

11/29/21 10:39:21
WV Purchasing Division



West Virginia Lottery

CEOI 0705 LOT2200000001

**Architectural / Engineering Services
for WV Lottery Bldg. Roofing Project**

McKINLEY
ARCHITECTURE + ENGINEERING

November 23, 2021

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

Dear Mr. Welch and Members of the Selection Committee;

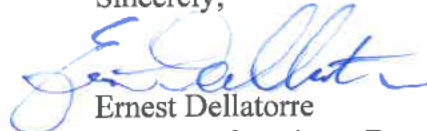
McKinley Architecture and Engineering is pleased to provide the Acquisitions and Contract Administration Section of the Purchasing Division, on behalf of the WV Lottery, with our Expression of Interest for Architectural and Engineering services to provide a method of correction for water pooling on the roof of the 13th floor Lottery Headquarters building located at 900 Pennsylvania Ave., Charleston, WV. As you review this submission, we emphasize the following strengths of McKinley with respect to your project:

McKinley Architecture and Engineering (McKinley & Associates) is a full-service architectural and engineering firm that has been providing design services since 1981, and are celebrating our 40th year in business. We are excited to announce that for the **2nd consecutive year**, McKinley appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies!** McKinley ranks No. 1928 Nationally with 3-year revenue growth of 231%! With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers**, Construction Contract Administrators, LEED Accredited Professionals specializing in Building Design and Construction, a Historic Preservationist, an AIA Safety Assessment Program (SAP) Evaluator, and more.

Our past experience will show our extensive experience in **similar type projects**. We have been involved with multiple types of **roof renovation, water ponding corrections, and water leaking / moisture penetration projects**, which allow us to use that experience in your project. We have gained knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project.

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 McKinley for your project.

Sincerely,



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

Corporate Information

Firm History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline **full service A/E firm**, offering comprehensive **professional services in Architecture, Engineering, Interior Design, Energy Efficient and Sustainable (LEED) Design, SAP Evaluation, Commissioning, Construction Administration, and more**. We have a broad range of skill and experience for projects involving **governmental**, municipal, commercial, industrial, emergency response facilities, public safety, and schools to name a few. Over the years, our firm won multiple **State and National awards and recognitions** for our designs. **McKinley has made both the 2020 & 2021 Inc. 5000 lists, the most prestigious ranking of the nation's fastest-growing private companies!**



Firm Information

Ernest Dellatorre
Director of Business Development

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

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

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

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

Locations

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

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

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

Credentials

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

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

Follow Us

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www.Facebook.com/McKinleyDelivers

www.Linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers



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Staffing & Project Approach

The work to be performed by your design team is very clear; to **evaluate, prioritize and design within budget and schedule to meet the needs of the WV Lottery**. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. Our project team of architects/engineers has been chosen for this project and they are available to dedicate the necessary time to this effort. We are available to **start immediately** upon our being selected. We can and will perform for you on time.

Over the past 40 years, McKinley Architecture and Engineering has designed **hundreds of projects which involve roof assessments, renovations, replacements, upgrades, and/or repairs** which give us invaluable experience to utilize within your project. This experience also includes many projects that occurred **while the building was occupied**. This has involved all sorts of roof structures (steel joists, wood joists, jr. beams, etc.), roof coverings (different membrane systems, metal, shingles, etc.), including all pertaining roof-mounted engineering systems (skylighting, HVAC, roof drainage, etc.), parapets, copings, and more.

To start your project, a kickoff meeting will be held at the building with WV Lottery representatives, along with all our design professionals. Our philosophy regarding this type of work requires an **intimate knowledge of the building** so we can determine how to most effectively use the existing resources. Early activity includes **carefully mapping out the damaged areas and formulating a plan of action for repairs**. This process targets the areas of greatest need and helps to control cost. From this on-site meeting, the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phases. We will **verify the existing conditions** of the facility through the review of the existing conditions, existing drawings, and with further discussions with you. From our overall facility survey, we will 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 this building. We will then use all this information to **design and specify the re-roofing and water ponding corrections**.

As mentioned, our first action for any roof renovation is to **examine the entire roof with our architects and engineers**. This will help us in determining the root cause of the water ponding, any deterioration, possible damages, and any 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? Present unknowns for your roof may include: incorrect slope, 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. **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. For example, existing roof systems without adequate slope and proper drainage, and/or leaking can also cause significant mold, mildew, algae and other such growths, which are unhealthy for the environment for the employees. **Your ponding water issues** can provide incubators for mosquitoes, etc. and needs addressed. Another safety factor which should be considered is, the design of the roof systems should include analysis to determine if secondary emergency roof drainage is warranted to prevent structural failures from blockage of the primary roof drainage system. Modifications to drainage system and existing mechanical equipment and service feeds may also be required to achieve code required minimum slopes for roof replacement.

Some of our projects replaced roofs that were beyond their life span, were leaking, had ponding water, were sliced and damaged, had inadequate roof slope, had inadequate drainage systems, and many caused water damage throughout the interior and/or exterior of the building - even the smallest pinhole can allow significant water infiltration. **Our designs** replace the roofing system, fix the leaks, create proper water flow and drainage, meet the current code with compliant systems which increased the building's safety, and are lower maintenance. We have also designed roofs to include curbs for future roof top unit equipment needs, as well as making sure the internal roof structure is structurally sound to hold the future equipment.

Quality Control

Quality control at McKinley Architecture and Engineering is a constant process which **begins with the initial project activity and continues through document submissions, bidding, construction and owner occupancy.** The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to this process.

During the design phases, all personnel become fully versed in the client's program, project requirements and design standards. The design team is responsible for identifying for the WV Lottery any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

As the schematic/concept plans are developed, Thomas R. Worledge, AIA, LEED AP BD+C, REFP, your Project Manager, will present plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture (*a peer review with Architects, along with a Construction Administrator, is seen below*). Once a consensus is reached, the plans advance in the process.

Prior to the completion of each phase, a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time:

- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

After coordination check corrections are completed, Thom will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A review set will be sent to the WV Lottery, the Fire Marshal and other governing authorities for preliminary review.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are once again checked by the Project Manager and appropriately referenced on the drawings. Copies of the final documents will be distributed to the WV Lottery for final review and approval. A set is sent to the Fire Marshal and other governing authorities for final review comments. Comments are incorporated into the documents prior to issuance for advertising, bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda. We will provide assistance in analyzing and evaluating bids for construction, and assist with awarding the construction contracts.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Worledge, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule. In addition, Ralph Pedersen, AIA, your Construction Contract Administrator, will monitor the contractor's progress to ensure that they are following the Construction Documents, and verify that closeout documents are submitted in a timely manner upon Substantial Completion.



Sustainable “Green” Design

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

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

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

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



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

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

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

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

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



Leadership in Energy and Environmental Design



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

We have **LEED® Accredited Professionals**, including 3 who are **specialized in Building Design & Construction**:

- Kurt A. Scheer, PE, LEED AP
- Christina Schessler, AIA, LEED AP BD+C
- Jeffrey W. Wessel, AIA, LEED AP BD+C
- Thomas R. Worlledge, AIA, LEED AP BD+C, REFP



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

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

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

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

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



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



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

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



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

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

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

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Construction Administration & On-Site Representation

Construction Contract Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

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



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

Design Team Flow Chart



Project Manager / Point of Contact

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

Architectural Team

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP
Senior Architect / LEED Accredited Professional specializing in Building Design & Construction / Recognized Educational Facilities Planner

Jeremiah Hatfield, AIA, NCARB
Architect

Engineering Team

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

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

Scott D. Kain
Senior Plumbing Engineering Designer

Michael J. Clark
Senior Electrical Engineering Designer

Richard G. Berger
Senior Mechanical Engineering Designer

David A. Ullom
Mechanical & Fire Protection Engineering Designer

Construction Contract Administration

Ralph Pedersen, AIA

** McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects, Engineers, Designers, Construction Contract Administrators, and more.*

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

Architect / Specialized LEED Accredited Professional

Charleston Office Manager



EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB #19699

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

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

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

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

TAG Architects
Charleston, WV (1985-1990)

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

SUMMARY OF EXPERIENCE:

Mr. Worlledge is a skilled **Architect** with over 35 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. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believes energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more. Several of his projects include **roof replacements**.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

West Virginia Department of Health & Human Resources' Ohio County Office Building fit-out / renovations

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

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

United States Postal Service - multiple projects throughout WV, including roofs

West Virginia State Police - multiple projects throughout WV

Southern WV Community & Technical College - Williamson Campus renovations, including roof

Fairmont State University - 3-building College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory, including roof

West Virginia University - University Police Building

Boone County Schools - multiple projects, including Madison Middle roof, Scott High gym roof, and many more

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

Wood County Schools - Parkersburg High renovation (\$23 million) & Williamstown High renovation (\$13.5 million)

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NED) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

Big Sandy Arena & Convention Center

Jeremiah Hatfield, AIA, NCARB

Architect

EDUCATION:

Louisiana State University
Bachelor of Architecture - 1999

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Kentucky
Michigan
Virginia

National Board Certification

PROFESSIONAL EMPLOYMENT:

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Adkins Design, Inc.*

Since graduating in 2009, Mr. Hatfield worked at an architecture firm and had been exposed to most aspects of design including Programming and Pre-design, Schematic Design, Design Development, thru the completion of Construction Documents and punch lists during Construction Administration. He has 12 years experience with Building and Accessibility codes.

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

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
Ohio
West Virginia

Registered Architect in:
Ohio

**Qualified Commissioning Process
Provider**

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and **Registered Architect**. He joined McKinley Architecture and Engineering in 1995, and has nearly 35 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he is also an **HVAC Qualified Commissioning Provider**, and has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of Engineering Services**, 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. Mr. Mizer's presence as Director of Engineering Services will be key in the coordination of all of the engineering systems within your renovations, such as potential roof penetrations and rework of the engineering and mechanical systems if there is an addition of roof insulation and replacement of the roofing membrane.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Department of Health & Human Resources' Ohio County Office Building fit-out / renovations

Building 34: WV State Office Complex in Weirton

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

Orrick's Global Operations Center renovations

Dr. Ganzer Medical Office Building fit-out / renovations

VAMC Beckley renovations

Wetzel County Hospital addition/renovations

Marietta Memorial Hospital

OVMC Nurses Residence Hall

Chambers YMCA renovations

City of Moundsville - New Municipal Public Safety Bldg

United States Postal Service - several projects in WV and PA

WV Army National Guard - multiple projects

West Virginia State Police - dozens of projects

Wheeling Island Hotel•Casino•Racetrack multiple projects

Wagner Building multiple renovation projects

Raleigh County Emergency Services Authority renovations

West Virginia Independence Hall renovations

Orrick's Global Operations Center renovations

Kurt A. Scheer, PE, LEED AP

Senior Mechanical Engineer / LEED Accredited Professional

EDUCATION:

Penn State University
B.S. Architectural Engineering - 2001

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Pennsylvania

Member:
US Green Building Council

ASHRAE

ASPE

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

City of Weirton - Park Drive / Three Springs Drive Development

City of Moundsville - Municipal/Public Safety Building

Brooke County Judicial Courthouse renovations

Tyler County Commission - Judicial Annex Building

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

Light of Life Rescue Mission

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

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

Harrison County Schools - NEW Lost Creek Elementary School

Ohio County Schools - Warwood School renovations

Ohio County Schools - Wheeling Park High School Athletic Complex

Ohio County Schools - Woodsdale Elementary School cafeteria addition & renovations

Fort Henry Building - Fourth Floor office build-out

YWCA Renovations

Allen & Shariff Corporation*

Some notable projects are the historic Pittsburgh Athletic Association high rise renovation, the new Bakers Crossing apartments and retail spaces (Nashville, TN), City of Pittsburgh Building @ 412 Blvd of the Allies (LEED Commercial Interiors), several urban multifamily projects, and several retail projects and commercial projects ranging in size from 5,000 - 50,000 square feet.

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

Scott D. Kain

Senior Plumbing Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in electrical, plumbing, and fire protection. He has been utilized for various McKinley Architecture and Engineering's projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley Architecture and Engineering. For your roof project, Scott might be utilized if there are any modification to the existing roof drainage system and for the piping design. He will also help if equipment has to be moved and put back, and if there are any electrical service or feeds modifications.

NOTABLE PROFESSIONAL EXPERIENCES:

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

City of Moundsville - New Municipal Public Safety Bldg

VAMC Beckley renovations

Wetzel County Hospital

OVMC Nurses Residence Hall

Dr. Ganzer Medical Office Building fit-out / renovations

HealthPlex fit-out / renovations

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

Building 34: WV State Office Complex in Weirton

Holiday Inn Expresses & Suites- multiple projects

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

United States Postal Service - statewide post offices

West Virginia State Police - multiple projects state-wide

West Virginia Army National Guard - multiple projects

Wheeling Island Hotel•Casino•Racetrack multiple projects

Wheeling Island Fire Station renovations

Chambers YMCA renovations

Orrick's Global Operations Center renovations

Bennett Square renovations

Wagner Building renovations

Panhandle Cleaning & Restoration warehouse and office building

West Virginia University - Colson Hall renovations

West Virginia University - State Fire Training Academy

WVU Institute of Technology - Maclin Hall renovations

Cabela's Eastern Distribution Center

Michael J. Clark Sr.

Senior Electrical Engineering Designer

EDUCATION:

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

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

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

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex in Logan (LEED Certified)
City of Moundsville - New Municipal Public Safety Bldg
Belmont County Divisional Courts & Offices renovations
Jefferson County Courthouse upgrades and Annex demo
Brooke Co. Commission - Judicial Center & Historic Courthouse
Tyler Co. Commission - Courthouse & Police renovations
Holiday Inn Express Hotels - on-call contract / multiple projects
City of Steubenville - 5 Parks Lighting and Security project
Franciscan University OP#1 Multi-tenant Retail Building
Franciscan University OP#2 Office / Retail Building
Brooke County Schools - NEW Brooke Middle School
Grant County Schools - Maysville Elementary renovations & Union Educational complex addition/renovations
Hampshire County Schools - NEW Animal Vet Science Center
Hancock County Schools - several projects, including the NEW Weirton Elementary School
Harrison County Schools - NEW Johnson Elementary
Wheeling Island Hotel•Casino•Racetrack - multiple projects
WVDRS Wheeling District's new office space fit-out
Carenbauer Wholesale Corporation warehouse addition/renovations
Bennett Square office build-out
Ft. Henry Building - multiple tenants fit-outs

Richard G. Berger

Senior Mechanical Engineering Designer

EDUCATION:

CCAC of Allegheny County
Concentration: HVAC

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Pennsylvania Sheet Metal Journeyman License

Volunteer Fireman (retired)

PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

McKinley Architecture and Engineering

City of Moundsville - Municipal/Public Safety Building

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

Brooke County Judicial Center Courthouse

Tyler County Commission - Judicial Annex Building

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

Wetzel County Schools - Short Line School HVAC

Steubenville City School District - Steubenville High School
commons renovations

CJL Engineering*

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

Lovorn Engineering*

Mr. Berger was the Lead HVAC Senior Mechanical Designer for Healthcare/Commercial/Restaurants. Projects have included OR design, MRI design, Radiology department, Central Sterile, Higher education institutions, Restaurants, Hotels/Motels, and more.

Stantec Corporation (formerly Burt Hill)*

Lead HVAC Mechanical Designer for the Healthcare Division. His projects have included but are not limited to OR design, MRI design, Radiology departmental, Central Sterile, lab design, Higher education institutions, Cornell University Sciences Building, Beachwood Ohio High School renovation, UPMC Biomedical science tower and Scaife Hall lab renovations.

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

David A. Ullom

Mechanical Engineering Designer

EDUCATION:

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

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

PROFESSIONAL EMPLOYMENT:

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

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

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

SUMMARY OF EXPERIENCE:

Mr. Ullom is a results-driven individual who prioritizes safety, cost-effective solutions, and exceeding customer expectations. He is proficient in Autocad, Inventor, and Revit software. David also has experience as a Sales Engineer, Applications Engineer, and Map Developer, which provides a unique understanding for problem solving. For your roof project, his services may be used if there are any mechanical equipment modifications, or if equipment has to be moved and tied back in.

NOTABLE PROFESSIONAL EXPERIENCES:

Trinity Health System - Crisis Rehabilitation Unit

Belmont County Divisional Courts renovations

Jefferson County Justice Center renovations

Ft. Henry Building renovation

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

Fayette County Schools - New Meadow Bridge K-12 project

Harrison County Schools - Lost Creek Elementary addition and
renovations

Harrison County Schools - Gore Elementary addition and
renovations

Ohio County Schools - Bethlehem Elementary renovations

Ohio County Schools - Bridge Street Middle renovations

Ohio County Schools - Elm Grove Elementary renovations

Ohio County Schools - Madison Elementary renovations

Ohio County Schools - Middle Creek Elementary renovations

Ohio County Schools - Triadelphia Middle renovations and
additions

Ohio County Schools - Warwood Elementary and Middle School
renovations

Ohio County Schools - West Liberty Elementary renovations

Ohio County Schools - Wheeling Middle renovations

Ohio County Schools - Wheeling Park High renovations and
additions

Ohio County Schools - Woodsdale Elementary renovations

Tyler County Schools - New Bus Maintenance Facility

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Ralph Pedersen, AIA

Construction Contract Administrator

EDUCATION:

University of Cincinnati
Bachelor of Architecture - 1975

Brooklyn Technical School
Regent's Scholar - 1969

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:
West Virginia

National Board Certification:
NCARB #26563

Licensed General Contractor:
West Virginia [REDACTED]

Member:
The American Institute of Architects
National Trust for Historic Preservation
American Institute of Real Estate Appraisers

Member and Former Vice President:
Harrison County Historical Society

Member and Former Executive Director:
Preservation Alliance of West Virginia

Former Chairman:
Harrison County Building Code Board of Appeals
Building Board of Appeals, City of Clarksburg

Former Secretary:
Harrison County Historic Landmark Commission

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Contract Administrator
Charleston, WV (2021 to present)

Saga Construction Company
President
Clarksburg, WV (1987-2021)

WV Housing Development Fund
Senior Technical Services Administrator
Charleston, WV (2010-2016)

SUMMARY OF EXPERIENCE:

Mr. Pedersen brings a noteworthy cross-trained background of being both an Architect and a General Contractor, which gives him a unique ability to understand all aspects of a project from the design and construction ends which are an asset to his role as a **Construction Contract Administrator**. He has completed various training courses and examinations, such as EPA Lead Training, Fair Housing Act and Americans with Disabilities Act Program, HCV Housing Quality Standards Specialized Knowledge & Applications, Fire Prevention Initiative: Fire Prevention & Fire Sprinkler Education, and more. He has awards-winning projects, and has received both WV AIA Merit and Honor Awards for his designs. He has designed projects in education, government, retail, commercial, health care, historic preservation, museum and cultural facilities, offices, residential, and more. For your roof project, Ralph 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.

NOTABLE PROFESSIONAL EXPERIENCES:

World War Memorial restoration (WV AIA Honor Award)*

West Pike Street Parking Facility (WV AIA Merit Award)*

Bridgeport Medical Arts Building*

Rite Aid Pharmacies - several projects throughout West Virginia, Ohio, and Kentucky*

United Hospital Center Physicians Office Building renovations*

United Hospital Center Physicians Office Building
3rd Floor addition*

Louis A. Johnson VA Medical Center renovations*

Medbrook Medical Center addition/renovations*

Barbour County Medical Center*

Lewis County Senior Citizens Center*

Lincoln Plaza Shopping Center*

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

Roof Renovation Experience

Our firm has completed a **variety of projects**, which serve to illustrate the **creative** and **talented nature** of our professional design staff. The following examples are chosen to exhibit a partial assortment of **Roof Renovation** projects we have successfully completed:

A.I. Boreman Elementary School

A.T. Allison Elementary School

Artisan Center

Bennett Square

Brooke Primary School

Carenbauer's Distribution Warehouse

Catholic Heritage Center

Center McMechen Elementary School

Elm Grove Elementary School

Flatwoods Elementary School

Ft. Henry Building

Grave Creek Mound Museum

Harrison County Courthouse

Jefferson Co. Dept. of Job and Family Services

Jefferson County Justice Center

John Marshall High School

Lincoln National Bank

Madison Elementary School (Ohio Co)

Madison Middle School (Boone Co)

Magnolia High School

Martin Luther King, Jr. Recreation Center

Maxwell Centre

McNinch Elementary School

Middle Creek Elementary School

New Manchester Elementary School

Oak Glen High School

Ohio County Justice Center

Orrick's Global Operations Center

Presbyterian Church of Cadiz

Scott High School gym

Sistersville Elementary School

SWVCTC - Williamson Campus

Steel Valley Regional Transit Authority

Steenrod Elementary School

Steubenville Justice Center

Stifel Fine Arts Center

Sutton Elementary School

The Towers Building in Steubenville

Tucker County BOE Office

Tyler Consolidated MS/HS

Union Educational Complex

USPS - multiple projects

Vertical Farm

Wagner Building

W&J College - Old Main Building

Washington Lands Elementary School

WLU - College Union Bldg.

West Virginia Independence Hall

WVNCC - B. & O. Building

WVNCC - Education Center

WVSP - multiple projects

WVU - Colson Hall

WVU - Stalnaker Hall

WVU IOT - Maclin Hall

Wetzel Co. Center for Children and Families

Wheeling Dollar Bank

Whg Island Casino Fairgrounds

Willow Glen Mansion

Wilson Lodge pool room

(and much more)

West Virginia Independence Hall

Wheeling, West Virginia

Owner

WV Division of Culture & History

Size

22,000 SF

Project Architects-Engineers

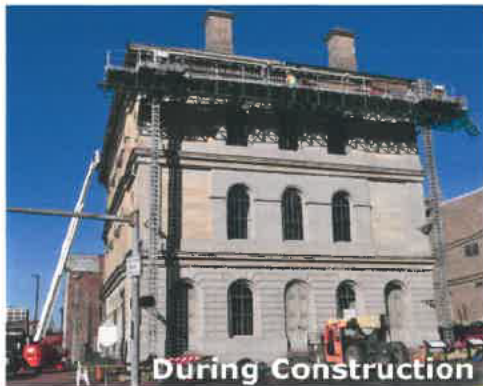
McKinley Architecture and Engineering

Project Architect

Christina Schessler,
AIA, LEED AP BD+C

Originally built in 1859 in Wheeling, WV, the **Wheeling Custom House** is considered to be the “**Birthplace of West Virginia.**” The 22,000 square foot building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. On **September 23, 2011**, **McKinley Architecture and Engineering** was presented with the **2011 Heritage Tourism Award from the Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall. The West Virginia Division of Culture & History engaged the professional services of McKinley Architecture and Engineering to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. Afterwards, we completed multiple renovations and restorations, including repairs to the stone, new windows, wood flooring, interior plastering, ceilings, HVAC upgrades, fire protection, electrical, and more.

A combination of water intrusion conditions existed at the beginning of the restoration; the building had a **failed roofing system, failed box guttering**, broken stone, missing mortar and deteriorated wooden windows. **Restoration and renovation work of the building addressed all of these issues, along with and more.** The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. We can assist with a review of the Division One Section of the specifications to assist in determining qualifications for the bidders. For instance, when we wrote the RFP for the rehabilitation project we included an allowance for a special roofing consultant to be on site 8 hours a day for 25 days: their task is to perform direct on-site observation and evaluation of the soldering and metal connections.



During Construction & After

McKINLEY
ARCHITECTURE + ENGINEERING

Fort Henry Building



Before,

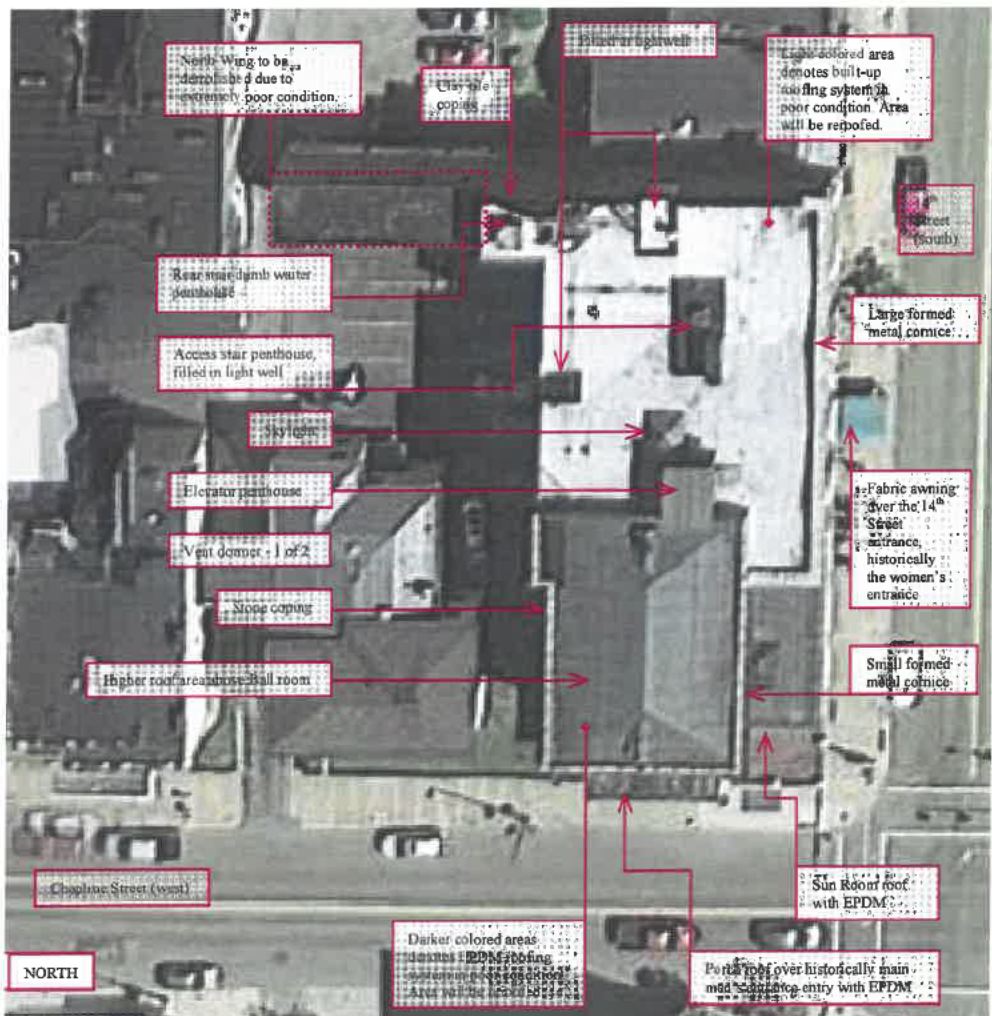


During Construction,



and After

The 4-story, 45,046 SF Fort Henry Building was originally designed and built as a mansion in the 1850s, then served as a social club and meeting places from the 1890s until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. That's when Fort Henry LLC (McKinley Architecture and Engineering's subsidiary company) stepped in to save the building from demolition. Since the structure is included in the Wheeling Historic District in the National Register of Historic Places; our goal is to maintain the historic fabric and character of the interior and exterior. All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. To date, we have been successful in attracting a few tenants, which has enabled us to commence with the fit-outs / development of the project. There is an anchor tenant which occupies the entire second floor, 2 other tenants occupy portions of the first floor, and we are designing another build-out for the additional tenant. Because the building had been in disrepair for many years, these renovations also included upgrades required to get the building up to current codes and standards, such as complete roof replacement, masonry repairs, windows rehab/replacement, doors, ADA lobby entrances, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, elevators, storm & sewage line separation, sidewalks, and much more.



Lincoln National Bank Building

Avella, Pennsylvania

Owner

Avella Area Community Association

Size

8,667 SF approx.

Construction Cost

\$288,400

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Contractor

Ramp Construction Company, Inc.

The Avella Area Community Association, in association with the Redevelopment Authority of the County of Washington, are in the process of restoring the **historic Lincoln National Bank Building in multiple phases**. When all Phases are completed, the building will serve as an incubator for multi-purpose use for various business types. For Phase I, we **replaced the roofing, rebuilt the masonry parapet, removed and reinstalled the stone copings, and also cleaned and restored the exterior masonry**. The building now looks completely rejuvenated from the exterior. In addition, we are incorporating a new ADA entrance and incoming utility services for future interior renovations.

For the new roof, insulation and drainage portion of this project; due to the deteriorated condition of the roof and evidence of severe roof leaks in the interior of the building, the tarred roofing materials were removed and a new roofing system was installed. After the removal of the existing roof, the structural deck was inspected to further validate its satisfactory condition. To meet current code, additional roof drains were required. In addition, overflow drains were required because of the high parapet walls enclosing the roof. Following restoration of the interior face of the masonry parapet walls, proper flashing and counter flashing were included as a part of the complete roofing system.

In addition, there was a replacement of the unsafe section of the plaster ceiling. The deep beams in the banking room had sustained substantial damage from roof leaks, which have both softened the plaster and rusted the steel support system and wire mesh. Large sections of the plaster beams had collapsed, leaving the actual steel structure exposed above.



COPING AND PARAPET WALL UPGRADES
Before & After



ROOF REPLACEMENT
Before & After

Harrison County Courthouse

Cadiz, Ohio

Owner

Harrison County Commissioners

Size

9,500 SF

Construction Cost

\$1.7 million approx.

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Contractor

Kalkreuth Roofing & Sheet Metal, Inc.

Our team worked cooperatively with the Owner and provided, among other services, schedule development, estimate development, design development documents for review by the Owner, Guarantee Maximum Price (GMP) proposal, engineering, and pre-construction planning throughout the construction stages.

McKinley Architecture and Engineering and Kalkreuth Roofing completed a Design-Build project in 2016 for the Harrison County Commissioners in Ohio for upgrades to the Harrison County Courthouse in downtown Cadiz, OH. The Courthouse was completed in 1895 by architect Joseph Yost, and has elements of Greek Revival, Second Empire, Italianate, Romanesque Revival, and Beaux-Arts architectural styles. This courthouse is located on the National Register of Historic Places (NRHP Reference #74001524).

This project replaced/restored the existing 9,500 SF roof on the Courthouse. Work included complete removal and replacement of slate and copper flashings, complete removal and replacement of EPDM roofing and related flashings, repair of roof support framing, new snow guards, repair of stone, hazardous abatement of pigeon droppings, replacement of tower louvers and vents, removal and replacement of sealants. Includes 4 corner cupolas. In addition to the roof replacement, all masonry above the third floor windows including the roof tower were restored and the mortar joints repointed. A new lightning protection system was also included in this project.



BEFORE (DURING CONSTRUCTION)



& AFTER

McKINLEY
ARCHITECTURE + ENGINEERING

Jefferson County Department of Job & Family Services Building roof

Steubenville, Ohio

Owner

Jefferson County Commission

Size

20,100 SF

Construction Cost

\$200,000 approx.

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

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

Contractor

N.F. Mansuetto & Sons Inc.

McKinley Architecture and Engineering assisted the Board of Commissioners of the County of Jefferson, State of Ohio, with the **replacement** of the Jefferson County Department of Job and Family Services Building's **30 year old EPDM roof**. This project included the coordination of demolition of a Ballasted EPDM roof, mechanical curb flashing, and full roof replacement. We also reviewed the concerns of the failing roof, and possible damage to the building structure, and designed plans to correct these issues.

The demolition included field verifying all conditions, and verifying the location of all roof penetrations. The next step in demolition was removing all existing roofing, ballast, accessories, insulation, metal trim and flashing to the existing roof deck.

All of the roof drain domes were replaced with compatible cast iron domes. There was various locations where damaged soffit was replaced. We provided design for code compliant drainage systems which increased the building's safety.



BEFORE

and AFTER



Steel Valley Regional Transit Authority Maintenance Complex roof

Steubenville, Ohio

Owner

Steel Valley Regional Transit Authority

Size

15,614 SF

Construction Cost

\$275,000

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Contractor

Alex Roofing & Construction Co.

This project includes **architectural and engineering design services** for the **roof repairs and replacement** for the administrative and maintenance complex in Steubenville, Ohio. This includes the demo of the existing EPDM roofing; new EPDM roofing, penetrations, scuppers, and flashing; the demo of existing coping and installation of new metal coping; salvaging and reinstalling the lightning protection system; replacing one roof hatch; repairs to the existing EIFS system; new scuppers through the existing parapet; and finally, the installation of new roof expansion joints.

For the roof system, the rubber membrane and insulation needed to be replaced. During the installation, we ensured that the slope of the roof and roof drainage system met current Ohio Building Codes. The HVAC units were lifted off their curbs to help with the flashing; one of the HVAC units was replaced. **The roof drainage system required an upgrade to provide an emergency drainage system to ensure water leaves the roof surface if the primary roof drains become plugged.** For this roof, the most economical way to add an emergency system was to add scuppers through the parapet wall to allow any ponding of water to exit the roof structure.



West Virginia University Colson Hall

Morgantown, West Virginia

Owner

West Virginia University

Size

35,000 SF approx.

Construction Cost

\$5.6 million

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Denis Gill, AIA

Contractor

TEDCO Construction

McKinley Architecture and Engineering completed a \$5.6 million **renovation/restoration** project on Colson Hall at the downtown campus of West Virginia University. The scope of work was to take this existing 35,000 SF building and readapt it for use as a faculty office building with additional classrooms. Work included architectural elements as well as major electrical and mechanical systems design.

The project included a roof replacement. One of the goals was to replicate the original style and color, and Chairman of the Historic Preservation Committee gave us the blessing to use the roof tile that was chosen. The roof replacement included fully adhered single membrane roof, new sealant and waterproof underlayment, repairing and relining the existing gutters, copper collector and downspouts, metal coping, new roof drains, removing the stone parapets then reflash and reinstall the stone, removing all stone chimney caps and reflash with new metal cap flashing, removing all existing chimney flashing and replace with new copper flashing, repairing and/or rebuilding the dormers, installing batt insulation in the attic, smoke vent, automatic smoke hatch activated by smoke detector, and installing new clay tile roof over the new substrate and ice/water shield (water proof membrane). **There was also moisture penetration issues that were addressed.**

During the process the owner requested the exterior of the building be restored to its original design, and due to our experience with historic preservation work, we were able to accomplish the needed construction of the façade to bring it back to its original 1923 appearance while keeping the aesthetics of the building untouched. This included brick repointing, new windows, doors, lighting, stair and railings, and more.



BEFORE



and AFTER



Old Main Building

Washington, Pennsylvania

Owner

Washington & Jefferson College

Size

12,000 SF approx.

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Ray Winovich, RA

Contractor

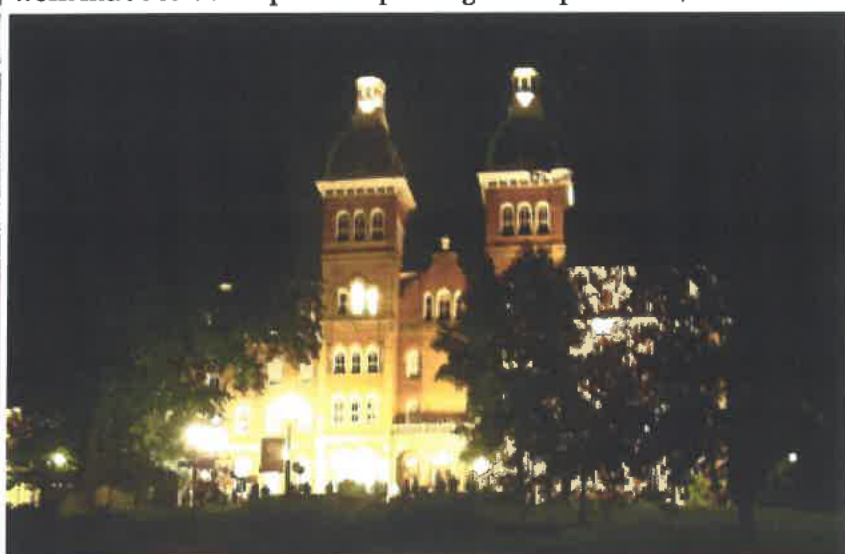
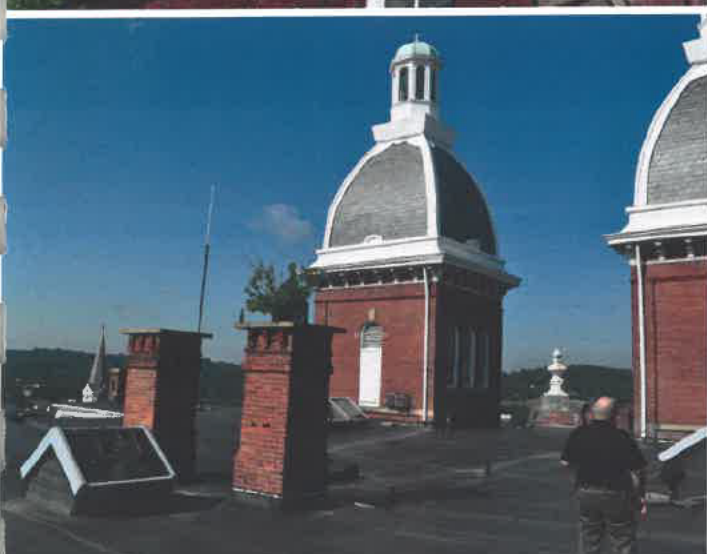
Jarvis, Downing & Emch

McKinley Architecture and Engineering recently worked with **Washington & Jefferson College** on many projects, and on multiple buildings. One project is a masonry repair and **roof restoration project** on the **Old Main Building** in Washington, Pennsylvania, which is the original historic classroom building of the college, and is now the main academic building at Washington & Jefferson College. Original construction for Old Main was commenced in 1834, an addition was added in 1850, and its two identical towers were added in 1875 to symbolize the union of Washington College and Jefferson College to form Washington & Jefferson College. The building is found in the National Register of Historic Places; located in the East Washington Historic District (NRHP Reference: #84000547).

There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting and damaged, and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed.

The intent of this project is to repair and or replace the existing flat roofed areas, flashing, skylights, and slate mansard roof. The masonry restoration is for the front facade between the towers, along with the back side of the towers. The exterior brick and stone is to be tuck-pointed and repaired as necessary, and the bronze clad doors are to be renovated.

Careful attention was used to identify and preserve the original, unique roof designs. The replaced roof system included about 12,000 SF of new flat EPDM roofing, and spot-repair of a large slate mansard that wraps around the entire perimeter. The new EPDM was installed with 3" rigid insulation, and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well.



Marshall County Schools

McNinch Primary School

Moundsville, West Virginia

Owner

Marshall County Schools

Construction Cost

\$4 million (\$600,000 roof package)

Project Architects-Engineers

McKinley Architecture and Engineering

This \$4 million McNinch Primary School project included **47,423 SF of renovations**, along with 6,307 SF of additions. The 53,730 SF school is located in Moundsville, WV. **Renovations included a roof**; existing interior building space; includes gypum board partition enclosure of open-plan instructional spaces in areas of renovation; HVAC, electrical, and sprinkler work necessary to accommodate the renovations; cosmetic upgrades of floor, wall & ceiling finishes; replacement of accessories (display boards, etc.); as well as minor "wet wall" & underslab work at selected toilet rooms. The renovation of the HVAC system consisted of installing VVT Zone Dampers onto the existing ductwork to create a zoned system. A bypass line was installed between the return and the supply main. The Electrical was upgraded as necessary to accommodate renovations outlined above. We made the building handicapped accessible and provided new wheelchair stair lifts. For building security, we replaced the existing exterior entry doors and provide new interior foyer with electric access control; added security barrier cross-corridor doors and security gate at lobby area. **Additions included a roof**, multi-use room with Physical Education space, a kitchen addition, a new classroom, and a new art room. The HVAC in these areas included Single Zone Packaged Rooftop Units with DX Cooling and Electric Heating (gas heating for the kitchen) and low-pressure ductwork. There was electrical upgrades for these areas as well.

The 47,423 SF roof replacement included the removal & replacement of the existing roofing/insulation system with non-ballasted EPDM over Iso.

This single ply fully adhered membrane system, over tapered 3" rigid insulation premium (7.5" average thickness), includes all cants, flashings, saddles, etc. on the main building. There was a galvanized metal roof deck installed for structural support for the new HVAC unit. The 6,307 SF roof expansion included the removal & replacement of existing expansion joint system with EPDM-compatible "soft" joint; selective undefined

removal/replacement of existing drainage elements such as roof drains. This single ply fully adhered membrane system over 2" minimum roof insulation was a sloped roof structure for drainage at the addition. **At both roofs, there was new pre-finished aluminum copings and fascia, flashings and sheet metal, scuppers with downspouts, drains and piping, metal decking, an insulated roof hatch, walk pads for maintenance, perimeter blocking, and a roof access ladder.**



Before,



During Construction,



and After



Marshall County Schools

Washington Lands Elementary roof

Moundsville, West Virginia

Owner
Marshall County Schools

Construction Cost
\$703,912

Project Architects-Engineers
McKinley Architecture and Engineering

Project Architect
Gregg P. Dorfner, AIA

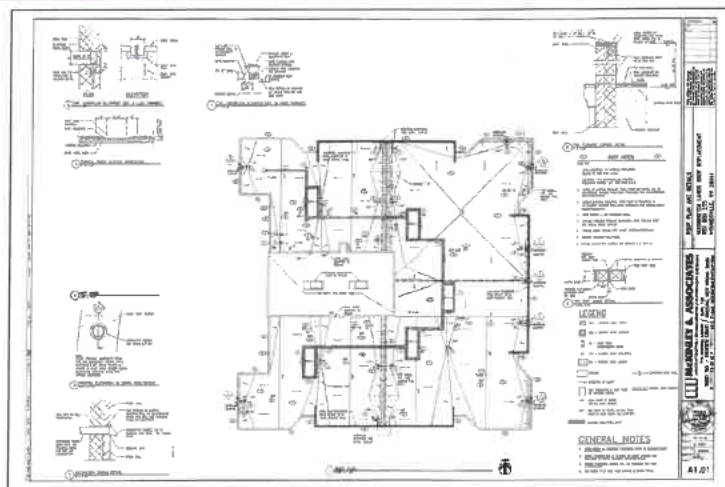
Contractor
N. F. Mansuetto & Sons, Inc.

The \$703,912 roof replacement project for the Washington Lands Elementary School 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 drain and mounting rings and prep that area to receive new roof drain replacements and provide metal deck infill to match existing.

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.

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.



Ohio County Schools

2 Elementary School roofs

Ohio County, WV - county-wide

Owner

Ohio County Schools

Project Architects-Engineers

McKinley Architecture and Engineering

Coordination Architect

Patrick J. Rymer, AIA, ALEP/CEFP



Throughout the years, we have completed **several projects** for Ohio County Schools; including **renovations, additions, upgrades, roof replacements, risk assessments, safety and vulnerability studies, evaluations and inspections, major infrastructure projects**, as well as their **10-year Comprehensive Educational Facilities Plans**.

For the May 8, 2018 election, McKinley completed Pre-Bond Services that lead to the **successful bond passage by 62%**. This **bond call is a result of that CEFP 2010-2020 that we developed**. The bond will provide **improvements to all the facilities within Ohio County Schools**. The bond total was for \$42.2 million and when combined with funding from the School Building Authority and through an energy-saving improvements program funding total will be over \$75 million. Our Pre-Bond planning for the **13 school renovations (18 total projects)** included programing, budget estimates, renderings and project boards, marketing material, attendance to public meetings, and organizing one last public informational meeting to help rally the voters to vote "Yes!". The long list of construction projects is expected to take about three years to complete. Most of the school will receive classroom renovations/additions, safety and security upgrades, HVAC and lighting upgrades, code compliance, and more. There are also **new roofs**, bleacher replacements, cafeteria additions, fire alarms, accessibility improvements, bus and drop-off upgrades, and much more.

We recently completed the **roof replacements** at both **Steenrod Elementary School** and **Elm Grove Elementary School**. The roofs were too old, past their warranty, and leaking. We replaced the failing SBS roof systems, with 20yr EPDM roof systems. These were **fast-tracked projects**, the **designs were completed in 2 months**, and the construction was completed during the summer of 2019, and were **finished ahead of schedule** - well before the start of the 2019-20 school year. These projects had zero and negative change orders!

Steenrod Elementary School included over 19,000 SF of roofing demolition and replacement, along with metal roof edge replacement, roof protection pads. The contractor was Kalkreuth Roofing & Sheet Metal, Inc.

Elm Grove Elementary School included 38,000 SF of roofing demolition and replacement, along with metal roof edge replacement, roof protection pads, modification to the existing roof drainage system, a new access hatch and access ladder. The contractor for this roof was N.F. Mansuetto & Sons, Inc.

Wetzel County Schools

Magnolia High School roof

New Martinsville, West Virginia

Owner

Wetzel County Schools

Construction Cost

\$669,655

Project Architects-Engineers

McKinley Architecture and Engineering

Project Architect

Patrick J. Rymer, AIA

Contractor

Kalkreuth Roofing & Sheet Metal, Inc.

This \$670,000 emergency parapet repair and **building roof replacement** 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 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. Our in-house engineering department 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.**



References



West Virginia Independence Hall
Mr. Randall Reid-Smith
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
304 / 558-0220



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



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



Orrick's Global Operations & Innovation Center
Mr. Will Turani
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304 / 231-2629



LEED Project Building 55: WV State Office Complex in Logan
Mr. Robert P. Krause, PE, AIA
State of West Virginia
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-9018

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

The West Virginia Board of Architects

certifies that

Thomas Worlledge

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

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

Certificate Number



The registration is in good standing until June 30, 2022.



Emily Papadopoulos
Executive Director



CERTIFICATE

*I, Ken Hechler, Secretary of State of the
State of West Virginia, hereby certify that*
by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia
Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

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

CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of

DECEMBER 19 89

Ken Hechler

Secretary of State.



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

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

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

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

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

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

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

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

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

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

atl.006 v.4
L0539442304

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

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

MCKINLEY & ASSOCIATES, INC.

C00366-00

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

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

January 1, 2020 - December 31, 2021

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

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



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

BOARD PRESIDENT

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/13/2021

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

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

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

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WORD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	EPP 0146335	06/15/2021	06/15/2022	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 \$
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY		EPP 0146335	06/15/2021	06/15/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$ ☒ OCCUR ☐ CLAIMS-MADE		EPP 0146335	06/15/2021	06/15/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER

CANCELLATION

AI 005479

Specimen

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

AUTHORIZED REPRESENTATIVE

De C. [Signature]

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ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/14/2021

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

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

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

COVERAGES

CERTIFICATE NUMBER: 1519257570

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$
	☐ CLAIMS-MADE ☐ OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$
						MED EXP (Any one person) \$
						PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$
	☐ POLICY ☐ PROJECT ☐ LOC					PRODUCTS - COM/PO/ AGG \$
	OTHER:					\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO					BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY ☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB ☐ OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE					AGGREGATE \$
	DED ☐ RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE ☐ OTHER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y ☐ N				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N Y	AEH591893924	10/10/2021	10/10/2022	Each Claim \$1,000,000 Aggregate \$2,000,000 Deductible \$25,000

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

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

CERTIFICATE HOLDER

March-Westin Company
360 Frontier Street
Morgantown WV 26505

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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

State of West Virginia
Centralized Expression of Interest
Service - Prof

Proc Folder: 960733

Doc Description: Architectural/Engineering Services for Roofing Project

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2021-11-12	2021-11-30 13:30	CEOI 0705 LOT2200000001	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: *000000206862

Vendor Name : McKinley Architecture and Engineering

Address :

Street : 129 Summers Street - Suite 201

City : Charleston

State : West Virginia

Country : USA

Zip : 25301

Principal Contact : Ernest Dellatorre

Vendor Contact Phone: (304) 340-4267

Extension: 115

FOR INFORMATION CONTACT THE BUYER

Toby L Welch
(304) 558-8802
toby.l.welch@wv.gov

Vendor
Signature X

FEIN# 55-0696478

DATE November 24, 2021

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, Director of Business Development

(Printed Name and Title)

129 Summers Street - Suite 201, Charleston, West Virginia 25301

(Address)

(304) 340-4267 x115 | (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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

McKinley Architecture and Engineering

(Company)



(Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, Director of Business Development

(Printed Name and Title of Authorized Representative)

November 24, 2021

(Date)

(304) 340-4267 x115 | (304) 233-4613

(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI LOT21*1

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

- ☐ Addendum No. 1
- ☐ Addendum No. 2
- ☐ Addendum No. 3
- ☐ Addendum No. 4
- ☐ Addendum No. 5

- ☐ Addendum No. 6
- ☐ Addendum No. 7
- ☐ Addendum No. 8
- ☐ Addendum No. 9
- ☐ Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

McKinley Architecture and Engineering

Company


Authorized Signature

November 24, 2021

Date

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

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: November 24, 2021

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 24 day of November, 2021.

My Commission expires June 26, 2024.

AFFIX SEAL HERE

NOTARY PUBLIC 

Purchasing Affidavit (Revised 01/19/2018)