34: WV State Office Complex in Weirton

City of Moundsville - Municipal/Public Safety Building

Wheeling Park Commission - Several Projects and Oglebay Park and Wheeling Park

West Virginia Army National Guard - multiple projects

WVDOT, Division of Highways - District 6 Moundsville Headquarters

United States Postal Service - dozens of projects

WV Department of Health & Human Resources' Ohio County office

Holiday Inn Express & Suites - 5 projects in 4 States, including PA

Candlewood Suites Hotels

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

WVU Institute of Technology - Maclin Hall Dormitory

West Virginia State Police Academy - Buildings A, B, & C dormitories

Braxton County Senior Center

West Virginia Independence Hall

Lincoln National Bank

Orrick's Global Operations Center

Maxwell Centre

Wagner Building

Bennett Square

Ft. Henry Building

The Towers Building

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Pennsylvania
West Virginia

Member:
US Green Building Council

ASHRAE

ASPE

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Courthouse renovations

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

Light of Life Rescue Mission

Fayette County Schools - new Meadow Bridge School PK-12 School

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

Harrison County Schools - new Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary School cafeteria
addition & renovations

Fort Henry Building - Fourth Floor office build-out

City of Weirton - Park Drive / Three Springs Drive Development

YWCA Renovations

Pittsburgh City County Building - Booster Pump

Summit Building office renovations

Pittsburgh Laborers Union 258

Carnegie Robotics - Third Floor renovation

Clopay mechanical upgrades

Alan M. Gaber, PE

Electrical Engineer

EDUCATION:

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineer in:
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

City of Moundsville - new Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

NOAA renovations

YWCA renovations

Ft. Henry build-out renovations-restoration

Fayette County Schools - new Meadow Bridge School PK-12
Fayette County Schools - Midland Trail High gym renovations
Fayette County Schools - Oak Hill High gym renovations
Fayette County Schools - Valley PreK-8 renovations
Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - new Central Elementary School

Hancock County Schools - Weir High gym addition

Ohio County Schools - Elm Grove Elementary renovations
Ohio County Schools - Warwood School renovations
Ohio County Schools - Wheeling Middle addition & renovations
Ohio County Schools - Woodsdale E.S. addition & renovations

Summers County Schools - Hinton Elementary cafeteria
Summers County Schools - Talcott Gym renovation

Scott D. Kain

Engineering Production Manager / Senior Plumbing Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Kain, our **Engineering Production Manager**, is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, electrical, and fire protection. He has been utilized for various McKinley Architecture and Engineering's 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:

Building 34: WV State Office Complex in Weirton
Building 55: WV State Office Complex in Logan (LEED Certified)
City of Weirton - Park Drive / Three Springs Drive Development
Millennium Centre Technology Park
WVDHHR's Ohio County office build-out
WVDRS Wheeling District's new office space fit-out
City of Moundsville - New Municipal Public Safety Bldg
Ft. Henry Building - multiple phases / several tenant build-outs
Celoron Plaza Office Park:
- Orrick's Global Operations Center
- Bennett Square - multiple phases
- Wagner Building - multiple phases
- Dr. Ganzer Medical Office Building renovations
The Marketplace at Franciscan Square:
- OP#1 Multi-tenant Retail Building
- OP#2 Office / Retail Building
Holiday Inn Express & Suites - 5 projects in 4 States
Big Sandy Arena & Convention Center
Wheeling Island Hotel•Casino•Racetrack - multiple projects
Brooke Co. Commission - Judicial Center & Historic Courthouse
Tyler Co. Commission - Courthouse & Police renovations
Belmont County Commission - Courts & Offices build-outs
Panhandle Cleaning & Restoration
VAMC Beckley
Cabela's Eastern Distribution Center
Hilltop Elementary School (LEED Certified)
West Virginia State Police - multiple new detachments

Michael J. Clark Sr.

Senior Electrical Engineering Designer

EDUCATION:

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

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

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

WVDRS Wheeling District's new office space fit-out

City of Moundsville - New Municipal Public Safety Bldg

City of Weirton - Park Drive / Three Springs Drive Development

Tyler County Commission - Judicial Annex & Sheriff's Office

Belmont County Divisional Courts & Offices renovations

Jefferson County (OH) Courthouse upgrades and Annex demo

Brooke Co. Commission - Judicial Center & Historic Courthouse

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

Franciscan University OP#1 Multi-tenant Retail Building

Franciscan University OP#2 Office / Retail Building

Brooke County Schools - new Brooke Middle School

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

Hampshire County Schools - new Animal Vet Science Center

Hancock County Schools - several projects, including the new Weirton Elementary School

Harrison County Schools - new Johnson Elementary

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Carenbauer Wholesale Corporation warehouse addition/renovations

Bennett Square office build-out

Ft. Henry Building - multiple tenants fit-outs

Richard G. Berger

Senior Mechanical Engineering Designer

EDUCATION:

CCAC of Allegheny County
Concentration: HVAC

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License
Volunteer Fireman (retired)

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

Summit Building renovations

City of Moundsville - Municipal/Public Safety Building

Tyler County Commission - Judicial Annex Building

Brooke County Judicial Center Courthouse

Main Street Bank - Toronto

Williamson Hospital mechanical renovations

YWCA Renovations

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

Fayette County Schools - Oak Hill High gym renovations

Fayette County Schools - Valley PreK-8 renovations

Fayette County Schools - Institute of Technology renovations

Hampshire County Schools - Capon Bridge E.S. gym addition

Hancock County Schools - Weir High mechanical upgrades

Harrison County Schools - Gore Elementary School build-out

Ohio County Schools - Wheeling Middle renovations

Steubenville City School District - Steubenville High School
commons renovations

Wetzel County Schools - Paden City E.S. Multipurpose addition

Wetzel County Schools - Short Line School HVAC

Wirt County Schools - County-Wide ESSERF Projects

CJL Engineering*

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

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

David A. Ullom

BIM Coordinator / Mechanical Engineering Designer

EDUCATION:

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

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Ullom 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:

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

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Trinity Health System - Crisis Rehabilitation Unit

Ft. Henry Building renovation

Fayette County Schools - New Meadow Bridge K-12 project

Harrison County Schools - Lost Creek Elementary addition and
renovations

Harrison County Schools - Gore Elementary addition and
renovations

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and
additions

Ohio County Schools - Warwood Elementary and Middle School
renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and
additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - New Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Robert E. "Bob" Smith

Construction Contract 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

Instructor:
Mechanical Engineering, Eastern Gateway
Community College

Village Administrator:
City of Mingo Junction

Commander:
American Legion Post 351

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Contract Administrator
Wheeling, WV (2009 to present)

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

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

MILITARY SERVICE:

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

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

SUMMARY OF EXPERIENCE:

Mr. Smith has been a **Construction Contract Administrator** at McKinley Architecture and Engineering for nearly 10 years. He 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:

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

Towers Building - multiple phases

United States Postal Service - multiple projects thru multiple
open-ended IDIQ contracts

City of Steubenville - multiple projects

Steel Valley Regional Transit Authority Administrative and
Maintenance Complex

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

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

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

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

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

The Linsly School - multiple projects

Jefferson County Jobs & Family Services

Follansbee City Building

Cabela's Eastern Distribution Center

Cameron American Legion

Lincoln National Bank Building

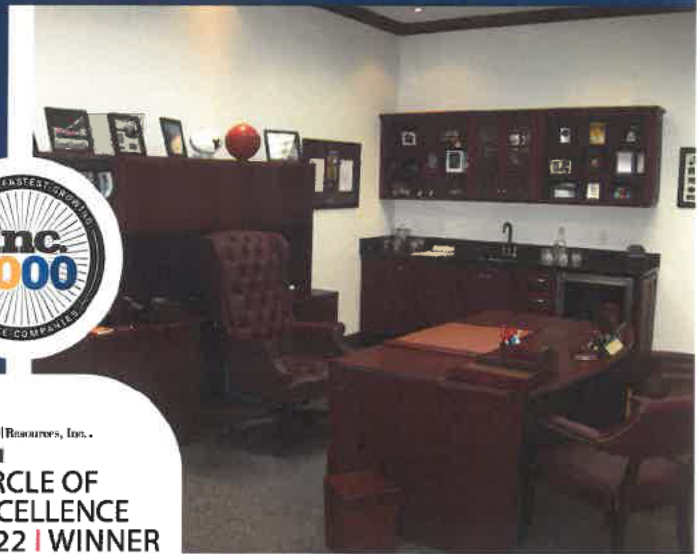
Harrison County Courthouse

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service A/E firm**, offering comprehensive professional services in **Architecture, Engineering, Energy Efficient and Sustainable (LEED) Design, SAP Evaluation, Commissioning, Construction Contract Administration, and more.** We have a broad range of skill and experience for projects involving **commercial, office, governmental, sustainable and energy efficiency**, hospitality, and education to name a few. Over the years, our firm won multiple **State and National awards and recognitions** for our designs. **McKinley has made the 2020, 2021, and 2022 Inc. 5000 lists, the most prestigious ranking of the nation's fastest-growing private companies!** We have also made it on **PSMJ's 2022 Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation!**



PSMJ Resources, Inc.
**CIRCLE OF
EXCELLENCE
2022 | WINNER**



Firm Information

Ernest Dellatorre
Director of Business Development

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

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

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

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

Locations

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

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

5000 Stonewood Drive
Suite 220
Wexford, PA 15090
P: 724-719-6975

Credentials

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

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

Follow Us

www.McKinleyDelivers.com

[www.Facebook.com/McKinleyDelivers](https://www.facebook.com/McKinleyDelivers)

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

Instagram: @McKinleyDelivers



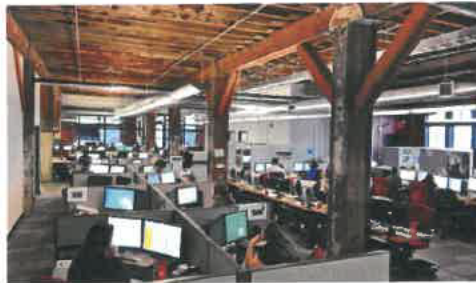
... references ...

We feel that the best way to demonstrate our strengths and leadership in office buildings, storage buildings, and similar Architectural/Engineering design is by referring to our clients. We also have an ever-growing list of repeat clients, which include having multiple open-end contracts with organizations; we are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call (*we would be happy to provide more references, if requested, and more references are found on the project sheets*):



WV State Office Building in Logan (LEED Certified)

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



Orrick's Global Operations & Innovation Center

Mr. Will Turani
Director of Administration
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304 / 231-2629



Millennium Centre Technology Park

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



County Offices & Courthouse

Mr. Mark A. Thomas
Commissioner
Belmont County Commissioners
101 West Main Street
St. Clairsville, OH 43950
740 / 699-2155



Municipal / Public Safety Bldg

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



WVDHHR's Ohio County Office

Mr. David J. Hildreth
Deputy Director
WV Department of Administration
1409 Greenbrier Street
Charleston, WV 25311
304 / 558-1295



Many Buildings with Offices Renovations

Mr. Dennis Kozicki
The Maxwell Partners
32-20th Street
Maxwell Centre Suite #300
Wheeling, WV 26003
304 / 232-2280



Panhandle Cleaning & Restoration

Mr. Bob Contraguerro, Jr.
Vice President
Panhandle Cleaning & Restoration
42 38th Street
Wheeling, WV 26003
304 / 232-2321



County-Wide Projects, including Offices

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

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

Included is a copy of Thom Worlledge's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia, followed by his LEED AP BD+C credential he has earned. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section. Moreover, copies of our Firms' various certifications and licenses are found on the upcoming pages.

The West Virginia Board of Architects

certifies that

Thomas Worlledge

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

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

Certificate Number



The registration is in good standing until June 30, 2023.



Emily Papadopoulos
Executive Director



THIS CERTIFICATE HONORARY CERTIFIES THAT

Thomas Worlledge

HAS ATTAINED THE DESIGNATION OF

LEED AP BUILDING DESIGN + CONSTRUCTION

FOR DEMONSTRATING KNOWLEDGE OF GREEN BUILDING PRACTICES THROUGH THE
DEVELOPMENT, IMPLEMENTATION OF THE CERTIFICATE IN ENERGY AND ENVIRONMENTAL DESIGN
CREDIT-RATED BUILDING RATING SYSTEM™

[Signature]

May 5, 2010

LEED AP

[Signature]

LEED AP

May 4, 2010

LEED AP





CERTIFICATE

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

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

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of

DECEMBER 19 89

Ken Hechler

Secretary of State.



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

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

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

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

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

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

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

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

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

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

atl006 v.4
L0539442304

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY ARCHITECTURE AND ENGINEERING, INC
C00366-00

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

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

January 1, 2022 - December 31, 2023

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

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



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

Scott E. Thomas Jr.

BOARD PRESIDENT

... proposed staffing plan ...

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget to meet the needs of the West Virginia Division of Natural Resources and the District 4 Wildlife Resources / Law Enforcement. You will see in the submittal that McKinley Architecture and Engineering has included several professionals to handle all aspects of the RFP. We are available to start **immediately** upon our being selected, and our Team is available to dedicate the necessary effort and hours to complete your project on time.

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. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

We know this Team possesses the required expertise to **address all facets of your project** - from architectural and engineering services, to designing headquarters/office facilities storage buildings, meeting codes, parking, security fencing, etc. We can also provide other services which you might desire, such as possible interior design services, energy efficient "LEED" design aspects, and more.

Our approach to design requires a dialog with the WVDNR and representatives of the District 4 Wildlife Resources / Law Enforcement. Throughout the design process, we can hold workshops at the discretion of the Owner to get the critical information needed to achieve a design that meets your needs and budget.

The most important element of the entire process becomes **communication from you** to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. We can and will perform for you on time and within your budget.

The way that we have historically achieved success with ANY construction project is by **understanding** fully the needs pertinent to the project by reviewing with the building Owner **as early on as possible**. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project.

At the **kickoff** of the project, the McKinley Architecture and Engineering team members will meet with you to review scope and gather project information. We will review any existing material provided by you to ascertain if this information can be incorporated into the current program.

Upon completion of this step, McKinley will acquire all new information sufficient for use as base mapping, and will commence Schematic Design in connection with the design team and focus on designing the headquarters and storage facilities.

Upon completion of the Schematic Design Phase, we will prepare a preliminary cost estimate of expected costs. Our Team will meet with you and discuss these findings and based upon conclusion of this meeting move forward with the preparation of the Design Development

Phase. We will provide a milestone progress set for the client to review and provide comment at the completion of the Design Development phase.

After conclusion of this phase, McKinley Architecture and Engineering will prepare Final Construction Plans and Specifications and a final cost estimate for all aspects of the project. We will also submit necessary applications for jurisdictional permitting to allow construction.

We will assist in bid preparation and selection, and upon contract award provide construction contract administration, and McKinley Architecture and Engineering has Construction Contract Administrators on staff to fulfill this need as well.

In addition, our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this walk-through long before it being adopted as part of the AIA 101 Standard.

We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

McKinley Architecture and Engineering is on the forefront of **innovative and energy savings designs**. We approach ecological design from a business perspective, offering proactive solutions to complex problems such as **indoor air quality, energy efficiency, sustainability, and water quality. Function, economics and versatility**, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process.

On several of the following pages, you will see various **offices and storage buildings**; most of the offices have new interiors finishes. Basic **interior design services** begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans. Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes. Attention to budget and maintenance is given in relationship to owner needs. Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable. We can also design for **energy efficiency and sustainability**. For interior design & FF&E; specific color and texture selections on the floors, walls, ceilings, and furnishings can enhance the lighting in the space, can create a comfortable atmosphere, and can incorporate a color palette with fresh accents to offer interest and contrast. We have utilized wall paint that has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew. We have specified carpet tile which minimizes waste, has 35% recycled content, and is Green Label Certified, meaning it meets stringent indoor air quality requirements.

With our Teams' previous experience on multiple new construction projects; headquarters, offices, equipment storage and maintenance facilities, and related projects; our vast experience with codes; and our great working relationship with various State agencies; we are confident that we have the talent and technology needed to make this project successful.

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

Oglebay Park and Wheeling Park projects

Location: Wheeling, West Virginia

Contact: Mr. Curt Byrum
Wheeling Park Commission
465 Lodge Drive
Oglebay Resort
Wheeling, WV 26003
304 / 243-4004

Type of Project: Hospitality and Accommodation - Full A/E Services

Project Description, Goals, and Objectives: McKinley Architecture and Engineering has worked with the Wheeling Park Commission multiple times in the past at **Oglebay Park** and **Wheeling Park**. Some of these projects have similarities to your proposed project; multiple projects include rustic and wooden structures; projects also include various lodges, chalets, reception areas, welcome centers, recreational projects, merchandise & gift shops, concession areas, clubhouses, restaurants, and more. These projects included investigations, studies, reports, and design including renovations and additions. The Oglebay Mansion is located on the National Register of Historic Places (NRHP Reference #79002595).

Our projects have included (*this list includes McKinley Architecture and Engineering's project name/brief description*) the Wilson Lodge Lobby HVAC Design, Pine Room HVAC Study, Wilson Lodge Office & Hickman Lounge Room HVAC Design, Oglebay Animal Hospital, Pine Room Design, Speidel Golf Course Clubhouse Cooling Loads Calculations, Wheeling Park Amphitheater Inspection, Banquet Room at Wilson Lodge, White Palace Ball Room HVAC Replacement Recommendations, Roof over Pool at Wilson Lodge, Oglebay Good Zoo HVAC Evaluation, Wilson Lodge Security, Glessner Addition, Aviary, Good Lake Site Design, Wilson Lodge Corridor, Oglebay GlassWorks Restaurant HVAC Study, Wheeling Park Comm Human Resources Building HVAC Design, Oglebay Amphitheater Structural Design, Oglebay Mansion, Wilson Lodge Steam Boiler Replacement, Oglebay GlassWorks HVAC Design, Pool Concessions at Wilson Lodge, Oglebay Park Stifel Center, Oglebay Carriage House, Pizza Shop at Wilson Lodge Pool, Oglebay Park Stables Riding Arena, Wheeling Park Commission White Palace Office HVAC, Good Zoo Discovery Lab Renovation, Stone Room HVAC, White Palace HVAC RTUs, Schenk Lake Lighting, Oglebay Mansion HVAC, Electrical to Chalets at Wilson Lodge, Zoo Office Controls, and White Palace HVAC Control.



Braxton County Senior Center

Location: Gassaway, West Virginia

Contact: Ms. Leigh Ann Singleton
Braxton County Senior Citizen Center, Inc.
715 Elk Street
Gassaway, WV 26624
304 / 364-5604

Type of Project: Full A/E Services

Project Description, Goals, and Objectives: We completed full-service **Architectural and Engineering design**, as well as **interior design** and **construction contract administration**, for the adaptive reuse of a former steak house restaurant into a 13,965 SF multi-use senior citizen center. The facility was also designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The \$2.8 million project involved the **renovation of existing building, a single story addition**, ADA compliance including entry, landscaping improvements, roof replacement, an automatic sprinkler system, site grading and drainage, renovation and expansion of parking areas, gravel overflow lot, and more. Included in the structure are **offices**, exercise room, arts & crafts room, conference room (used weekly for Veteran meetings), flex space, community room, lounges, and much more.

The client wanted the building to be **warm and inviting**. Since this is located in a rural area, **we designed the building to have a rustic look that resembles a cabin or a lodge**. The community room features the cozy ambience of a **stone fireplace** (a gas fireplace with stone veneer), includes **multiple windows** to allow an abundance of **natural light**, and the **ceiling is accentuated with an exposed truss system intended to simulate wood timber beams found in a cabin**. The interior and exterior also feature **neutral, earth toned color schemes**.

Furthermore, there is a wrap-around porch with rockers; giving the building a charming appeal.



BEFORE

and AFTER



Building 55: West Virginia State Office Complex

Location: Logan, West Virginia

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



Type of Project: Governmental Office Building - Full A/E Services - New Construction

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





September 5, 2014

Sent Via CMRRR: 7013 2630 0000 2069 4021

Mr. David J. Hildreth
West Virginia Department of Administration
900 Pennsylvania Ave., Ste. 500
Charleston, WV 25302

Re: Logan State Office Bldg. – Energy Efficient Commercial Building Deduction

Mr. Hildreth:

alliantgroup has completed an Energy Efficient Commercial Building Tax Deduction study for Logan State Office Bldg. for Massaro Corporation. As required by U.S. Tax Code § 179D, notification must be given to the building owner regarding the energy efficient features of the building and the building's projected annual energy costs.

Below is a list of the energy efficient features of the building which were installed on or in the building as part of a plan designed to reduce the total annual energy and power costs in comparison to a reference building which meets the minimum requirements of ASHRAE (American Society of Heating and Refrigeration, and Air-Conditioning Engineers) Standard 90.1-2001.

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

3009 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056
www.alliantgroup.com | 800.564.4540

Building 55: West Virginia State Office Complex

The projected annual energy cost for Logan State Office Bldg. was calculated to be \$34,231. Please note that the projected annual energy costs may vary from the building's actual energy costs due to the exclusion of process loads, exterior lighting, variations in occupancy, and variations in usage schedules among other variables.

Please be advised that the amount of the deduction that has been allocated to Massaro Corporation is \$98,658 for the building envelope, HVAC and hot water, and lighting systems in the building. For more information on the allocation of the section 179D deduction, please refer to the U.S. Tax Code § 179D and IRS Notice 2008-40. A copy of the notice can be found at www.irs.gov

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Rizwan Virani
Managing Director



www.allianitgroup.com | 800.564.4540

Building 34: West Virginia State Office Complex

Location: Weirton, West Virginia

Contact: Mr. Andy Guz
304 / 541-3749

Type of Project: Governmental Office Building - Full A/E Services - New Construction

Project Description, Goals, and Objectives: To better serve the citizens of the Northern Panhandle of the State, the State of West Virginia established an **office building** in the City of Weirton. This **Weirton State Office Complex (also known as Building 34)** is a **\$4 million** state-of-the-art building that **houses offices for multiple state agencies**. This State Office Building was completed in 2006, and **accommodates the Division of Motor Vehicles, the Bureau of Employment Programs, the Department of Health and Human Resources, the Lottery Commission, Rehabilitation Services and the Work Force Investment Board**. This **two-story, 39,500 SF office building** was constructed with a structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, rooftop HVAC System, and building automation system. For parking, there was a large main lot and separate smaller lots to accommodate every client and/or building in the complex; this includes 14 handicapped parking spaces. Also included was site work. For security, the entire building has swipe-card access - both inside and outside, employee-only entrances, an x-ray machine, metal detector, bullet-proof glazing and tinted/reflective glazing, uninterruptible power supply, CCTV video monitoring and other surveillance equipment. There are various finishes and furnishing, such as desks, work stations, different floor materials (carpet, carpet tile, vinyl composite tile, unglazed ceramic tile, solid vinyl tile, and sealed concrete), casework, various door styles and swipe-access, bulletproof transaction windows, kitchen, laminated countertops, adjustable shelving, painted or glazed ceramic tile walls, and much more.

The first and second floor building **commons** spaces includes entry, security, lobby, restrooms, elevators, stairs, break room, conference room, and more. The **DMV** spaces on the first floor includes **work stations, offices, break room, a large waiting area, license center, driver's testing room, photo area, data, plate/storage room, employee-only entrances, and more**. The **Bureau of Employment Programs** spaces on the first floor includes **2 "open" work station rooms, manager offices, counselor office, work force training room, a large waiting room, hearing room/conference, server room, and storage**. The **Lottery** spaces on the first floor includes **an office, an "open" office room, conference, security room, supply room, a separate entrance/lobby, and data room**. The **Rehab** spaces on the first floor includes **7 offices, clerical, conference room, waiting room, an employee-only entrance, and more**. The **DHHR** spaces on the second floor includes **14 offices, an "open" office east and an "open" office west, work rooms, multiple swipe-card access doors, employee-only entrance, waiting room, reception, classroom/conference, regular conference room, resource room, interview room, family visitation room, server rooms, storage rooms, and more**.



WV Department of Health & Human Resources' new Ohio County office fit-out project

Location: Wheeling, West Virginia

Contact: Mr. David J. Hildreth

WV Department of Administration

1409 Greenbrier Street

Charleston, WV 25311

304/558-1295

Type of Project: Office Building

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

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

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



**BEFORE
and AFTER**



**BEFORE
and AFTER**



Moundsville Municipal/Public Safety Building

Location: Moundsville, West Virginia

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

Type of Project: Governmental - New Construction - Full A/E Services

Project Description, Goals, and Objectives: McKinley Architecture and Engineering led the team that designed a new Municipal/Public Safety Building for the City of Moundsville. As part of the design process, we **proposed several layouts to the City from which to choose and we walked them through the decision making process to ensure that they are getting a building that meets their needs.** We are currently completing the construction documents **based on this joint effort.**

After planning meetings and design discussion, the building has developed into a **26,000 SF** structure on **3 floors**. This **\$12 million** project will hold the **Municipal Offices**, Fire Department, Police Department, and **Utility Departments**. The 3rd story will be a wide-open storage area, which is currently a critical issue facing city employees.

The building is situated at a corner allowing easy access for the three bay Fire Department and easy access for the Police Department Sallyport. They also have Decon, hose storage, gear storage / locker room, offices, kitchen, fitness areas, and more.

This project is **currently under construction**; there was just a **Ground-breaking Ceremony** held on September 8, 2022.



McKINLEY
ARCHITECTURE + ENGINEERING
CHARLESTON, WV WHEELING, WV PITTSBURGH, PA
(304) 833-0840 PROJECT@McKinleyAE.com
www.mckinleyae.com

**BRANDSTETTER
CARROLL INC.**
ARCHITECTURAL FIRM
Geography: Cincinnati, Cincinnati, Ohio

MOUNDVILLE MUNICIPAL BUILDING
9/7/2022
MOUNDVILLE, WEST VIRGINIA

Brooke County Judicial Center

Location: Wellsburg, West Virginia

Contact: Mr. A.J. Thomas

Brooke County Commission
201 Courthouse Square
Wellsburg, WV 26070
304 / 737-4024

Type of Project: Governmental - New Construction - Full A/E Services

Project Description, Goals, and Objectives: McKinley Architecture and Engineering led the team that recently designed the new **\$11 million** Judicial Center for the Brooke County Commission. It is **currently under construction**, and on July 23, 2022, a major step of the project took place with a **Cornerstone Laying Ceremony** (see picture, bottom left).

The program is for a **new 3-story, 33,000 SF Judicial Center** on the site directly south of the existing courthouse annex. The Judicial Center will include the Circuit Court, Magistrate Court, Family Court, Prosecutors office, Probation office, secure holding cells on each floor and all supporting staff for each. Security for the entire building was important.

The building is steel framed with a brick and stone veneer. There is a large glass entry facing the Ohio River. It has been situated so that first floor is out of the 100 year flood plain and it is still completely accessible to the public. There will also be additional parking on an adjacent property.



Tyler County Judicial Annex

Location: Middlebourne, West Virginia

Contact: Mr. Eric Vincent

President

Tyler County Commission

121 Main Street

Middlebourne, WV 26149

304 / 758-2102

Type of Project: Governmental - New Construction - Full A/E Services

Project Description, Goals, and Objectives: McKinley Architecture and Engineering is leading the team that is working to provide the Tyler County Commission with architectural and engineering design services for **renovations to the Tyler County Courthouse, and connected Sheriff's Office/911 building, and for the design of a new Judicial Annex.**

The **first phase** of this project is the **Judicial Annex, which was recently completed, and had a Ribbon-Cutting Ceremony on August 30, 2022.** This project is **\$10 million.**



The original intention was for the proposed annex to be located directly behind existing courthouse, which is currently an asphalt parking lot; however, the site consists of fill that wasn't placed, and the addition would take all the courthouse parking. Therefore, we worked with the Commissioners to study other potential sites, and **decided to build the new facility on Main Street.**

Replacing aging and insufficient facilities, the new brick and stone clad facility will primarily house the county magistrate and family courts in new courtrooms for each with space for public officers, staff, public transactions, and in-custody. The McKinley

Team worked with local members of the judicial system, commissioners, law enforcement and State Supreme Court in planning the Secure and modern spaces appointed for the dignified and efficient carriage of justice in 21st century proceedings.

The general contractor effectively coordinated the work on a tight site. The skilled tradesmen expertly executed the McKinley Teams' designs of **street arcade masonry archways** (honoring the aesthetics of the nearby historic courthouse), **intricate wood paneling** and **terrazzo finishes**, and **efficient MEP systems** to name a few.



Weirton Park Drive Development

Location: Weirton, West Virginia

Contact: Mr. Eric Frankovitch
Park Drive Development
337 Penco Road
Weirton, WV 26062
304 / 723-4400

Type of Project: Development - New Construction

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 **commercial / office, retail, residential, restaurant, hotel/conference center, and public spaces**.



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

Location: Triadelphia, West Virginia

Contact: Mr. Bob Contraguerro, Jr.

Panhandle Cleaning and Restoration

42 38th Street

Wheeling, WV 26003

304 / 232-2321

Type of Project: Office Building / Warehouse - Full A/E Services - New Construction

Project Description, Goals, and Objectives: Panhandle Cleaning & Restoration invested \$3.5 million in new prefabricated metal buildings. The **Storage 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.



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.



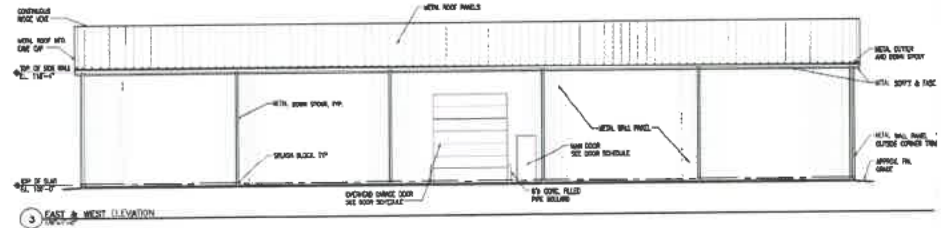
This building contains many **special items** that required extra coordination during the design phase including tire lift, compressed air system, (8) in-floor hydraulic lifts of differing size, in-floor Car-mon exhaust fume capture system, garage bay drainage system with oil interceptor, and waste oil 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

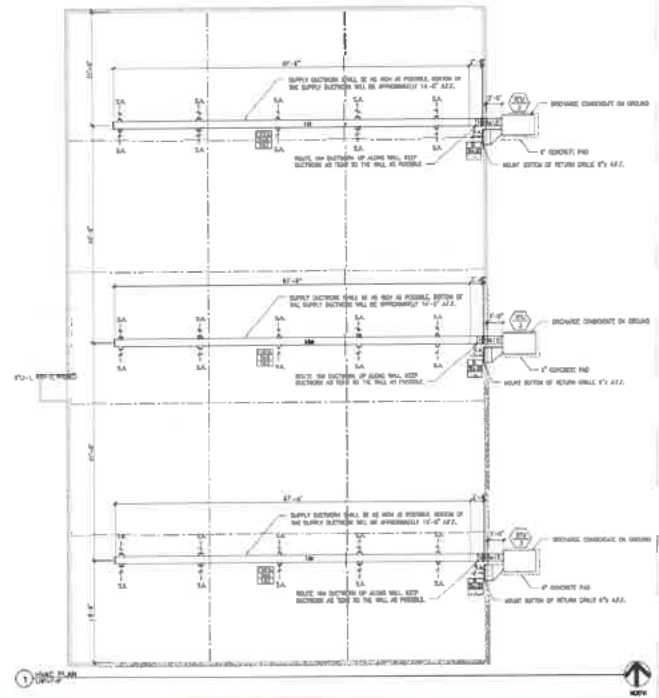
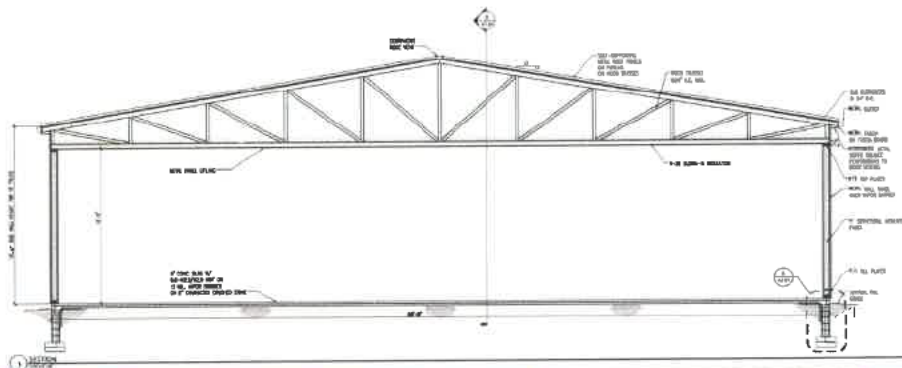
Location: Fredericksburg, Virginia

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.



Orrick's Global Operations Center office building fit-out

Location: Wheeling, West Virginia

Contact: Mr. Will Turani

Orrick, Herrington & Sutcliffe LLP

2121 Main Street

Wheeling, WV 26003

304/231-2629

Type of Project: Office Building Renovations

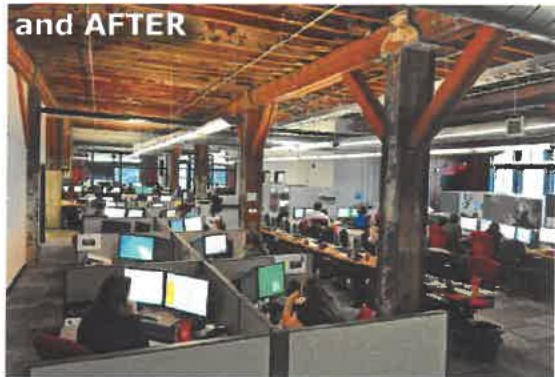
Project Description, Goals, and Objectives: This 100 year old warehouse was adaptive reused and renovated to create **some of the most creative office space in the State**. This four-story, 88,000 SF former historic warehouse is now a high tech "back office" for a major multinational company. The greatest challenge was to convert the 100 year old once very industrial wood-framed building into a **modern "Class A" office facility** while retaining the historical heritage of the structure and district itself. **This \$8 million dollar project won a West Virginia AIA Merit Award.**



BEFORE



and AFTER



This was a Phased project. Extensive restoration of the exterior was needed first. The entire exterior shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick. This building soon became the company's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock). The exterior renovations included reconstructing 120 dilapidated steel windows and glazing, extensive brick repointing, roof, construction of a new public entrance, and parking lot.

The building was partially occupied while renovations continued. Architecture & engineering design was completed in-house and included a completely new mechanical/HVAC system, structural, civil, electrical and fire suppression systems. **On the interior,** the original facility was almost void of the vertical circulation needed a modern day, team oriented work environment. An exposed steel atrium/elevator/stair core connects the four floors while introducing the industrial metals into the interior. Perforated columns, beams, and wire meshes allow daylight to filter in through usually solid steel construction. Two exposed, glass backed passenger elevators with stainless steel interior finishes now traverse the four floors allowing passengers a dynamic view through the atrium and walkways out to Main Street. The stainless steel and galvanized finishes of the exposed spiral ductwork, electrical conduits and cable trays, sprinkler piping, and perforated metal light fixtures further enhance the industrial concept of the design.



BEFORE and AFTER



Wagner Building - Multiple Office fit-out projects

Location: Wheeling, West Virginia

Contact: Mr. Dennis Kozicki

The Maxwell Partners

32-20th Street / Maxwell Centre #300

Wheeling, WV 26003

304/232-2280

Type of Project: Office Building Renovations

Project Description, Goals, and Objectives: Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the National Register of Historic Places and is the centerpiece of the new 10-acre Celoron Plaza Office Park. The Wagner Building was an old sugar warehouse built in the 1930s. After being vacant for over 30 years, McKinley completed this \$6.2 million (*original renovation project cost*) adaptive reuse project by **totally renovating this 7-story brick and concrete structure in phases (on a floor-to-floor basis), and turned it into a corporate center that includes beautiful Class "A" office suites as well as a new bank.** This office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River. **The original fit-out of the tenant spaces on the first, fifth, sixth, and seventh floors was completed in 2000, and the fit-out of the tenant space on the second, third, and fourth floors was completed in 2004. We planned for flex space; many of the floors are "open floor plans" where we help customize the suites to meet a new businesses' needs; hence, we have worked on multiple renovations over the years, and are currently working on a new office build-out on the 5th floor for a new client.**

Work on this 60,000 square-foot structure included **total design of mechanical, electrical, plumbing, fire suppression systems as well as all architectural components, exterior renovations, window replacements, roof, ADA compliance design, new elevators, and a total gut of the interior.** All of the existing windows were replaced, and we designed them to match a close profile with the original windows; this included wider flat faced muntins, and the sash in the top six floors are all industrial steel units built around 1926. Two elevator replacements were also a major part of the original project; after they were completed, and **when new construction is on-going**, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. Our firm also worked within the Standards of the Department of Interior for this historic structure renovation.



& AFTER



Bennett Square Office Building - Multiple Office fit-out projects

Location: Wheeling, West Virginia

Contact: Mr. David H. McKinley
McKinley Properties, LLC
10 Kenwood Place
Wheeling, WV 26003
304/230-2400

Type of Project: Office Building

Project Description, Goals, and Objectives: Bennett

Square is a historic 3-story, 22,000 SF renovation/
rehabilitation project of the old Ohio County Public
Library Building. The building was neglected and
vandalized for over 30 years. **The finished \$7.5 million**

project houses "Class A" professional and medical office space in beautifully restored surroundings. The building is located in the Centre Market Square Historic District in the National Register of Historic Places; therefore, a successful review submission to the Secretary of the Interior was necessary. We are also experienced with the Section 106 process required by SHPO and the Federal Department of the Interior. Documentation for state and federal tax credits is also a part of this project. **The project was completed in multiple phases beginning in 2007 and the final phase completed in 2013.**

Bennett Square has quickly become a **cornerstone of the Wheeling business community** with several key businesses occupying the space including: **McKinley Carter Wealth Services headquarters, Dinsmore and Shohl LLC office, Dr. Don Chapman's Keep Smiling Family Dentistry office, and Omni Strategic Technologies office.** **Phase I** included "Class A" office fit-out for the first and second floors, including preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. Renovations included both restored and new **windows, doors, a new**



and AFTER



roof with multiple skylights, terra cotta restoration, exterior masonry pointing, paint, stairwell upgrades, and a new elevator. **Phase II** completed the "Class A" office fit-out for the second floor.

This phase also includes a major front facade restoration including pointing and replacement of the terra cotta banding, cornice, main entrance pediment and window trim, exterior brick masonry pointing and brick unit replacement to match existing. **Finally, Dr. Chapman's dental office is a fit-out on the third floor.**

Planning included **business offices, exam/operatory rooms, hygienist room, lab, custom casework, track lighting, specialty HVAC, special electrical and data, special plumbing for gases, a central dental dry vacuum system, and much more.** All of these spaces were integrated into an existing interior historic building context. We were able to highlight important architectural features while also providing a sensitive atmosphere for the patients.

Charleston Enterprise Center Office build-out

Besides the paint, what makes this office "green"?

McKinley Architecture and Engineering has been practicing "green" for years and has won awards for converting unused warehouse space into striking modern office buildings. We won a **West Virginia Chapter of the American Institute of Architects 2009 Merit Award** for this renovated office. **One of the best ways to build green is to adapt an existing building; twenty percent of a building's energy consumption is embodied in the building's physical structure itself.** The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. For example, our centrally located conference room "Lantern" glows all day long from natural sunlight from above. This room's ceiling acts as a reflector, bouncing natural light throughout the space. In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from "Homosote", a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10th of the cost of standard modular furniture is another advantage. The office chairs are new, but the "Zody" chair by Haworth is the first chair to be **Cradle to Cradle Gold Certified**. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle. Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew. Most of the floor we chose to clean and seal with water based polyurethane, leaving the natural distressed state of the floor. The remainder of the space, we used a carpet tile by LEES which minimizes waste, has 35% recycled content and is **Green Label Certified**, meaning it **meets stringent indoor air quality requirements**. The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so we can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.



BEFORE



& AFTER

3.1. a. The successful firm or team should demonstrate a clear procedure for communication with the owner during all phases of the project.

Will will successfully complete your Goal/Objective 1: Review existing plans and conditions as well as the operation of the facility and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility and meet all objectives.

We have experience with projects in multiple sectors of business, and have vast **experience with phased projects which minimize disruption to concurrent operation of the facilities.** For example, this could involve completing the new construction during your “off-seasons” to not disrupt the prime summer season.

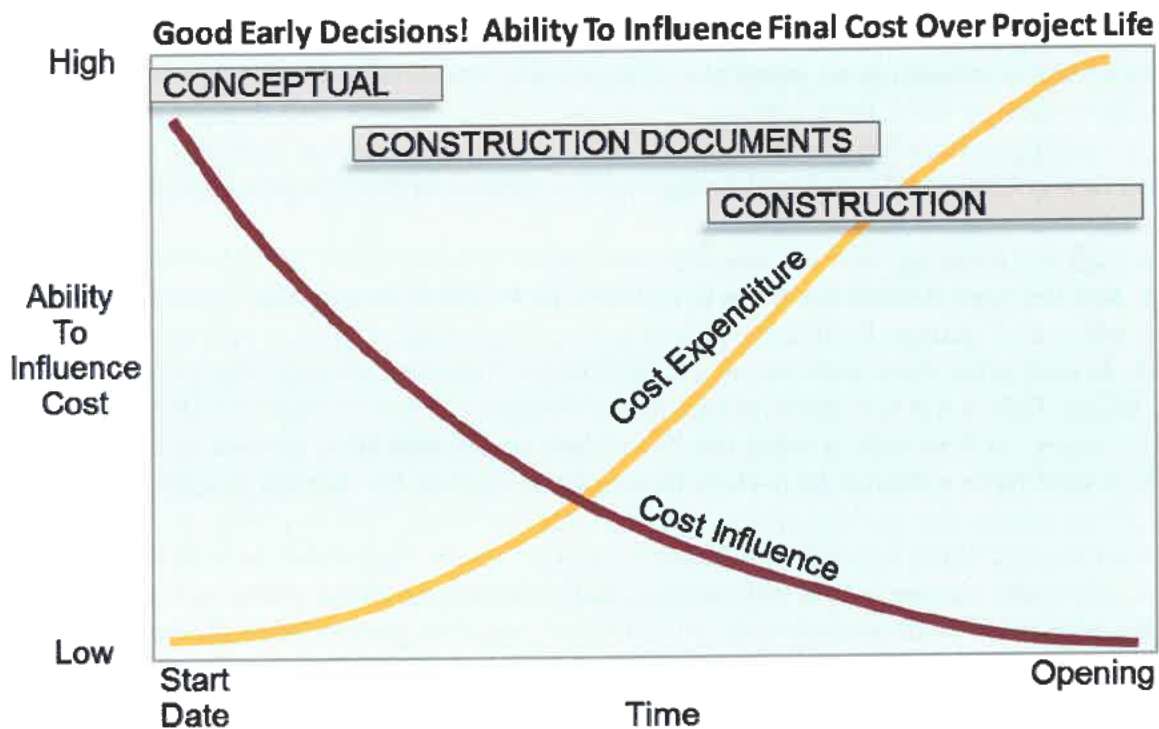
To start your project, **an on-site kickoff meeting will be held with all pertaining Owners representatives** along with all our design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. We will use this information to aid in the design of the project. The project begins with this initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing projects of all kinds is founded upon our commitment to the schedule. **During the design phases, we hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the Owner to participate in as many of these meetings as possible.** Also during the design phases, all needed personnel become fully versed in the Client’s program, project requirements and design standards. The design team is responsible for identifying for the Client any potential conflicts between program criteria and design standards and resolving those conflicts **to the client’s satisfaction.**

During the kick-off meeting, interviews will take place to learn what you, the Division of Natural Resources, and the representatives from the District 4 Wildlife Resources / Law Enforcement, want in the new office and storage facilities. This is a very important step as it sets up the remainder of the project. Armed with this information, the McKinley professionals start the process of schematic drawings (SDs). This is the first time thoughts and dreams are put on paper. At the end of this phase the product is a first look at what the floor plans might look like, as well as a preliminary cost estimate. **You will have a chance to review these plans.** During the design development (DDs) drawings phase, plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes. **You will have a chance to review these plans as well.** Next is the time that the McKinley professionals take all of the information gained from the meetings and the SD and DD drawing phases and produce the construction drawings (CDs) and **specifications** for the project. The CDs provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point. **Copies of the final documents will be distributed to you for final review and approval.** Afterwards is the actual bidding of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting. Finally, the Construction Contract Administration phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will be on site approximately once every 1-2 weeks and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

3.1. b. The successful firm or team should demonstrate a history of projects that met the owner's budget and a clear plan to ensure this project can be constructed within the project budget. This plan should be described in detail.

*Will will successfully complete your **Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.***

For meeting the Owner's **budget**; the work to be performed by your design team is very clear; to **evaluate, prioritize and design within budget to meet the needs of the WVDNR and District 4.** We continually achieve success in projects by maintaining **cost and time management, quality control and excellent communication** amongst the client and contractors. **Quality control** is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. **Understanding your needs through good communications up-front** will help ensure your project scope is known from the beginning; which will in-turn help save costs throughout the design and construction phases.



McKinley Architecture and Engineering **tracks the budget** through all of the programming and design phase documents, and ensures that the total building scope continues to stay within the budgeted amount. The more we understand your project, and our ability to develop quality documents, ultimately create a better end-product, which will cut down on costs. In addition, during construction, the primary objective of our Construction Contract Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted.** Through these efforts we hope you can see that we have been and will continue to supply our clients throughout West Virginia with great buildings that come in on/under budget.

3.1. c. The successful firm or team should demonstrate a history of projects that have been constructed in the time allotted in the contract documents and a clear plan to ensure this project will be constructed within the agreed construction period. This plan should be described in detail.

Will will successfully complete your Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Construction Contract Administration by definition is, literally, the administration of the Construction Contract. Generally, this has been translated to include all forms of communication and interaction between the Architect and the General Contractor, and the coordination of regular progress meetings on site.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Worlledge, your Project **Architect**, and includes the receipt, logging, review and return of submittals. Your Project **Architect** (and **Engineers**) will also be a part of some on-site meetings and will be available to answer RFIs during the construction portion of the project; moreover, one of our **Construction Contract Administrators (CAs)**, **Bob Smith**, will now take the more active role. Bob has been with McKinley for over 13 years.

McKinley Architecture and Engineering has developed a more comprehensive role for the Construction Contract Administrator assigned to your project. Our CAs performs the traditional tasks of monitoring construction to ensure compliance with Contract Documents, observing construction progress, conducting progress meetings, administering payment requests and change orders, and more.

But our CAs also constitutes an important thread in the texture of project continuity: our CA is part of the project development from the first design team meeting. Since they are here 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. He becomes familiar with project objectives and conditions concurrently with the other team members, and subsequently is able to maintain an informed, but usefully peripheral, coordination role that adds value to the process, both during design, and during construction. His position as site liaison is thus extended to include project liaison-in-house wherever he sees a missing link in communication.

As his primary tasks are construction related, often, what he brings to the table is good construction sense. Also, as mentioned before, during construction the primary objective of our Construction Contract Administration service is to **ensure completion of work the way the client wants it - as scheduled and as budgeted.**

There are many ways to help the construction schedule. One tool that we could recommend and have utilized successfully is to specify the longer lead time equipment as early as possible in the design period. We then break these out for owner direct purchase from the manufacturer. This affords a quicker delivery due to any delay by the more typical contractor submittal process and will not hold up the Construction Period by waiting for the new equipment.



3.1. d. The successful firm or team should demonstrate competent and acceptable experience in all expected professional disciplines necessary for the design and completion of the project.

We know McKinley Architecture and Engineering possesses the required **expertise** to address all facets of your included project, and we will provide you with all the disciplines and services needed to make this project a success. **The experience of your Team members is seen in their resumes at the start of our submittal, along with the project sheets we included.**

We are confident we can meet your program requirements. McKinley Architecture and Engineering has experience with similar structures, such as **headquarters, offices, equipment storage, maintenance areas, and much more.** We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including Federal Agencies such as the NPS, EPA, USPS, DOD, FAA, and HUD, and also **State Agencies** such as the West Virginia Department of Transportation, Division of Highways, General Services Division, West Virginia State Police, West Virginia Army National Guard, West Virginia University, Marshall University, West Virginia School Building Authority, and the Department of Culture & History to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how **codes**, and State / federal **regulations** are important to a successful project. Our professional's design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are also members of many organizations, and follow their standards, such as NFPA, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, A4LE, and ACI International among others.

Our **architectural** design has been recognized with numerous State & National awards. Our **engineering** staff is known for innovative solutions, and has recently had special opportunities and experience related to various typical and atypical building types. For example, McKinley Architecture and Engineering designed the first Chilled Beam HVAC System in the State of West Virginia, one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State, and one of the first buildings utilizing all-LED interior and exterior lighting in West Virginia and our design came in at the same cost as traditional lighting. We have a well rounded range of experiences and are not afraid to take on new challenges. **We know the new technology and we know how and when to apply it effectively.**

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/27/2022

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

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

PRODUCER	Paul Associates, Inc. 1311 Chapline Street PO Box 990 Wheeling WV 26003-0123	CONTACT NAME: Amy Stover PHONE (A/C, No. Ext): (304)233-3303 FAX (A/C, No.): (304)233-3333 E-MAIL: astover@paulassociates.com ADDRESS:
INSURED	McKinley & Associates Inc See Additional Named Insured Schedule Below 32-20th Street Ste 100 Wheeling WV 26003-	INSURER(S) AFFORDING COVERAGE INSURER A: CINCINNATI INS CO NAIC # 10677 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	EPP 0146335	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	EPP 0146335	06/15/2022	06/15/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$	X	EPP 0146335	06/15/2022	06/15/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER

CANCELLATION

AI 005479

Specimen

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

AUTHORIZED REPRESENTATIVE

[Signature]

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/10/2022

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

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

PRODUCER The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		CONTACT NAME: Steven Galica PHONE (A/C. No. Ext): 216-306-0047 E-MAIL: sgalica@oswaldcompanies.com ADDRESS:		FAX (A/C. No.): 216-839-2815
INSURED McKinley Architecture and Engineering 32 20th Street #100 Wheeling WV 26003		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Continental Insurance Company		35289
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 1407727865

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <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 \$ OTHER:
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER:
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ OTHER:
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A				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	10/10/2022	10/10/2023	Each Claim \$1,000,000 Aggregate \$2,000,000 Deductible \$25,000

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

Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER

Specimen

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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

State of West Virginia
Centralized Expression of Interest

Proc Folder: 1125709

Doc Description: A&E - District 4 New Headquarters Office

Reason for Modification:

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2022-11-07	2022-11-29 13:30	CEOI 0310 DNR2300000002	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

City : Charleston

State : West Virginia

Country : USA

Zip : 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267

Extension: 115

FOR INFORMATION CONTACT THE BUYER

Joseph E Hager III
(304) 558-2306
joseph.e.hageriii@wv.gov

**Vendor
Signature X**

FEIN# 55-0696478

DATE November 22, 2022

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

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

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

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

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

(email address) edellatorre@mckinleydelivers.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

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

McKinley Architecture and Engineering

(Company)

(Signature of Authorized Representative)

Ernest Dellatorre, Director of Business Development November 22, 2022

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

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

(Phone Number) (Fax Number)

edellatorre@mckinleydelivers.com

(Email Address)