

# West Virginia Schools for the Deaf and the Blind



West Virginia Schools For  
The Deaf and the Blind

**CEOI 0403 DBS1900000002**

**Re: A&E EOI for Existing Projects  
at the WV Schools for the Deaf**

RECEIVED

2019 FEB 19 AM 11:08

WV PURCHASING  
DIVISION



**MCKINLEY**  
ARCHITECTURE + ENGINEERING

*in association with:*

**STAFFORD CONSULTANTS INCORPORATED**  
*Engineering, Design, Consulting, Planning, & Environmental Services*

February 18, 2019

Stephanie L Gale  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Gale and Members of the Selection Committee,

McKinley Architecture and Engineering has teamed with Stafford Consultants again (McKinley/Stafford Team), and we are pleased to provide to provide the Acquisition and Contract Administration Section of the Purchasing Division, on behalf of the West Virginia Schools for the Deaf and the Blind, with our proposal provide architectural/engineering services. As you will see, we have a multitude of similar projects with roofing replacements, CEFPs, structural projects, ADA, entry repairs, and more. As you review this submission, we emphasize the following strengths of the McKinley/Stafford Team with respect to your project:

*McKinley Architecture and Engineering (McKinley & Associates)* has been providing planning and design services since 1981. With offices in Wheeling and Charleston, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, LEED Accredited Professionals specializing in Building Design & Construction, an HVAC Qualified Commissioning Process Provider, Historic Preservationist, and more.**

We have an **Accredited Learning Environment Planner (one of only 6 in West Virginia!)** and also **Recognized Educational Facility Planner** on staff whom were designated by the Association for Learning Environments! These planning professionals are also Architects, and they will be **key in the development of your 2020-2030 Comprehensive Educational Facilities Plan.**

We are very excited about your proposed project. As you look ahead it is very important to have a qualified partner to help you guide your project. As you will see, we have **developed a multitude of CEFPs, in 14 counties all across West Virginia.** These plans consisted of an assessment of each facility within the district to identify deficiencies and prioritizing the repairs and/or replacement. The plan identifies the buildings life expectancy and included the complete assessments and evaluation of the building envelope, HVAC, electric, plumbing, and ADA, among other systems. These CEFPs are living documents, and we assist our clients with updating the plan as improvements are completed. Also, our relationship with the Department of Education and the School Building Authority can be an asset as your proposed project continues. Additionally, the experience our staff has with educational facility planning will be instrumental in successfully completing your goals.

McKinley Architecture and Engineering takes great pride in our designs, and “**Educational Facilities**” are the primary focus market for our Firm. We currently support clients on a number of significant school building projects that illustrate our abilities. We designed the first LEED

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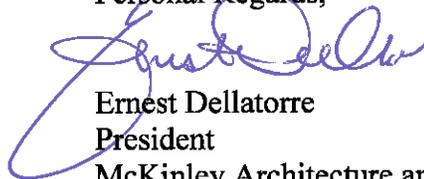
Certified School in the State of West Virginia, have multiple projects that won local and State awards and recognitions, as well as multiple educational projects that won National awards and recognitions! Most recently, the J.B. Chambers Performing Arts Center at Wheeling Park High School was selected as an Outstanding Design by the American School & University Magazine's Architectural Portfolio; the premier showcase celebrating the best in education design!

**Stafford Consultants, Inc.**, our **Structural and Civil/Site Engineering consultant**, was founded in 1985. Stafford currently employs a total staff of eighteen, including five registered professional engineers. The McKinley/Stafford Team we have assembled has worked together on **dozens** of projects over the past 15 years, and has proven we can effectively work together in coordinating our design documents with our clients. McKinley has utilized Stafford for several educational projects, ranging from renovations and additions to new construction; their work has included foundations, civil/site design, structural, water, sanitary sewer, and more

**In closing**, one of the more exciting aspects of our job is listening to **you**, our client, in how you envision this project, and **transforming your ideas into realities**. This can only be accomplished by effectively working together with you. We are committed to each of our projects. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this relationship is because we **listen to their needs, and then deliver**. So that you don't only have to take our word for it; we encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

We love what we do, so we care about the results you get. We are ready to begin **immediately** and will **meet all your Goals and Objectives**. Thank you for reviewing our submission and considering the McKinley/Stafford Team for your project. We are very excited about the possibility of working you on these projects, as well as for planning and designing projects for West Virginia Schools for the Deaf and the Blind for the next 10 years, and beyond!

Personal Regards,



Ernest Dellatorre  
President

McKinley Architecture and Engineering  
edellatorre@mckinleydelivers.com

Phone: (304) 233-0140

Fax: (304) 233-4613



4.1. Provide the name of the firm, the contact individual and appropriate address and phone numbers. If this is a joint proposal, provide said information for each firm in the proposed planning team.



**Name of the Firm:**

McKinley Architecture and Engineering

**Contact:**

Ernest Dellatorre  
 President  
 EDellatorre@McKinleyDelivers.com  
 Phone: (304) 233-0140  
 Fax: (304) 233-4613

**Addresses & Phone Numbers:**

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 Suite 100  
 Wheeling, WV 26003  
 (304) 233-0140

129 Summers Street  
 Suite 201  
 Charleston, WV 25301  
 (304) 340-4267

100 Bradford Road  
 Suite 400  
 Wexford, PA 15090  
 (724) 719-6975

McKinley Architecture and Engineering (*McKinley & Associates, Inc.*) is a privately held corporation. David H. McKinley is the Chairman of the Board. Ernest Dellatorre is the President, and is charged with the corporate and administration functions of the Firm. Our Director of Architectural Services, Patrick J. Rymer, AIA, ALEP, oversees the professional architects and designers. Patrick is also an **Accredited Learning Environment Planner**. Tim E. Mizer, PE, RA, QCxP is our Director of Engineering Services; his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. He will also lead all Engineering portions of your project; coordinating all the engineering disciplines within our staff.

McKinley Architecture and Engineering was founded on July 1, 1981. We are a multi-discipline full service Architecture & Engineering firm, offering comprehensive in-house professional services in Architecture, Engineering, Learning Environment Planning & Educational Facility Planning, specialized LEED Design (energy efficient and sustainable design), HVAC Commissioning, and more. We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. Our corporation is conveniently located in Wheeling, WV, Charleston, WV, and Pittsburgh, PA. McKinley Architecture and Engineering specializes in educational planning and design, which makes up about 90% of our business. We have provided planning and design services for numerous PK-12 schools, Career and Technical Centers, and colleges/universities in the States of West Virginia, Ohio, and Pennsylvania. Not only have we won multiple State awards and recognitions for our educational design, we have also won many National awards and recognitions. We offer a multidiscipline approach to planning and design, because our architects and engineers are both in house we can offer a more refined approach to building planning, programming and design. Furthermore, we have an ALEP and a REFP on staff. We have an ever-growing list of repeat clients in the education sector, which include having multiple open-end contracts / on-call agreements, such as with multiple West Virginia Counties' School Districts across the State, as well as higher educational clients, such as West Virginia University.



## CORPORATE PROFILE

### SERVICES:

Stafford Consultants is a full service engineering firm providing services in Civil, Structural, Highway, Bridge, Airport, Environmental, and Sanitary Engineering. We have been providing engineering services for water, sewer, and general civil projects for more than 31 years. Although our main emphasis is toward the municipal utility market, our firm is highly qualified and capable of completing varied civil and structural projects. The football stadiums at West Virginia and Marshall Universities, the Merriman Athletic Facilities building at Virginia Tech, the Chuck Mathena Center in Princeton, sidewalks for the City of Princeton, artificial turf for the Princeton Senior High School football field, structural design and sitework for the Oakvale Elementary School, and master planning of athletic facilities at Virginia Tech and Marshall University are just a few examples.

Stafford works closely with our clients to develop projects that meet their needs and can be constructed in a timely and cost effective manner. We assist the client from the beginning to end of their project with complete project services – preliminary study reports, preliminary design, final design, bidding, and complete construction administration services.

### HISTORY:

Stafford Consultants Inc. was formed in 1985 from a core group of employees of Gates Engineering Company. After many successful years of operation, Gates Engineering Company was bought by a large design / build firm that later decided to divest the consulting engineering firm. Six employees have been with the firm since its inception.

Our office has been located in Princeton since opening for business. While the majority of our clients are located in the southern part of the state, Stafford has worked throughout West Virginia and also provides services in Virginia.

### COMMITMENT:

Stafford is committed to providing quality engineering services to our clients, completed on time and at a fair price. Continuity of the project management team is paramount. The engineer preparing the proposal and presenting our qualifications at the interview is the same engineer that will be managing your project.

Our design teams utilize the latest versions of AutoCAD and AutoCAD Civil 3D software, in addition to various other structural, hydraulic, and hydrology packages. We utilize Ajera Complete to track all project time and expenses to make sure projects remain on schedule and within budget.

**Kenneth R. Crowe, P.E.**  
*Vice-President*  
**Chief Structural Engineer**  
**1105 Mercer Street**  
**Princeton, WV 24740**  
**304-425-9555**



**4.2. Qualifications for submission include listing the registered architect(s) licensed in West Virginia with documented experience in school planning. Firms must be experienced in the area of long range comprehensive planning capable of translating educational needs into facility needs. Adequate documentation including the identification of specific individuals, including resumes that will be assigned to this project must be included in the proposal to ensure that this requirement has been met.**

**Registered architect(s) licensed in West Virginia with documented experience in school planning:**

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

Patrick J. Rymer, AIA, ALEP (CEFP), NCARB

Christina Schessler, AIA, LEED AP BD+C

Ray Winovich, RA

*(In the upcoming pages are copies of their Registration & Authorization Certificate to provide Architectural Services in West Virginia. In addition, a listing of all the professionals' licenses are found on their resumes, found later in this Section "4.2. Qualifications". Please also see their resumes for information on their school experience.)*

**Firms must be experienced in the area of long range comprehensive planning capable of translating educational needs into facility needs. Adequate documentation including the identification of specific individuals, including resumes that will be assigned to this project must be included in the proposal to ensure that this requirement has been met.**

McKinley Architecture and Engineering was contracted with **14 West Virginia School Counties** (Boone, Brooke, Grant, Hancock, Marshall, McDowell, Ohio, Raleigh, Ritchie, Tucker, Tyler, Webster, Wetzel, and Wood) where we **authored their Comprehensive Education Facilities Plans (CEFP 2010-2020)**, a 10-year master-plan for all of their facilities and future needs. **This involved over 160 schools facilities** throughout the state. This included the **complete evaluation** of the building envelope, HVAC / mechanical, electric, plumbing, school access safety systems, and more. **As a testament to our abilities, after we completed the 14 CEFPs, David Sneed, the former head of the Architectural Division at the SBA, said that our plans were the only ones submitted on time and did not require any corrections.** For each of these districts we then **prioritized each project in order of importance and provide a budget estimate** and so that we could assist our clients in securing funding. We have **successfully translated and implemented dozens of projects that we identified within those CEFPs.** In addition, over the years we have also **revised CEFPs** (both the 2000-2010 and the 2010-2020 versions).

Furthermore, we are active members in the **Association for Learning Environments**, and the A4LE has awarded **Patrick J. Rymer** with the designation of **Accredited Learning Environment Planner [ALEP (formerly CEFP)]**, a mark of excellence developed to reflect the knowledge, skills and abilities of a competent learning environment and educational facility planner. **There are only 6 ALEPs in West Virginia!** The credential was designed to elevate professional standards, enhance individual performance and identify those in the educational environment industry who demonstrate the knowledge essential to the practice of **educational facility planning.** In addition, the A4LE have also recognized the successful achievements and continual professional development efforts of **Thomas Worlledge**, and designated him as **Recognized Educational Facility Planner (REFP)**; a credential for industry professionals who plan and design quality school facilities. These employees have utilized their marks of excellence they achieved in the development of **CEFPs** and school designs.

*(For adequate documentation, in the upcoming pages are copies of the cover sheets from these 14 CEFPs, along with the professionals' resumes, and project sheets that represent our work with other similar roofing, structural, entries, and other projects. We have also provided references for you to contact, whom will vouch for our capabilities.)*

# 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 [REDACTED]

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



A rectangular box containing a handwritten signature in blue ink, which appears to read "Emily Papadopoulos".

Board Administrator



**Recognized Educational  
Facility Planner**

**Thomas R. Worlledge, REFP**

A handwritten signature in black ink, appearing to read 'John K. Ramsey'.

**John K. Ramsey, CAE, CEFPI Executive Director and CEO**

A handwritten signature in black ink, appearing to read 'Irene Nigalioni'.

**Irene Nigalioni, CEFPI Chair**

# The West Virginia Board of Architects

certifies that

**PATRICK JASON RYMER**

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

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

Certificate Number [REDACTED]

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



A handwritten signature in cursive script, appearing to read "Emily Papadopoulos", written on a light-colored rectangular background.

Board Administrator



**ACCREDITATION**



The Commission on Educational Facility Planning grants accreditation to

**Patrick Rymer**

Who has successfully demonstrated competency, expertise, and broad-based knowledge in the field of educational facility planning and adhering to the standards established by the Commission to be designated as Accredited Learning Environments Planner (ALEP)

6/6/16  
Date



Handwritten signature of John K. Ramsey.

Chief Executive Officer, ALEP  
John K. Ramsey

Handwritten signature of Irene Nigaglioni.

ALEP Commission Chairman  
Irene Nigaglioni

CERTIFICATION

The Commission on Educational Facility Planning grants certification to

**Patrick Rymer**

Who has successfully demonstrated competency, expertise, and broad-based knowledge in the field of educational facility planning and adhering to the standards established by the Commission to be designated as Certified Educational Facility Planner (CEFP)

6/25/14

Date



*John K. Ramsey*

Chief Executive Officer, CEFP, Inc.  
John K. Ramsey

*Irene Nigaglioni*

CEFP Commission Chairman  
Irene Nigaglioni

# 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 [REDACTED]

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



A handwritten signature in cursive script, reading "Gracie P. Spindler", written in black ink on a light-colored background.

Board Administrator

# The West Virginia Board of Architects

certifies that

**RAYMOND S. WINOVICH**

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

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

Certificate Number [REDACTED]

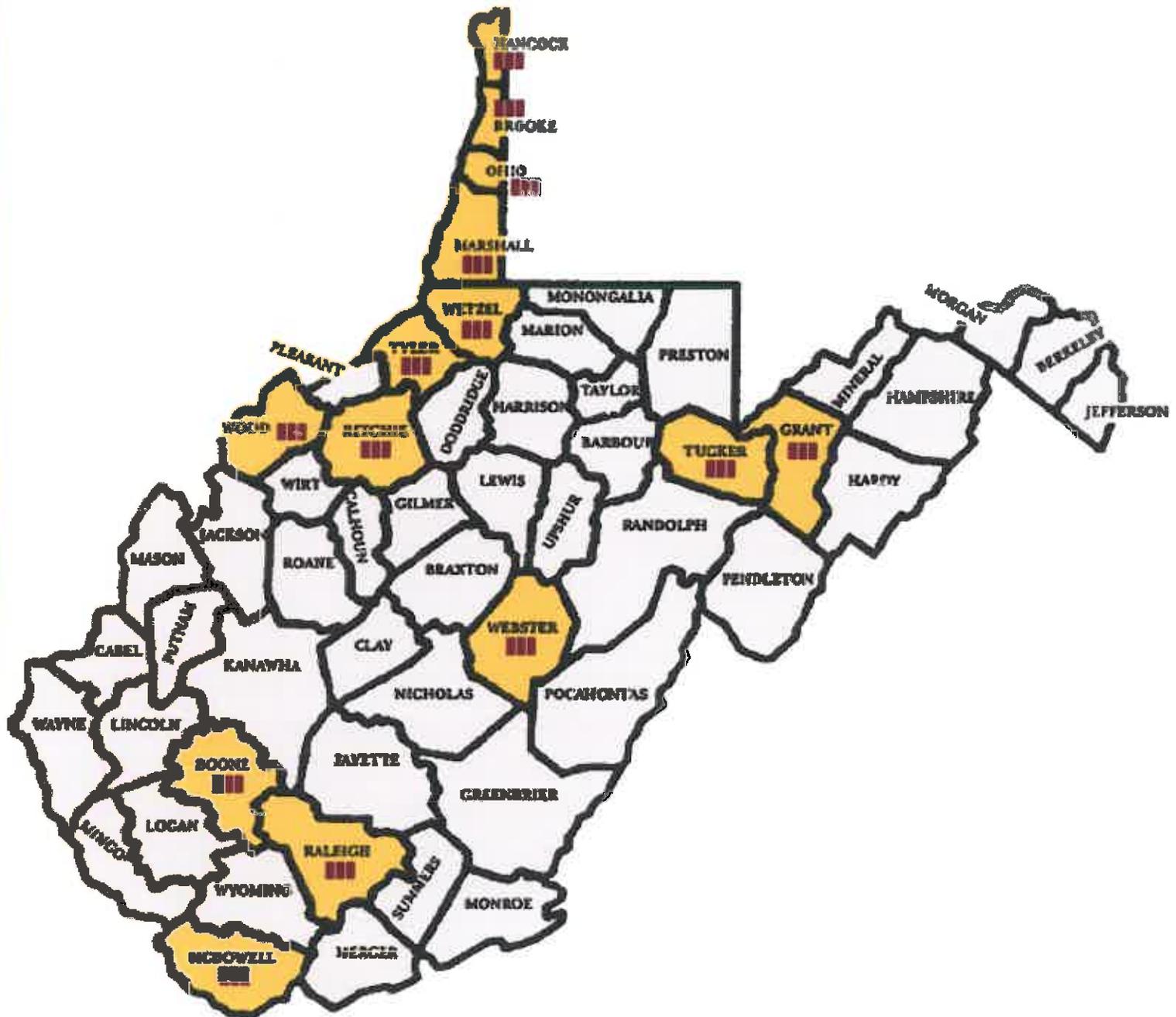
*The registration is in good standing until June 30, 2019.*



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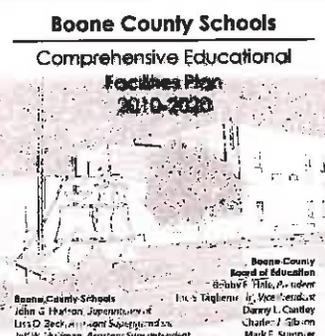
Board Administrator

## 14 West Virginia County's Comprehensive Educational Facilities Plans (CEFP 2010-2020)



# 4.2. Qualifications

**Boone County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



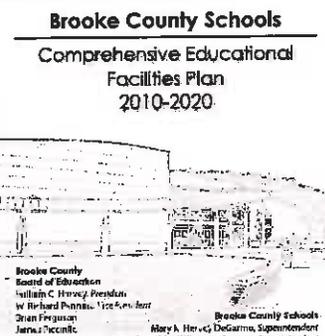
Boone County Board of Education  
 Robert H. Hite, President  
 Boone County Schools  
 John G. Harrison, Superintendent  
 Lisa D. Beck, Assistant Superintendent  
 Jeff M. Williams, Assistant Superintendent

Boone County Board of Education  
 Robert Hite, President  
 Vice President  
 Daney L. Cantley  
 Chair - J. Gibson  
 Mark E. Stumpfer

Volume 1 Issued June 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Brooke County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



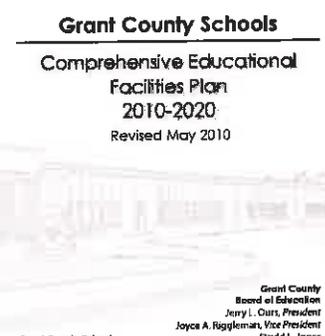
Brooke County Board of Education  
 William C. Hovey, President  
 W. Richard Purnell, Vice President  
 Brian Ferguson  
 James Peacock  
 Frank Ulrich

Brooke County Schools  
 Mary K. Hervey, Superintendent  
 Dr. Kathy Kiddle-Wilson, Assistant Superintendent

Volume 1 Revised May 2010

**MCKINLEY & ASSOCIATES**  
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**Grant County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**  
 Revised May 2010



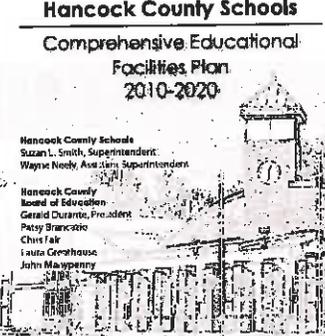
Grant County Board of Education  
 Jerry L. Curt, President  
 Joyce A. Riggelman, Vice President  
 David L. James  
 Dorbie W. Riggelman  
 C. Kirk Wilson

Grant County Schools  
 Mr. Ted Matern, Superintendent  
 Dr. Sharon Harman, Assistant Superintendent

Volume 1 Revised May 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Hancock County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



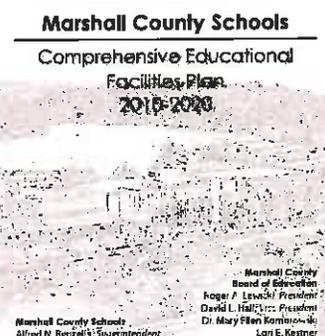
Hancock County Schools  
 Susan L. Smith, Superintendent  
 Wayne Nooby, Assistant Superintendent

Hancock County Board of Education  
 Gerald Durante, President  
 Patsy Brancato  
 Chris Fair  
 Laura Cornhouse  
 John McSperry

Volume 1 Revised December 2009

**MCKINLEY & ASSOCIATES**  
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**Marshall County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



Marshall County Board of Education  
 Roger A. Lewis, President  
 David L. Hall, Vice President  
 Dr. Mary Ellen Komoroski  
 Lon E. Kappner  
 Thomas E. Gilbert, Jr.

Marshall County Schools  
 Alfred N. Benzel, Superintendent  
 W. Wayne Simms, Assistant Superintendent

Volume 1 Revised January 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**McDowell County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



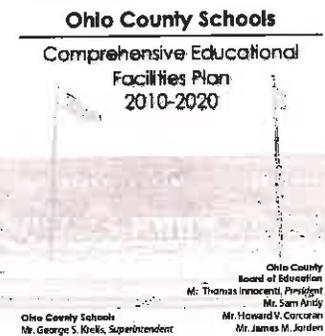
McDowell County Board of Education  
 Michael Mitchem, President  
 Lynda Evans, Vice President  
 John M. Callaway  
 Mark Mathison  
 Georgia Weis

McDowell County Schools  
 Cynthia Fain, Superintendent  
 James K. Spitzer, Assistant Superintendent

Volume 1 Issued November 2009

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Ohio County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



Ohio County Board of Education  
 Mr. Thomas Innocent, President  
 Mr. Sam Andry  
 Mr. Howard V. Corcoran  
 Mr. James W. Jordan  
 Mr. Erik A. Schramm

Ohio County Schools  
 Mr. George S. Weis, Superintendent  
 Dr. Darina M. Vergo, Deputy Superintendent

Volume 1 Revised May 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Raleigh County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



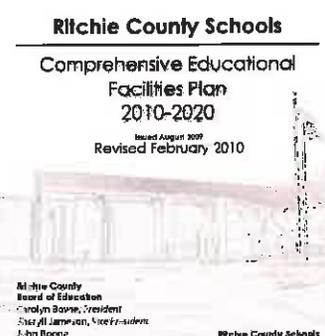
Raleigh County Board of Education  
 Richard V. Snuffer, President  
 Patricia A. Waddell, Vice President  
 Larry C. Ford  
 Cynthia Jafary  
 Jack G. Roop

Raleigh County Schools  
 Dr. Charles Hutchens, Superintendent  
 James W. Lilly, Assistant Superintendent  
 Nelson Spruce, Director of Secondary Schools  
 Reane D. Thompson, Jr., Assistant Superintendent

Volume 1 Issued April 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Richie County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**  
 Issued August 2009  
 Revised February 2010



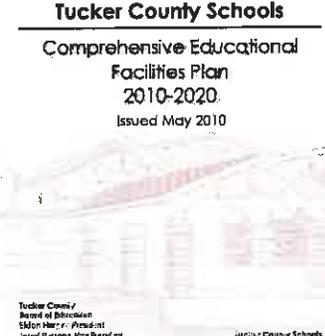
Richie County Board of Education  
 Evelyn Boone, President  
 Steve M. Lamson, Vice President  
 John Boone  
 Andrew Cowan  
 Steve Isrell

Richie County Schools  
 R. Robert Daughan, Superintendent

Volume 1 Revised February 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Tucker County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**  
 Issued May 2010



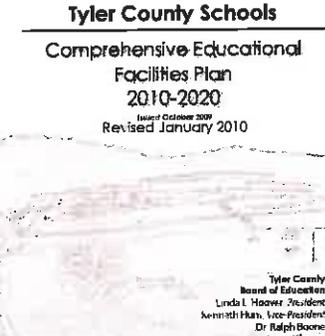
Tucker County Board of Education  
 Eldon Harp, President  
 Jared Patterson, Vice President  
 Jerry Dibacco  
 Marvin "Bud" Burgess  
 Janet Preston

Tucker County Schools  
 Richard H. Hicks, Superintendent  
 Debra Ann, Assistant Superintendent  
 David S. Dilly, Facilities Director

Volume 1 Issued May 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Tyler County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**  
 Issued October 2009  
 Revised January 2010



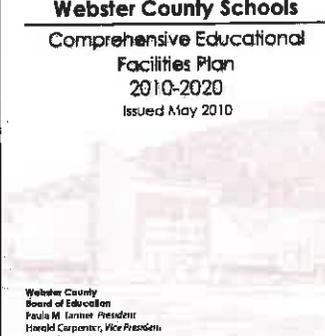
Tyler County Board of Education  
 Linda L. Hoover, President  
 Kenneth Hunt, Vice President  
 Dr. Ralph Boone  
 Lorry Harwell  
 Jimmy Wyatt

Tyler County Schools  
 Jeff L. Hoover, Superintendent

Volume 1 Revised January 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Webster County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**  
 Issued May 2010



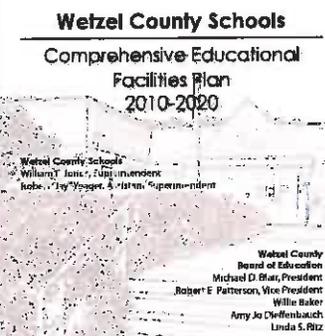
Webster County Board of Education  
 Paula M. Jarman, President  
 Harold Carpenter, Vice President  
 Michael Carpenter  
 Heather Davis  
 Mike Snyder

Webster County Schools  
 Arthur L. Rogers, Jr., Superintendent

Volume 1 Issued May 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Wetzel County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



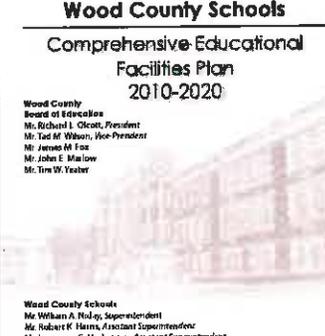
Wetzel County Schools  
 William T. Jones, Superintendent  
 Robert "Bud" Burgess, Assistant Superintendent

Wetzel County Board of Education  
 Michael D. Blatz, President  
 Robert E. Patterson, Vice President  
 Willie Baker  
 Amy Jo Diefenbach  
 Linda S. Pitt

Volume 1 Revised April 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

**Wood County Schools**  
**Comprehensive Educational Facilities Plan 2010-2020**



Wood County Board of Education  
 Mr. Richard J. Clark, President  
 Mr. Ted M. Wilson, Vice President  
 Mr. Jerome M. Fox  
 Mr. John E. Malow  
 Mr. Tim W. Yeater

Wood County Schools  
 Mr. William A. Hoyle, Superintendent  
 Mr. Robert H. Harris, Assistant Superintendent  
 Mr. Lawrence G. Harbarger, Assistant Superintendent  
 Dr. Frieda M. Owen, Assistant Superintendent

Volume 1 Revised May 2010

**MCKINLEY & ASSOCIATES**  
 PLANNING ADVOCATES, INC.

## Magnolia High School roof

For Wetzel County Schools, Magnolia High School is located in New Martinsville, West Virginia. This **\$670,000 roof replacement and parapet repair** project was performed under the emergency repair portion of SBA funding. McKinley Architecture and Engineering was retained to perform the investigation, design, and construction administration of this emergency project. The renovations included removal, emergency repair and replacement of 240 linear feet of failing parapet and reinforcing 1652 linear feet of existing parapet. **Miscellaneous exterior safety and access improvements were also incorporated.** The failing parapet had caused the existing roof decking and insulation to buckle and lift the membrane up causing a “balloon effect” bubble. This roofing project included demolition and roof structure replacement of approximately **56,365 square feet** of stone Ballasted EPDM roof. We replaced this system with a fully adhered EPDM roofing membrane. The building roof was also brought up to **current day code requirements** including the additions of Fall Protection in the form of railings along areas with existing HVAC equipment within 10’ of the roof edge and also around the roof hatch. Also, the roof drainage system was now required to include a secondary (emergency) roof drainage system. **This total construction period was performed while the school was in session and needed to maintain day to day operations.** The contractor was Kalkreuth Roofing & Sheet Metal, Inc.



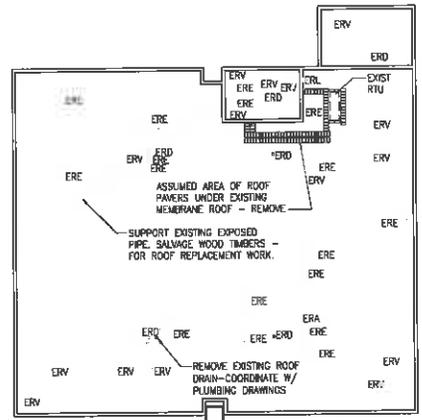
4.2. Qualifications

# Wetzel County Center for Children and Families roof

For Wetzel County Schools, the Wetzel County Center for Children and Families is located in New Martinsville, West Virginia. The building is of masonry and steel reinforced concrete construction and varies in height. The roof area consists of 2 sections encompassing **28,450 SF**. The existing roofs were installed in 1995, and are comprised of both EPDM and built-up roof system with gravel stone ballast. The bottom BUR contained Chrysotile asbestos. The roofs were leaking, and a number of roof drains were incomplete and/or had no clamping rings and bolts.

The \$300,000 **roof replacement project** included demolition, ACM abatement, and installation of a new fully adhered EPDM roof system with 2 layers of insulation and flashing, and primary roof drain replacement and a new code required secondary (emergency) drainage system. There was also 975 linear feet of sheet metal trim. Interior work included roof drainage rough-in and ceiling reinstatement. This was designed **concurrently** with the Magnolia High School roof replacement project (*previous page*). The contractor was also Mansuetto & Sons, Inc.

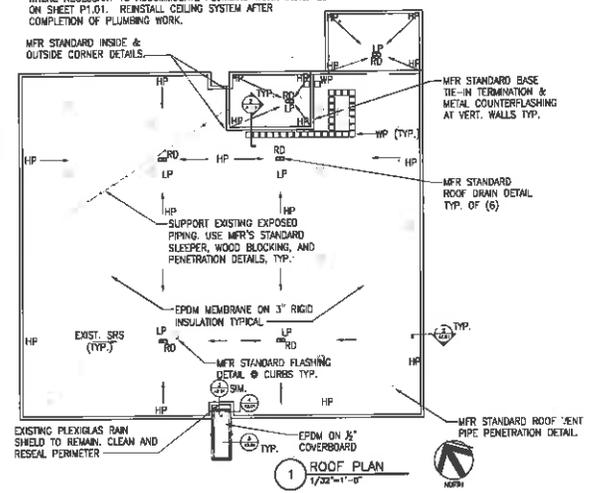
- LEGEND**
- ERE - EXISTING ROOF EXHAUST - TO REMAIN
  - ERD - EXISTING ROOF DRAIN - DEMO
  - ERV - EXISTING ROOF VENT/PIPE - TO REMAIN
  - ERL - EXISTING ROOF LADDER - TO REMAIN
  - ERA - EXISTING ROOF ANTENNA - TO REMAIN
- GENERAL NOTES**
1. FIELD VERIFY ALL EXISTING CONDITIONS.
  2. REMOVE ALL EXISTING MEMBRANE ROOFING, WOOD FIBER INSULATION, STONE BALLAST, BUILT-UP-ROOF, & INSULATION TO EXISTING ROOF DECK.
  3. REMOVE EXISTING FLASHING & TRIM.
  4. SALVAGE & REPLACE EXISTING ACOUSTIC PANEL CEILING WHERE REMOVAL IS REQUIRED FOR PLUMBING WORK - SEE GENERAL NOTES ON SHEET A2.01 & PLUMBING DRAWINGS.
  5. ACM ABATEMENT IS INCLUDED IN WORK. SEE HAZARDOUS MATERIAL AND TECHNICAL ASBESTOS ABATEMENT SPECIFICATIONS BY PINNACLE CONSULTANTS, INC.
  6. ALL CONDITIONS SHOWN ARE EXISTING.



1 DEMOLITION PLAN  
1/32"=1'-0"

- GENERAL NOTES**
1. FIELD VERIFY ALL EXISTING CONDITIONS.
  2. PROVIDE BACKER ROD & SEALANT IN JOINTS & AROUND NEW SCUPPERS TO MATCH ADJACENT EXTERIOR WALLS.
  3. ROOFS ARE EPDM MEMBRANE ON 3" RIGID INSULATION SLOPED TO MATCH EXISTING SLOPING STRUCTURE, U.N.O.
  4. TAPERED INSULATION OVERLAYS ARE SLOPED 1/4", 1"-0" U.N.O.
  5. USE MANUFACTURER'S STANDARD INSTALLATION DETAILS FOR PENETRATIONS, TERMINATIONS AND FLASHINGS FOR MEMBRANE ROOF UNLESS OTHERWISE NOTED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
  7. BUILD UP LOW AREAS WITH RIGID INSULATION AND INSTALL ALL COMPONENTS FOR POSITIVE DRAINAGE.
  8. TEMPORARILY REMOVE EXISTING ACOUSTIC PANEL CEILING IN FACT, WHERE NECESSARY TO ACCOMMODATE PLUMBING WORK INDICATED ON SHEET P1.01. REINSTALL CEILING SYSTEM AFTER COMPLETION OF PLUMBING WORK.

- ROOF PLAN KEY LEGEND**
- LP - LOW POINT OF ROOF (ELEVATION VARIES, ACTUAL LP AT ROOF DRAIN)
  - HP - HIGH POINT OF ROOF (ACTUAL ELEVATION VARIES)
  - PS - PARAPET SCUPPER THROUGH WALL - COUNTERFLASH WITH ROOF FLASHING - SEE PLUMBING DRAWINGS
  - WP - ROOF WALKWAY PAD - 20"x30"
  - OI - OVERLAPPED TAPERED INSULATION
  - MFR - ROOF MANUFACTURER
  - SRS - EXISTING SLOPING ROOF STRUCTURE
  - RD - ROOF DRAIN. SEE SHEET P1.01



1 ROOF PLAN  
1/32"=1'-0"

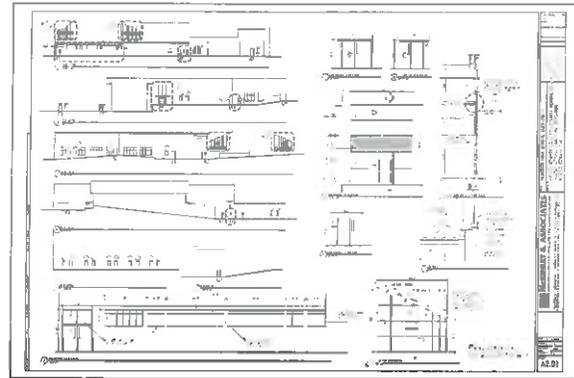
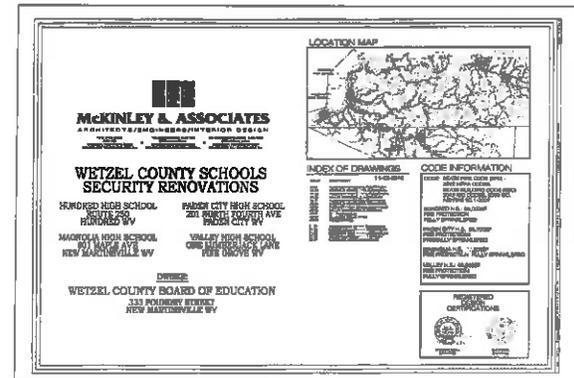


## Wetzel County Schools' County-Wide School Access Safety upgrades

For the **Wetzel County Schools' County-Wide School Access Safety & Security Plan updates and upgrades**; McKinley Architecture and Engineering originally completed a study 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 few construction phases of this county-wide undertaking.**

**One phase, 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.** The contractor was Lombardi Development Company.



**In another phase, we completed a 4 Elementary School Window Replacement Project, \$918,000 total budget, which includes replacement of all county elementary schools' aging windows with new units that include energy efficient, forced entry resistant, laminated safety glazing.** Work includes **fire rescue windows** at the schools that didn't have fire protection systems nor alarm notifications. **The 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.**



BEFORE

**Future phases will include all of the above mentioned items as well as access safety entrances / entry mantrap additions/renovations to all of the other school facilities around the county. Also, we are currently designing emergency fire exit stairs.**

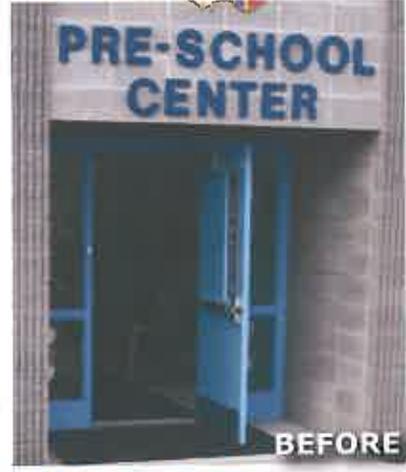
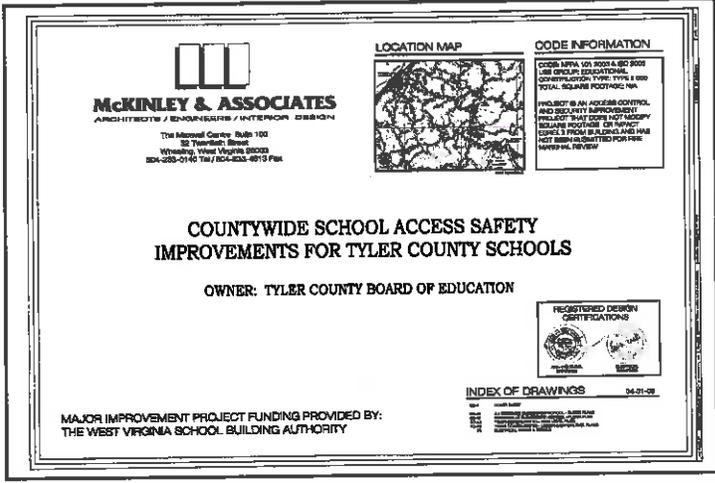


and AFTER

# Tyler County Schools' County-Wide School Access Safety Plan updates

McKinley Architecture and Engineering has completed multiple projects for Tyler County Schools since 2003. Some projects were A.I Boreman Elementary School HVAC repairs and upgrades, Sistersville Elementary School HVAC repairs and upgrades, Tyler Consolidated masonry repairs, and Tyler County Pre-K HVAC repairs and upgrades to name a few.

For this project example, we completed a **County-Wide School Access Safety Plan updates and implementation Project**. To start, we completed a **study** including preliminary floor plans and elevations, as well as budget estimates, for **safety and security renovations/additions to every school in Tyler County**. From this study, we completed the **design and construction phases** of this county-wide undertaking. **This \$770,000 project consisted of renovations and additions which included school access safety improvements to all of the county's pre-Kindergarten, Elementary, Middle and High Schools**. Work included door replacements, window replacements, and forced entry resistant glazing replacements. A new centrally monitored access control, and credential/ID system with video, audio and card stations for staff, visitor and student access was a central component of the upgrades. Exterior entry points were consolidated, and existing key access locations were "re-keyed" to re-established district key control. Site egress and vehicular safety bollards were also added. A new "mantrap" and automatic ADA door operators were also included in upgrades.



## Center McMechen Elementary School roof

This \$200,000 **roof replacement project** was the second phase of construction to this school for Marshall County Schools. McKinley Architecture and Engineering previously completed a building wide HVAC renovation including multiple rooftop equipment replacement. We replaced the existing **15,000 square foot roof** with a fully adhered EPDM roof membrane and sheet metal trim parapet flashings. The building roof was also **brought up to current day code requirements** including the additions of Fall Protection in the form of railings along areas with existing HVAC equipment within 10' of the roof edge and also around the roof hatch. Also, the roof drainage system was now required to include a secondary (emergency) roof drainage system. Our in-house team performed the needed design and also oversaw the installation of this construction. **This total construction period was performed while the school was in session and needed to maintain day to day operations.** The contractor was N. F. Mansuetto & Sons, Inc.



# Washington Lands Elementary School roof

The \$703,912 roof replacement project for the Washington Lands Elementary School in Marshall County included 42,725 SF of existing roof demolition and hazardous material abatement, and replacing it with a single-ply fully adhered membrane system (TPO membrane system over 1.5" min. tapered insulation which includes flashing/sealants).

The demolition included the removal of existing roof system and insulation down to the existing metal deck, disconnecting and removing of all piping, blocking, etc. which lays on top of the roof membrane, removal of metal coping and accessories to the top of the masonry and wood blocking, removing existing expansion joint and wood blocking to existing metal deck and framing, and removal of existing roof drains and mounting rings and prep that area to receive new roof drain replacements and provide metal deck infill to match existing.

Some accessories were kept for after completion of the re-roofing work, and then reinstalled, such as 200 linear feet (LF) of existing 4" diameter PVC piping.

In addition to the new membrane roof system, there was extending vents and piping to accommodate new insulation thickness, curbs to accommodate the new thickness, resilient roofing expansion joint sealant, 953 LF of new metal coping, 604 LF of walkway pads, 321 LF of 6" diameter cast iron pipe with 66 pipe hangers, 8 single-unit domed roof drains with underdeck clamps, 7 combination roof and overflow drains with underdeck clamps, 2 downspout nozzles, 8 emergency overflow scuppers, 4 scuppers with downspouts, etc. There was storm plumbing that involved cleanout, downspouts, piping expansion, storm line connections, new roof drains and connecting to new and existing rainwater conductors, etc. The contractor was N. F. Mansuetto & Sons, Inc.



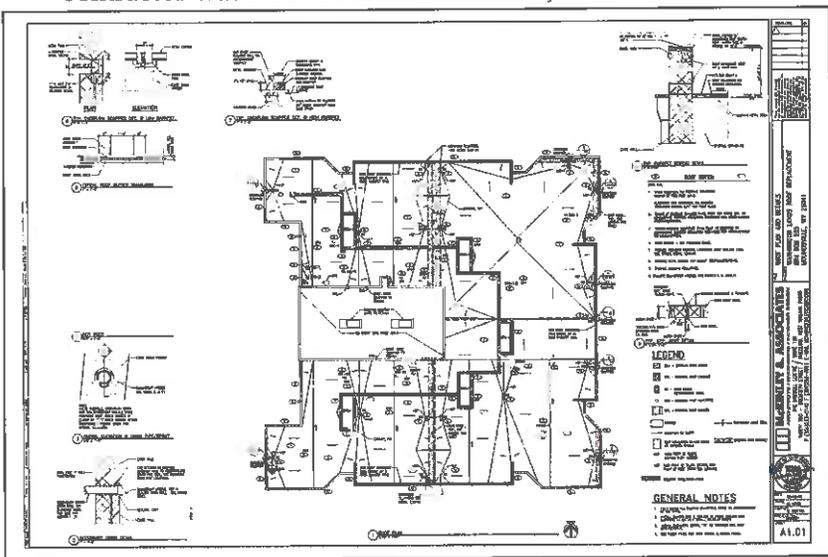
Before,



During Construction,



and After



## The Linsly School's Stifel Field House renovations

The Linsly School planned various campus improvements for their 200th Anniversary Campaign. This started with a master plan, involves multiple buildings, and includes multiple phases of construction. **Most of the work was done during the school year when the buildings were fully occupied.** Phase I included the renovations of the Stifel Field House and Behrens Memorial Gymnasium and a new "Hall of Fame" (*more detail seen below*) which was completed in 2012, next was the Banes Hall (the school's primary administration and academic building) renovations and expansion which was completed in 2013, and the future phases include more renovations and expansions campus-wide.

As mentioned, the first phase was the Stifel Field House and Behrens Memorial Gymnasium renovations. **This building had damaged and worn brick masonry, aging expansion joints, rusted-through lintels, and more.** The renovations included improvements to the masonry parapet and coping, brickwork and masonry repairs and in-fill, large lintel replacement, entryway, doors, lights, windows, Kalwall, structural steel, outside drainage, locker rooms, restrooms, ADA, HVAC, bleachers, interior floors, exterior sidewalks, additional aesthetic renovations, and more. For the exterior, matching face brick was found and installed, the damaged walls were repointed and sealed, there was cleaning and waterproofing done to protect newly completed masonry repairs, and more. To utilize more "energy efficient" natural daylighting, we removed small trees and vegetation growth on the exterior building walls that blocked the new Kalwall system. **The project encompassed 14,382 SF of renovations.** The contractor was Walters Construction, Inc.



# New Manchester Elementary School addition/renovations

McKinley Architecture and Engineering recently **completed over a dozen projects** for Hancock County as a part of a \$56 million District-Wide Construction Program (funded with a \$37 million local bond vote supplemented with \$19 million from the WV School Building Authority). The Bond was passed in the November 2010 election. This bond call is a result of the Comprehensive Education Facilities Plan (CEFP) that was developed by McKinley. **The entire work was less than 1% in total non-elective change orders!**

For one example, the **\$6.2 million New Manchester Elementary School** project in New Cumberland, West Virginia, we completed a **9,981 SF additions** as well as a **renovation of 31,479 square feet** at the school. This school serves approximately 340 students in grades PreK-4th.

For the building **additions**, the old gymnasium was over-utilized and had also doubled as a cafeteria, so they were excited to get a new cafeteria (with seating for 156) as a second building addition, which in turn allows the former room to be utilized for only gym and performances - saving PE class and dining time since there is no need for equipment tear down/set up. A second building addition was for a new pre-kindergarten wing with 3 carpeted classrooms and a **secure separate entrance featuring video cameras and a buzzer system for visitors**. The new fire alarm system, as well as other systems, were extended to these new additions.

The **renovations** included a **major school-wide life safety upgrade** which included the complete replacement of HVAC systems which includes the addition of cooling, a fire alarm replacement, fully sprinklering the building, electrical and data wiring upgrades, **new restrooms and fixtures**, new drop ceilings, new lighting, **the addition of egress corridors, a redesigned secure main entrance, new security windows and curtain wall, new exterior doors, security cameras, new roof, new floors, new paving and parking lot with 59 spaces, site drainage, new playground, landscaping, bollards, joint sealing, downspouts, elevator, and asbestos abatement.**



## A.T. Allison Elementary School addition/renovation

Another Hancock County School project is the **\$5.3 million addition/renovation project** to the Allen T. (A.T.) Allison Elementary School. The original building was built in 1963 in Chester, WV, and now consists of 440 students and 31 faculty members.

Improvements include a major **school-wide life safety upgrade** includes a new fire alarm, fully sprinklering the building, and the **addition of egress corridors**. Other improvements are a brand new cafeteria, **restroom upgrades**, 31 additional parking spaces, new heating, ventilating and air conditioning (HVAC) systems, **all new security doors and windows**, landscaping, **roofs**, ceilings, elevators, data wiring and electrical upgrades, new sidewalks, and more. **The building was brought up to today's standard of Security. This included the addition of Man Traps at every public entry point, video monitoring of all access points, door position monitoring, and a building-wide access control system which controls and records all access to the building.** Expanded parking will make drop-off and pick-up times safer for students by facilitating better traffic flow for private vehicles and school buses. The **56,000 SF** of renovations/additions now gleam with the brightness of new lights, new ceilings, new flooring and new paint. This project also includes a 3-classroom Pre-K addition with a **separate secure entrance that also features video cameras and a buzzer system for visitors.** Previously, trailers separated from the rest of the school were used for Pre-K classes. This Pre-K wing includes spacious rooms, carpet squares, Smart Boards and pint-sized toilet fixtures.

There is 1,012 SF of renovated restroom space including a total gut and rework of piping and new fixtures to fit the new design; 730 SF of refit restroom space which get replacement of flush valves, toilet seats and faucets, stop valves and p-traps; as well as 113 SF of new restroom space where we extended piping to serve supply and waste from existing restrooms. These are all now ADA Accessible. In addition, there are different child-height toilet fixtures, new exhaust fans, 6 new floor drains added to serve new mechanical equipment throughout the building, all of the new faucets and flush valves are automatic operation, and more.



# Union Educational Complex addition/renovation

The 65,673 SF Union Educational Complex in Mt. Storm, West Virginia, is a PreK-thru-12th grade facility accommodating approximately 270 students from three schools: Union Elementary (Pre-K-4), Union Middle (5-8), and Union High (9-12). This **\$1.6 million renovation/addition project** involved **2 Phases of work**.

The **1st phase** included a new **1,200 SF floor to ceiling aluminum storefront safety glazed ADA entry**, **new secure windows and doors**, **3,500 SF of locker rooms**, **4 renovated restrooms**, plumbing, HVAC, new floors and ceiling tiles, **new building façade upgrade**, exterior and interior lighting, site improvements, **ADA accessibility**, walls and ceilings painting, furnishings and finishes, and electrical 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 overall building improvements combine design flexibility and high performance, which involves form, function, performance, and security features. For example, the windows are energy efficient and allow natural daylight to enter, but at the same time also obstructs exterior vision (looking in).** The **4 renovated restrooms (2 boys / 2 girls)** in the main school facility, which includes ADA accessibility, toilets, urinals, partitions and accessories, new ceilings, floor tile, paint, and more. The Phase I contractor was Harbel Inc.



Before



and After



BEFORE



and AFTER

The **2nd phase** involved **additional new windows and doors**, gymnasium floor replacement and painting, a new school-wide fire alarm protection system, site drainage, water barrier application, **new interior ADA ramps**, and more. This phase included perimeter site drainage with excavation, a new sump pit and cast iron submersible pump, and utilizing the existing piping in order to create the shortest length of piping needed for the tie-in at exit at street. The Phase II contractor was G & G Builders, Inc.



BEFORE

and AFTER

## Hampshire County Animal Veterinary Research Science Center

**This new Animal Veterinary Research Science Center is a 4,800 SF specialized facility** that includes a classroom for 24 students, biology lab, surgery room with pre and post-op spaces, grooming/bathing room, dog room with 6 indoor/outdoor kennels connected by dog doors, cat room with 3-tiered modular suites, laundry, instructors office, showering & restrooms facilities, specialty HVAC, life safety compliance, landscape design, interior design, programming, electrical, plumbing, sprinkler and fire alarm, utility improvements, and a 16' long display case for awards and recognition student achievements. This is utilized by the **Hampshire County Career Training Center and Hampshire Senior High School** where students are provided the opportunity to receive job training while in school. The students are more prepared to enter the work force or continue their education in the related field of study. Their Animal Systems programs area of concentration includes Equine Management Specialization, Animal Science Specialization, Large Animal Management Specialization, Small Animal Management Specialization, and Veterinary Science Specialization. This also holds a Veterinary Assistant trade school training program which is a welcome addition to their current program, and is the first of its kind in the State. Students are now afforded the opportunity to work in a comprehensive animal and veterinary science facility where real animal studies will be conducted using current animal advancements. This includes, but not limited to: surgery, anesthesiology, ultrasound, urinalysis, fecal analysis, hematology, microbiology, genetics and reproduction technologies.

**The main purpose of this Building Project was to give a new “home” to an already engaged community of students within this program of study; therefore, the input of the building occupants (teachers and students) was taken into much consideration and provided much usable information for helping set the building parameters.** First, we were to achieve a building with stand alone HVAC systems divided by occupancy (animal, veterinary care, and classroom/lab) while also meeting building code requirements regarding ventilation and exhaust rates. This requirement was met with energy efficient solutions, while also meeting the required ventilation and exhaust rates by integrating smart control systems with built-in overrides for occupancy of students and animals housed within the building. Secondly, the building was to be constructed for durability and ease of use while also giving a sense of pride in ownership. The first step in meeting this requirement was recommending the most functional site placement not only for visibility but also ease of travel path within the existing infrastructure confines. Equally important was the transition space between the existing facilities and this building. Once inside we were able to achieve the ease of use by “toughening” the finishes within the animal occupied areas and locker/shower facilities with building products designed for durability and sterilization processes. The classroom/lab space was also designed with longevity and durability in mind, but with the feel of a more traditional and warm environment. Finally, we were challenged to provide an extremely safe building environment for animal/student/and teacher. **By early communication with all project personnel (facility, administration, and staff/student) we were able to bring together a design and program for the building that would best fit the end users while also balancing all the requirements of the project.**



Hampshire Animal systems concentrations in multiple recent years has had a 100% placement in the animal and veterinary science field with students studying race horse management, pre-veterinary medicine, and animal science as well as students who entered the work force as general trained laborers. Their Animal Vet Science program is an award winning program.

## 4.2. Qualifications

### STAFFORD CONSULTANTS INCORPORATED GENERAL STRUCTURAL and SITE CIVIL DESIGN PROJECTS

Mountain Eagle Distributing Warehouse Raleigh County Airport Industrial Park	Foundation design for pre-engineered building warehouse addition.
Ronceverte Elementary School Gym Ronceverte, WV	Foundation design for pre-engineered building addition to serve as a gymnasium.
North Central Advanced Technology Center Fairmont, WV	Foundation design, structural design, and retaining wall design for 36,300 sq.ft. three story structure. CMU walls with steel bar joists.
Mercer County Health Center Green Valley, WV	Foundation design, structural design, and site civil design for 11,500 sq.ft. one story structure. CMU walls with steel bar joists.
Oakvale Elementary School Oakvale, WV	Foundation design, structural design, and site civil design for 26,500 sq.ft. two story structure. CMU walls with steel bar joists.
Chuck Mathena Center for the Arts Princeton, WV	Foundation design, partial structural design, and site civil design for 1,000 seat theater and associated service areas. CMU and pre-cast concrete walls with steel frame structure.
Merriman Athletic Facilities Building Virginia Tech, Blacksburg, VA	Foundation design, structural design, and site civil design for 24,500 sq.ft. two story structure. CMU walls with steel frame structure.
 Brooke County Middle School Wellsburg, WV	Foundation design, structural design, and site civil design for 112,600 sq.ft. school, consisting of one and two story sections, gymnasium, multi-purpose gym, and auditorium. CMU walls with steel frame structure.
 Weirton Elementary School Weirton, WV	Site civil design for a 105,300 sq.ft. elementary school, including two parking lots and access road. Drainage design included an underground stormwater detention system.
 Cameron High School Cameron, WV	Site civil design for a 126,000 sq.ft. high school, including two parking lots and access road. The project also included a biological wastewater treatment plant.
 Willamstown High School	Site civil design for renovations at the high school to provide parking and sidewalk improvements. Work also included a new tennis court and basketball court.
 Oak Glen High School New Cumberland, WV	Site civil design for renovations and improvements to the high school multi-use stadium and athletic complex. Work included new parking areas, new sidewalks, artificial surface on the football field, synthetic surface on the running track, drainage, and water system improvements.
 Hilltop Elementary School Sherrard, WV	Site civil design for new elementary school including parking, sidewalks, storm drainage, water, and sanitary sewer. Work also included a package biological wastewater treatment plant.
 Parkersburg High School Parkersburg, WV	Site civil design for renovations to the high school including parking improvements, sidewalks, and drainage design.



**Thomas R. Worlledge, AIA, LEED AP BD+C, REFP****Architect****LEED Accredited Professional specializing in Building Design & Construction****Recognized Educational Facility Planner****EDUCATION:**Virginia Polytechnic Institute & State University  
Master of Architecture - 1992Fairmont State College, School of Technology  
B.S. Architectural Eng. Tech. - 1983**PROFESSIONAL REGISTRATIONS,  
LICENSING AND AFFILIATIONS:****Registered Architect in:**West Virginia  
Ohio  
Pennsylvania  
Tennessee  
Virginia**National Board Certification:**

NCARB

**President:**

West Virginia Society of Architects

**Member:**The American Institute of Architects (AIA)  
US Green Building Council (LEED AP BD+C)  
Sustainable Building Industries Council  
Recognized Educational Facility Planner (REFP)**Founder & Chairman of the Board:**

US Green Building Council's WV Chapter

**Former voting member:**

ASHRAE 90.1 Int'l Energy Code Committee

**PROFESSIONAL EXPERIENCE:**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)

**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 and National design awards, and placed in National and Global design competitions. **Thom is a Recognized Educational Facility Planner (REFP) as designated by the A4LE; a credential for industry professionals who plan and design quality school facilities. He has utilized this knowledge in the planning and design of multiple educational projects since being designated in 2007, ranging from a new LEED Certified elementary school to a \$23 million high school addition/renovation project.** Thom was also the first LEED AP in WV, has been a member of the USGBC since 2001, and is a Founder & Chairman of the Board for USGBC's WV Chapter. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a recognized sustainable design expert, he has multiple LEED and other energy-efficient projects; had articles published in state and national trade publications; was a featured speaker at multiple national conferences; served on the committee that sets the standards for the international energy code; professionally teaches and trains other professionals in the art of High Performance School design; etc.

**NOTABLE PROFESSIONAL ACHIEVEMENTS:****Comprehensive Educational Facilities Plans for Boone, McDowell, Raleigh, Ritchie, & Wood Counties**

West Virginia School Building Authority - State-Wide School Safety/Vulnerability Assessments

Boone County Schools - Ashford Rumble Elementary, Boone Co. Honors Academy, Brookview Elementary, Madison Elementary, Madison Middle, &amp; Van Elementary renovations and/or additions

Hancock County Schools - Oak Glen High &amp; Weir High Schools renovations

Harrison County Schools - new Johnson Elementary School

Marshall County Schools - McNinch Elementary & Sherrard Middle renovations, and Hilltop Elementary (**LEED Certified / won multiple State and National Awards & Recognitions**)

Wood County Schools - Parkersburg High (\$23M) &amp; Williamstown High (\$13.5M) renovations and additions

WVU Institute of Technology - Maclin Hall renovations

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

## 4.2. Qualifications

**Patrick J. Rymer, AIA, ALEP (CEFP), NCARB**

**Director of Architectural Services**

**Architect**

**Accredited Learning Environment Planner (Certified Educational Facility Planner)**

### **EDUCATION:**

University of Tennessee

Bachelor of Architecture - 1999

Memphis Center for Design - 1998

### **PROFESSIONAL REGISTRATIONS, LICENSING AND AFFILIATIONS:**

**Registered Architect in:**

West Virginia

### **Member:**

American Institute of Architects

**Accredited Learning Environment Planner**

**- (formerly known as Certified Educational  
Facility Professional)**

**NCARB**

**IDP**

**ArchNet**

### **PROFESSIONAL EXPERIENCE:**

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

Capitol Engineering

Charleston, WV (2003-2005)

United Brotherhood of Carpenters & Joiners  
(2000-2003)

### **SUMMARY OF EXPERIENCE:**

Mr. Rymer, our **Director of Architectural Services**, brings 20 years experience in the building design and construction industry, which includes being the **Architect** on multiple educational projects. **He is in the inaugural class of Accredited Learning Environment Planners (ALEP) [formerly known as Certified Educational Facility Professional (CEFP)] as designated by the Association for Learning Environments. The ALEP credential is a mark of excellence developed to reflect the knowledge, skills and abilities of a competent educational and learning environment facility planner; designed to elevate professional standards, enhance individual performance and identify those in the educational environment industry who demonstrate the knowledge essential to the practice of educational facility planning!** Patrick's recent experience includes project management of several educational projects, as well as lead design and construction administration. Bringing a diverse background from the hands on-experience of an apprenticeship in the construction trades to management of multi-million dollar facilities, Mr. Rymer has an intimate understanding of building and design on a holistic level.

### **NOTABLE PROFESSIONAL EXPERIENCES:**

**Comprehensive Educational Facilities Plans for Brooke,  
Hancock, Ohio, Ritchie, Tyler, & Wetzel Counties**

Brooke County Schools - new Brooke County Middle School

Hancock County Schools - Oak Glen Elementary, Oak Glen Middle addition/renovation, Oak Glen High Stadium/Multi-Sports Complex, OGHHS Field of Dreams, & Weir High Stadium/Multi-Sports Complex

Marshall County Schools - new Cameron Middle/High (LEED Registered), Cameron Elementary addition/renovations, Cameron Fieldhouse, Cameron High, Center McMechen Elementary renovation, & John Marshall High Stadium renovation

Ohio County Schools - Pre-Bond Services and the continuation of planning and design services

Tyler County Schools - County-Wide Security / School Access Safety Project, Board of Education Office renovation, Bus Maintenance Garage study, Arthur I. Boreman Elementary roof, Sistersville Elementary roof, and multiple Tyler Consolidated MS/HS renovations

Wetzel County Schools - County-Wide School Access Safety Plan, County-Wide Window Replacement Project, Magnolia High renovations, New Martinsville renovations, Wetzel County Center for Children and Families roof, Bus Wash addition, & multiple other projects from open-end contract

**Christina Schessler, AIA, LEED AP BD+C****Architect****LEED Accredited Professional specializing in Building Design & Construction****Historic Preservationist****EDUCATION:**

The Pennsylvania State University

Bachelor of Architecture - 1988

Savannah College of Art &amp; Design (SCAD)

Masters Degree in Historic Preservation - 2012

**PROFESSIONAL REGISTRATIONS,  
LICENSING AND AFFILIATIONS:****Registered Architect in:**

West Virginia

Ohio

Pennsylvania

Virginia

**NCARB Certificate - 2005****LEED® Accredited Professional****Member:**

American Institute of Architects

City of Wheeling - Planning Commission

Preservation Alliance of West Virginia

The Association for Preservation Technology  
International**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 / Pittsburgh, PA**PROFESSIONAL EXPERIENCE:**

McKinley Architecture and Engineering

Wheeling, WV (2004 to present)

MacLachlan, Cornelius &amp; Filoni Architects

Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects

Pittsburgh, PA (1996-1999)

T.L. Cox &amp; Associates

Beaver, PA (1990-1996)

**SUMMARY OF EXPERIENCE:**

For over 25 years, Ms. Schessler has obtained a wide range of **Architectural** experience in PK-12, higher educational, emergency service, forensic, medical, and commercial projects among others. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will be able to help provide direction to your project to develop a design that includes energy efficient aspects. She has had the opportunity to participate in the design of a few uncommon educational building types, such as an animal veterinary science center, and a fire fighting training / teaching center for WVU to name a few. Christina also earned her Masters in **Historic Preservation**, has a passion for restoration and renovation projects, and has won multiple preservation design awards. She is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process.

**NOTABLE PROFESSIONAL EXPERIENCES:****Comprehensive Educational Facilities Plans for Brooke, Grant, Tyler, Tucker, & Wetzel Counties**

Braxton County Schools / Fairmont State University - Braxton County High renovations/addition

Grant County Schools - Maysville Elementary renovations, Petersburg High renovations/addition, PHS Gym renovations, &amp; Union PK-12 Educational Complex renovations/addition

Hampshire County Schools - Hampshire Senior High &amp; Hampshire County Career Training Center - new Animal Veterinary Science Center

Hancock County Schools - A.T. Allison Elementary renovations/addition &amp; New Manchester Elementary renovations/addition

Ohio County Schools - Elm Grove Elementary renovations, Madison Elementary renovations/historic preservation, Middle Creek Elementary renovations, &amp; West Liberty Elementary restrooms

Tyler County Schools - School Access Safety Plan updates

Wetzel County Schools - Magnolia High renovations/addition

The Linsly School - Banes Hall renovations/addition &amp; Stifel Field House and Behrens Memorial Gymnasium renovations

Steubenville City School District - Wells Academy renovations

West Virginia University's new State Fire Training Academy

## 4.2. Qualifications

### Ray Winovich, RA Architect

#### EDUCATION:

Carnegie-Mellon University  
Bachelor of Architecture - 1979

#### PROFESSIONAL REGISTRATIONS, LICENSING AND AFFILIATIONS:

##### Registered Architect in:

Pennsylvania (1984)  
Washington (1997)  
Michigan (2000)  
Indiana (2000)  
New York (2003)  
Massachusetts (2003)  
West Virginia (2005)  
Ohio (2007)

##### NCARB Certificate - 2003

#### PROFESSIONAL EXPERIENCE:

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

Industrial Design Corp.  
Pittsburgh, PA (2000-2005)

SSOE, Inc  
Bellevue, WA and Toledo, OH (1997-2000)

R.T. Patterson Co. Engineers  
Pittsburgh, PA (1994-1997)

Self employed (1993-1994)

Industrial Design Corp.  
Pittsburgh, PA (1990-1992)

#### SUMMARY OF EXPERIENCE:

Mr. Winovich is a **Registered Architect** who, for over 35 years, has extensive experience in renovation, addition, and upgrade projects of various sizes and use groups. Ray has experience as the lead Architect of numerous K-12 projects. For Ohio County Schools, he is proud of his design of the J.B. Chambers Performing Arts Center, which was selected as an **Outstanding Design** by the American School & University Magazine's 2013 Architectural Portfolio; the premier showcase celebrating the best in education design! He also has experience with small industrial laboratory operations, as well as larger high-technology micro-electronics cleanroom retrofits for clients such as Micron and IBM. These facilities are very similar in construction type to educational laboratories. He even has experience internationally, such as being the lead Architect of a 150,000 SF, Class-10 clean-room lab for Intel in Leixlip, Ireland.

#### NOTABLE PROFESSIONAL EXPERIENCES:

Brooke County Schools - Follansbee Middle School renovations & Carlin Dodrill Field House renovations

Hancock County Schools - Oak Glen High School renovations & Weir High School renovations

Ohio County Schools - Wheeling Park High School's J.B. Chambers Performing Arts Center addition & Bridge Street Middle renovations

Wetzel County Schools - open end IDIQ contract / County-Wide School Security Renovations, Hundred High gymnasium renovations, Paden City High renovations, Valley High meat lab renovation, & Board of Education Building renovations

Wood County Schools - 270,000 SF overall campus renovations/ addition of Parkersburg South High School / \$23 Million

Wheeling Jesuit University - Bishop Schmitt Field improvement & Fitzsimmons Press Box renovations

Washington & Jefferson College - Old Main Building renovations/ historic preservation, Commons Building renovations, Thompson Hall renovations, & Facilities Building renovations

United States Postal Service - open-end IDIQ contract / multiple renovation projects in West Virginia & Pennsylvania

Holiday Inn Express & Suites - on-call contract / The Highland in Triadelphia, WV, Parkersburg, WV, Cambridge, OH, Washington, PA, & Cumberland, MD

Cabela's Eastern Distribution Center - Phase II

Silgan Warehouse expansion at The Highlands

Bayer Heritage Federal Credit Union - multiple projects

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

**EDUCATION:**

Kansas State University  
 B.S. Architectural Engineering - 1983

University of Cincinnati  
 Architecture

**PROFESSIONAL REGISTRATIONS,  
LICENSING AND AFFILIATIONS:**

**Registered Engineering in:**  
 West Virginia  
 Ohio

**Registered Architect in:**  
 Ohio

**Qualified Commissioning  
 Process Provider**

**PROFESSIONAL EXPERIENCE:**

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

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

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

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

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

**SUMMARY OF EXPERIENCE:**

Mr. Mizer, our **Director of Engineering Services**, is a very talented and unique professional being both a **Professional Engineer** and **Registered Architect**; this background has provided him with a total understanding of the functionality of engineering components, and the process necessary for coordinating and integrating architectural design and building systems into the aesthetics of a building space. In addition, he is also a **Qualified Commissioning Process Provider**, where he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. He understands that the HVAC system's performance can reduce operating and maintenance costs, improve the comfort of a building's occupants, and extend the life of equipment. Mr. Mizer joined McKinley in 1995, and has over 35 years of experience.

**NOTABLE PROFESSIONAL ACHIEVEMENTS:****Comprehensive Educational Facilities Plans for 14 WV Counties**

Boone County Schools - Ashford Rumble Elementary, Boone County Honors Academy, Brookview Elementary, & much more

Brooke County Schools - Brooke County High HVAC, new Brooke Middle, & Follansbee Middle

Grant County Schools - Maysville Elementary, Petersburg Elementary, Petersburg High, & Union Educational Complex

Hampshire County Schools - new Animal Vet Science Center

Hancock County Schools - new Oak Glen Middle, Senator John D. Rockefeller IV Career Center, new Weirton Elementary, & more

Harrison County Schools - new Johnson Elementary

Logan County Schools - new Chapmanville Regional High

Marshall County Schools - new Cameron Middle/High (LEED Registered), new Hilltop Elementary (LEED Certified), & more

Wetzel County Schools - Long Drain Elementary, New Martinsville Elementary, Short Line Elementary, & more

Wood County Schools - Parkersburg High, Parkersburg South High, Williamstown High, & much more

The Linsly School's 200th Anniversary Campaign

West Virginia State Police - Facilities Master Plan: surveyed, reviewed, projected, budgeted, and documented 72 facilities State-Wide

**4.2. Qualifications**

**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

**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)

**MILITARY SERVICE:**

US Air Force - Honorable Discharge

**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:**

- Harrison County Schools - Johnson Elementary School
- Tyler County Schools - multiple renovation projects
- Wetzel County Schools - New Martinsville School renovations
- Wetzel County Schools - Valley High School meat lab
- Wetzel County Schools - Valley Field House
- The Towers Building renovations
- Belmont County Divisional Courts & Offices renovations
- WVDOT, Division of Highways - District 6 Headquarters

- 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****Electrical & Plumbing Engineering Designer****EDUCATION:**

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

**PROFESSIONAL EXPERIENCE:**

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:**

Boone County Schools:

Boone County Honors Academy addition/renovations  
Madison Elementary School addition/renovations  
Madison Middle School renovations  
Scott High School renovations

Brooke County Schools - new Brooke Middle School

Grant County Schools:

Maysville Elementary School renovations  
Petersburg Elementary School renovations  
Petersburg High School renovations  
Union Educational Complex addition/renovations

Hampshire County Schools - new Animal Veterinary Science Center

Hancock County Schools:

Oak Glen High School renovations  
Oak Glen Middle School renovations  
Senator John D. Rockefeller IV Career Center renovations  
Weir Middle / High School renovations  
new Weirton Elementary School

Harrison County Schools - new Johnson Elementary

Logan County Schools - new Chapmanville Regional High School

Ohio County Schools:

Bridge Street Middle School renovations  
J. B. Chambers Performing Arts Center addition/renovations to WPHS  
Madison Elementary School renovations  
Wheeling Park High School addition/renovations

Tyler County Schools:

County-Wide Security / School Access Safety Project  
Arthur I. Boreman Elementary School Roof Replacement  
Board of Education Administrative Office renovation  
Sistersville Elementary School Roof Replacement

Wood County Schools:

Parkersburg High School addition/renovations  
Parkersburg South High School addition/renovations  
Williamstown High School addition/renovations

## 4.2. Qualifications

### Michael A. Heath

#### HVAC / Mechanical & Fire Protection Engineering Designer

##### EDUCATION:

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

##### PROFESSIONAL EXPERIENCE:

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 SF 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:

**For 14 West Virginia counties; provided HVAC / Mechanical and Fire Protection assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP 2010-2020)**

Boone County Schools - Ashford Rumble Elementary additions/renovations, Boone County Honors Academy, Brookview Elementary additions/renovations, Madison Elementary additions/renovations, & more

Brooke County Schools - new Brooke Middle & Brooke High HVAC renovations

Grant County Schools - Maysville Elementary renovations & Union Educational Complex additions/renovations

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

Harrison County Schools - new Johnson Elementary

Marshall County Schools - Cameron Elementary addition, new Cameron High (LEED Registered), John Marshall Fieldhouse Gymnasium renovation, McNinch Elementary renovation, Sherrard Middle renovations, & more

Ohio County Schools - Bridge Street Middle renovations, J.B. Chambers Performing Arts Center addition/renovations to Wheeling Park High, Madison Elementary renovations, & more

Ritchie County Schools - Ritchie County Middle/High HVAC

Summers County Schools - Summers Middle HVAC

Tyler County Schools - A.I. Boreman Elementary, Sistersville Elementary, & Tyler County Pre-K HVAC renovations

Wetzel County Schools - Long Drain Elementary, New Martinsville, & much more

**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, & Minor in General Engineering - 1983

**PROFESSIONAL AFFILIATIONS:**

**Board Member:**

Indian Creek School District

**Instructor:**

Mechanical Engineering, Eastern Gateway  
 Community College

**Village Administrator:**

City of Mingo Junction

**Commander:**

American Legion Post 351

**PROFESSIONAL EMPLOYMENT:**

McKinley Architecture and Engineering

Construction Administrator

Wheeling, WV (2009 to present)

Jefferson County Regional Planning Commission

Regional Planner

Steubenville, OH (2008-2009)

Edison Local School District

Director of Operations (1999-2008)

Transportation Supervisor (1998-1999)

Hammondsville, OH

**MILITARY SERVICE:**

Wright Patterson Air Force Base - Dayton, OH

Chief B-2, Block 20 Field Retrofit, \$300 million

B-2 Systems Program Office (1994-1996)

Team Leader, Process Improvement Technology

Armstrong Laboratory (1989-1994)

Randolph Air Force Base - San Antonio, TX

Chief, Test Construction Section

Occupational Measurement Center (1987-1988)

Quality Control Psychologist

Occupational Measurement Center (1985-1987)

Supervisor of Test Construction Team

Occupational Measurement Center (1983-1985)

**SUMMARY OF EXPERIENCE:**

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

**NOTABLE PROFESSIONAL EXPERIENCES:**

**Construction Administrator for:**

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

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

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

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

The Linsly School - Banes Hall renovations/addition, & Behrens Memorial Gymnasium renovations

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

**Director of Operations** - Was responsible for the daily transportation of all district students (over 2500) which included 29 bus routes traveling over 3500 miles per day. Also responsible for all maintenance in 7 buildings. Managed a budget of over \$1.5 million.

**Transportation Supervisor** - Was responsible for all transportation in the district, while also supervising 29 regular bus drivers, 10 substitutes, and 3 full-time mechanics.



**KENNETH R. CROWE, P.E.**  
**VICE PRESIDENT**

**EDUCATION:**

West Virginia Institute of Technology  
Bachelor of Science, Civil Engineering (1976)

**REGISTRATIONS/AFFILIATIONS:**

Registered Professional Engineer in  
West Virginia (1980) and Virginia (1981)

**EXPERIENCE:**

Stafford Consultants Incorporated (1985 to present)  
Gates Engineering Company (1981 to 1985)  
Westmoreland Coal Company (1976 to 1981)

**PROJECT MANAGER AND DESIGN ENGINEER:**

- Cameron High School, Marshall County – site work
- Weirton Elementary School, Hancock County – site work
- Hilltop Elementary School, Marshall County – site work
- Williamstown High School renovations, Wood County – site work
- Bayer Federal Credit Union, Ohio County – site work
- Brooke County Middle School, Brooke County – structural and site work
- Oak Glen High School Multi-use Stadium, Hancock County – site work
- Marshall University Married Student Housing, Huntington, WV – structural renovation work
- Princeton Renaissance Theater Renovations, Princeton, WV – structural renovation work
- Mercer County Health Center in Green Valley, WV – structural and site work
- Oakvale Elementary School in Oakvale, WV – structural and site work
- North Central Advanced Technology Center in Marion County, WV – structural work
- Merriman Athletic Facilities building at Virginia Tech – structural and site work
- 25 projects for the WVDoH including Cass Arch Bridge (*WVDoH Small Bridge Engineering Excellence Award Winner*), Mineral Wells I-77 Interchange Overpass Bridge (*WVDoH Small Bridge Engineering Achievement Award Finalist*), Camden Avenue I-77 Bridge, Grapevine Creek Bridge (*WVDoH Small Roadway Engineering Excellence Award Winner*), North Lewisburg Road Widening (*WVDoH Small Roadway Engineering Achievement Award Finalist*), and Mullens Overhead Bridge.
- 21 mine reclamation projects for the WVDEP, including Williamson Nursing Home Slide, Milburn Red Dog Pile, Mill Branch Refuse Piles, Canebrake Complex, and Matoaka Refuse Pile.



**STACY A. FOWLER, P.E.**  
**PROJECT MANAGER**

**EDUCATION:**

Bluefield State College  
BS, Civil Engineering Technology (1995)  
University of Central Florida  
Master of Science, Civil Engineering (2007)

**REGISTRATIONS/AFFILIATIONS:**

Registered Professional Engineer in West Virginia (2002),  
Georgia (2003), and Florida (2007)

**EXPERIENCE:**

Stafford Consultants Incorporated (2009 to present)  
Engineering Design and Construction, Inc. (2004-2009)  
Port St. Lucie, FL Utility Systems Dept. (2001 to 2004)  
Velcon Group, Incorporated (1998 to 2001)

Pentree, Inc. (1998)  
Computects, Incorporated (1997-1998)  
Visualizations, Incorporated (1995-1997)  
Pentree, Inc. (1995)

**PROJECT MANAGER AND DESIGNER:**

- Meadow Bridge Sewer Improvements Project for the Town of Meadow Bridge, WV
- Mercer/Summers Phase IV-A Waterline Extension for Oakvale Road PSD – 8 miles of water main, storage tank and pressure reducing stations near Oakvale, WV
- Town of Rainelle Water System Expansion Project in Greenbrier County, WV
- Renovations to the Welch Water Treatment Plant for the City of Welch, WV
- Southern Grove Master Drainage Model for 3,600 acre development in Port St. Lucie, FL
- Tradition Operable Structures within the Tradition Development in Port St. Lucie, FL
- Tradition Master Control Structure spanning 50' wide drainage canal for 1,500 acre land development project in Port St. Lucie, FL
- Western Grove Master Drainage Model for 1,550 acre development in Port St. Lucie, FL
- Peacock Canal Relocation and Maintenance – included stream restoration and relocation for 3,000 acre land development in Port St. Lucie, FL
- Chester Brook Academy – paving, grading, and drainage plans along with permitting for 10,000 sq.ft. day care facility in Port St. Lucie, FL
- Port Consolidated – paving, grading, and drainage plans along with permitting for a 2 acre fueling station in Fort Pierce, FL
- B-Shaped Lake – construction plans, permitting, and contract administration for 2 acre, 80' deep lake for stormwater system in Port St. Lucie, FL

## 4.2. Qualifications



### **MATTHEW W. PETERS** **PROJECT MANAGER**

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**EDUCATION:**

Bluefield State College  
BS, Civil Engineering Technology (2010)  
Bluefield State College  
BS, Architectural Engineering Technology (2009)

**REGISTRATIONS/AFFILIATIONS:**

None

**EXPERIENCE:**

Stafford Consultants Incorporated (2009 to present)

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**TECHNICIAN AND DESIGNER:**

- City of Princeton, Mercer County – wastewater treatment plant upgrade
- City of Welch, McDowell County – North Welch Wastewater Expansion
- City of Welch, McDowell County – Contracts 8B, 8C, 8D Stormwater/Sanitary Separation Projects
- Big Bend Public Service District, Summers County – water system expansion
- Town of Alderson, Greenbrier County – wastewater treatment plant upgrade
- City of Richwood, Nicholas County – Hinkle Mountain water system expansion
- Melrose Elementary School, Princeton, WV - layout and location survey for multipurpose building
- Bluefield High School, Bluefield, WV – layout for softball field lights
- Montcalm High School, Montcalm, WV – layout for softball field lights
- Princeton Middle School, Princeton, WV – elevation control for hallway floor slab leveling project
- Site location surveys for various projects



**KEVIN G. SMITH**  
**DESIGNER/CADD TECHNICIAN**

**EDUCATION:**

Raleigh County Vocational Ed. Center (1979)

**REGISTRATIONS/AFFILIATIONS:**

Civil I and Civil II Certificates

**EXPERIENCE:**

Stafford Consultants Incorporated (1998 to present)  
Computects and DBD Professional Group (1998)  
G. A. Tice Incorporated (1992 to 1997)  
ESP Associates (1986 to 1992)  
G. O. Bledsoe Incorporated (1981 to 1986)  
Holly, Kenny, Shott (1980 to 1981)

**DESIGNER AND CADD TECHNICIAN:**

Assists with all phases of project development, from initial site survey to preparation of base mapping, project layout (roadways, parking, water, and sewer), geometric layout, erosion & sediment control plans, profiles, structural plans, and detail sheets. Projects include:

- 12 projects for the WVDoH including Coalfields Expressway, Grapevine Creek Bridge, Hutchinson Branch Bridge, Cass Arch Bridge, Mullens Bridge, North Lewisburg Roadway Widening, Bellepoint Road Widening, West Webster Road Intersection, and Craigsville Intersection.
- Chapmanville Regional High School in Chapmanville, Logan County (site layout)
- Parkersburg South High School in Parkersburg, Wood County (site layout)
- Bayer Federal Credit Union in Moundsville, Marshall County (site layout)
- Hilltop Elementary School in Sherrard, Marshall County (site layout)
- Cameron High School in Cameron, Marshall County (site layout)
- Weir High School Stadium in Weirton, Hancock County (site layout)
- Oak Glen High School Stadium in New Manchester, Hancock County (site layout)
- Weirton Elementary School in Weirton, Hancock County (site layout)
- Oakvale Elementary School in Oakvale, Mercer County (site layout and structural)
- Mercer County Health Center in Green Valley, Mercer County (site layout and structural)
- North Central Advanced Technology Center in Fairmont, Marion County (structural)
- Brooke County Middle School in Wellsburg, Brooke County (site layout and Revit structural model)

## 4.2. Qualifications

We feel that the best way to demonstrate our strengths and leadership in completing Comprehensive Educational Facilities Plans (CEFPs), and our capabilities of translating educational needs into facility needs, is by referring to our clients. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call:



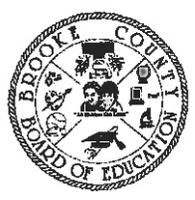
**Dr. Mark Manchin**  
Executive Director (*former*)  
WV School Building Authority  
304 / 326-7345

Dr. Manchin was the Executive Director of the SBA when the CEFP 2010-2020s were due. We authored 14-counties' CEFPs. As a testament to our abilities, we were the only firm to have all of our CEFPs completed on time, and also the only firm that wasn't required to go back and make corrections to any of our CEFPs.



**Ms. Amanda Kimble**  
Facilities Director  
Tyler County Schools  
P.O. Box 25  
Middlebourne, WV 26149  
304 / 758-2145

We have an on-going relationship with TCS, and we have completed multiple projects for them since 2003, including their CEFP 2010-2020. We have planned several projects, and assisted with securing funding for TCS. We have a 5-year open-ended contract for implementing projects which resulted from that CEFP, as well as designed other projects. Additional projects included roof replacements, structural repairs, safety/security, and much more.



**Mr. Rob Robinson**  
Director of Facilities  
Brooke County Schools  
1201 Pleasant Avenue  
Wellsburg, WV 26070  
304 / 737-3481

We've completed multiple projects over the years for Brooke County Schools, including their CEFP 2010-2020. From that CEFP, we helped BCS secure a successful bond vote and state funding requests for a school-wide, \$5 million Brooke High School HVAC replacement project, along with the new \$30 million Brooke Middle School; this project included BIM modeling. For BSC, we have also completed ADA upgrades, restrooms, façade repairs, and more.



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

We completed their CEFP 2010-2020. We planned for multiple projects, and helped them secure funding. We recently had 9 projects of roughly \$7 million dollars in upgrades, achieved substantial completion on time or early, and were on budget with less than 1% Change Orders. Most were completed over a Summer window at multiple project sites simultaneously. Projects included safety/security, entrance renovations, and more similar scope.



**Mr. Mark Dziatkowicz**  
Facilities/Maintenance Director  
Hancock County Schools  
104 North Court Street  
New Cumberland, WV 26047  
304 / 797-1643

Over the years we have completed \$71 million in projects for HCS; most recently their \$56 million District-Wide Construction Program, which included over a dozen projects. This Program is a result of the Comprehensive Education Facilities Plan that we developed. We designed multiple projects with similar scope, such as roof replacements, entrance renovations, safety/security, doors, windows, ADA, restrooms, and much more.



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

We have completed multiple projects for OCS since the 1980s, including their CEFP 2010-2020. Afterwards, we prioritized each building in order of importance, provided a budget estimate, and assisted OCS in securing funding. All of this planning culminated with a successful bond passage by 62% in the May 8, 2018 election, and we will provide improvements to all 13 schools. We have also designed foundations, bricks, ADA, safety/security, etc.

## *Hampshire County Board of Education*

SUPERINTENDENT  
OF SCHOOLS  
*Marianna Leone*

111 School Street  
Romney, WV 26757

BOARD OF EDUCATION

*Jean Shoemaker, President*  
*Bernard Hott, Vice President*  
*Gerald Mathias*  
*John Ward, Jr.*  
*Bonita Wilcox*

Phone: (304) 822-3528  
Fax: (304) 822-5382

January 22, 2015

Subject: Reference for McKinley & Associates

To Whom It May Concern:

The Hampshire County School Administration and I would like to express our great appreciation for McKinley and Associates and the care they place in their business. Together, we have just recently finished up the construction of our new 4,800 Sq. Ft. Animal Veterinary Science Building (the First SBA Funded) on Schedule and on Budget.

McKinley & Associates recognized the challenges of this project for us from the beginning and through their efforts helped to achieve our goal. From utilizing their relationships with the SBA to help achieve funding approval, their technical knowledge required by a non-standard educational facility, and their continued presence during the construction period holding biweekly construction meetings; McKinley & Associates continually exceeded our initial expectations.

Hampshire County Schools highly recommends the services of McKinley & Associates to anyone in need of a professional and friendly Architectural and Engineering firm, and we would like to take this opportunity to thank the staff of McKinley & Associates for this continued effort and friendship.

Sincerely,



Denise R. Hott  
Treasurer/CSBO  
304/822-3528 x133



Marianna Leone  
Superintendent



# HANCOCK COUNTY SCHOOLS

Suzan L. Smith, *Superintendent*  
P.O. Box 1300, New Cumberland, WV 26047  
Fax – 304-564-3990 • Voice – 304-564-3411 • [www.hancockschools.org](http://www.hancockschools.org)

February 2, 2015

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SUBJECT: REFERENCE FOR MCKINLEY & ASSOCIATES

To Whom It May Concern:

The Hancock County Schools administration and I would like to express our great appreciation for McKinley & Associates and the care they place in their business.

Together, we have just recently finished construction of over 56 million dollars of countywide school construction. This included new construction, as well as existing building renovations, and finishing off with our new Weirton Elementary School which is closing out at just under 1% in total change orders.

McKinley & Associates recognized the challenges of these projects for us from the beginning and, through their efforts, helped to achieve our goal. From utilizing their marketing skills and relationships with the School Building Authority on funding approval and local Bond Passage, technical knowledge required for educational facility planning and construction, and their involvement during the construction phase, McKinley & Associates continually exceeded our expectations.

Hancock County Schools highly recommends the services of McKinley & Associates to anyone in need of professional architectural and engineering services. I would like to take this opportunity to thank the staff of McKinley & Associates for this continued effort and friendship.

Sincerely,

Suzan L. Smith  
Superintendent

SLS:blr

*Hancock County Schools' mission is to afford all students the academic and social skills necessary to become productive members of society.*



# Brooke County Schools



1201 Pleasant Avenue, Wellsburg, WV 26070

Phone (304) 737-3481 / Fax (304) 737-3480

**BOARD OF EDUCATION:**  
 James R. Piccirillo, President  
 Brian L. Ferguson, Vice-President  
 James F. Lazear, Member  
 Chad D. Haught, Member  
 Pamela Dudley, Member

[www.edline.net/pages/BrookeCountySchools](http://www.edline.net/pages/BrookeCountySchools)

Dr. Kathy Kidder-Wilkerson  
 Superintendent

## ***"Build a Better Brooke"***

Martin J. Bartz, Jr.  
 Assistant Superintendent

February 2, 2015

Mr. Ernie Dellatorre  
 President  
 McKinley & Associates  
 32 Twentieth Street Suite 100  
 Wheeling, WV 26003

Dear Mr. Dellatorre,

I would like to take this opportunity to thank you and your firm for all of your efforts and support with the passage of our recent bond for the new Brooke Middle School. I truly believe that the bond passage would not have been successful without your assistance.

The Brooke County Staff and I look forward to our ongoing partnership with McKinley & Associates on the design and construction of our new Middle School and HVAC renovations to our High School.

Sincerely,

Dr. Kathy Kidder-Wilkerson  
 Superintendent  
 Brooke County Schools

## 4.2. Qualifications



### **PURCHASING DEPARTMENT**

1403 Honaker Avenue, Princeton, West Virginia  
(304) 487-1551, Fax (304) 425-5011

**Deborah S. Akers, Ed.D., Superintendent**

**Bids are posted at: <http://boe.merc.k12.wv.us/purchasing>**

October 14, 2015

To Whom It May Concern:

The Mercer County Board of Education was required to replace two the three sewage treatment plants that were in operation during 2015. We contacted Stafford Consultants to assist us in analyzing our needs, writing bid specifications and managing the projects.

Both systems were extremely aged and the schools they served had changed significantly since their original installation. Due to that fact, Stafford asked us to consider a new option, a packaged wastewater treatment plant. They arranged for us to attend an informational meeting locally with Orenco.

We were extremely impressed with Orenco and after we discussed this with Stafford, they assisted us in obtaining cost estimates. We found these systems to be a very cost effective option and therefore, proceeded to bid these systems.

Stafford prepared the specifications and drawings and the bids came in very close to original estimates. A contractor installed both systems during the summer of 2015. We had no change orders other than vendor requested. The contractor and our personnel were impressed with the ease of installation and operation.

We are extremely pleased with the work Stafford did for the Board of Education on this project, as is also the case with the many projects Stafford has done for us over the years. The systems are functioning as expected and much easier to maintain than the traditional treatment plants. We would highly recommend Stafford Consultants as well as Orenco.

Regards,

A handwritten signature in blue ink that reads 'Leslie Wellman'.

Leslie M. Wellman, CPA  
Director of Purchasing

**4.3. Specify the individuals who would be assigned to this project and the specific role each individual will assume. If this is a joint proposal, identify the firm each individual represents.**

**■■■ Thomas R. Worlledge, AIA, LEED AP BD+C, REFP - Project Manager / Point of Contact Architect / Specialized LEED Accredited Professional / Recognized Educational Facility Planner**

Your CEFP will be led by Mr. Worlledge; being assigned as your “**Project Manager**” and main **Point of Contact to the West Virginia Schools for the Deaf and the Blind**. He is the **liaison between you and our firm**. He will be responsible for coordinating all the disciplines working on the CEFP and the renovation projects, which includes our in-house Architectural staff, Engineering staff, Accredited Learning Environment Planner, Consultant (Stafford), and more. Mr. Worlledge is a skilled **Architect** with over 30 years of experience; his school designs range from a new **LEED Certified elementary school** to a **\$23.5 million high school renovation project**, and everything in-between. Furthermore, Thom helped develop some of the SBA’s **Quality and Performance Guidelines** when he was on the Sustainable / Green Building subcommittee that was revising Policy 6200. In addition, as a **LEED Accredited Professional with the BD+C specialty**, he will help incorporate energy efficient “green” design and high performance 21st century learning environment design into your renovation project. Moreover, the Association for Learning Environments recognized the successful achievements and continual professional development efforts of Mr. Worlledge, and designated him as **Recognized Educational Facility Planner (REFP)**; a credential for industry professionals who plan and design quality school facilities. He has been an REFP since 2007, and has utilized this knowledge in the **planning and design of multiple school projects**. Mr. Worlledge has been a part of **multiple Comprehensive Educational Facilities Plans (CEFP 2010-2020)**.

**■■■ Patrick J. Rymer, AIA, ALEP (CEFP)**

**Architect / Accredited Learning Environment Planner (Certified Educational Facility Planner)**

Mr. Rymer has been a part of **multiple Comprehensive Educational Facilities Plans (CEFP 2010-2020)**, as well as being the **Architect** on multiple educational projects. Also, the Association for Learning Environments, awarded Patrick with the designation of **Accredited Learning Environment Planner**, a mark of excellence developed to reflect the knowledge, skills and abilities of a competent learning environment and educational facility planner. The credential was designed to elevate professional standards, enhance individual performance and identify those in the educational environment industry who demonstrate the knowledge essential to the practice of educational facility planning. He will utilize this mark of excellence in the development of the CEFP.

**■■■ Christina Schessler, RA, AIA, LEED AP BD+C**

**Architect / Specialized LEED Accredited Professional / Historic Preservationist**

Ms. Schessler is a skilled **Architect** with over 25 years of experience, who has planned and designed several PK-12 projects, including working with **Hampshire County Schools**. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will identify options and opportunities for the cost-effective incorporation of Energy Conservation during the planning and design phases. Christina has been a member of the USGBC since 2009, and has incorporated energy efficient “green” design into multiple projects. Christina also earned her Masters in **Historic Preservation**, has a passion for renovation and modernization projects, and has won multiple design awards. As a part of the team, Christina will assist Thom with the architectural evaluations.

**■■■ Ray Winovich, RA, NCARB**

**Architect**

Mr. Winovich is a Registered **Architect** who for over 35 years has had extensive experience in renovation, addition, and upgrade projects for **numerous PK-12 schools**. For Ohio County Schools, he completed the J.B. Chambers Performing Arts Center at Wheeling Park High School, which was selected as an **Outstanding Design** by the American School & University Magazine’s 2013 Architectural Portfolio; the premier showcase celebrating the best in education design! As a part of the team, Ray will also assist Thom with the architectural evaluations.

**■■■ Tim E. Mizer, PE, RA, QCxP**

**Architectural Engineer / Qualified Commissioning Process Provider**

Mr. Mizer is a very talented and unique professional being a **Professional Engineer**, a **Registered Architect**, as well as a **Qualified Commissioning Process Provider**. Mizer’s background as an Architect and Engineer has provided

### 4.3. Team Members

him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Mr. Mizer will be involved in overseeing the evaluations of all the MEP systems in your facilities.

#### ■ ■ ■ Bruce A. Kennedy, PE

##### Electrical Engineer

Mr. Kennedy is the **Engineer** and Design Professional responsible for the **Electrical** Systems evaluations in your project. Mr. Kennedy will evaluate all of the electrical systems associated with each of your facilities.

#### ■ ■ ■ Michael A. Heath

##### HVAC / Mechanical & Fire Protection Engineering Designer

Mr. Heath has been with McKinley since 2007, and he brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He has worked on **HVAC/mechanical** and **fire protection** assessments for 14 CEFP 2010-2020s (over 160 schools), and he will complete the same evaluations for your CEFP 2020-2030. Mr. Heath will evaluate all of the HVAC / Mechanical & Fire Protection systems associated with each of your facilities.

#### ■ ■ ■ Scott D. Kain

##### Plumbing & Electrical Engineering Designer

Mr. Kain is an accomplished **engineering designer** with over 20 years related experience. Scott has filled an integral position in all the engineering trades we provide; including plumbing, HVAC/mechanical, electrical, fire protection, structural, and more. He will work on the plumbing evaluations. Mr. Kain will evaluate all of the electrical and plumbing systems associated with each of your facilities.

#### ■ ■ ■ Robert E. "Bob" Smith

##### Construction Administrator

**Mr. Smith has vast educational experience in various roles.** He has been our **Construction Administrator** on numerous PK-12 projects in multiple counties around the State, including multiple addition/renovation projects. In addition, Bob is currently a **Member of the Board of Education for the Indian Creek School District**, and was also formerly the Edison Local School District's **Director of Operations and Transportation Supervisor**. Bob will observe the construction progress; is the liaison between the owner, contractor, and architect/engineer; will ensure that the contractor is following the construction documents; and more.

#### ⌘ Kenneth R. Crowe, PE

##### Structural / Site Civil Engineer

Mr. Crowe will be responsible for any structural or site work required. Kenneth has over 41 years of structural, transportation and site civil engineering experience, including 36 years at Stafford (Gates).

#### ⌘ Stacy A. Fowler, PE

##### Civil Engineer / Water and Wastewater

Mr. Fowler will be responsible for all water and sanitary design and overall project oversight. He has worked on several similar projects during his 22 years of experience, including multiple projects during his 8 years at Stafford.

#### ⌘ Kevin G. Smith

##### Site & Structural Engineering Designer

Mr. Smith has been with Stafford since 1998. He will assist with all phases of project development, from initial site survey to preparation of base mapping, project layout (water, sewer, etc.), geometric layout, detail sheets, and more.

#### ⌘ Matthew W. Peters

##### Civil Site Structural Engineering Designer

Mr. Peters has been with Stafford since 2009, and in that time he has worked on several similar projects. For your project, Matt will provide assistance as needed with water and sanitary design.

*(For more information on your CEFP planning and renovation projects team members, please see these professionals' resumes, found back in Section "4.2. Qualifications".)*

**4.4. The firm(s) must have experience working in cooperation with Educational Facilities Planning Committees and have performed all tasks associated with the requirements of WV Board of Education Policy 6200 regarding the development of CEFP's and the policies of the SBA. The firm(s) must be capable of developing and/or verifying probable construction costs and producing graphic illustrations of facility needs identified by the county's CEFP committee. The firm(s) must include in this proposal a narrative describing the circumstances in which they have gained the required experience.**

**McKinley Architecture and Engineering has been planning and designing school projects for over 35 years. Within that time we have designed over \$600 million worth of CEFPs, school building renovations, additions, new building construction, safety and security upgrades, ADA upgrades, and building infrastructure improvements to school facilities in over half of West Virginia's 55 counties.**

McKinley Architecture and Engineering has **worked in cooperation with Educational Facilities Planning Committees**, as seen by the **14 Comprehensive Education Facilities Plans (CEFP 2010-2020) we authored**. The planning process requires input from all facets of a School, and cannot be possible without the help of a dedicated Committee. By selecting this Committee, the School obtains representation from a broad cross-section of school and non-school members. Members of the Committee will serve diligently in reviewing and analyzing documents determining educational program requirements, exploring organizational and facility options of the updated CEFP plan. We have assisted Committees to develop CEFP goals and objectives, to understand the physical and educational adequacy evaluations of the current school buildings, to understand the WVDE and SBA requirements including economies of scale and funding options, to determine educational program needs and requirements, to develop strategic facility options, and to develop recommendations for a comprehensive plan for all school facilities, including potential building closure. We will prepare the information for and assisting the Committee with recommendations to the community at a public hearing and to the West Virginia Schools for the Deaf and the Blind for its action.

We work with the SBA and West Virginia State School Board on a daily basis. We are quite familiar with the **SBA's Policy and Procedures** as well as the **WV Board of Education's Policy 6200 on Planning School Facilities**. In addition to these policies and procedures, we believe it is also important to state our experience with SBA Quality and Performance Standards (Q&P), which were recently updated; not only that, we have also participated with the SBA on its Q&P standard as well as their Sustainable/Green Building and Technology sub-committees.

McKinley Architecture and Engineering is capable of developing the necessary construction costs, graphic illustrations, and other related documents required by the West Virginia Schools for the Deaf and the Blind.

The circumstances in which McKinley Architecture and Engineering has gained the required experience is seen - not only by the 14 Comprehensive Education Facilities Plans (CEFP 2010-2020) we authored, and the 160 schools we evaluated in this process - but we also ask that the West Virginia Schools for the Deaf and the Blind consult with our references (*found back in Section "4.2. Qualifications"*). We feel that the best way to demonstrate our leadership in educational planning is by referring to our past and present clients.

**4.5. As a part of the proposal, the firm(s) must write a brief narrative describing how the firm will implement the key aspects of the proposed process in accordance with all items listed herein.**

**The work to be performed by your team is very clear; to evaluate, prioritize, plan and design within budget and schedule to meet the needs of the West Virginia Schools for the Deaf and the Blind.**

For the **2020-2030 Comprehensive Educational Facilities Plan**, McKinley Architecture and Engineering has developed forms that identifies the Tasks (which includes lists all of the CEFP sections, a section description, a list of the tasks to be performed within each section, who has the primary responsibility for that section, as well as who all has a role in the tasks) and the Schedule (which includes lists of tasks, who has the primary responsibility, the suggested participants, the proposed timeline, and the current status). By following these forms, we successfully implemented your CEFP 2010-2020. *Within the upcoming pages you will find sample copies of these CEFP Tasks and Schedule which outlines how our team will work with the West Virginia Schools for the Deaf and the Blind to create a successful CEFP.*

In addition, there was a Planning Seminar in Charleston, WV hosted by the SBA and the WVBE prior to initiating the planning process, which we attended on February 1, 2019. The SBA and WVDE have partnered with two contractors, Dude Solutions and Alpha Facilities Solutions, to provide a digital template database and an electronic facility evaluation instruments to house the CEFP. From this, McKinley Architecture and Engineering will be required to meet general requirements relating to data gathering and entry; therefore, the CEFP Tasks and Schedule will be refined slightly to reflect the information obtained at this meeting.

In addition to CEFPs, The McKinley/Stafford Team's experience includes multiple types of **renovation and addition projects within the educational sector**, which allow us to use that experience in your project. We have completed **roofing replacements, entry repairs, brick corrections, foundation repairs, campus-wide electronic door access upgrades and additions, ADA & related renovations including bathrooms, egress concrete landings, ramps, with guards and handrails to comply with IBC and ADA, fire and exterior door replacements, and other related work.**

Our Design Approach for renovation/addition 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.

**We begin each project with on-site investigations, review of the existing conditions, and study of any early planning and existing documentation/drawings.** Our approach to design requires a **dialog** with the owners and the end users of the facility, so a **kickoff meeting** will be held with all available West Virginia Schools for the Deaf and the Blind representatives, along with facilities walkthroughs for all the design professionals. Through these on-site meeting and investigation of the schools, we will better evaluate the problems or deficiencies in the buildings, and we will propose options for resolving the issues. We will then use all this information to produce a full reporting of the current conditions, with our recommendation of rework to best fit the present needs of these buildings. From our overall facility surveys we will then create floor plans of your existing buildings from which we will then will design and specify new systems and equipment to best fit the standards of today's design and energy efficiency standards.

Also from this meeting the Owners Project Requirements (OPR) will be defined and documented, to be used as a guideline through the design phase. The OPR is a living document and will be revised as changes or revisions are required throughout the project. From the OPR, McKinley Architecture and Engineering will work with you to develop a priority list of the construction components. A project schedule will also be developed at this time; the schedule

## 4.5. Implementing the Process

will cover design, bidding and construction. The OPR and the project schedule will require input from the owner. During design, review meetings will be held to verify that the project is following the OPR, submission will include drawings and technical specifications, and that we are within budget. If budget issues are present we will review the priority list with you and determine how to proceed. Upon approval by the WV SDB, the bidding documents will be completed. By meeting early in the design phase, any issues that arise can be resolved without affecting the design and/or construction schedule. Upon completion of the Bidding Documents, a final design review meeting will be held to review the design, schedule and budget. The bidding documents will be sent to the Authority Having Jurisdiction (WV Fire Marshal) for a final design submission. Through the Construction, McKinley Architecture and Engineering will complete Construction Administration services, attend meetings, have site visits, answer RFI's, etc.

Present unknowns for your **roof replacement** include: possible sealant and flashing condition defects, deterioration of existing roof deck, degradation of the roof structure, and damage to interior building components due to previous water infiltration. **Roofing projects require a concise mapping of the existing roofing system** including existing materials condition (above and below the roof line), mapping of the building's roof penetrations, and observation of the performance of the rain water collection system. How does it respond to a 100 year rain event; is any action/correction necessary to control; does the current assembly meet all current building code standards? After we have completed this on-site investigation of the existing roof and further understand the problems and goals, we can better propose solutions.

For all of our projects we assess and design to present day codes and **ADA requirements**. This includes the buildings, sidewalks, parking lots, common areas, etc. We have completed ADA compliant design for the dozens of colleges and universities we have worked with. Furthermore, we were 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. This has included multiple boy's and girl's restroom renovations, staff restrooms, ADA compliant design, and much more. For all of our projects we assess and design to present day codes and ADA requirements. We have completed ADA compliant designs for the dozens of schools, and colleges/universities we have worked with. 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. As mentioned, we can 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.

McKinley Architecture and Engineering also has extensive experience with providing drawings and specifications for **access safety entrances**, including exterior doors, electronic access systems, ADA complaint design, and more. This includes doors 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 multiple school renovation projects and new schools, State Police Detachments, E-911 Centers, and State Government facilities 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, but also aesthetically pleasing designs. McKinley Architecture and Engineering has vast extensive experience with providing drawings and specifications for access safety entrances.

The McKinley/Stafford Team has worked on a multitude of building envelope and masonry cleaning, sealing, and corrections projects. With many buildings, the structures are solid but the exterior may be showing **signs of wear, deteriorating bricks, foundation problems**, possible water damage, and more. Sometimes these areas of concern have progressed to the point of needing immediate attention. Our first action for any exterior renovation is to examine the entire building to help us in determining the root cause of any possible damage. Potential issues may include (but aren't limited to): degradation of the exterior finish, damaged and worn brick masonry, aging expansion joints, rusted-through lintels, sealant and flashing defects, and the age and condition of the roofing. Once the problems are forensically understood, the next step is to develop possible solutions. It will be important to sit down to review the various alternatives and propose the best method to solve the main problems; the problems that must be immediately addressed and prioritized thereafter.

The Project Manager assigned to your projects is Thomas R. Worlledge, AIA, LEED AP BD+C, REFP; and he, along with support staff, will track and manage the design discussions and decisions throughout the project from inception to completion. The Project Manager systemizes project-related tasks, performs code reviews, and writes the project



specifications. We will utilize our various documents we have created, such as our Project Phase Responsibility Matrix, RFI Log, Submittal Log, and Project QA/QC Checklist. In addition, our Quality Assurance Program also starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. We hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and we will encourage representatives from the West Virginia Schools for the Deaf and the Blind to participate in these meetings.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Worlledge, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule.

Moreover, our Construction Administrators have an extra responsibility than what most firms' Construction Administrators have; our CAs are also 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/Engineers. The primary objective of the CA services is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Bob Smith, your Construction Administrator, will evaluate the quality of the work to verify that it meets the level you require; in addition, he will monitor the contractor's progress to ensure that they are following the Construction Documents. The CAs observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders.

Furthermore, our 11-Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. It should be noted that McKinley Architecture and Engineering has been performing our 11 month walk-through as part of our Standard of Care; long before it being adopted as part of the AIA B101 Standard Form of Agreement Contract Between the Owner and Architect.

We are available to start immediately upon our being selected. We can and will perform for you on time.



**CEFP 2020-2030 SECTION TASKS**
**WEST VIRGINIA SCHOOLS FOR THE DEAF AND THE BLIND - FEBRUARY 22, 2019**

CEFP Section	Section Description	Section Task	Primary Section Responsibility	Section Task Responsibility
100.014	EVALUATION & INVENTORY OF EXISTING FACILITIES (EACH SCHOOL)	*PHOTO OF SCHOOL *FACILITY GENERAL INFO FORM *SITE EVALUATION WORKSHEET *BUILDING EVAL (EACH ADDITION) *SINGLE-LINE FLOOR PLANS *PROGRAM UTILIZATION *FACILITY SPACES EVALUATION *SCHOOL IMPROVEMENT COST (SIC)	McKINLEY	McKINLEY McKINLEY McKINLEY McKINLEY ED CONSULTANT McKINLEY COST CONSULTANT
100.015	OPERATION AND MAINTENANCE PLAN (OMP)	*GOALS & OBJECTIVES OF THE MIP *MIP ANNUAL UPDATE *MIP PRIORITIZED PROJECTS	WVSDB BOARD	WVSDB BOARD WVSDB BOARD WVSDB BOARD
Report #2	PROGRESS REPORT TO SBA	*COMPLETE SBA FORM 164	WVSDB BOARD	WVSDB BOARD ED CONSULTANT
100.016	TRANSLATING EDUCATIONAL NEEDS INTO FACILITY NEEDS (EACH SCHOOL)	*PHOTO OF SCHOOL *TRANSLATING FACILITY NEEDS FORM *SINGLE-LINE FLOOR PLANS *TECH INFRASTRUCTURE FORM *BUILDING IMPROVEMENT COST (BIC) *FEEDER SCHOOL SUMMARY REPORT *HIGH SCHOOL ATTENDANCE AREA *ATTENDANCE AREA FACILITY SUMMARY *FACILITY CLASSIFICATION FORM *ABANDONED SCHOOL REPORT *EVAL OF COMPLETED CEFP PROJECTS *SCHOOL SAFETY ACCESS SCHEDULE	McKINLEY	McKINLEY McKINLEY McKINLEY WVSDB BOARD COST CONSULTANT McKINLEY McKINLEY McKINLEY WVSDB BOARD WVSDB BOARD WVSDB BOARD
100.017	INTER-COUNTY FACILITY FEASIBILITY STUDY	*NARRATIVE *CONTIGUOUS COUNTY MAP	ED CONSULTANT	ED CONSULTANT ED CONSULTANT ED CONSULTANT
100.018	FINANCING PLAN	*SOURCE OF OPERATING FUNDS *BONDING CAPACITY & INDEBTEDNESS *COSTS OF CEFP IMPROVEMENTS *EXPECTED FUNDING FOR COSTS	McKINLEY	WVSDB BOARD WVSDB BOARD McKINLEY WVSDB BOARD
100.019	SYNOPSIS OF COMMENTS FROM PUBLIC HEARING	*DOCUMENTATION	ED CONSULTANT	ED CONSULTANT
100.020	OBJECTIVE EVALUATION OF IMPLEMENTATION	*GRADE CONFIGURATION GOALS *EDUCATIONAL PROGRAM GOALS *CEFP GOALS *FACILITIES GOALS	ED CONSULTANT	WVSDB BOARD WVSDB BOARD WVSDB BOARD WVSDB BOARD

WVSDB CEFP TASKS

2

## 4.5. Implementing the Process



### CEFP 2020-2030 SCHEDULE

#### WEST VIRGINIA SCHOOLS FOR THE DEAF AND THE BLIND - FEBRUARY 22, 2019

Task Performed	Primary Responsibility	Suggested Participants	Proposed Task Timeline	Current Task Status
• FORM CEFP COMMITTEE (CEC)	WVSDDB BOARD ADMIN McKINLEY	WVSDDB BOARD McKINLEY FACULTY/STAFF COMMUNITY REPS CITIZENS	2 WEEKS	PENDING
• REVIEW CURRENT CEFP DATA	McKINLEY	McKINLEY WVSDDB BOARD FACULTY/STAFF	1 WEEK	PENDING
• CONDUCT CEC WORKSHOP	McKINLEY WVSDDB BOARD ADMIN	McKINLEY WVSDDB BOARD ADMIN FACULTY/STAFF CEC	1 WEEK	PENDING
• ANALYZE CEFP DATA	McKINLEY	McKINLEY WVSDDB BOARD	2 WEEKS	PENDING
• REVIEW CURRENT SDE POLICIES	WVSDDB BOARD ADMIN	McKINLEY WVSDDB BOARD ADMIN	1 WEEK	PENDING
• PERFORM EXISTING FACILITY FIELD EVALUATION	McKINLEY	McKINLEY WVSDDB BOARD FACILITIES	4 WEEKS	PENDING
• BEGIN CEC MEETINGS	McKINLEY WVSDDB BOARD ADMIN	McKINLEY WVSDDB BOARD CEC	2 WEEKS	PENDING
• BEGIN CEFP NARRATIVES & DOCUMENTS	McKINLEY	McKINLEY	2 WEEKS	PENDING
• COMPLETE EXISTING FACILITY DOCUMENTATION	McKINLEY	McKINLEY WVSDDB BOARD FACILITIES	4 WEEKS	PENDING
• PREPARE EXISTING FACILITY COST ESTIMATES	McKINLEY	McKINLEY	3 WEEKS	PENDING

WVSDDB CEFP SCHEDULE

1

The Maxwell Centre - Suite 100 / Thirty-Two Twentieth Street / Wheeling, West Virginia 26003  
Phone 304-233-0140 / Fax 304-233-4613 / [www.McKinleyDelivers.com](http://www.McKinleyDelivers.com)



## CEFP 2020-2030 SCHEDULE

## WEST VIRGINIA SCHOOLS FOR THE DEAF AND THE BLIND - FEBRUARY 22, 2019

Task Performed	Primary Responsibility	Suggested Participants	Proposed Task Timeline	Current Task Status
• DISCUSS FACILITY EVALUATIONS & COSTS WITH CEC	McKINLEY WVSDB BOARD ADMIN	McKINLEY WVSDB BOARD CEC	1 WEEK	PENDING
• DEVELOP PRELIMINARY CEFP GOALS & OBJECTIVES	McKINLEY	McKINLEY WVSDB BOARD	1 WEEK	PENDING
• PRESENT PRELIMINARY GOALS & OBJECTIVES TO WVSDB BOARD	McKINLEY	McKINLEY WVSDB BOARD ADMIN	1 WEEK	PENDING
• SUBMIT PROGRESS REPORT #1 TO SBA	WVSDB BOARD ADMIN	WVSDB BOARD ADMIN	1 WEEK	PENDING
• CONCLUDE CEC MEETINGS	McKINLEY WVSDB BOARD ADMIN	McKINLEY WVSDB BOARD CEC	3 WEEKS	PENDING
• PREPARE DRAFT OF CEFP DOCS	McKINLEY	McKINLEY WVSDB BOARD	2 WEEKS	PENDING
• SUBMIT PROGRESS REPORT #2 TO SBA	WVSDB BOARD ADMIN	WVSDB BOARD ADMIN	1 WEEK	PENDING
• PREPARE DRAFT OF CEFP FACILITY COST ESTIMATES	McKINLEY	McKINLEY	2 WEEKS	PENDING
• PRESENT DRAFT OF CEFP & SBA COMMENTS TO WVSDB BOARD	McKINLEY	McKINLEY WVSDB BOARD ADMIN CEC CHAIRS	2 WEEKS	PENDING
• REVISE DRAFT OF CEFP	McKINLEY	McKINLEY	2 WEEKS	PENDING
• CONDUCT PUBLIC HEARING ON CEFP REVISED DRAFT	McKINLEY	McKINLEY WVSDB BOARD CEC CHAIRS	2 WEEKS	PENDING
• REVISE FINAL DRAFT OF CEFP	McKINLEY	McKINLEY	1 WEEK	PENDING

WVSDB CEFP SCHEDULE

2

4.5. Implementing the Process



**CEFP 2020-2030 SCHEDULE**

**WEST VIRGINIA SCHOOLS FOR THE DEAF AND THE BLIND - FEBRUARY 22, 2019**

<b>Task Performed</b>	<b>Primary Responsibility</b>	<b>Suggested Participants</b>	<b>Proposed Task Timeline</b>	<b>Current Task Status</b>
• MEET WITH SBA & SDE ON FINAL CEFP	McKINLEY WVSDDB BOARD ADMIN	McKINLEY WVSDDB BOARD ADMIN SBA SDE	2 WEEKS	PENDING
• PRESENT FINAL CEFP TO WVSDDB BOARD FOR APPROVAL	McKINLEY	McKINLEY WVSDDB BOARD ADMIN CEC CHAIRS	1 WEEK	PENDING
• SUBMIT APPROVED CEFP TO SBA & SDE FOR APPROVAL	WVSDDB BOARD ADMIN	WVSDDB BOARD ADMIN	2 WEEKS	PENDING

WVSDDB CEFP SCHEDULE





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

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

Proc Folder: 528243

Doc Description: A&E EOI for Existing Projects at the WV Schools for the Deaf

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2019-01-29	2019-02-22 13:30:00	CEOI 0403 DBS1900000002	1

**BID RECEIVING LOCATION**

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

**VENDOR**

Vendor Name, Address and Telephone Number:

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

**FOR INFORMATION CONTACT THE BUYER**

Stephanie L Gale  
 (304) 558-8801  
 stephanie.l.gale@wv.gov

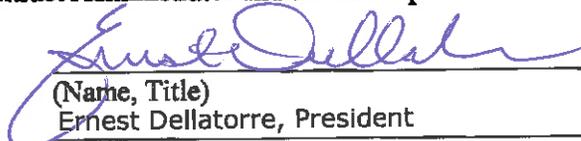
Signature X

FEIN # 55-0696478

DATE February 18, 2019

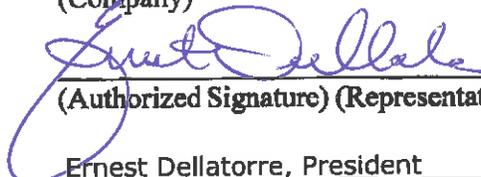
All offers subject to all terms and conditions contained in this solicitation

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

  
\_\_\_\_\_  
(Name, Title)  
Ernest Dellatorre, President  
\_\_\_\_\_  
(Printed Name and Title)  
32 20th Street - Suite 100, Wheeling, WV 26003  
\_\_\_\_\_  
(Address)  
(304) 233-0140 | (304) 233-4613  
\_\_\_\_\_  
(Phone Number) / (Fax Number)  
edellatorre@mckinleydelivers.com  
\_\_\_\_\_  
(email address)

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

McKinley Architecture and Engineering  
\_\_\_\_\_  
(Company)

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)  
Ernest Dellatorre, President  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

February 18, 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

Authorized Signature:  Date: February 18, 2019

State of West Virginia

County of Ohio to-wit:

Taken, subscribed, and sworn to before me this 18 day of February, 2019.

My Commission expires August 16, 2020.

NOTARY PUBLIC 

*Purchasing Affidavit (Revised 01/19/2018)*



**West Virginia Ethics Commission**  
**Disclosure of Interested Parties to Contracts**

(Required by *W. Va. Code* § 6D-1-2)

**Contracting Business Entity:** McKinley Architecture and Engineering **Address:** 32 20th Street - Suite 100  
Wheeling, WV 26003

**Authorized Agent:** Ernest Dellatorre **Address:** (same as above)

**Contract Number:** CEOI 0403 DBS1900000002 **Contract Description:** A&E EOI for Existing Projects at the WV Schools for the Deaf  
Acquisition and Contract Administration Section of the Purchasing  
**Governmental agency awarding contract:** Division, for the West Virginia Schools for the Deaf and the Blind

**Check here if this is a Supplemental Disclosure**

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (*attach additional pages if necessary*):

**1. Subcontractors or other entities performing work or service under the Contract**

Check here if none, otherwise list entity/individual names below.

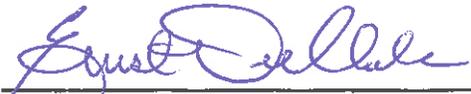
Stafford Consultants

**2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)**

Check here if none, otherwise list entity/individual names below.

**3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)**

Check here if none, otherwise list entity/individual names below.

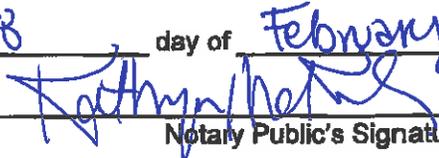
Signature: 

Date Signed: 2/18/19

**Notary Verification**

State of West Virginia, County of Ohio

I, Ernest Dellatorre, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 18 day of February, 2019.  
  
Notary Public's Signature

**To be completed by State Agency:**

Date Received by State Agency: \_\_\_\_\_

Date submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_



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

**ACORD**

**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> Pauli Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123		<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): 304.233.3303 FAX (A/C. No.): 304.233.3333 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:															
<b>INSURED</b> McKinley & Associates Inc McKinley Architecture and Engineering LLC McKinley Architecture and Engineering 32 20th St Ste 100 Wheeling, WV 26003-3746		<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Cincinnati Insurance Co.</td> <td>10677</td> </tr> <tr> <td>INSURER B: Brickstreet Ins</td> <td>Brick</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Cincinnati Insurance Co.	10677	INSURER B: Brickstreet Ins	Brick	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:																	
INSURER D:																	
INSURER E:																	
INSURER F:																	

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

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**

MCKINLEY & ASSOCIATES, INC.  
 ATTN: LISA DICARLO  
 32-20TH STREET  
 STE 100  
 WHEELING, WV 26003

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

*Dee C. Paul III 1/24/19 Jm*

ACORD 25 (2009/09)

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# 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).

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

**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 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 - COMPOP 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> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED 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						WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 8/10/1981	N	Y	AEH5P1893924	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.

**CERTIFICATE HOLDER****CANCELLATION**

Specimen  
 For Purposes of Evidencing  
 Coverage Only

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

AUTHORIZED REPRESENTATIVE

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