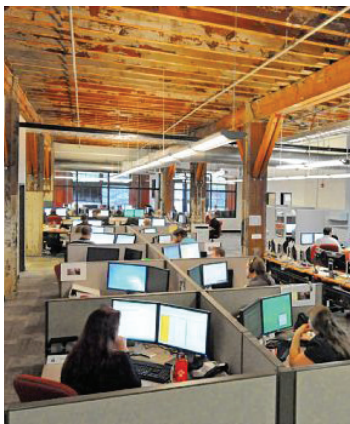
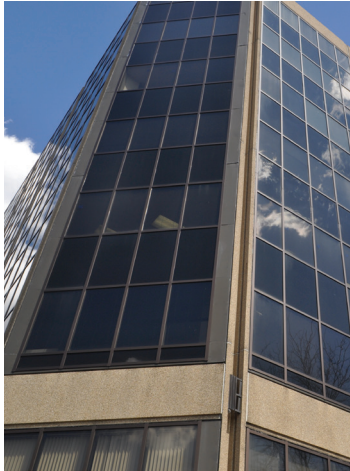




## Division of Natural Resources

**AEOI 0310 DNR1900000014**

**A/E Services - Districts 2 & 3  
Office Building Improvements**



June 17, 2019

Angela White Negley  
West Virginia Division of Natural Resources  
Property and Procurement Office  
324 4th Avenue  
South Charleston, WV 25303

Dear Ms. Negley and Members of the Selection Team,

McKinley Architecture and Engineering are pleased to provide the West Virginia Division of Natural Resources with our expression of interest to provide architectural/engineering design services and construction contract administration for certain improvements at the Agency's existing District 2 Office Building, located in Romney, WV, and the District 3 Office Building, located in French Creek, WV. We understand the scope of work may include window and door replacement, adapting the building to current ADA standards, as well as adding some security features. We have vast experience with all aspects of this RFP, as you will see in our submittal. 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)*** is a **full-service architectural and engineering firm** that has been providing design services since 1981. We support a professional staff of **Architects, Engineers, Construction Administrators**, LEED Accredited Professionals specializing in Building Design and Construction, and more.

Over the years, we have designed various **security architectural and engineering projects**, which you will see throughout our proposal. From these experiences, we have gained the knowledge to realize the multi-purpose nature of some of these specialized facilities; such as safety and security, public access vs. control access, sensitivity to the people using the facility, and much more. This includes projects that were renovated to insure building security, compliance with current building codes, force protection of the building, and much more.

We have experience designing **exterior and interior security doors, windows**, bullet/explosion resistance storefronts and entryways, security glazing and frames, sally ports and man-traps, video camera monitoring, intercom systems, access control systems, vandal resistant hardware, and other security enhancements on various buildings across the state, including State Police detachments, E-911 centers, State Government facilities, correctional centers, and multiple school projects just to name a few.

We have also designed windows and doors improvements that combine design flexibility and high performance, which involves **form, function, performance**, and **security** features. Many of these designs are not only better suited to protect against transference of heat and cold, but also are high security types, and have the option of light filter and black out. For example, we can spec

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windows that are **energy efficient** and allow natural daylight to enter, but at the same time also **obstructs exterior vision (looking in)**.

We also have vast experience with planning and installation of **elevators**, work on **restrooms** and other portions of buildings to provide accommodations for compliance with current **ADA requirements**, and much more.

Our renovation experience has also included multiple different plans that **minimized disruptions of daily operations of the building while construction was implemented**. This has included phasing projects to work at various parts of the building at different times which keeps other areas open, or working during “off” hours such as nights or weekends, among other options. Close coordination between the owner, contractor, and our firm from the start - will ultimately lead to the smoothest plan. **We can do this!**

McKinley Architecture and Engineering recently performed a statewide school safety & vulnerability audit for the department of homeland security (includes all 705 schools in West Virginia!). The safety and security of students, staff, faculty and visitors is the underlying goal of this project, and windows and doors were a major focus of these assessments. From this contract, we now **have employees with various levels of Security Training and Background**, such as West Virginia State Police criminal background checks required of all staff that entered the buildings, FBI background checks and clearance, PCII (Protected Critical Infrastructure Information) “Authorized User Certification,” and all documents were loaded into ACAMS (Automated Critical Asset Management System).

**We are ready to begin immediately and will meet all your Goals and Objectives.** Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your proposed project. We are very excited about the possibility of working with you.

Sincerely,



Ernest Dellatorre

President

McKinley Architecture and Engineering

(304) 233-0140

EDellatorre@McKinleyDelivers.com



# Project Goals and Objectives

**M**ckinley Architecture and Engineering has extensive experience with replacing windows and door, planning and installation of elevators, work on restrooms, adapting buildings to current ADA standards, as well as adding security features, and much more. Our Design Approach for renovation projects is very different than how we approach new construction. In new construction, where you are starting from scratch, most of the time is spent in documenting the design approach and scope of the work. But in renovation projects, there is another layer of complexity because of the fact that you have existing space and systems that you need to work into the design, and each of those bring additional constraints to the final solution. Fortunately, McKinley Architecture and Engineering has been a leader in renovation projects and has creatively solved many of the issues that may come up in the design of this project.

McKinley Architecture and Engineering has extensive experience with providing drawings and specifications for **doors and window replacements**. This includes doors and windows that were renovated to insure building security, compliance with current building codes, as well as force protection. We have experience designing exterior and interior security doors, man-traps, and access control systems on various buildings across the state, including State Government facilities, State Police Detachments, and E-911 Centers, just to name a few. Potential issues could be expanding the width of the current entrance structure to accommodate and allow passage by persons with disabilities, including persons who use wheelchairs; compatibility with any existing systems such as the electrical for any video monitoring/ surveillance systems; or lead times for hardware and equipment. Our team will strive to produce not only safe and secure doors and windows, but also aesthetically pleasing designs.

For all of our projects we assess and design to present day codes and **ADA requirements**. We were recently awarded and have just completed **Phase 1 (20 Buildings and surrounding sites)** evaluation - in association with LCM Architects – in an **ADA assessment and transition plan for ALL West Virginia University facilities and properties in every campus (roughly 685 properties; encompassing over 14,222,029 GSF)**.

We have experience with all aspects of **restroom renovations**, which has included **ADA compliance**, remodeling outdated restrooms, plumbing infrastructure upgrades, aesthetic improvements, as well as upgrading with energy efficient cost-saving fixtures all of which will provide lower maintenance costs, lower water costs, and better hygiene among others. Some potential issues can be that the entryways into the restrooms are too small, or the strength of the walls while adding new fixtures needs to be reinforced. We can also help choose **energy efficient solutions**, such as sink and toilet options which use less water, lighting fixtures which use less electricity, and quiet bath fans can be used for mechanical ventilation. Some of our **ADA renovation** experience includes reworking interior floor elevations, bathrooms, and egress through entry points, space requirements, and fixture requirements among others.

**Elevator** projects require extensive investigation prior to deciding what work needs to be accomplished. We have completed a multitude of elevator assessments and studies, completed reports, and designed multiple **elevator modernization, renovation and/or elevator addition projects** which allow us to use that experience in your project. Most of our multi-story building renovation projects include elevator modernizations or elevator and shaft additions.

**We will successfully design these renovations to meet your goals and objectives.**



# Design Team Flow Chart



## District 2 Architectural Team

**Christina Schessler, AIA, LEED AP BD+C**  
*Architect / Specialized LEED Accredited Professional*

**Steven A. Sweeney, AIA, NCARB**  
*Senior Architect*

## District 3 Architectural Team

**Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**  
*Architect / Specialized LEED Accredited Professional*

**Thomas A. Wippenbeck, AIA**  
*Senior Architect*

## Engineering Team

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

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

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

**Michael A. Heath**  
*HVAC/Mechanical Engineering Designer / Fire Protection  
Engineering Designer*

**David A. Ullom**  
*Mechanical Engineering Designer*

## Construction Administration

**Robert E. Smith**

# Christina Schessler, AIA, LEED AP BD+C

## Architect / Specialized LEED Accredited Professional



### EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)  
Masters Degree in Historic Preservation - 2012

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

Ohio  
Pennsylvania  
Virginia  
West Virginia

#### NCARB Certificate - 2005

#### LEED® Accredited Professional

#### Specialized Training:

AIA Safety Assessment Program (SAP)

#### Member:

American Institute of Architects  
City of Wheeling - Planning Commission  
Preservation Alliance of West Virginia  
The Association for Preservation Technology Int'l

#### Board Member:

Friends of Wheeling Historic Preservation Group

#### Treasurer:

Wheeling Collegiate Alumnae

#### Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's Health

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects  
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates  
Beaver, PA (1990-1996)

Valentour English Bodnar Architects  
Mt. Lebanon, PA (1989-1990)

### SUMMARY OF EXPERIENCE:

For nearly 30 years, Ms. Schessler has obtained a wide range of **architectural** project experience in municipal, governmental, commercial/office, emergency service, forensic, medical, educational, and residential projects. She has had the opportunity to participate in the design of a few uncommon building types, such as a fire fighting training center, funeral homes, and animal research facilities to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency. She completed her Masters in **Historic Preservation**, and has a passion for renovation, restoration, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of WV. She has also won other design awards for WV and PA projects.

### NOTABLE PROFESSIONAL EXPERIENCES:

United States Postal Service - multiple projects across WV & PA from Open-End IDIQ contracts

Wheeling Island Hotel•Casino•Racetrack multiple projects

Glen Robbins Park Shelter House renovations

The Towers Building renovations / multiple phases

Steel Valley Regional Transit Authority Administrative and Maintenance Complex roof

Harrison County Courthouse roof

Thompson & Sons Bakery Supply

Braxton County High School addition/renovations (in association with Fairmont State University)

Grant County Schools - Maysville Elementary & gym renovations, Petersburg Elementary renovations, Petersburg High & gym renovations, & Union Educational Complex addition/renovations

Hampshire County Schools - Animal Veterinary Science Center

Hancock County Schools - A.T. Allison Elementary renovations & New Manchester Elementary renovations

Ohio County Schools - Madison Elementary renovations/historic preservation, Middle Creek Elementary renovations, & West Liberty Elementary renovations

The Linsly School's 200th Anniversary Campaign - Stifel Field House and Behrens Memorial Gymnasium renovations & Baner Hall addition/renovations

South Branch Career & Technical Center Annex

WVU State Fire Training Academy

Washington & Jefferson College - Old Main Building renovations

# Steven A. Sweeney, AIA, NCARB

## Senior Architect

### EDUCATION:

Tulane University  
Masters of Architecture - 1981

University of Pittsburgh  
B.A. Studio Arts - 1975

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

Louisiana (1985)  
Pennsylvania (1986)  
Ohio (2005)  
West Virginia (2006)  
Delaware (2006)  
New Jersey (2006)  
New York (2007)  
Iowa (2007)  
Indiana (2014)  
Illinois (2014)  
Florida (2014)  
Colorado (2014)  
Michigan (2015)  
North Carolina (2015)  
Virginia (2015)  
Kentucky (2019)

#### Member:

The American Institute of Architects

#### NCARB

#### OSHA 10 General 2018

### PROFESSIONAL EMPLOYMENT:

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

VETS Technical Services, LLC Architects & Engineers  
Project Manager / Pittsburgh Office Manager  
McMurray, PA (2012-2019)

Lone Pine Construction, Inc.  
Architect / Estimator Assistant  
Bentleyville, PA (2011-2012)

### SUMMARY OF EXPERIENCE:

Mr. Sweeney is a **Architect** with over 35 years of experience, who is committed to design and construction integrity and project excellence. He is a people-oriented team leader who takes projects from cradle to grave in an efficient and forward looking fashion. He is a robust multi-tasker with an innate ability to sort through technical and personal project issues to keep the team on task and on schedule. Mr. Sweeney has completed design, specifications, working drawings, construction management / observation / inspection for health care, commercial, industrial, multi-family/large-scale private residential, schools, as well as retail and commercial offices including interiors.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### VETS Technical Services, LLC Architects & Engineers\*

Responsible for managing multimillion dollar government healthcare projects encompassing five different locations in Pennsylvania and West Virginia. Projects involve: complete building facade renovations, 100% building demolitions, total health care Hospital building floor plan improvements, complete update of building standards and 10 year facility campus plan. Also provided expert Architectural consultation for \$5.5M State funded Senior Living Facilities of new and existing multi story construction projects.

#### Pinnacle Design & Consulting, Inc.\*

Supervised and managed 15 office and project staff. Monitored \$25M annual budget and signed and sealed contract documents. Successfully completed numerous large residential and private multi-unit and commercial projects. Supervised Code Review and Seal documents for projects in Pennsylvania and surrounding states.

#### Lone Pine Construction, Inc.\*

Prepared contract bid documents for submission to local public, private and municipal authorities for construction permits and local reviews. Coordinated shop drawing approvals, RFI's and Change Order requests between field construction crew, owner, inspectors, engineers and architect. Supervised code review, construction observation, job meetings and coordinated as-built drawings with Architect, Engineers and Owner. Completed numerous estimating and bid take off tasks for chief estimator for commercial retail/ office and industrial construction development projects; including 19 nationwide FED EX Warehouse Distribution Centers. Prepared Site Plans, Floor Plans, Elevations and Details for owner approval for new construction projects via Auto CAD or Presentation Color Sketches.

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



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

## Architect / Specialized LEED Accredited Professional



### EDUCATION:

Virginia Polytechnic Institute & State University  
Master of Architecture - 1992

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Ohio  
Pennsylvania  
Tennessee  
Virginia

#### National Board Certification:

NCARB #48600

#### President:

West Virginia Society of Architects

#### Member:

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

#### Founder & Chairman of the Board:

US Green Building Council's WV Chapter

#### Former Voting Member:

ASHRAE 90.1 Int'l Energy Code Committee

### PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects  
Charleston, WV (1985-1990)

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

### SUMMARY OF EXPERIENCE:

Mr. Worlledge is a skilled **Architect** with over 30 years of experience, who has been the former President of the WV chapter of AIA, has received State-wide and National design awards, and placed in National and Global design competitions. Thom was the **first LEED AP in West Virginia**, has been a member of the USGBC since 2001, and is a Founder & Chairman of the Board for USGBC's West Virginia Chapter. As a **LEED Accredited Professional specializing in Building Design & Construction** and a **recognized sustainable design expert**, he has **2 LEED Certified, multiple LEED Registered, CHPS Registered**, and **other energy-efficient projects**; had articles published in state and national trade publications; spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues; was a featured speaker at multiple National conferences; served on the committee that sets the standards for the International Energy Code; and as a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance design. He is also a **Recognized Educational Facility Professional (REFP)** as designated by the A4LE.

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

United States Postal Service - Open-End IDIQ (Indefinite Delivery / Indefinite Quantity) contract / multiple projects across WV

West Virginia State Police - Open-End A/E contract / multiple projects across WV, including WVSP Academy's renovations to Buildings A, B, & C; new Buildings D & Multi-Purpose Building. New Logan Detachment

West Virginia School Building Authority - State-Wide School Safety/Vulnerability Assessments. New construction & renovations for multiple districts, including Boone, Hancock, Marshall, & Wood County Schools

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

WVDHHR's new Ohio County office fit-out / renovations

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

West Virginia University - Open End A/E contract / University Police Building office fit-out & WVU Tech's Maclin Hall Dormitory renovations

Fairmont State University - "University Terrace" College Student Housing Apartments 3 Building Complex

Southern WV Community & Technical College - Wyoming/McDowell Campus renovations and Williamson Campus renovations

West Virginia State University - Gus R. Douglass Economic Development Center (DigiSo) renovations/repurpose

Charleston Enterprise Center office renovation (**2009 WV AIA Design Award winner / energy efficient "green" design**)

Natural Energy Design (NED) Building (**energy efficient "green" / 2013 Placemaker Award**)

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

Williamson Redevelopment Authority's SMART Office fit-out (**LEED Registered / 2013 Placemaker Award**)

# Thomas A. Wippenbeck, AIA

## Senior Architect

### EDUCATION:

Kent State University  
Bachelor of Architecture - 1997

Kent State University  
Bachelor of Science - 1997

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Architect in:**  
Pennsylvania

**Member:**  
The American Institute of Architects

### NCARB

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Senior Architect  
Regional Manager of Architectural Services  
Wexford, PA (2019 to present)

Wippenbeck Architectural Studio, LLC  
President  
Saxonburg, PA (2014-2019)

Studio 109 Designs, LLC.  
Architect / Team Leader  
Pittsburgh, PA (2013-2014)

Stantec/Burt Hill Architects  
Senior Associate / Architect / Project Manager  
Butler, PA (1999-2013)

Johnson/Schmidt Associates  
Intern Architect  
Robinson, PA (1997-1999)

### SUMMARY OF EXPERIENCE:

Mr. Wippenbeck is a **Architect** with over 22 years of experience, whom has designed projects in the commercial/ office, retail, hospitality, residential, and educational sectors. Thomas has experience with leading and organizing internal design teams, as well as coordinating with up to 4 project consultants for any given project. He has been involved in all aspects of the architectural design process from interviewing and presentation to clients, through construction administration. Thomas has also been involved in the production of marketing proposals and company promotion.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### **Wippenbeck Architectural Studio, LLC\***

For his consultant services, he was involved in construction administration, code review and investigation, drawing reviews for code compliance and constructability, elevations studies for existing facilities, and site master planning for ADA compliant accessibility. He also had Commercial Design and Planning experience for The Neighborhood Academy (Recipient of Ed Kirkbride Award for Educational Design Excellence), Ductmate Industries, Office Building Renovation, and more. His Residential Design included a variety of project types, such as single family home additions, complete single family homes, and multi-family dwelling units.

#### **Studio 109 Designs, LLC.\***

Prepare floor plan concepts, building elevations, and site plans for client meetings. Assist with, review, and confirm project budgets. Assist with construction phasing schedules. Team Leader Responsibilities included supervising a team of 3-5 people during the production of construction documents, drawings and specifications; as well as mentoring interns in preparation of applying for Architectural Design schools.

#### **Stantec/Burt Hill Architects\***

Prepare information regarding design, specifications, materials and equipment. Present design concepts and project progression to clients. In-house Project Workload Review. Construction Documents. Oversee Project Construction.

#### **Johnson/Schmidt Associates\***

Supported and assisted lead architect in all phases of major retail projects. Assisted in the coordination of plans and designs. Monitored the flow of activities to ensure completion of architectural work for construction projects.

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

# Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

## Director of Engineering Services

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

### SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a Registered Architect and Professional Engineer. In addition, he is also a Qualified Commissioning Provider. He joined McKinley Architecture and Engineering in 1995, and has over 25 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. As the Director of Engineering Services, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. He will be key in the coordination of all of the engineering systems within your door and window renovations.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Army National Guard - multiple projects

West Virginia State Police - dozens of renovations and new detachments state-wide / also surveyed, reviewed, projected, budgeted, and documented 72 police facilities

Building 34: WV State Office Complex in Weirton

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

West Virginia Health & Human Resources Wheeling Office renovations

WVU University Police Department

Ohio County Justice Center renovations

Marshall County Justice Center

WVU State Fire Training Academy in Jackson's Mill, WV

Wheeling Island Fire Station

Jefferson County (OH) Courthouse upgrades

Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations

West Virginia School Building Authority - dozens of school renovations and new construction projects across the state, including School Access Safety upgrades (door and windows)

Orrick's Global Operations Center renovations

United States Postal Service - dozens of renovation projects

West Virginia Independence Hall renovations

Capitol Theatre renovations

Maxwell Centre office building renovations

Wagner Building office building renovations

Bennett Square office building renovations

VAMC Beckley renovations



# Bruce A. Kennedy, PE

## Electrical Engineer

### EDUCATION:

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

DeVry Institute of Technology

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Engineering in:

West Virginia  
Ohio  
Pennsylvania  
Texas

### MILITARY SERVICE:

US Air Force - Honorable Discharge

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

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

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

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

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

Computer data center electrical system design and onsite project management.

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

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

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

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

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

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

# Scott D. Kain

## Plumbing & Electrical Engineering Designer

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

WVDHHR's new Ohio County office fit-out / renovations

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

Building 34: WV State Office Complex in Weirton

WVDRS Wheeling District's new office space fit-out / renovations

United States Postal Service - statewide post offices

West Virginia State Police - multiple projects state-wide

West Virginia Army National Guard - multiple projects

Orrick's Global Operations Center

Bennett Square - multiple phases of tenant fit-outs

Wagner Building - multiple phases of tenant fit-outs

Ft. Henry Building - multiple phases of tenant fit-outs

Panhandle Cleaning & Restoration warehouse and office building

Wheeling Island Hotel•Casino•Racetrack multiple projects

Wheeling Island Fire Station

Jefferson County Jobs & Family Services renovations

Harrison County Jobs & Family Services renovations

West Virginia University - Colson Hall

West Virginia University - State Fire Training Academy

WVU Institute of Technology - Maclin Hall

Cabela's Eastern Distribution Center

WV Northern Community College - B. & O. Building

Marshall County Schools - Hilltop Elementary School (LEED Certified)

Marshall County Schools - Cameron High School (LEED Registered)

Boone County Schools - multiple projects

Brooke County Schools - multiple projects

Hancock County Schools - multiple projects

Ohio County Schools - multiple projects

Wood County Schools - multiple projects

# Michael A. Heath

## HVAC / Mechanical & Fire Protection Engineering Designer

### EDUCATION:

ITT Technical Institute  
Associate Degree in Specialized Technology:  
Computer-Aided Drafting Technology - 2000

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Mechanical & Fire Protection Designer  
Wheeling, WV (2007 to present)

Janus, Inc.  
AutoCAD Designer / Project Manager  
Pittsburgh, PA (2002-2007)

Comunale Automatic Sprinkler  
Fire Protection Designer  
Pittsburgh, PA (July 05 - Oct 05)

S.A. Comunale Inc.  
Fire Protection Designer  
Pittsburgh, PA (2000-2002)

### SUMMARY OF EXPERIENCE:

Mr. Heath brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He was trained by the National Fire Protection Association (NFPA) in Dallas, Texas, and has used these skills to work on projects from multiple business sectors and with various sizes, such as the 4 story, 1,500,000 square foot David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. He has vast expertise in designing and calculating fire protection systems, standpipes, dry and wet systems, hydraulics, and water cannons; stock listing materials for systems; as well as surveying job sites and frequent business trips to coordinate jobs.

### NOTABLE PROFESSIONAL EXPERIENCES:

WVDHHR's new Ohio County office

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

West Virginia Army National Guard - Multipurpose Building at Camp Dawson in Kingwood

WVDRS Wheeling District's new office space

The Towers Building renovations

Wheeling Island Hotel•Casino•Racetrack - various projects

Candlewood Suites Hotel

Holiday Inn Express Hotel & Suites - multiple locations

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

Silver Company - Moss Neck Storage Building

Carenbauer Wholesale Corp. office renovations / new warehouse

West Virginia Independence Hall renovations

Capitol Theatre renovations

Fairmont State University - 3 new College Apartment Buildings

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP)

Boone County Schools - multiple HVAC & renovation projects

Marshall County Schools - multiple HVAC & renovation projects

Ohio County Schools - multiple HVAC & renovation projects

Hancock County Schools - multiple HVAC & renovation projects

Ritchie County Schools - Ritchie County Middle/High School HVAC

Tyler County Schools - 3 HVAC renovations

Wetzel County Schools - Long Drain Elementary



# David A. Ullom

## Mechanical Engineering Designer

### EDUCATION:

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

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

### PROFESSIONAL EMPLOYMENT:

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts build-out

Ohio County Schools - Bridge Street Middle School renovations

Ohio County Schools - Madison Elementary School renovations

Ohio County Schools - RESA 6 Building renovations

WVU Medicine - Reynolds Memorial Hospital renovations

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

Specialist in conical cutting and drilling tools for coal applications.

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

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

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

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

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

Gained experience in geographic information systems (GIS).

# Robert E. Smith

## Construction Administrator

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### President:

Mingo Business Association (2007 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

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

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

Edison Local School District  
*Director of Operation* (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 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 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. In addition, has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer.

### NOTABLE PROFESSIONAL EXPERIENCES:

USPS Clarksburg Financial Office renovations

USPS Parkersburg Carrier Annex & Hub renovations

WV Army National Guard - AASF#1 Hangar renovations

City of Steubenville - 4 Parks' Exterior Safety & Security Lighting

Jefferson County Commission - Ohio Valley Towers renovations

Steel Valley Regional Transit Authority renovations

Cameron American Legion exterior renovations

Harrison County Courthouse roof

Follansbee City Building renovations

Cabela's Eastern Distribution Center

Lincoln National Bank Building

Fairmont State University's College Apartments Housing Complex

Brooke County Schools - Follansbee Middle renovations

Grant Co. Schools - Union Educational Complex renovations

Hampshire County Schools - Animal Vet Science Center

Hancock Co. Schools - Senator John D. Rockefeller IV Career Center renovations

Hancock Co. Schools - New Manchester Elementary renovations

Hancock Co. Schools - Oak Glen High renovations

Hancock Co. Schools - Weirton Elementary

Marshall Co. Schools - Cameron High (LEED Registered)

Marshall Co. Schools - Hilltop Elementary (LEED Certified)

Tyler Co. Schools - 3 HVAC renovation projects

The Linsly School - Baner Hall & Coudon Ogden Library

The Linsly School - Behrens Gym

# Corporate Information

## Firm History

**Founded in 1981**, McKinley Architecture and Engineering (McKinley & Associates) is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive professional services in **Architecture, MEP Engineering, Commissioning, Interior Design, LEED Design, Planning, Construction Administration, and more**. We have a broad range of skill and experience for projects involving governmental, commercial, hospitality, manufacturing, industrial, educational, retail, recreational, development, and much more. Over the years, our firm won multiple **State and National awards and recognitions** for our designs.



## Firm Information

**Ernest Dellatorre**  
President

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

**Patrick J. Rymer, AIA, ALEP**  
Director of Architecture

## Date of Incorporation

**July 1, 1981**  
**Wheeling, West Virginia**

## Professionals on Staff

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

## Locations

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

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

100 Bradford Road  
Suite 400  
Wexford, PA 15090  
P: 724-719-6975

## Credentials

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

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

## Follow Us

[www.McKinleyDelivers.com](http://www.McKinleyDelivers.com)

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

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

**Instagram: @McKinleyDelivers**





# Sustainable “Green” Design

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

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

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

**For a few recent sustainable awards**, McKinley Architecture and Engineering was presented with the **2019 Governor’s Award for Leadership in Buildings Energy Efficiency** at the 2019 Innovation & Entrepreneurship Day at the Capitol! Our designs have won **5 Placemakers Awards** from West Virginia GreenWorks, **2 Black Bear Awards for the Highest Achievement** for the WV Sustainable Schools program, and **2 U.S. Department of Education Green Ribbon Schools**, among others!

**Moreover, Hilltop Elementary School** is one of our many projects that we designed using **energy efficient** and **sustainable design** approaches. It was not until after construction had commenced that the Owner decided to submit for LEED Certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009. **This is the first LEED Certified school in the state of West Virginia.** Hilltop won a Gold Medal Green Building Award by Building of America. Hilltop also won the West Virginia Department of Environmental Protection’s Clean Energy Environmental Award. Hilltop received the Black Bear Award for the Highest Achievement for the West Virginia Department of

View of the award-winning Charleston Enterprise Center - Suite 406 renovation, showing the centrally located conference room “Lantern.” This glows all day long through the translucent walls, which are illuminated with natural daylight from a skylight above.



Education’s Green Ribbon Schools program. In addition, Hilltop won a Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks. Moreover, in April 2012, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the first-ever U.S. Department of Education Green Ribbon Schools!



# Leadership in Energy and Environmental Design



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

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

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

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

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

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

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

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



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



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



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation

design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.

projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

The 'USGBC Member Logo' is a trademark owned by the U.S. Green Building Council and is used by permission.

**McKINLEY**  
ARCHITECTURE + ENGINEERING

# Construction Administration & On-Site Representation

**Construction Administrator Involved from the Beginning of the Design Phase**

**Observe the Construction Progress**

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

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

**Monitor the Construction Schedule**

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

**Verify Pay Application and Change Orders**

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



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



# References

## **WVDHHR's Ohio County Office Building**

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

## **Multiple WVSP Detachments**

Captain Stephen Tucker  
Superintendent  
West Virginia State Police  
4124 Kanawha Turnpike  
South Charleston, WV 25309  
304 / 746-2211

## **Orrick's Global Operations Center**

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

## **Multiple Schools with similar Renovations**

Mr. Jeff Lancaster  
Treasurer/CFO  
Wetzel County Schools  
333 Foundry Street  
New Martinsville, WV 26155  
304 / 455-2441 x129

## **Multiple Schools with similar Renovations**

Mr. Mark Dziatkowicz  
Facilities/Maintenance Director  
Hancock County Schools  
104 North Court Street  
New Cumberland, WV 26047  
304 / 564-3411

# Client Testimonial



West Virginia State Police  
725 Jefferson Road  
South Charleston, West Virginia 25309-1698  
Executive Office

Earl Ray Tomblin  
Governor

Colonel C. R. "Jay" Smithers  
Superintendent

September 8, 2011

Subject: Reference for McKinley & Associates

To Whom It May Concern:

The West Virginia State Police have had a professional relationship with McKinley & Associates since 1996. Not only do their Architects and Engineers listen to the needs of our law enforcers; they have gone beyond the call of duty to ensure our projects are top quality, run smoothly, and are completed on time.

Sincerely,

A handwritten signature in blue ink that reads "Colonel C. R. 'Jay' Smithers".

Col. C.R. "Jay" Smithers,  
Superintendent

Equal Opportunity Employer



## Open-Ended Contract

# West Virginia State Police

### Owner

West Virginia State Police

### Construction Cost

These projects were completed under 3 multi-year open-ended agreements

### Project Architects-Engineers

McKinley Architecture and Engineering

McKinley Architecture and Engineering have completed design services on **dozens of renovations, multiple new detachments, and several additions** on West Virginia State Police detachments throughout the State. **For all 72 facilities throughout the State of West Virginia,** we examined the buildings, completed an assessment of needs (**including ADA compliance**, among other assessments), and then determined the future needs for each facility. Some buildings have **E911 Centers which have a higher level of security.** We understand the need for security throughout the entire buildings, especially where the public enters the detachment. There are various levels of secure windows and doors. The windows are usually bullet-proof glass, some are tinted and insulated secure-lined glass, some allow daylight but also obstruct exterior vision (looking in). At the WVSP Academy, we designed a shooting range control center with a watch tower that is windowed on three sides with full view of the range (with insulated & safety glass), as well as a staging area that is enclosed with a glass wall toward the range. In addition at the WVSP Academy, we renovated 3 buildings and includes all new windows which are both energy efficient and secure, and completed ADA renovations. In addition, we design multiple energy-efficient and sustainable design aspects to the various buildings, such as the Logan Detachment uses a daylight clearstory to let natural daylight into the internal squad and conference rooms (*seen to the bottom right*). Typically we use block for force and bullet protection; but in an existing building where we have to use gypsum board partitions we would use fiberglass ballistic panels and expanded metal mesh behind the gypsum board, and on the inside of the wall we would use plywood under for extra blast protection. Providing security below the access floor can be addressed by using expanded metal mesh; allowing the wiring to pass through, but limiting access to the space above. We have extensive experience designing secure interior and exterior doors and associated access control systems on dozens of WVSP Detachments.

Architectural and Engineering design for **new addition and renovations** to the detachment in **Pendleton (Franklin)**. The **3,170 SF addition** was for a **911 Center (E911)** that included 2 offices, a communications room, a transmitter room, a kitchen and a vestibule. The **3,840 SF of renovations** included **providing security for the secretary, replacing door hardware to more secure hardware**, a bunkroom, ADA upgrades, **exit and emergency lights**, and an emergency generator to name a few.



A new 3,465 SF **Mason County Detachment** in Point Pleasant includes **secured/separate access to the main WVSP areas** which has a squad room with gun storage, Sergeant's office, evidence room, additional/separate evidence lockers, interview room, kitchen, day room, restrooms, file room, garage, and secretary's room with view of commons area. The commons area includes a **separate access vestibule**, lobby, restroom, conference room, mechanical room, and an additional storage area.



The new 13,000 SF **Logan Detachment** is now the Back-Up Data Center for the WVSP Headquarters facility in South Charleston; therefore, it needed much of the same **security**, emergency and power distribution systems since the facility must remain in operation 24/7. We designed **secured entrances, doors and windows**; a 350 kW backup generator for the entire building; an uninterruptible Power Supply (UPS) room; raised access floors; and more. There is a **daylight clearstory window system** to let natural daylight into the internal rooms.





# Orrick's Global Operations Center

## Wheeling, West Virginia

### Owner

Orrick, Herrington & Sutcliffe LLP

### Size

88,000 SF approx.

### Construction Cost

\$8 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

David B. McKinley, PE

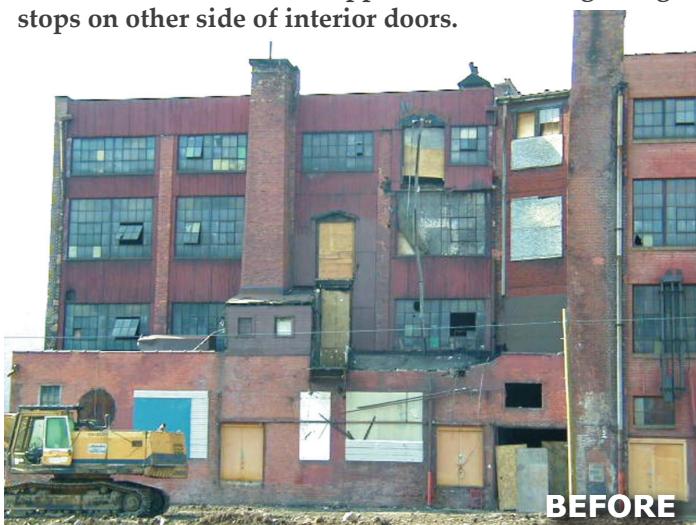
### Contractor

John Russell Construction

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. This **\$8 million** dollar project won a **West Virginia AIA Merit Award**. The entire exterior shell was designed and constructed in **6 months** to attract a new tenant, which included **reconstructing 120 dilapidated steel windows and glazing**. 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; therefore, security was a major concern.

Security for the facility was to be comparable to the rest of the firm's nation-wide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. The security system features we had to incorporate, understand, and design by included: a card access system that allows single card with multiple-levels of access programmed into that card, with card readers at the front door, server rooms and network operations center, elevators, loading dock, stairs, and other sections; there is not a full time receptionist; glass break and motion detectors on the ground level; an intercom at the front door; and finally, security cameras are placed at the loading dock, rear parking lot, and front door.

We designed the interior and exterior doors to comply with various levels of ANSI 250.8 for level and model, ANSI A250.4 for physical-endurance level, NFPA 80 for clearances for fire-rated doors, and other relevant codes. The exterior doors, panels, and frames were fabricated from metallic-coated steel sheets. The exposed faces of the interior doors and panels, including stiles and rails of nonflush units, were fabricated from cold-rolled steel sheet. Reinforce doors and frames received surface-applied hardware. For glazing, there are nonremovable stops on outside of exterior doors and on secure side of interior doors for glass, louvers, and other panels in doors, as well as screw-applied, removable, glazing stops on other side of interior doors.



BEFORE

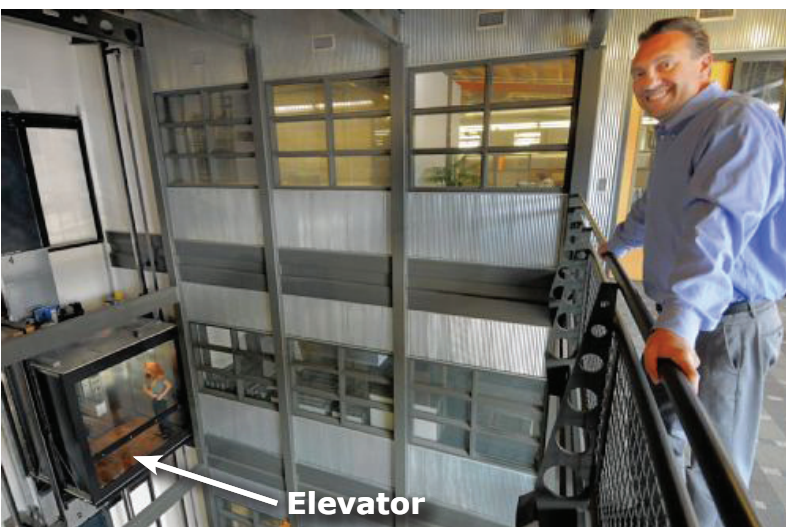


AFTER





One unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, 2 new elevators, a stair tower, and multiple bridges/walkways. There is also a renovated freight elevator in the building. The 3 elevators are single direct acting hydraulic cylinder in well hole. The Freight Elevator is 5000 pounds, and travels at 125 fpm. This is 5' 11" wide x 8' 6" deep, with an 8' cab height. The 2 Passenger Elevators are 3500 pounds, and travel at 150 fpm. These are 6' 8" wide x 5' 5" deep, with an 8' cab height. These have a Duplex Collective Operation; by using a microprocessor-based controller, the operation shall be automatic by means of the car and hall buttons. In the absence of system activity, one car can be made to park at the pre-selected main landing. The other (free) car shall remain at the last landing served. Only one car shall respond to a hall call. If either car is removed from service, the other car shall immediately answer all hall calls, as well as its own car calls.



# WV Department of Health and Human Resources Office Building

## Wheeling, West Virginia

### Owner

WV Department of Administration:  
Real Estate Division

### Size

56,783 SF

### Construction Cost

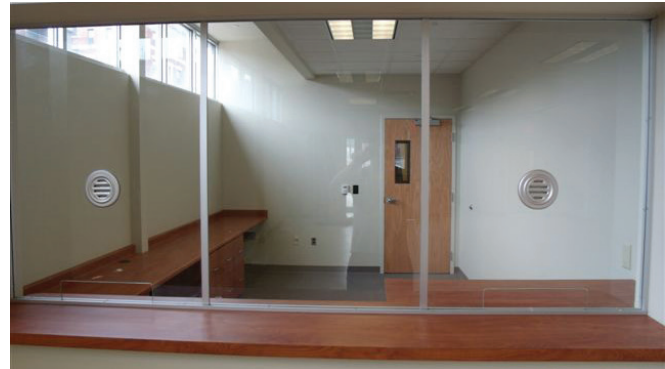
\$2 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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



We were asked by our client to **renovate** a former 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 **West Virginia Department of Health & Human Resources'** new Ohio County office. The 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 project was built in **three phases: the exterior was completed first (including new doors, windows, skin, etc.),** next the interior (**including secure doors and windows**), and then the parking lot so the project could be fast tracked to meet the Owner's 2013 move-in requirements. The building was divided into three distinct spaces: **secure office space, Client space, and training areas.** **The Office space is secured from the client area by an access control system.** The training space was designed to be stand alone for use by other State staff training. **The showroom windows were mostly in-filled because of the sensitive nature of the materials in the building, but windows high on the wall provide natural daylight in the space.** 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.

Allied Plate & Glass was hired for the Phase I secure exterior doors and hardware (as well as windows). There are exterior doors at 3 locations, which are heavy-duty hollow-metal doors and frames. There is front glaze aluminum storefront framing for 3 entrances, 6 exterior fixed frame windows, and 4 sections of continuous fixed frame windows. This included 112 pieces of glass (both tempered and annealed) in the doors, frames, and windows. The entrances have door frames that are 2" x 4-1/2" thermally broken front glaze transom door frames with front glaze sidelites. The doors and sidelite glazing are 1" overall thickness insulated *tempered* units, where the transom glazing is 1" overall thickness insulated *annealed* units. The entrance frame size at 101B is 100" x 129", at 179B is 136" x 129, and at 125A is 138" x 129". All doors are 72" x 84" pairs with continuous hinges and rim panic devices, wide stile doors, 1-3/4" thick with 10" bottom rails & 6" cross-rails. There are two sets of custom hardware, which includes head receptors and aluminum sill flashing with end dams.

Deluxe Doors was hired for the Phase II secure interior doors, windows, and hardware. This included 80 interior door openings of knocked down primed steel frames, red oak clear pre finished wood doors and hardware and glazing. Furthermore, there are closers and reinforced frame heads to 17 doors, passage lever sets to 2 doors, and electrified trim to 2 doors. The video conference room includes a hollow metal, knocked down, primed frame with one way mirror. The reception window (*shown to the right*) includes aluminum tracking with security glass. The door contact and reader interface was installed by a security contractor.



West Virginia University

# University Police Building

## Morgantown, West Virginia

### Owner

West Virginia University

### Size

11,768 SF

### Construction Cost

\$450,000

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

McKinley Architecture and Engineering assisted West Virginia University in renovating a new space for the University Police Department. First, a site visit was conducted in order to determine the physical condition of building regarding **building code violations, fire and life safety issues, and American with Disabilities Act (ADA) compliance**. The main purpose of this study was to determine the areas of code violation as they pertain to life, safety and welfare of the inhabitants. An Architect and Engineers visited the site and documented extensive notes and photographs were taken in order to best evaluate, draw conclusions and formulate recommendations. Some of our **ADA recommendations** included rebuilding emergency egress steps to correct dimensional variations and install proper handrails on both sides, and the ramp should be reconstructed to meet current ADA standards. For ADA compliance, the first floor stair landing vestibule should be enlarged to allow 7 feet between the entry door and the door into the first floor waiting room. All doors with knob style hardware should be replaced with lever hardware to meet ADA requirements. ADA signage should be installed. There should be ADA accessible restrooms; toilets designated for handicapped usage shall be no more than 18" from adjacent wall to center of toilet per ADA 4.17.2 Water Closets-Fig. 28.

The design of this three-story building also included security walls, force protection, and ballistic materials that were built into the existing gypsum board walls to provide security for the dispatch/emergency communication center. The waiting area required bullet/explosion proof drywall and glass **windows**; the transaction **windows** have a bullet resistant standard stainless steel frame, glazing, talk window, and pass thru. Also, a **double door** was added walking into the waiting area. Only exit/entrance doors will be on card swipe to allow entry into the building; all other doors are lock set with key. The dispatch room has card swipe access. There is an overnight evidence room off the existing double doors; this room has electronic lock and a different card swipe into the Secure Evidence. The next room is Fire Arms and storage; this room has card swipe and floor to deck above for security reasons, and the storage room also has a standard lock set for door. The front doors have card swipe access to the upper floors.





# Union Educational Complex

## Mt. Storm, West Virginia

### Owner

Grant County Schools

### Size

6,319 SF

### Construction Cost

\$1.6 million

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Contractors

Phase I - Harbel Inc. Construction

Phase II - G & G Builders, Inc.

The 65,673 SF Union Educational Complex is a \$1.6 million renovation and addition project which involved 2 Phases of work. The project was completed both on time and budget. This involved a new 1,200 SF floor to ceiling aluminum storefront glazed ADA entry, new interior ADA ramps, 3,800 SF of locker room and restroom renovations, plumbing, toilet partitions and accessories, HVAC, electrical, lighting, a new building skin/facade, walls and ceilings painting, floors and ceiling tiles, and wood repairs, to name a few.

This project also included 26 new interior (face sheets fabricated from cold-rolled steel sheet) and exterior doors (face sheets fabricated from metallic-coated steel sheet); consisting mostly of aluminum or hollow metal; a few wooden. The hollow metal doors had either a 60 or 90 minute fire protection; in addition, every door with windows had fire rated glass. There were 3 frame types and 4 doors specified. The doors also involved hardware, glazing, painting, and electrical connections including conduit and wiring for door controls and operators. The window replacements combine design flexibility and high performance. "Fenestration" (both windows and doors) for this day and age involves form, function, performance, and security. Some windows allow daylight, but also obstruct exterior vision (looking in).

There were 4 renovated restrooms (2 boys / 2 girls) in the main school facility, which includes ADA accessibility, toilets, urinals, partitions and accessories (tissue dispensers, mirrors, shelves, grab bars, liquid soap dispensers, towel dispensers, electric hand dryers, sanitary napkin disposal units, etc.), new ceilings, floor tile, paint, and more.

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



Before



and After



Before



and After





# Doors and Windows Renovations

## Wetzel County, WV - county-wide

### Owner

Wetzel County Schools

### Project Architects-Engineers

McKinley Architecture and Engineering

### Coordination Architect

Patrick J. Rymer, AIA, ALEP/CEFP

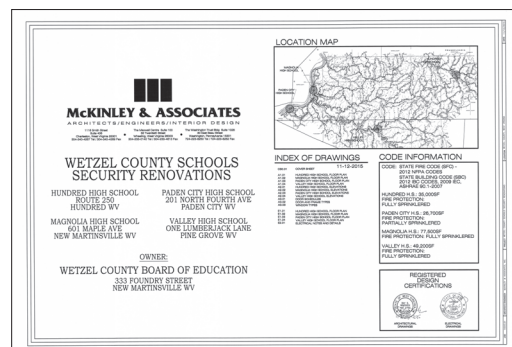
McKinley Architecture and Engineering recently completed 9 projects for Wetzel County Schools of roughly \$7 million dollars in upgrades, achieved substantial completion on time or early, and were on budget with less than 1% Change Orders.

For one project, we completed County-Wide School Access Safety Plan updates including preliminary floor plans and elevations, as well as budget estimates, for safety and security renovations/additions to every school in Wetzel County from elementary, middle, high, and vocational technology facilities. From this study McKinley Architecture and Engineering and Wetzel County has further prioritized the order of renovations, and recently completed the first construction phase of this

county-wide undertaking. All 4 High School (Hundred, Magnolia, Paden City, & Valley) facilities just received safety and security enhancements, including door and window replacements with security glazing and frames, access controls, video intercom and surveillance systems, door position and latch monitoring, fire separation, vandal resistant hardware, and other security enhancements. There were various electrical requirements (such as for access controls, power supply, wiring), as well as

mechanical work (such as for duct connections at the louvers). These 4 projects were \$1.25 million total budget. Future phases of construction will include all of the above mentioned items as well as entry mantrap additions to other school facilities around the county.

For another project, we completed a 4 Elementary School Window Replacement Project, \$918,000 total budget, which includes replacement of all county elementary schools' aging windows [at Paden City, Long Drain, Short Line, & New Martinsville] with new units that include energy efficient, forced entry resistant, laminated safety glazing. Work includes fire rescue windows at schools without fire protection system and alarm notification. Buildings now meets present day Fire & Life Safety Code Requirements. Upgrades improved Building Security, Energy Efficiency, and Interior Building Acoustics. The total county window replacement project came in on time and on budget. For one school example, at Long Drain, we replaced single-pane windows that were mounted on the face of exterior block wall. The new window upgrades greatly enhance the building's internal environment.



BEFORE



and AFTER



BEFORE



and AFTER





# Building 55 West Virginia State Office Complex



## Logan, West Virginia

### Owner

State of West Virginia

### Size

52,300 SF approx.

### Project Architects-Engineers

McKinley Architecture and Engineering

### Project Architect

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

### Contractor

Massaro Corporation

### Commissioning Agent

Iams Consulting, LLC

This new 5-story West Virginia State Office Complex 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 agencies include the Department of Health and Human Resources, Division of Rehabilitation Services, the Offices of the Insurance Commissioner, State Tax Department, WorkForce West Virginia, and Workforce Investment Board. The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants. In March 2014, this project became **LEED Certified**.

There were secure exterior and interior doors, with various hardware and glazing. The exterior doors and storefront included aluminum, galvanized hollow metal, or steel (garages) doors and frames materials. The interior doors are mainly wooden with hollow metal frames. Many are fire rated for 60 or 90 minutes.

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. The windows are both energy efficient and secure. One of the unique features of the building is the daylight system. The design takes clues from older buildings that were designed to let daylight penetrate deep into the buildings by necessity. To enhance this effect we added "light louvers" which are devices that 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.



View Showing Both Natural Daylighting with Light Louvers, as well as Light from Bulbs



# Licenses & Registrations

For your convenience, you will see copies of our key individual's and firm's various licenses & registrations as evidence that we are currently registered in the State of West Virginia. On this page are Christina Schessler's and Thom Worlledge's (your lead Architects) Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Numbers 3810 and 2874), as well as Tim Mizer's (your lead Engineer) West Virginia State Board of Registration for Professional Engineers (WV PE #013169). We would be happy to provide you with copies of other Professionals' licenses if you wish to see them. In addition, a listing of all the professionals' certifications, degrees, and licenses are found on their resumes in the "Design Team" tab. Furthermore, on the following pages, you will see our firm's Certificate of Incorporation, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia.

## The West Virginia Board of Architects

certifies that

CHRISTINA ANN SCHESSLER

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 3810

*The registration is in good standing until June 30, 2019.*



Board Administrator

## The West Virginia Board of Architects

certifies that

THOMAS R. 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 2874

*The registration is in good standing until June 30, 2019.*



Board Administrator



## West Virginia State Board of Registration for Professional Engineers

**TIM E. MIZER**  
**WV PE #013169**

This is to certify that the above named PROFESSIONAL ENGINEER has met the  
requirements of the law, is duly registered and is entitled to practice engineering  
in the State of West Virginia.

**EXPIRES December 31, 2020**



# Licenses & Registrations

BOOK 66 PAGE 793



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

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

McKINLEY & ASSOCIATES, INC.

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

## CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of

DECEMBER 19 89

*Ken Heckler*

*Secretary of State.*



**McKINLEY**

ARCHITECTURE + ENGINEERING

# Licenses & Registrations



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

**MCKINLEY & ASSOCIATES, INC.**

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

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

Accordingly, I hereby issue this

## **CERTIFICATE OF EXISTENCE**

**Validation ID:0WV3W\_CQTDH**



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

*Natalie E. Tennant*

*Secretary of State*

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

# Licenses & Registrations

**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



# Licenses & Registrations

## CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

**MCKINLEY & ASSOCIATES, INC.**

**C00366-00**

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

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

**January 1, 2018 - December 31, 2019**

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

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



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

BOARD PRESIDENT

**McKINLEY**

ARCHITECTURE + ENGINEERING



# Insurance

Per your request, you will find copies of our various Insurance Coverages on this and the following page.

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

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/24/2019

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

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

<b>PRODUCER</b> <b>Paul Associates</b> <b>1311 Chapline Street</b> <b>P. O. Box 990</b> <b>Wheeling, WV 26003-0123</b>		<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext): 304.233.3303</b> <b>FAX (A/C, No): 304.233.3333</b> <b>E-MAIL:</b> <b>ADDRESS:</b> <b>PRODUCER CUSTOMER ID #:</b>	
<b>INSURED</b> <b>McKinley &amp; Associates Inc</b> <b>McKinley Architecture and Engineering LLC</b> <b>McKinley Architecture and Engineering</b> <b>32 20th St Ste 100</b> <b>Wheeling, WV 26003-3746</b>		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A: Cincinnati Insurance Co.</b> <b>INSURER B: Brickstreet Ins</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	<b>NAIC #</b> <b>10677</b> <b>Brick</b>

**COVERAGES** **CERTIFICATE NUMBER: 2018-2019 COI's** **REVISION NUMBER:**


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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b>			<b>EPP/EBA0146335</b>	<b>06/15/2018</b>	<b>06/15/2019</b>	<b>EACH OCCURRENCE</b> \$ <b>1,000,000</b>
	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>						<b>DAMAGE TO RENTED PREMISES (Ea occurrence)</b> \$ <b>500,000</b>
	<input type="checkbox"/> <b>CLAIMS-MADE</b> <input checked="" type="checkbox"/> <b>OCCUR</b>						<b>MED EXP (Any one person)</b> \$ <b>10,000</b>
							<b>PERSONAL &amp; ADV INJURY</b> \$ <b>1,000,000</b>
							<b>GENERAL AGGREGATE</b> \$ <b>2,000,000</b>
	<b>GEN'L AGGREGATE LIMIT APPLIES PER:</b>						<b>PRODUCTS - COMP/OP AGG</b> \$ <b>2,000,000</b>
	<input type="checkbox"/> <b>POLICY</b> <input type="checkbox"/> <b>PRO-JECT</b> <input type="checkbox"/> <b>LOC</b>						\$
A	<b>AUTOMOBILE LIABILITY</b>			<b>EPP/EBA0146335</b>	<b>06/15/2018</b>	<b>06/15/2019</b>	<b>COMBINED SINGLE LIMIT (Ea accident)</b> \$ <b>1,000,000</b>
	<input type="checkbox"/> <b>ANY AUTO</b>						<b>BODILY INJURY (Per person)</b> \$
	<input type="checkbox"/> <b>ALL OWNED AUTOS</b>						<b>BODILY INJURY (Per accident)</b> \$
	<input type="checkbox"/> <b>SCHEDULED AUTOS</b>						<b>PROPERTY DAMAGE (Per accident)</b> \$
	<input checked="" type="checkbox"/> <b>HIRED AUTOS</b>						\$
	<input checked="" type="checkbox"/> <b>NON-OWNED AUTOS</b>					\$	
						\$	
A	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> <b>OCCUR</b>			<b>EPP/EBA0146335</b>	<b>06/15/2018</b>	<b>06/15/2019</b>	<b>EACH OCCURRENCE</b> \$ <b>1,000,000</b>
	<b>EXCESS LIAB</b> <input type="checkbox"/> <b>CLAIMS-MADE</b>						<b>AGGREGATE</b> \$ <b>1,000,000</b>
	<b>DEDUCTIBLE</b>						\$
	<b>RETENTION \$</b>						\$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>			<b>WCB1018014</b>	<b>12/30/2018</b>	<b>12/30/2019</b>	<input type="checkbox"/> <b>WC STATUTORY LIMITS</b> <input checked="" type="checkbox"/> <b>OTHER</b>
	<b>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)</b>	<input type="checkbox"/> <b>Y/N</b>	<b>N/A</b>				<b>E.L. EACH ACCIDENT</b> \$ <b>1,000,000</b>
	<b>PA EL INCLUDED</b>						<b>E.L. DISEASE - EA EMPLOYEE</b> \$ <b>1,000,000</b>
	<b>WV BROAD FORM EL</b>						<b>E.L. DISEASE - POLICY LIMIT</b> \$ <b>1,000,000</b>
	<b>If yes, describe under DESCRIPTION OF OPERATIONS below</b>						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 CERTIFICATE ISSUED AS PROOF OF INSURANCE.

### CERTIFICATE HOLDER

### CANCELLATION

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

ACORD 25 (2009/09)

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# Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/12/2018

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

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

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		<b>CONTACT NAME:</b> Serena Turchik <b>PHONE (A/C, No, Ext):</b> 216-777-6134 <b>E-MAIL:</b> sturchik@oswaldcompanies.com <b>FAX (A/C, No):</b>	
<b>INSURED</b> McKINLEY & Associates, Inc. 32 20th Street #100 Wheeling WV 26003		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Continental Casualty Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
MCKIN-1		<b>NAIC #</b> 20443	

**COVERAGES** **CERTIFICATE NUMBER:** 1012000108 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <b>EXCESS LIAB</b> <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER 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	10/10/2018	10/10/2019	Each Claim \$1,000,000 Aggregate \$2,000,000

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

<b>CERTIFICATE HOLDER</b>  Specimen For Purposes of Evidencing Coverage Only	<b>CANCELLATION</b>  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 
--	--

ACORD 25 (2010/05)

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State of West Virginia  
Expression of Interest  
Architect/Engr

Procurement Folder : 584121

Document Description : A/E Services-Districts 2 & 3 Office Building Improvements

Procurement Type : Agency Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version	Phase
2019-05-24	2019-06-18 13:30:00	AEOI 0310 DNR1900000014	1	Final

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON US	Vendor Name, Address and Telephone *000000206862 McKinley Architecture and Engineering (McKinley & Associates, Inc.) 32 20th Street - Suite 100 Wheeling, WV 26003 (304) 233-0140

FOR INFORMATION CONTACT THE BUYER

Angela W Negley  
(304) 558-3397  
angela.w.negley@wv.gov

Signature X

FEIN # 55-0696478

DATE June 17, 2019

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

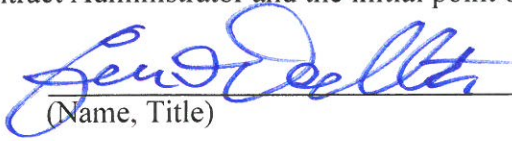
Date Printed : May 22, 2019 Solicitation Number : DNR1900000014

Page : 1

FORM ID : WV-PRC-AEOI-001



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



(Name, Title)

Ernest Dellatorre, President

(Printed Name and Title)

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

(Address)

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

(Phone Number) / (Fax Number)

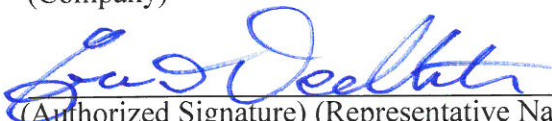
edellatorre@mckinleydelivers.com

(email address)

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

McKinley Architecture and Engineering (McKinley & Associates)

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)

June 17, 2019

(Date)

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

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

## PURCHASING AFFIDAVIT

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

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

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

**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: McKinley Architecture and Engineering (McKinley & Associates)

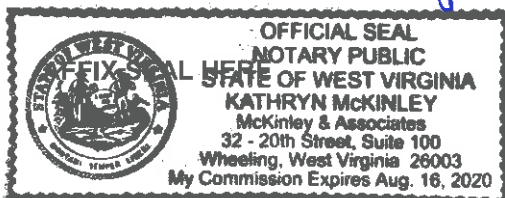
Authorized Signature: David Cavalieri Date: June 17, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 17 day of June, 2019.

My Commission expires August 16, 2020.



NOTARY PUBLIC

Kathryn McKinley

Purchasing Affidavit (Revised 01/19/2018)