

Statement of
Qualifications

Convenience Store & Travel Center Solutions

Traditional Fuels
Alternative Energy



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MRP DESIGN GROUP COMPANY PROFILE



Mission

Our mission is to not simply meet but exceed each customer’s expectations by exercising creativity and spirit to invent meaningful solutions. As a company dedicated to continued improvements and the growth of our customers, employees, suppliers and the MRP organization, we strive to couple new discoveries with trained, motivated employees to deliver projects and services that will make our customers’ commercial sites the best they can be.

Our Commitment to Excellence

MRP Design Group has a dedicated and experienced team of architects and engineers focused on convenience store and travel center design. Our team of design and engineering professionals study trends and changes in the industry to identify the most effective practices. We then combine this insight with the client’s input and marketing goals to develop the best solution for each specific site.

We focus on creating well-integrated interior layouts that maintain a cohesive look without sacrificing specialized identities. We strategically organize traffic patterns and visual cues in ways that help customers immediately locate the service areas they seek.

Using the colors, textures and graphic elements of the interior design, we develop a complementary exterior layout that customers will recognize and respond to, even in the midst of other commercial distractions.

Market Focus, Industry Experience, Streamlined Approach

These three attributes are the core of our design and engineering services and allow us to deliver:

- Construction cost reductions through competent project administration
- Innovative design to yield high return on investment
- Value-added engineering for quality and stability
- Insight and know-how gained from extensive industry experience
- Cutting-edge facilities built on industry knowledge
- Efficient space utilization based on research and experience

MRP DESIGN GROUP

RANGE OF SERVICES

MRP Design Group is a full-service architectural and engineering solution provider. With the services listed below, MRP Design Group can help you build or renovate your facility with a fresh new look, through quality engineering and expert project management. From concept to final installation, our goal is to complete your project on time, within budget, and to your specifications.

Design Services

- Preliminary Design Development
- Site Investigation
- Permit Feasibility
- Architectural Design
- Interior Design
- Specifications
- Color Renderings

Engineering Services

- Preliminary Site Development
- Civil
- Landscape Design
- Structural
- Mechanical
- Electrical
- Plumbing

Project Management

- Construction Management
- Construction Administration
- Program Management
- Owner Representation
- Permitting
- Bidding
- Special Projects

Nationwide Coverage

MRP Design Group provides nationwide coverage through a service partner with offices in southern California.

REASONS TO CHOOSE MRP

Industry Experience

- ⊕ In our 31st year of service

Range of Services

- ⊕ Everything you need from concept to grand opening

Scope of Experience

- ⊕ Extensive list of clients and recent projects

Streamlined Approach

- ⊕ A development process with built-in efficiencies

Employee Know-How

- ⊕ Design/engineering degrees plus years of experience in the field

Proven Performance

- ⊕ Reflected in client references and testimonials

MRP DESIGN GROUP
CLIENT LIST



MRP DESIGN GROUP
PROJECT SPOTLIGHTS



SOUTHWEST GA OIL – SUN STOP MARKET

MRP Design Group provided the architectural services for this 12,000 sf Walmart Express conversion to a unique fuel service/grocery/convenience store hybrid. Antista Fairclough of Atlanta, Georgia developed the new, dynamic Sun Stop market exterior look and feel, interior offer development, and store planning for the building.

With 77+ locations, Southwest GA Oil’s existing convenience store brands are established concepts in their market. Building on that recognition and confidence, they recently re-launched the Sun Stop concept. These unique stores incorporate the amenities of a standard retail fueling location with the convenience of a limited service grocery including fresh produce and made to order deli selections.

The four initial Sun Stop locations are in Trenton and Cross City, FL, Headland, AL and Valdosta, GA.

LOCATION

Trenton, FL

PROJECT TYPE

Conversion of Wal-Mart Express to Fuel Service/Grocery/ Convenience Store Hybrid

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Permitting



MRP DESIGN GROUP
PROJECT SPOTLIGHTS



LOCATION

Madison, FL

PROJECT TYPE

Travel Center

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting

FAST TRACK TRAVEL CENTER

This project includes over 14,000 sq. ft. of travel center space, an eight MPD auto canopy and a five lane master/satellite diesel fueling canopy. It also boasts a food court with restaurants including Dairy Queen, Wendy's and Subway. It serves as a hotspot for road warriors with comprehensive trucker amenities including showers, laundry, a trucker's lounge and a game room. The travel store provides a wide array of items for travelers. This design by MRP Design Group was honored by *Convenience Store News* as the recipient of their Best Original Travel Center award for Outstanding Store Design and Innovation.



MRP DESIGN GROUP
PROJECT SPOTLIGHTS



ARROWHEAD TRAVEL PLAZA

MRP Design Group designed and developed an 18,000 sq. ft. travel center near Pendleton, Oregon. Construction was completed and the facility opened in March 2009. Included in the facility design is a full size McDonald’s restaurant with drive-thru and auto/diesel fueling. The travel plaza provides many retail concepts and includes comprehensive trucker amenities such as a TV lounge, showers, laundry room and work spaces. This design by MRP Design Group was honored by *Convenience Store News* as the recipient of their Best Travel Plaza award for Outstanding Store Design and Innovation.



LOCATION

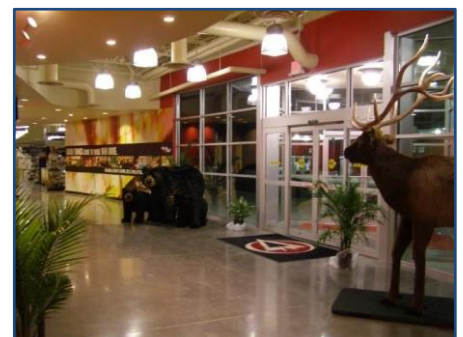
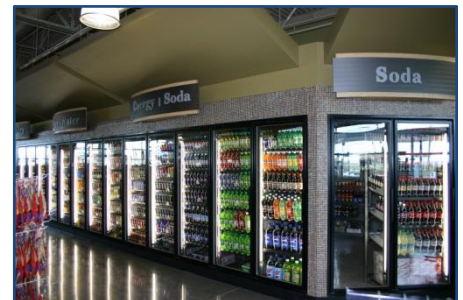
Pendleton, OR

PROJECT TYPE

Ground-up Travel Center

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting



**MRP DESIGN GROUP
PROJECT SPOTLIGHTS**



SAGAMOK EXPRESS MOBIL

MRP Design Group, partnering with Paragon Solutions, were engaged by the Saginaw Chippewa Indian Tribe to design this eye-catching convenience store with an unexpected drive-thru.

Paragon Solutions planned the layout, design, graphics, and finish work then handed their design to MRP Design Group to develop the architectural, structural, mechanical, electrical and plumbing drawings to complete the project.

The drive-thru window is a unique feature repurposed from the previous tenant and allows for contactless purchasing.

LOCATION

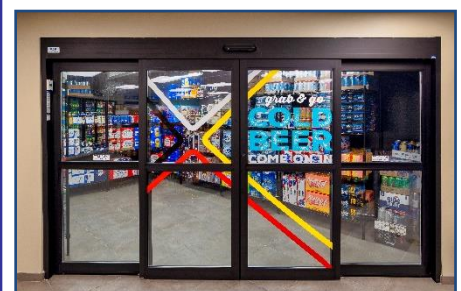
Mount Pleasant, Michigan

PROJECT TYPE

Convenience Store

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing



MRP DESIGN GROUP
PROJECT SPOTLIGHTS



THE MARKET AT JODECO

MRP Design Group designed and engineered this upscale convenience store that contains additional space for a quick service restaurant concept. Per the owner’s request, both the interior and exterior of this store were designed with high-end finishes to give the building an upscale feel. The store also boasts a state-of-the-art food and beverage area which is highlighted by high-end graphics designed to engage the customer.



LOCATION

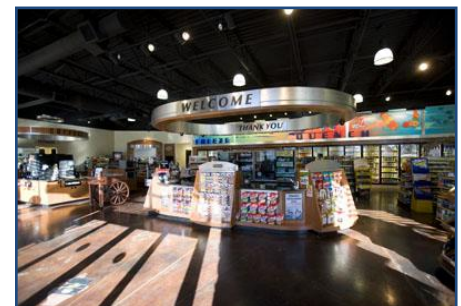
Stockbridge, GA

PROJECT TYPE

C-store with additional retail and foodservice space

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting



**MRP DESIGN GROUP
PROJECT SPOTLIGHTS**



BP GLOBAL ALLIANCE, CORPORATE

In 2008, MRP Design Group was selected by BP Global Alliance as their master architect on all upcoming am/pm stores, designing prototypes for various store sizes. We were also named their dedicated preferred architect on all site-specific locations throughout the Pittsburg, PA and Atlanta, GA areas.



LOCATION

Nationwide

PROJECT TYPE

Master Architect and Preferred Architect for all am/pm stores

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting



MRP DESIGN GROUP
PROJECT SPOTLIGHTS



WHATLEY OIL – ZELMO'S

MRP Design Group developed the design for this innovative convenience store with attached McDonald's restaurant. We worked closely with the owner and equipment suppliers to develop complete permit, bid, and construction drawings including architectural, structural, mechanical, electrical, and plumbing.

LOCATION

Columbus, GA

PROJECT TYPE

C-store with additional foodservice space

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting



MRP DESIGN GROUP
PROJECT SPOTLIGHTS



CLEAN ENERGY

Clean Energy is the leading provider of natural gas fuel for transportation in North America. MRP Design Group is part of a select team of design firms developing natural gas fueling facilities for Clean Energy throughout the United States. To date we have designed 58 sites.



LOCATION

Nationwide

PROJECT TYPE

Alternate Fueling Centers,
CNG/LNG

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting



MRP DESIGN GROUP
PROJECT SPOTLIGHTS



WOODALL'S

Developed design for convenience store with future Subway restaurant. Worked with owners, equipment suppliers, and interior graphics vendor to develop complete permit, bid, and construction drawings including architectural, structural, mechanical, electrical, and plumbing. Worked with civil engineer to develop site design to optimize parking and fueling truck access to retail fueling. Developed large self-serve area and large cooler/freezer areas. Handled all building permitting services.

LOCATION

Albany, GA

PROJECT TYPE

C-store with additional foodservice space

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting



**MRP DESIGN GROUP
PROJECT SPOTLIGHTS**



QUICKSTOP

Developed design for convenience store with attached Wendy’s restaurant. Developed design to allow one set of common restrooms for both convenience store and restaurant. Worked with owners, equipment suppliers, and interior graphics vendor to develop complete permit, bid, and construction drawings including architectural, structural, mechanical, electrical, and plumbing. Worked with civil engineer to develop site design to optimize parking and fueling truck access to retail fueling. Developed large self-serve area and large cooler/freezer areas. Handled all building permitting services.

LOCATION

Savannah, GA

PROJECT TYPE

C-store with additional foodservice space

SERVICES

- ✦ Architectural
- ✦ Structural
- ✦ Mechanical
- ✦ Electrical
- ✦ Plumbing
- ✦ Site Design
- ✦ Permitting



MRP DESIGN GROUP

SERVICE DESCRIPTIONS

Site Development

We develop a site plan indicating locations of the main building and all structures as well as parking, ingress, egress and traffic flow.

Floor Plan & Exterior Design Development

We generate a detailed floor plan and exterior building elevations based on input from the client as well as standard industry practices.

Site Investigation Survey

We contact all necessary permitting agencies to determine specific requirements for use of the property plus factors that would affect building design, such as setbacks and issues relating to ingress/egress. All information gathered is organized and presented to the client for review.

Permit Feasibility Report

We outline site-specific permitting issues for a given location. We visit the site to review the development drawings and discuss the project with local permitting authorities. This report may address the following topics as they relate specifically to each project:

- Applicable Codes
- Zoning Requirements
- Site Review Process
- Building Review Process
- UST Permitting Issues
- Traffic Counts
- Sign Ordinances
- ADA Requirements
- Tax Assessment Review Process
- Project Time Schedule

Civil Engineering Services

Using the most current and applicable codes for a specific site, MRP Design Group develops a complete set of site engineering drawings. Deliverables may include the following:

- Site Plan
- Grading/Erosion Control
- Hydrology Analysis
- Pond Design
- Site Utilities
- Site Lighting
- Landscape Design
- Retaining Wall Design
- Lift Station Design
- Ramp Design & Permitting

MRP Design Group averages more than 250,000 sq. ft. of commercial development annually.

MRP Design Group completes more than 100 projects each year.

MRP DESIGN GROUP

SERVICE DESCRIPTIONS

Architectural and Engineering Services

Using the most current and applicable codes for a specific site as well as client input, MRP Design Group develops a complete set of permit/construction drawings in order to construct the proposed improvements. Deliverables may include:

Architectural Drawings

- Cover Sheet
- Dimensioned Floor Plan
- Roof Plan
- Exterior Elevations
- Building Sections
- Interior Elevations
- Wall Sections
- Reflected Ceiling Plan
- Restroom Plan & Elevations
- Finish Schedule
- Equipment Schedule
- Door Schedule & Details
- Window Schedule & Details

Structural Drawings

- General Notes
- Foundation Plan
- Roof Framing Plan
- Sections & Details

Permitting Services

We submit the necessary drawings, signed and sealed by a registered professional engineer or architect, to the appropriate permitting agencies. Deliverables may include the following:

- | | |
|--|---|
| <ul style="list-style-type: none"> ▪ Prepare Application(s) ▪ Filing and follow-up with applicable agency ▪ Demolition Permit(s) ▪ Building Permit(s) ▪ Electrical Permit(s) ▪ Mechanical Permit(s) ▪ Plumbing Permit(s) ▪ Grading Permit(s) | <ul style="list-style-type: none"> ▪ Street Improvement Permit(s) ▪ Environmental Health Permit(s) ▪ Pressure Vessel Permit(s) ▪ Health Department Permit(s) ▪ Fire Department Permit(s) |
|--|---|

Electrical Drawings

- Power Plan
- Riser Diagrams
- Lighting Plan
- Panel Schedules
- Site Electrical

Mechanical Drawings

- HVAC Plan & Schedule
- HVAC Specifications & Details

Plumbing Drawings

- Plan/Water
- Plan/Waste
- Riser Diagrams
- Specifications & Details

“In an industry where the GC and architect are predisposed to dislike one another, you and your company have shown that the two can work together as a team. After working on several projects together, I believe that our relationship conveys a better atmosphere on the jobsite, which leads to a quality product for the owner.”

Bo Brandler,
Venture
Construction
Company

MRP DESIGN GROUP

SERVICE DESCRIPTIONS

Bidding Services

MRP Design Group can recommend contractors capable of executing the defined scope of work with minimum supervision and strict adherence to cost containment procedures for any identified extras. Our selection is based on our own prior experience with the contractors, their experience and qualifications, and recommendations by others.

We prepare site-specific bid documents and forward them to the contractors. The bid package consists of instructions to bidders, drawings and specifications, and may include:

- A brief statement of the scope of work
- Due date for return of bids with a description of documents required from the bidding contractor
- Project drawings and specifications to be returned with the bid package, marked up with revisions, if necessary
- Health and Safety Plan requirements
- Communication requirements
- Cost containment procedures to be followed
- Requirements for equipment trailer and office trailer
- Acceptability of alternates, provided the contractor can demonstrate adequate like, kind and quality comparisons
- Insurance requirements
- Bonding requirements
- Release of Lien requirements
- Contact person from MRP to whom questions can be directed and with whom project milestone coordination will take place
- Coordination of a pre-bid meeting at the site for contractors to review site-specific layout and understand project logistics
- A statement that the contractor shall pay for all necessary permits and licensing fees and follow all federal, state and local regulations related to the project, including regulations as prescribed by OSHA
- Proposed procedures for modifying the schedule stated in the bid
- A requirement that the contractor state any and all assumptions pertaining to the preparation of their bid

“The entire MRP team is dedicated to detail, creates fair schedules and knows the importance of consistent follow-up. They make great suggestions and will do whatever it takes to get the same results for less money. With MRP you get what you ask for and then some!”

Jerry Chesney,
Construction
Manager,
Travel Centers of
America

MRP DESIGN GROUP

SERVICE DESCRIPTIONS

Project Initiation

After contracts are awarded, the MRP Design Group Project Manager can organize a pre-construction meeting. Representatives of MRP Design Group and the selected contractor attend to discuss project specifics. The meeting agenda may include:

- Discussion of communication channels for the project
- Cost containment requirements
- Health and Safety Plan approval and execution
- Potential federal, state and local permitting issues
- Site-specific issues and questions including utility protection, any revisions to original project scope and schedule
- Discussion of pre-notification milestone that must be communicated to the MRP Design Group Project Manager for project supervision efficiency
- Logistics of staging trailers, equipment, materials and supplies
- Project listing with contact names and phone numbers

Construction Coordination

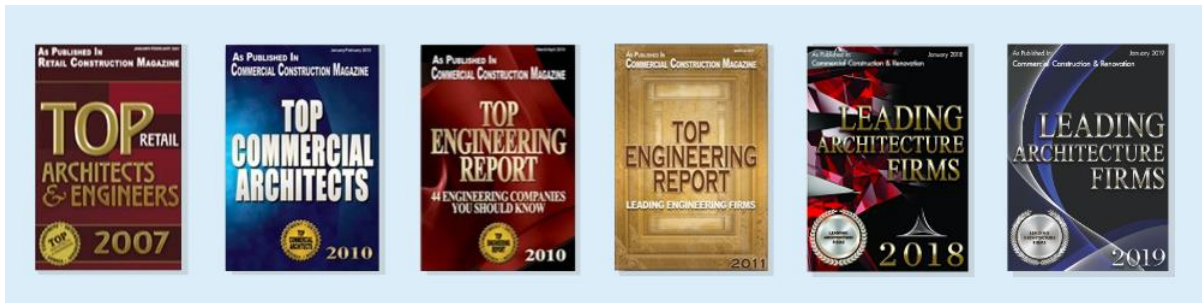
Under the direction of the project manager, MRP Design Group can provide an experienced construction manager to perform periodic site inspection services during the construction phase of the project. Responsibilities may include:

- Meet with regulatory officials to coordinate project activities
- Review and administer change order requests
- Provide valuable engineering of materials and methods during construction
- Preparation of progress reports including percent completed, exceptions to contract, initiated or pending scope changes and overall project progress
- Review of invoicing for accuracy, form and completeness
- Development of project completion report

“MRP Design Group is certainly large enough to handle all of our design needs, yet they are small enough to take an active interest in their clients. The proof is in the pudding: we will definitely plan on working with MRP again in the future.”

David Nolan,
Director of Design
& Equipment,
Huddle House

MRP DESIGN GROUP AWARDS



Outstanding design and engineering excellence are the keys to our ongoing success. At MRP Design Group we are proud of the work we do and honored to be recognized by our peers within the commercial architectural design and engineering industry.

Listed by *Commercial Construction Magazine* as “One of the 44 Engineering Companies You Should Know,” MRP Design Group was cited for facility engineering and design for our work on the development of several prototype facilities. They have also recognized MRP Design Group several times over the years as one of the top commercial architectural design firms and as a leading engineering firm.

- ✦ Top Retail Architects and Engineers: January, 2007
- ✦ Top Commercial Architects: January, 2010
- ✦ Top Engineering Report: March, 2010
- ✦ Top Engineering Report: March, 2011

Commercial Construction & Renovation Magazine has recognized MRP Design Group as one of the leading firms in the industry.

- ✦ Leading Architecture Firms: January, 2018
- ✦ Leading Architecture Firms: January, 2019

ADDITIONAL AWARDS

- ✦ Best Original Travel Center: *Convenience Store News Store Design Award* 2008
- ✦ Best Travel Plaza: *Convenience Store News Store Design Award* 2009