

WV Department of Agriculture Plant Industries Division

*Office Building-
Gus R. Douglass
Agriculture Center*

Requisition #AGR1013

February 23, 2010

RECEIVED

2010 FEB 23 A 10: 12

PROCUREMENT DIVISION
STATE OF WV



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

Request for Quotation

RFQ NUMBER
AGR1013

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF
RON PRICE
304-558-0492

BUYER'S COPY

RFQ COPY
TYPE NAME/ADDRESS HERE

McKinley & Associates
 The Maxwell Center / Suite 100
 32 Twentieth Street
 Wheeling, WV 26003

SHIP TO

DEPARTMENT OF AGRICULTURE
 ADMINISTRATIVE SERVICES
 BUILDING 2, ROOM 106
 4720 BRENDA LANE
 CHARLESTON, WV
 25312 304-558-2221

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
01/21/2010				

BID OPENING DATE: **02/23/2010** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UQP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-07		
<p>DESIGN OF AN OFFICE BUILDING</p> <p>EXPRESSION OF INTEREST</p> <p>TO PROVIDE ARCHITECTURAL/ENGINEERING SERVICES FOR THE DESIGN OF A SIMPLIFIED OFFICE BUILDING PER THE ATTACHED.</p> <p>WRITTEN QUESTIONS WILL BE ACCEPTED UNTIL THE 4:30 PM ON FEBRUARY 2, 2010 AT THE FOLLOWING:</p> <p>RON PRICE PURCHASING DIVISION 2019 WASHINGTON STREET EAST CHARLESTON, WV FAX: 304-558-4115 EMAIL: RON.N.PRICE@WV.GOV</p> <p>NOTICE</p> <p>A SIGNED BID PLUS 3 CONVENIENCE COPIES MUST BE SUBMITTED TO:</p> <p>DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>[Signature]</i>	TELEPHONE (304) 233-0140	DATE 2/22/2010
TITLE Dir Business Development	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
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 Post Office Box 50130
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DEPARTMENT OF AGRICULTURE
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BID OPENING DATE: **02/23/2010** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:</p> <p>SEALED BID</p> <p>BUYER: RP-41</p> <p>RFQ. NO.: AGR1013</p> <p>BID OPENING DATE: 02/23/10</p> <p>BID OPENING TIME: 1:30 PM</p> <p>PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID: ----- (304) 233-4613 -----</p> <p>CONTACT PERSON (PLEASE PRINT CLEARLY): ----- Ernest Dellatorre -----</p> <p>***** THIS IS THE END OF RFQ AGR1013 ***** TOTAL: _____</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE *Ernest Dellatorre* TELEPHONE (304) 233-0140 DATE 2/22/2010
 TITLE Dir. Business Development FEIN 55-0696478 ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

STATE OF WEST VIRGINIA
Purchasing Division**PURCHASING AFFIDAVIT**

West Virginia Code §5A-3-10a states: 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 the debt owed is an amount greater than one thousand dollars in the aggregate.

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.

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "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.

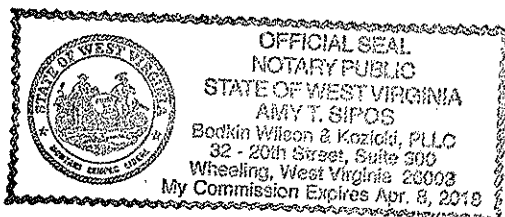
EXCEPTION: The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a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

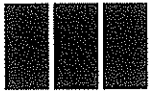
Under penalty of law for false swearing (*West Virginia Code* §61-5-3), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

WITNESS THE FOLLOWING SIGNATUREVendor's Name: McKinley & AssociatesAuthorized Signature: *Just Della* Date: 2/22/2010State of West VirginiaCounty of Ohio, to-wit:Taken, subscribed, and sworn to before me this 22 day of February, 2010My Commission expires April 8, 2018, 20 .

AFFIX SEAL HERE

NOTARY PUBLIC

Amy J. Sipos



February 22, 2010

Ron Price
Purchasing Division
Building 15
2019 Washington Street, East
Charleston, WV 25305-0130

Re: AGR1013: Office Building – Gus R. Douglass Agriculture Center

Dear Mr. Price and Members of the Selection Committee;

McKinley and Associates is pleased to provide the WV Department of Agriculture, Plant Industries Division, with our Expression of Interest for architectural and engineering services for the design of an office building at Gus R. Douglass Lane in Charleston, WV.

McKinley & Associates has been providing design services since 1981. With offices in Wheeling WV, Charleston WV, and Washington PA, McKinley & Associates supports a professional staff of 40+ that includes architects, mechanical, electrical, plumbing/life safety engineers (MEP engineers) as well as a certified interior design department.

We are proposing to dedicate the professional design staff from our Charleston office as the Project Architect (Thomas R. Worlledge, AIA, LEED AP, REFP), Staff Intern Architect (Nicole D. Riley, Assoc. AIA), Interior Designer (Deb Blakeman, NCIDQ #015070), and Project Coordinator/Construction Administration (Dana E. Womack, Jr.).

We love what we do, so we care about the results you get. We know we can provide you with a successful project and are very excited about the possibility of building a long-lasting relationship with the WV Department of Agriculture. Thank you for reviewing our submission and considering McKinley & Associates for your project.

Sincerely,


Ernest Dellatorre
McKinley & Associates

Executive Summary

Enclosed is our complete Expression of Interest for all professional architectural and engineering services for the Office Building – Gus R. Douglass Agriculture Center. Here is an overview of what McKinley & Associates brings to the WV Department of Agriculture, Plant Industries Division:

RFP Highlights:

- Our **Charleston Office** is only a couple of minutes away.
- We design over **\$100 million** in construction cost per year in West Virginia.
- All MEP Engineering will be designed **"In-House."**
- We have **4 LEED Accredited Professionals (including the Project Architect) in both the architectural and engineering fields.**
- Recognition of **cost effective new school design** within the past 4 years in West Virginia, according to the SBA:
 1. Chapmanville Regional High School (Logan County, WV) - **\$158.41/SF**
 2. Hilltop Elementary School (Marshall County, WV) - **\$167/SF**

First and foremost we can state that our staff of 40+ professionals will devote whatever time is necessary to provide the WV Department of Agriculture, Plant Industries Division with a successful project. With over 15 registered professional architects and engineers we have the ability to make difficult schedules work. This is an "In-House" team that works together everyday and has done most of the projects here as a group.

The most important element of the entire process becomes communication from you to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. You will have the ability to review the plans and specifications at different completion percentages of the development phase.

Our Quality Assurance Program starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process.

The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems. Our project team 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.

The firm uses a number of different cost estimating procedures depending on the type and size of project. Our ability to design within budget is shown in the following, which represent some of our recently bid projects:

<u>PROJECT</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>
Wood Co. - Williamstown HS	\$11,635,000	\$11,253,000	-3.39%
Ohio Co. Schools	\$2,800,000	\$2,675,000	-4.67%
Weirton State Building	\$4,291,000	\$4,083,000	-5.09%
Hancock Co. Schools	\$11,000,000	\$11,260,000	+2.36%
WV Northern Annex	\$7,900,000	\$6,850,000	-15.33%
WV Northern Phase II	\$1,200,000	\$1,194,000	-0.50%
Wheeling YMCA	\$2,200,000	\$2,100,000	-4.76%
WVU Colson Hall	\$5,400,000	\$5,500,000	+1.85%
John Marshall Fieldhouse	\$3,755,000	\$3,518,000	-6.73%
Central Elementary	\$3,037,000	\$3,017,000	-0.66%
Maxwell Centre	\$1,800,000	\$1,734,000	-3.81%

The Marshall County School Bond Project's total budget is \$37,000,000.
To date, we are \$1,000,000 under budget.

Corporate Information

Firm History

Founded in 1981, McKinley & Associates is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive **professional services in architecture, engineering, interior design and construction administration**. We have a broad range of skill and experience for projects involving medical, educational, governmental, commercial, religious and recreational operations. In January 2007, McKinley & Associates established a partial **Employee Stock Ownership Plan (ESOP)**, which is a benefit plan that gives our employees ownership of stock in our company. This is a **contribution to the employee**, not an employee purchase.



Firm Information

David McKinley, PE
Principal

Tim Mizer, PE, RA
Director of Operations

Gregg Dorfner, AIA, REFP
Director of Architecture

Brad Crow, PE, LEED AP
Director of Engineering

Date of Incorporation

1981 Wheeling, West Virginia

Number of Professionals

Total Size	40+
Architects & Interns	12
Engineers	6
Project Coordinators	4
Quality Control	2
Arch./Eng. Designers	11
Interior Designer	1
MIS	1
LEED APs	4

Locations

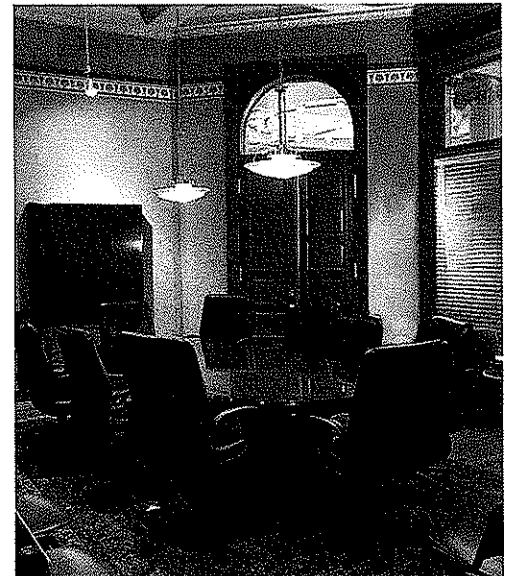
Headquarters

The Maxwell Centre
Thirty-Two - Twentieth Street
Suite 100
Wheeling, West Virginia 26003
P: 304-233-0140
F: 304-233-4613

Satellite Offices

Charleston Area Alliance Building
1116 Smith Street
Suite 406
Charleston, West Virginia 25301
P: 304-340-4267
F: 304-340-4269

Washington Trust Building
6 S. Main Street
Suite 1028
Washington, Pennsylvania 15301
P: 724-223-8250
F: 724-223-8252

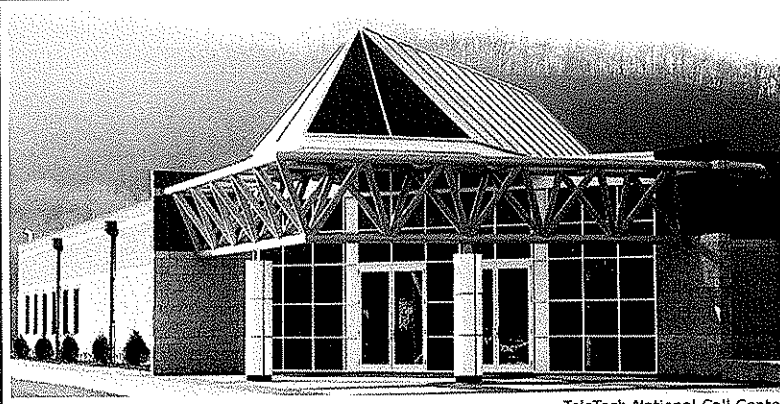


Credentials

McKinley & Associates is a member of the following **organizations**:
CEFPI, AWI, WVEDC, AIA, NFPA, NCARB, ASCE, ASPE, BOCA,
ASHRAE, ACI International

Qualifications

Founded in 1981, McKinley & Associates has become generally accepted as the largest A/E firm in West Virginia. We provided design services for projects representing more than \$100,000,000 annually in construction value. We have a broad range of skills and experience for projects involving **medical, religious, educational, government agencies, manufacturers, commercial and recreational operations**, as well as **developers**. In the past 10 years our firm has been awarded **4 prestigious AIA Honor and Merit Awards** for our works.



TeleTech National Call Center

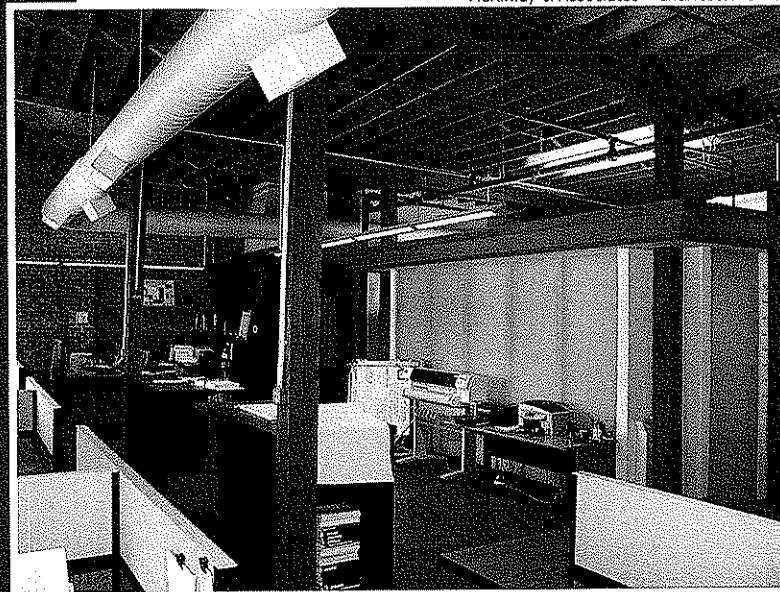
The McKinley experience in commercial projects include Corporate Office Complexes, High-tech Business Parks, Warehouses, Distribution Centers, Flex Space Buildings, plus many more. We have vast **office building** experience in both **new building and renovation** projects.



Orrick Building

Our services ranges from feasibility planning and concept design through construction administration. We understand that the success of commercial architecture is measured not just by architectural design alone, but also by the added considerations of all members of the design and development team.

McKinley & Associates - Charleston Office



A particularly important and integral part of commercial work is our understanding of the permitting process and agency procedures regarding zoning and building codes, traffic and parking requirements, and environment impact assessments.

Generally recognized as **West Virginia's largest A/E firm**, our **40+ person Professional staff** includes: Architects; Civil, Electrical, Fire/Life Safety, Mechanical and Structural Engineers; Interior Designers and Educational Planners. **We have provided professional services in all 55 counties of West Virginia.**

Management & Staffing Capabilities

In the past 30 years we have extensive experience with similar projects. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems. Our project team 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.

This team is an "In-House" team that works together everyday and has done most of the projects here as a group. These team members have been working up to fifteen years together at McKinley & Associates.

We hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the Owner to participate in these meetings.

Our Project Coordinators have an extra responsibility than what most firms' Construction Administrators have; our Project Coordinators 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 Project Coordinators have an important role as being the liaison between the Owner, Contractor, and Architect. The primary objective of the Project Coordination services is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Our Project Coordinators 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 Project Coordinator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

Our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. It should be noted that McKinley & Associates has been performing our eleven month walk-through for the past 12 years as part of our Standard of Care, and it only recently has been adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.

We also have an Interior Design department. Basic interior design services include determining the owner's project requirements, timetable and budget; analyzing space requirements; operating procedures; communication relationships; way finding (signage, directories, fire escape plan); furnishings and finishes; creating an inventory of existing conditions and determining future needs.

Quality Control

Quality control at McKinley & Associates, Inc. is a constant process which begins with the initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing 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 client any potential conflicts between program criteria and design standards and resolving those conflicts to the client's satisfaction.

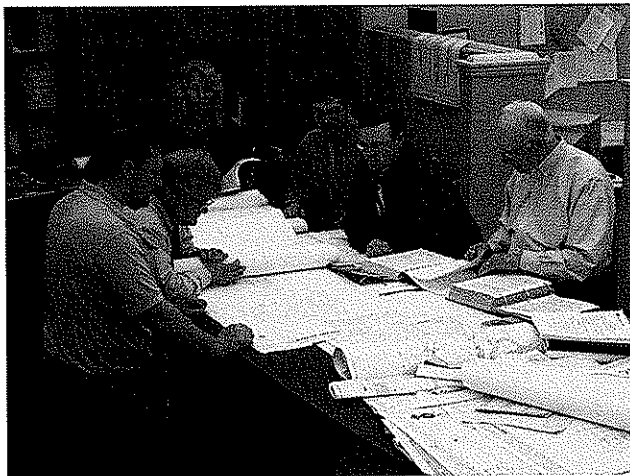
As the schematic/concept plans are developed, the Project Manager typically presents the plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture. Once a consensus is reached, the plans advance in the process.

Prior to the completion of each phase, a set of project documents is issued to each discipline and consultant 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, the project architect reviews the documents and compares the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A final review is made by the principal-in-charge.

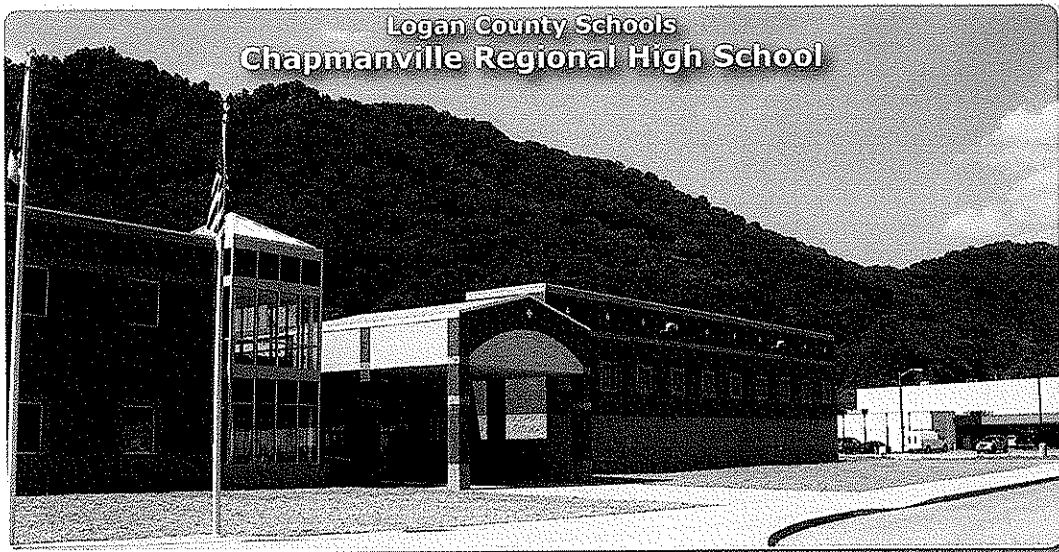
During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the project manager and appropriately referenced on the drawings. Copies of the final documents are distributed to the client and consultants for final review and approval. Comments are incorporated into the documents prior to issuance for 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.

During the construction, the processing of shop drawings and submittals is controlled and monitored by the project manager. The standard turnaround for the receipt, logging, review and return of submittals is 10 working days. Complicated or specialized submittals may require additional time. Urgent items can often be expedited to satisfy the construction schedule.

Cost Effective Design



- **Most Cost Effective New School Design in the Past 4 Years**
- **CRHS's final price ~ \$158.41/SF – source: SBAWV (includes site development, building construction, and all FF&E)**
- **New High School State Average in 2005 ~ \$188.26/SF**
- **138,500 Square Feet**
- **Total Non-Owner Change Orders – 0.65%**



- **SBA's 2009 Limit on New Elementary School Design ~ \$217/SF**
- **Hilltop Elementary's final price ~ \$167/SF (includes site development, building construction, and all FF&E)**
- **49,700 Square Feet**
- **Total Non-Owner Change Orders – 0.83%**
- **Construction complete with potential LEED Silver Certification**

Sustainable "Green" Design

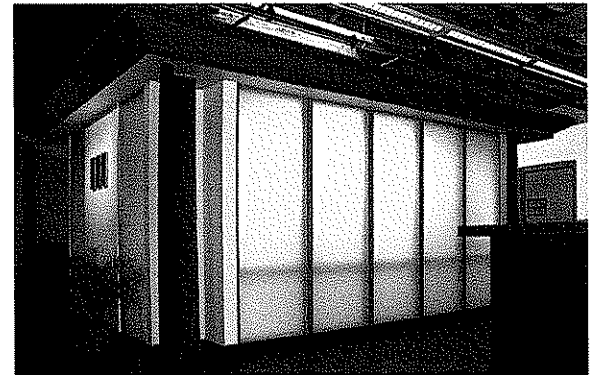
Buildings designed today will need to meet the demands of the future; McKinley & Associates identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability.

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 institutional project experience, the McKinley Team can work alongside local designers to provide sustainable design and construction guidance. We also offer full architectural design services and guided design workshops on sustainable design issues.

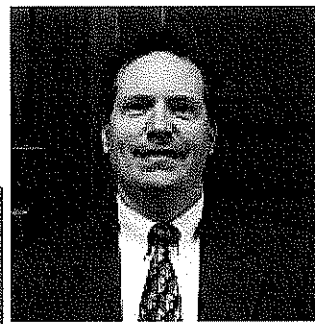
LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings. LEED recognizes that sustainable design requires a team approach to achieve the desired goals, and we have LEED Accredited Professionals (LEED AP) in both the architectural and engineering fields. We have **4 LEED Accredited Professionals** on staff along with our skilled architectural/engineering team to 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.



McKinley and Associates has been honored to have won some very notable awards and to have received some very prestigious nominations over the years. We recently won a West Virginia Chapter of the American Institute of Architects 2009 Merit Award for our newly renovated Charleston Office; a project led by Thom Worlledge.



View of our award-winning Charleston Office renovation showing our centrally located conference room "Lantern." This glows all day long through the translucent walls, which are illuminated with natural daylight from a skylight above.



Thomas R. Worlledge, AIA, LEED AP, REFP has been a member of the USGBC since 2001. He was the first LEED Accredited professional in the state of West Virginia and has served on the committee that sets the standards for the international energy code.

LEED® & Net-Zero Energy

We have **4 LEED Accredited Professionals** on staff (including the Project Manager for your proposed project) in **both the architectural and engineering fields:**

Michael S. Betsch, LEED AP

Bradley A. Crow, PE, LEED AP

Christina Schessler, AIA, LEED AP

Thomas R. Worledge, AIA, LEED AP, REFP (Project Manager)

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

Bellann in Oakhill, WV (LEED EB O&M)

Cameron Middle School/High School in Cameron, WV (LEED for Schools 2.0)

Hilltop Elementary School in Sherrard, WV (LEED for Schools 2.0)

West Virginia State Office Building in Logan, WV (LEED NC 2.2)

All 4 of our LEED Registered Projects are either under construction or under design with potential **LEED Certification** (Bellann) or potential **LEED Silver Certification** (Cameron Middle School/High School, Hilltop Elementary School, and the West Virginia State Office Building).

Furthermore, besides our LEED experience, we are also currently designing H3 LLC's new office facility in Milton, WV as a **Net-Zero Energy Building**. If we achieve the goal, it will be **one of only 9 Net-Zero energy projects in the country!** Here is a summary on Net-Zero Energy Buildings:

"In general, a net-zero energy building produces as much energy as it uses over the course of a year. Net-zero energy buildings are very energy efficient. The remaining low energy needs are typically met with on-site renewable energy."

- source:

U.S. Department of
Energy website



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

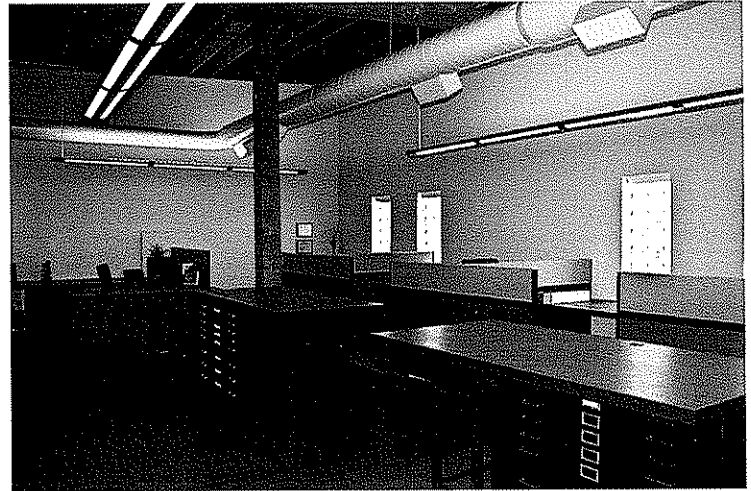
McKinley & Associates Charleston Office



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

McKinley & Associates has been practicing "green" for years and has won awards for converting unused warehouse space into striking modern office buildings. One of the best ways to build green is to adapt an existing building; twenty percent of a building's energy consumption is embodied in the building's physical structure itself.

We recently won a West Virginia Chapter of the American Institute of Architects 2009 Merit Award for our newly renovated Charleston Office. The first thing you will notice is we left most of the existing structure exposed; this minimizes the amount of new materials required to define the space and allowed us to utilize some special features. For example, our centrally located conference room "Lantern" glows all day long from natural sunlight from above. This room's ceiling acts as a reflector, bouncing natural light throughout the space.



In addition to reusing the space, we also reused doors to make all of the desks, workstations and conference table. The top of the dividers is made from "Homosite", a board made from 100% recycled newspapers and covered with a fabric made from 100% recycled polyester. An office full of unique, durable office furniture for less than 1/10th of the cost of standard modular furniture is another advantage.



The office chairs are new, but the "Zody" chair by Haworth is the first chair to be Cradle to Cradle Gold Certified. This certification means that the manufacturer will take back the chair at the end of its useful life to disassemble and make a new chair, completing the cycle.

Yes, the paint on the walls is green, but it also has very low volatile organic compounds (VOC's) which keeps the air we breathe cleaner, and contains an anti-microbial which inhibits the growth of mold and mildew.

Most of the floor we chose to clean and seal with water based polyurethane, leaving the natural distressed state of the floor. The remainder of the space, we used a carpet tile by LEES which minimizes waste, has 35% recycled content and is Green Label Certified, meaning it meets stringent indoor air quality requirements.

The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so we can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference room table is recycled from the original fire bell that used to be on the exterior of the building.

Interior Design

Basic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget.

The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans.

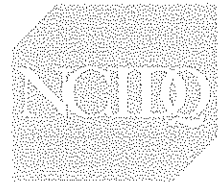
Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes. Attention to budget and maintenance is given in relationship to owner needs.

Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications.

To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable.



Deb Blakeman, NCIDQ #015070, is knowledgeable and has experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. Improving comfort through lighting and ergonomically sound furnishings will increase employee performance. Efficient spaces aid in organization, and work flow, by decreasing communication barriers.



National Council for
Interior Design Qualification

Construction Administration & On-Site Representation

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architect

Responsible for All Construction 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 Project Coordinators have an extra responsibility than what most firms' Construction Administrators have; our Project Coordinators 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 Project Coordinators have an important role as being the liaison between the Owner, Contractor, and Architect. The primary objective of the Project Coordination services is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Our Project Coordinators 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 Project Coordinator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

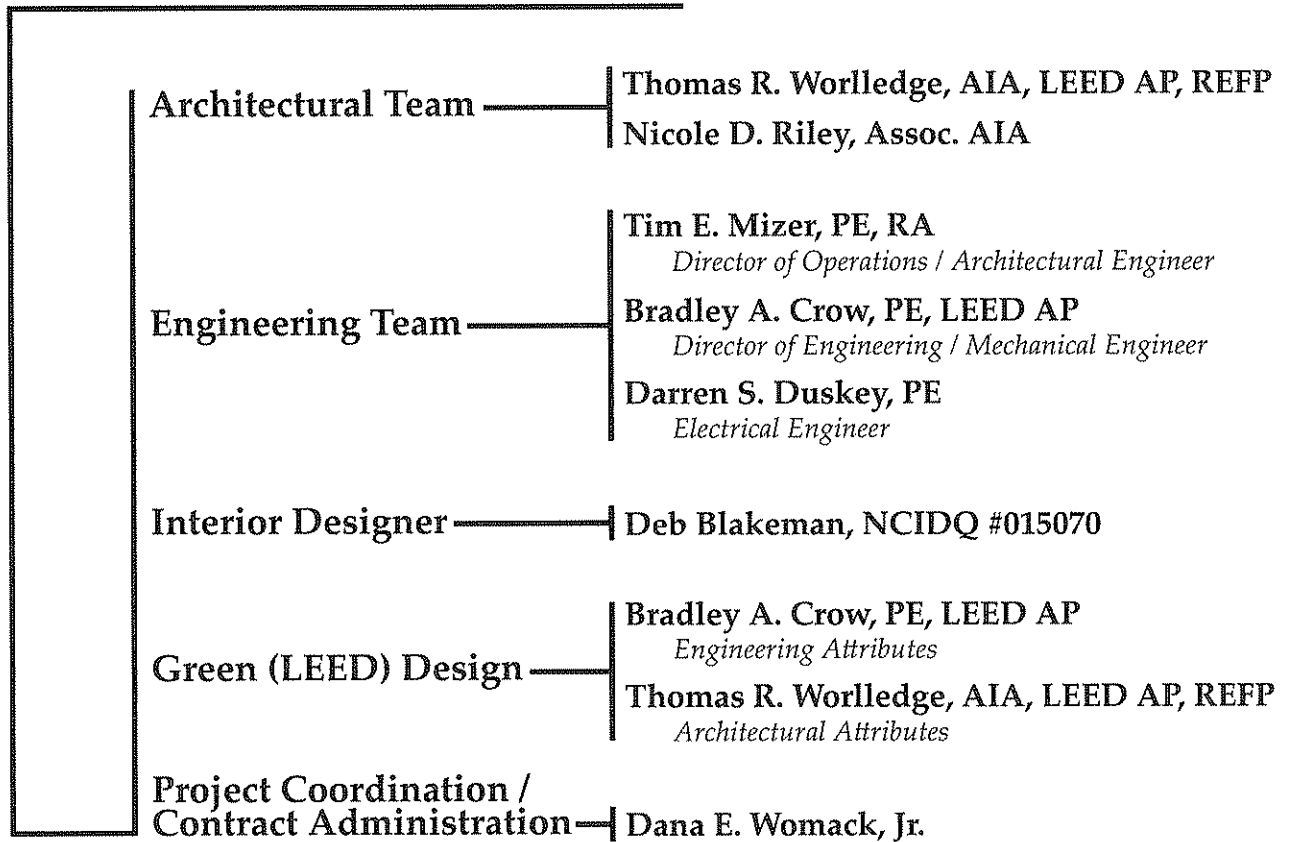
Design Team

WV Department of Agriculture
Plant Industries Division

Office Building – Gus R. Douglass Agriculture Center
Requisition #AGR1013

Project Manager

Thomas R. Worlledge, AIA, LEED AP, REFP



Thomas R. Worlledge, AIA, LEED AP, REFP

Charleston Office Area Manager



Architect / LEED Accredited Professional

EDUCATION:

Virginia Polytechnic Institute & State University
Master of Architecture - 1992

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

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Virginia
Pennsylvania
Ohio

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

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

Former voting member:

ASHRAE 90.1 International Energy Code
Committee

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
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 20 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award in Sustainable Design) and placed in national design competitions. As a **LEED Accredited Professional** and a recognized sustainable design expert, he has had articles published in state and national trade publications, spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues and was also a featured speaker at the 2001 Governor's Conference on the Environment and the 2001 Sustainable fair. He also teaches other design professionals in the art of High Performance School design, as a professional trainer for the Sustainable Building Industries Council. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the new West Virginia State Building in Logan, which will be LEED Silver Certified. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code and is the president of the state chapter of the AIA.

NOTABLE PROFESSIONAL EXPERIENCES:

LEED and Energy Efficient "Green" Design:

West Virginia State Building in Logan, WV (LEED Registered Project)

H3 LLC - New office facility (possible Net-Zero Energy Building)

McKinley & Associates Charleston Area Office (2009 WV AIA Design Award winner)

Marshall County Schools - Hilltop Elementary School (LEED Registered Project)

Bellann in Oakhill, WV (LEED Registered Project)

PROMINANT PROFESSIONAL ACHIEVEMENTS:

High Performance Design for High Performance Companies

Published in *Executive Source*, Fall 2002

Watt's Next? The Coming Energy Revolution

Published in *West Virginia Executive*, Winter 2004

The Design of Sustainable Environments

Featured Speaker, 1994 National Convention of Architectural Students

Daylighting and HVAC Design

Featured Speaker, ASHRAE West Virginia Chapter

Rebuilding the Future: Recycling and Reuse of Building Materials

Featured Speaker, 2001 Governor's Conference on the environment

Nicole D. Riley, Assoc. AIA

Associate Architect

EDUCATION:

Virginia Tech, College of Architecture
Bachelor of Architecture - 1998

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

NCARB

Associate Member:

The American Institute of Architects

Member:

AIA 150 Celebration Steering Committee
AIA Livable Communities Committee
Charleston Area Alliance, Young
Professionals Housing Sub-Committee
Young Life Committee of Kanawha Valley

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2005 to present)

Williamson Shriver Architects
Charleston, WV (2003-2005)

ZMM, Inc. Architects and Engineers
Charleston, WV (1999-2003)

The Omni Associates
Fairmont, WV (1999)

SUMMARY OF EXPERIENCE:

Mrs. Riley's tenure as design professional has taken her through many aspects of project delivery and construction throughout West Virginia. This experience includes a wealth of works for several county school systems, the West Virginia Army National Guard, as well as multiple private clientele. A family background in masonry construction and a keen interest in historical elements are recognized through her understanding and usage of natural materials in a contemporary context. Mrs. Riley is active in coordination during the design process, culminating in a sound package for the client.

NOTABLE PROFESSIONAL EXPERIENCES:

Project Manager - *McKinley & Associates Charleston Area Office*
The new McKinley & Associates Charleston Area Office is a 2,500 SF office space for our architectural, engineering, and interior design staff. This 2009 AIA Merit Award-winning interior renovation project was constructed for \$63.30/SF with owner occupancy ahead of schedule. Managed budget, schedule, construction administration, vendor relations and material purchasing.

Designer/Production Team - *Robert C. Byrd Regional Training Institute, Kingwood, WV*

148,000 SF facility for the West Virginia Army National Guard - Camp Dawson. This facility contains temporary residences for officers, training and office areas, auditorium and conference space as well as dining facilities. Designer of Lobby tile and marquis design and assisted with various Interior Design elements and Construction administration tasks.

Project Captain - *Glen Jean Armed Forces Center, Glen Jean, WV*
110,000 SF joint project for the West Virginia National Guard and the United States Department of Defense includes an Armed Forces Reserve Center, Organizational Maintenance Facility and Military Entrance Processing Station. Responsible for all phases of document production with an emphasis on coordination with U.S. Department of Defense and various engineering consultants.

Design Team - *Parkersburg South High School*

Selective demolition and comprehensive renovations and additions to 250,000 SF campus, whose original design period spanned the decades of 1950-1970. Design facets included state-of-the-art technological and science updates as well as new music facilities including an auditorium. Renovation design implemented ADA and Safe Schools initiatives. New Day Care facility was designed for the school system's training curriculum.

Design Team - *St. Albans High School, St. Albans, WV*

Extensive additions and renovations to existing high school. Concentration on selective demolition and design detailing.

Tim E. Mizer, PE, RA

Director of Operations

Architectural Engineer / Architect

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Ohio

Registered Architect in:
Ohio

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
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:

A very talented and unique professional who is registered both in engineering and architecture. Mizer's background as an Architectural Engineer has provided him with a total understanding of the engineering components which provides a cohesiveness on all of his projects. Being also a Registered Architect, he understands designing to allow for the engineering disciplines, including his responsibility of project management and design. Mr. Mizer is the Head of Operations for the company.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia State Building in Logan, WV (LEED)

West Virginia State Building in Weirton, WV

Panhandle Cleaning & Restoration warehouse and office building

Orrick Building

Maxwell Centre

Wagner Building

Bennett Square Office Building

Millennium Centre

Dr Ganzer Office Building

West Virginia Army National Guard - Mountaineer Challenge Academy at Camp Dawson in Kingwood, WV

West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV

Cabela's Eastern Distribution Center

Marshall County Schools - Hilltop Elementary (LEED)

Marshall County Schools - Cameron Middle/High School (LEED)

USPS - designed over 100 Post Offices throughout West Virginia for ADA compliance

Wheeling Island Casino - various projects

Bradley A. Crow, PE, LEED AP



Director of Engineering Services

Mechanical Engineer / LEED Accredited Professional

EDUCATION:

West Virginia Institute of Technology
B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

West Virginia
Pennsylvania

LEED® Accredited Professional

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Mechanical Engineer
Wheeling, WV (2005 to present)

BDA Engineering
Design Engineer
Pittsburgh, PA (2001-2005)

Tri-State Roofing
Sales Engineer
Davisville, West Virginia (2000-2001)

Ravenswood Polymers
Site Engineer
Ravenswood, West Virginia (1997-2000)

SUMMARY OF EXPERIENCE:

Mr. Crow is an exciting and innovative Engineer who is on the cutting edge of his profession, being both a Professional Engineer as well as a LEED® Accredited Professional. His passion for his work translates into incredible design for his clients. His broad experience includes design for HVAC and plumbing for educational facilities, office buildings, shopping centers, apartment buildings, and other commercial and institutional facilities. Brad also has experience as a Site Engineer and Sales Engineer, which provides an unique understanding for problem solving.

NOTABLE PROFESSIONAL EXPERIENCES:

Mechanical Engineer

West Virginia State Building in Logan, WV (LEED)

Bennett Square Office Building

Cabela's Eastern Distribution Center

Panhandle Cleaning & Restoration warehouse and office building

Dr Ganzer Office Building

West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson

West Virginia Army National Guard - Mountaineer Challenge Academy at Camp Dawson

Marshall County Schools - Hilltop Elementary (LEED)

Marshall County Schools - Cameron Middle/High School (LEED)

West Virginia Independence Hall

USPS - Charleston Processing and Distribution Center

Mt. Lebanon Municipal Building renovation (70,000 SF)

Wood County Schools (\$63+ million renovations)

WVU Colson Hall renovations

WVU State Fire Training Academy / Jackson's Mill

West Virginia State Police - New Logan Detachment

Illinois Cancer Center

Utah Cancer Center

Monroeville MRI

Wheeling Island Fire Station

Darren S. Duskey, PE

Electrical Engineer

EDUCATION:

The Ohio State University
B.S. Electrical Engineer - 1993

Marshall University
Graduate courses in Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Professional Engineer in:
West Virginia
Ohio

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2002 to present)

Pickering Associates
Parkersburg, WV (1997-2002)

Magnetic Specialty, Inc.
Marietta, OH (1995-1997)

Inland Products, Inc.
Columbus, OH (1993-1995)

SUMMARY OF EXPERIENCE:

Mr. Duskey has 10 years of experience in the industrial, commercial, institutional, and educational markets with projects ranging from State Police detachment offices, electrical design of schools, health care facilities, large and small industrial projects, and commercial properties. He has extensive knowledge and experience with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

NOTABLE PROFESSIONAL EXPERIENCES:

Electrical Engineer

West Virginia State Building in Logan, WV (LEED)

West Virginia State Building in Weirton, WV

Panhandle Cleaning & Restoration warehouse and office building

Bennett Square Office Building

Dr Ganzer Office Building

Cabela's Eastern Distribution Center [*New large (~1,000,000 SF) distribution center services, electrical design*]

West Virginia Army National Guard - Mountaineer Challenge Academy at Camp Dawson in Kingwood, WV

West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV

Marshall County Schools - Hilltop Elementary (LEED)

Marshall County Schools - Cameron Middle/High School (LEED)

West Virginia University - Colson Hall (*Upgrade electrical service, including medium voltage distribution, renovations*)

WVU Institute of Technology - Maclin Hall (*Upgrade electrical service, renovations*)

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

West Virginia Northern Community College - The Education Center (*Upgrade electrical service, renovations*)

Chapmanville Regional High School - Logan County Schools (*New school service, electrical design*)

WVSP Headquarters (*Upgrade electrical service*)

WVSP detachment in Berkeley County (*Upgrade electrical service, renovations*)

United States Postal Service - statewide post offices

Deb Blakeman, NCIDQ #015070



Interior Designer

EDUCATION:

University of Charleston
Bachelor of Arts, Interior Design - 1992

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**National Council for Interior
Design Qualification:**
NCIDQ #015070

Associate Member:

The American Institute of Architects

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Charleston, WV (2004 to present)

HDMR Group Inc
Charleston, WV (2000-2004)

Custom Office Furniture
Charleston, WV (1994-2000)

University of Charleston
Teacher
Charleston, WV (1997-2000)

Interior Design
Charleston, WV (1992-1994)

Freeland Furniture Company
Charleston, WV (1981-1987)

Interior Reflections
Logan, WV (1980-1981)

SUMMARY OF EXPERIENCE:

Deb Blakeman has 25 combined years of experience in the interior design field including residential, corporate facilities, banks, education and health care projects. She has knowledge and experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. As a professional designer, Deb Blakeman believes it is important to find the right balance between organizational and individual needs to increase productivity. Improving comforts through lighting and ergonomically sound furnishings will increase employer performance, and efficient spaces will organize work flow, decreasing communication barriers.

NOTABLE PROFESSIONAL EXPERIENCES:

Interior Designer

West Virginia State Building in Logan, WV (LEED Registered Project)

H3 LLC - New office facility (possible Net-Zero Energy Building)

McKinley & Associates Charleston Area Office (2009 WV AIA Design Award winner)

West Virginia University - Colson Hall

West Virginia University - State Fire Training Academy

WVU Institute of Technology - Maclin Hall

Marshall University / Robert C. Byrd Biotechnology Center (Interior Furnishing and Finishes)

Marshall County Schools - Hilltop Elementary School (LEED Registered Project)

Governor Wise, Governor Underwood, and Governor Caperton / Staff Offices (Furnishings, Finishes, and Space Planning)

Treasurer John D. Perdue / Unclaimed Properties Division (Space Planning and Furnishings) / Treasurer's Office and Staff Office (Window Treatments, Furnishings, Finishes, and Space Planning)

Sisters of St. Joseph - Convent / Assisted Living renovation project
Braxton County Senior Center

Interior Designer / Sales

WV Graduate College (Furnishings)

WV Credit Union (Space Planning, Furnishings and Finishes)

Adjunct Professor

University of Charleston

Dana E. Womack, Jr.

Project Coordinator (Construction Administrator)

EDUCATION:

Marshall University
A.A.S. Occupational Development - 2005

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Project Coordinator
Charleston, WV (2009 to present)

RBS Construction Inc.
Project Manager
Nitro, WV (2007-2009)

Providence Construction
Superintendent
Teays Valley, WV (2007)

G&G Builders
Superintendent-in-Training (2005-2006)
Cement Finisher (2002-2005)
Scott Depot, WV

United Parcel Service
Preloader
South Charleston, WV (1999-2002)

United States Air Force
Security Forces (Sr. Airman)
Tinker Air Force Base, OK (1996-1999)

SUMMARY OF EXPERIENCE:

Mr. Womack brings various knowledge to the Project Coordinator role; skills which included a cross-trained background of project management / coordination, on-site supervisor, administering contracts from start up to project close out, as well as field work as a cement finisher (work included the Western Regional Jail), preloader, and law enforcement officer. With credentials spanning across all aspects of construction, Dana has a unique ability to work with owner and contractor alike and get the project completed on time and within budget.

NOTABLE PROFESSIONAL EXPERIENCES:

Construction Administrator for:

West Virginia State Building in Logan, WV (LEED)
H3 LLC - New office facility building (Net-Zero Energy)
West Virginia State Police Academy Renovations
WVSP Logan Detachment
Brookview Elementary, Madison Middle, & Scott High - Boone County Schools
Summers County High - Summers County Schools

Project Manager

Manage projects from Preconstruction meeting to project close out. Develop construction schedules, manage on-site personnel, coordinate with subcontractors and work with suppliers to ensure materials are delivered to the jobsite on time. Work closely with the architects and engineers to complete the projects on time, within budget and to the owner's satisfaction.

Southern and Southwestern Regional Jails
Montrose Elementary Elevator Addition
900 Christopher Street Structural Renovations
Putnam PSD New Maintenance Garage
Mine Health Safety Academy Bathroom Renovations

Superintendent

Role during projects was on-site supervisor for all aspects of job completion. Managed job site personnel, maintained a safe work place environment, and led the team toward job completion with proper time management.

Security Forces (Sr. Airman) - Tinker Air Force Base, OK

Assistant Non Commission Officer In Charge of the Security Police Armory. Security Police Officer, duties included guarding priority A, B, and C aircraft and patrolling base as law enforcement officer.

Government-Funded Experience

Mckinley & Associates has extensive design experience in a variety of federally funded projects ranging from HUD-Housing projects to the DOD- Air Force F-16 jet fighter heat shields to NASA's Classroom of the Future.

We have also provided Services to the State of West Virginia, the State of Ohio, and to the Commonwealth of Pennsylvania. We have completed work for numerous counties and cities throughout these states.

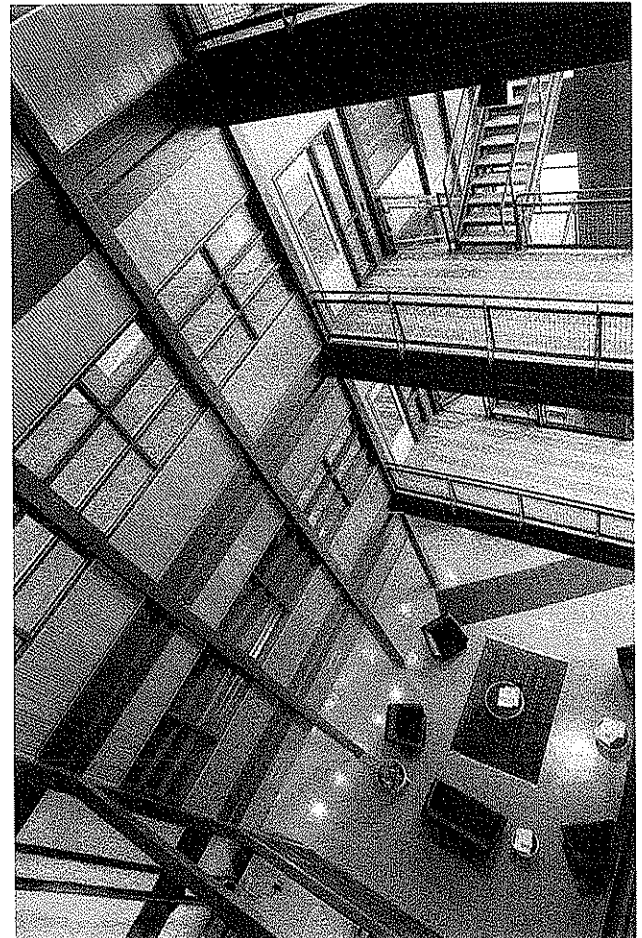
The following are the federal agencies we have designed for in the past:

NATIONAL AERONAUTIC AND SPACE ADMINISTRATION
UNITED STATES POSTAL SERVICE
DEPARTMENT OF DEFENSE
VETERANS ADMINISTRATION
ECONOMIC DEVELOPMENT ADMINISTRATION
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL AVIATION ADMINISTRATION
MINE SAFETY AND HEALTH ADMINISTRATION

This list represents a brief history of some of the more current projects:

**UNITED STATES POSTAL SERVICE
State of West Virginia**

Designed over 100 Post Offices throughout West Virginia for ADA compliance. We currently are under two open-ended contracts with USPS and provide design services all over West Virginia. We have designed over 15 other building and engineering projects both new and addition / rehabilitation in numerous cities in West Virginia.



**NASA / WHEELING JESUIT COLLEGE
"CLASSROOM OF THE FUTURE"
Wheeling, West Virginia**

A 45,000 SF high-technology center, where we were responsible for all engineering design. Work included mechanical, electrical, structural and civil engineering.

Government-Funded Experience

STATE BUILDING Weirton, West Virginia

Incorporated a state of the art multi governmental agency into one using 39,500 SF space with the cost of \$4 million to building. Work included master plan and all architectural and engineering components.

WEST VIRGINIA HIGH-TECH CONSORTIUM Fairmont, West Virginia

Engineering of a 3 building complex in Fairmont, West Virginia. Is the home to many technology firms. Total project size 77,000 SF.

DEPARTMENT OF DEFENSE, UNITED STATES AIR FORCE Ogden, Utah

Reverse engineering of the F-16 fighter jet heat Shield. Worked directly with Hill Air Force Base in Ogden, Utah. Had them manufactured at West Virginia's Follansbee Steel.

MARSHALL COUNTY COMMISSION Marshall County, West Virginia

Work included a new Magistrates Building. Project includes new offices, courtroom and hearing rooms in a secure environment.

NATIONAL TECHNOLOGY TRANSFER CENTER / WHEELING JESUIT UNIVERSITY Wheeling, West Virginia

85,000 SF, high-technology center. Responsible for engineering element. Designed in conjunction with WTW of Pittsburgh.

OHIO COUNTY AIRPORT MASTER PLAN Ohio County, West Virginia

Prepared a master plan study for the Ohio County Commission regarding future use of adjacent land around the Wheeling - Ohio County Airport. Work included proposed building sites as well as road circulation.



Government-Funded Experience

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Numerous locations

We have worked with the HUD funding and review process in the design and construction of housing and modernization and ADA projects:

\$11.1 million Hope VI neighborhood project.

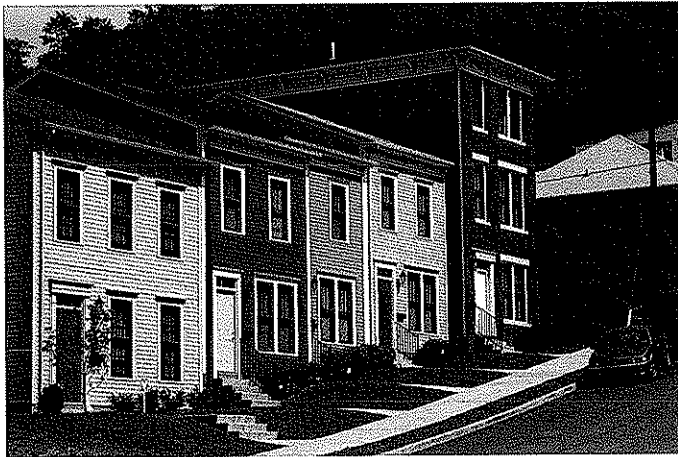
Over 138 homes designed and constructed on two sites.

\$1 million modernization project for the Moundsville Housing Authority

2.5 story elderly housing projects, responsible for all engineering

Rehabilitation of a historic building for Northwood Health Systems

Numerous renovation and site development projects for the Wheeling Housing Authority, Benwood Housing Authority, McMechen Housing Authority, Fairmont Housing Authority and Morgantown Housing Authority.



VETERANS ADMINISTRATION Numerous Locations

PITTSBURGH, PA

Central Computer Facility
Fire Suppression System
Mechanical Equipment Modifications

CLARKSBURG, WV

Door replacement program

BECKLEY, WV

Central Computer Facility
Nurses Station
Veterans' Hospital
Same Day Surgery Suite
Oncology Addition

HUNTINGTON, WV

Medical Vacuum System

West Virginia State Building

Logan, West Virginia

Owner
State of West Virginia

Size
50,000 SF approx.

Construction Cost
\$12 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Thomas R. Worlledge, AIA, LEED AP



We are nearing completion of the design phase on this \$12 million project for the West Virginia General Services Division. This 5 story, 50,000 SF (not including basement area) State Office Building is intended to consolidate office space of state agencies currently located in Logan, West Virginia as well as provide moderate space for future customers. This office building will be part of a new generation of State office buildings that will provide flexibility for future growth and/or office renovations and be cost effectively adaptable when relocating other agencies into the space. The State of West Virginia has chosen to try and achieve a **silver Leadership in Energy and Environment Design (LEED NC 2.2)** rating as awarded by the US Green Building Council (USGBC) for the new office structure.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

West Virginia State Building

Weirton, West Virginia

Owner

State of West Virginia

Size

39,500 SF

Construction Cost

\$4 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Gregg Dorfner, AIA

Contractor

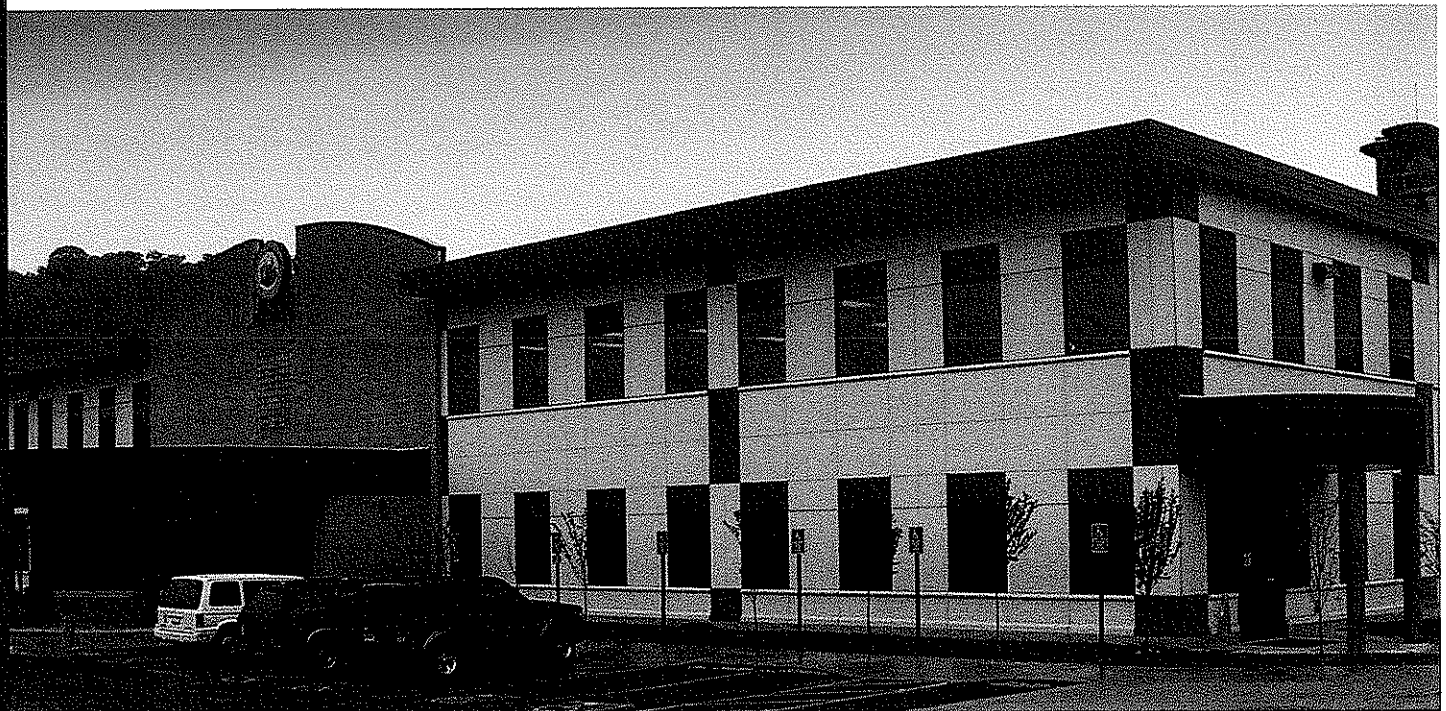
Walters Construction

Architectural and Engineering

design on a new building in the Weirton

Municipal Plaza in Weirton, West Virginia.

This two story art-deco style building houses 6 state agencies: the Division of Motor Vehicles, the Bureau of Employment Programs, Rehabilitation Services, the Lottery Commission, the Department of Health and Human Resources, and the Work Force Investment Board. Construction was completed in 2006.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Panhandle Cleaning and Restoration warehouse and offices

Triadelphia, West Virginia

Owner

Panhandle Cleaning & Restoration

Size

32,000 square feet including
the 6,400 SF 2-story mezzanine

Construction Cost

\$3.5 mil.

Project Architects-Engineers

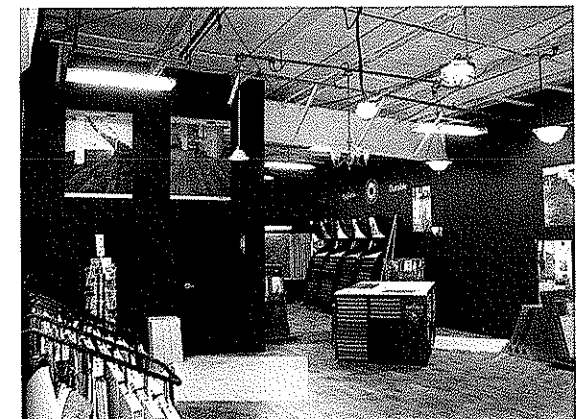
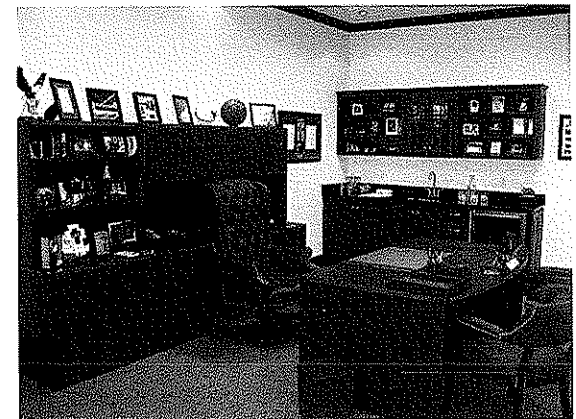
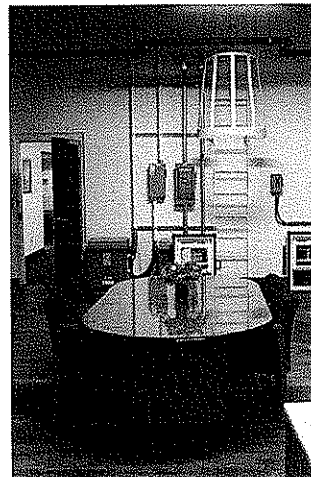
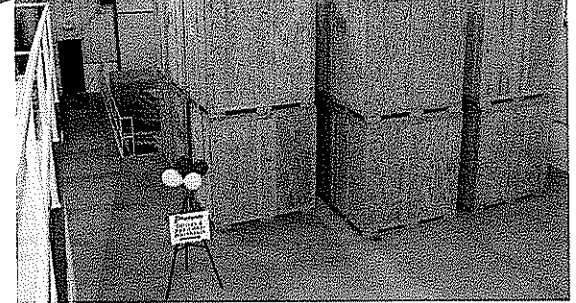
McKinley & Associates

Project Architect

Christina Schessler, AIA, LEED AP

Panhandle Cleaning & Restoration invested \$3.5 million in a new prefabricated metal building. The exterior measures 130'x200', which includes a 6,400 SF 2-story mezzanine within the structure, providing 32,000 total warehouse square feet. The exterior walls are finished with masonry infill and metal siding. Interior space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. An additional prefabricated 8,600 SF, 2-story office building is attached to the warehouse along the high side of the warehouse.

Panhandle provides disaster clean-up services and therefore required some special plumbing and mechanical systems: a separate de-ionizing water system, fully exhausted ozone decontamination rooms and electronic equipment drying areas were engineered into the warehouse space.



FRONT ELEVATION

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Cabela's Eastern Distribution Center

Triadelphia, West Virginia

Owner
Cabela's

Size
1.2 million SF (includes phases I & II)

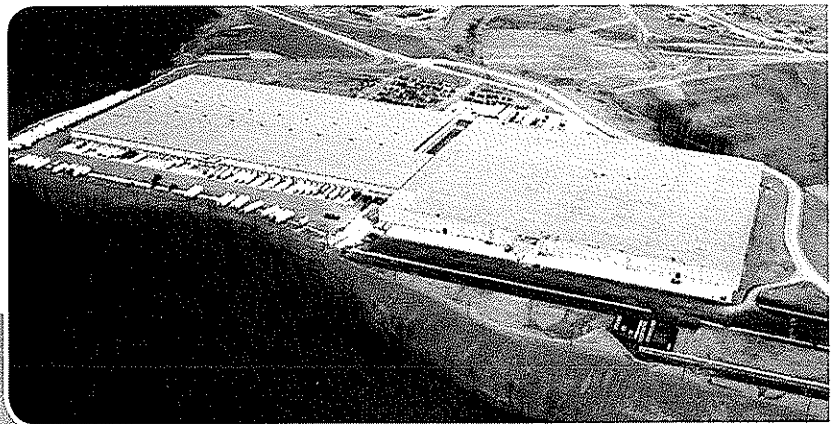
Construction Cost
\$40 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Gregg Dorfner, AIA

Contractor
Norwood Construction

Architectural and Engineering design on a new commercial warehouse for Cabela's Eastern Distribution Center in Dallas, West Virginia, that was completed in two fast-tracked phases. The building measures 1.2 million square feet (600,000 SF for each of Phase I and Phase II), and is one of the largest buildings in the State of West Virginia. Included in the structure are the following: **hundred of trailer parking spaces, 750 employee parking spaces, 90 loading docks, an administrative office building, a 12,000 SF employee lunch room and storage area.**



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Millennium Centre

Triadelphia, West Virginia

Owner

Ohio Valley Industrial & Business
Development Corporation

Project Architects-Engineers

McKinley & Associates

Project Architect

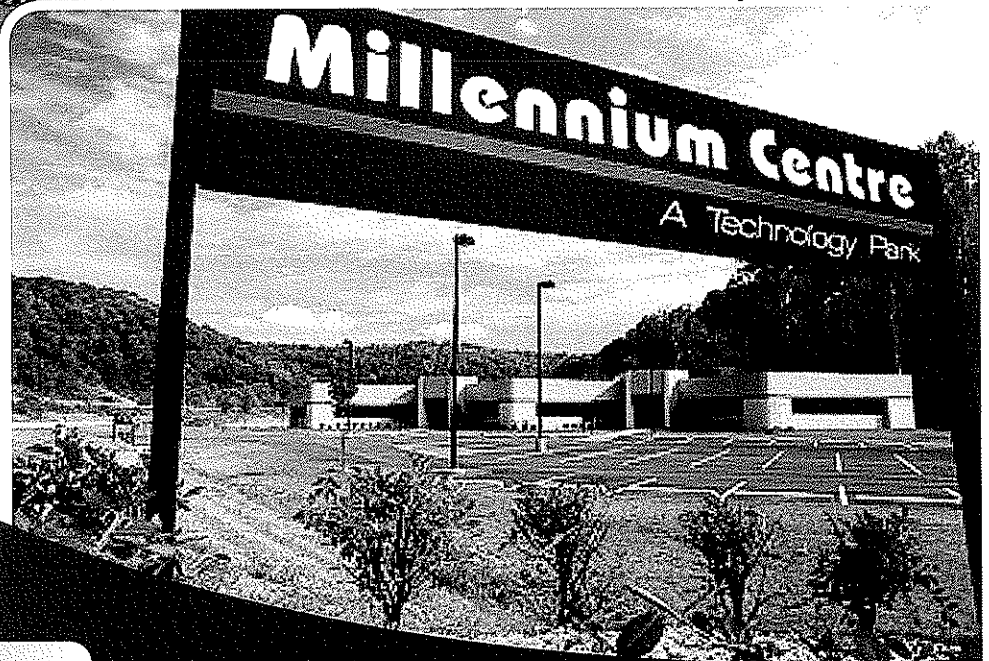
Charles Moore, AIA

Contractor

Grae-Con Construction



McKinley & Associates is proud to have participated in creating these state of the art facilities. The Millennium Centre is 20-acre technology park located along Interstate 70. One of the main tenants in this advanced industrial park is Touchstone Research Laboratory.



Orrick Building

Wheeling, West Virginia

Owner
Orrick Corporation

Size
88,000 SF approx.

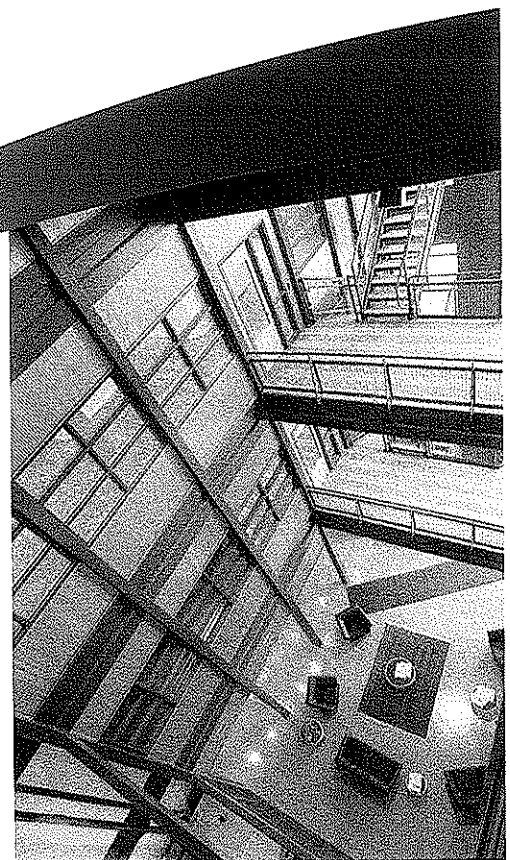
Construction Cost
\$8 million

Project Architects-Engineers
McKinley & Associates

Project Architect
David B. McKinley, PE

Contractors
John Russell Construction

This four-story, 88,000 SF former historic warehouse is now "Class A" office space in downtown Wheeling. The building houses the international law firm Orrick. This 100 year old warehouse was renovated to create some of the most creative office space in the State. Architecture and engineering design was completed in-house and included structural, mechanical, civil, electrical and fire suppression systems. The project cost was in excess of \$8 million dollars and won the AIA Merit Award.



Security for the facility was to be comparable to the rest of the firm's nation-wide facilities. It should not appear fortress-like. The security system included:

1. Card access system that allows single card with multiple-levels of access programmed into that card is desired.
2. The firm currently uses cards that are Motorola based. A local vendor will likely have similar franchise and we will work towards intent and quality, not brand.
3. There will not be a full time receptionist, especially upon initial opening.
4. Card reader access is required at front door, NOC, elevators, loading dock, stairs, and other sections to be developed.
5. Glass break and/or motion detectors are required on the ground level.
6. An intercom will be required at the front door.
7. Security cameras were placed at the loading dock, rear parking lot, and front door.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Wagner Building

Wheeling, West Virginia

Owner
The Maxwell Partners

Size
60,000 SF approx.

Construction Cost
\$6.2 mil.

Project Architects-Engineers
McKinley & Associates

Project Architect
Gregg Dorfner, AIA

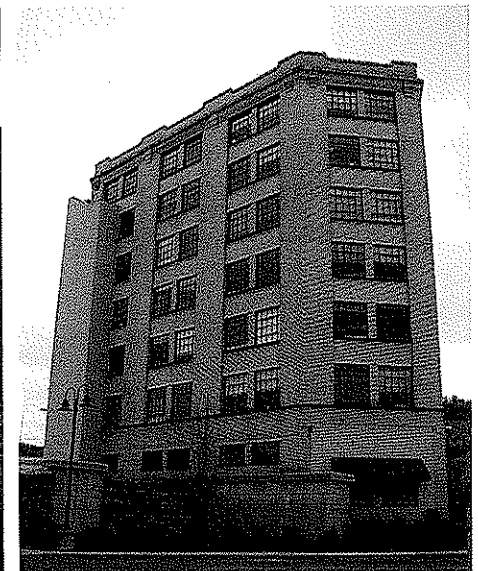
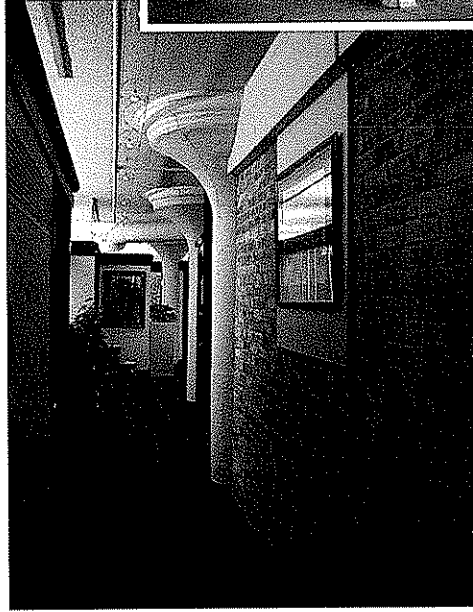
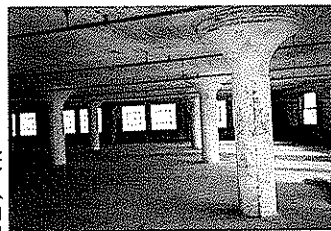
Contractors
Pat R. Ionadi Corp. & Davison Electric

Our firm has provided all of the architecture and engineering services as well as working within the Standards of the Department of Interior for this 7-story 60,000 SF structure.

Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the National Register of Historic Places and is the centerpiece of the new 10-acre Celoron Plaza Office Park.

This seven-story office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River.

BEFORE
and AFTER



McKINLEY & ASSOCIATES
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TeleTech National Call Center

Moundsville, West Virginia

Owner
TeleTech Corporation

Size
58,000 SF

Construction Cost
\$9.5 million

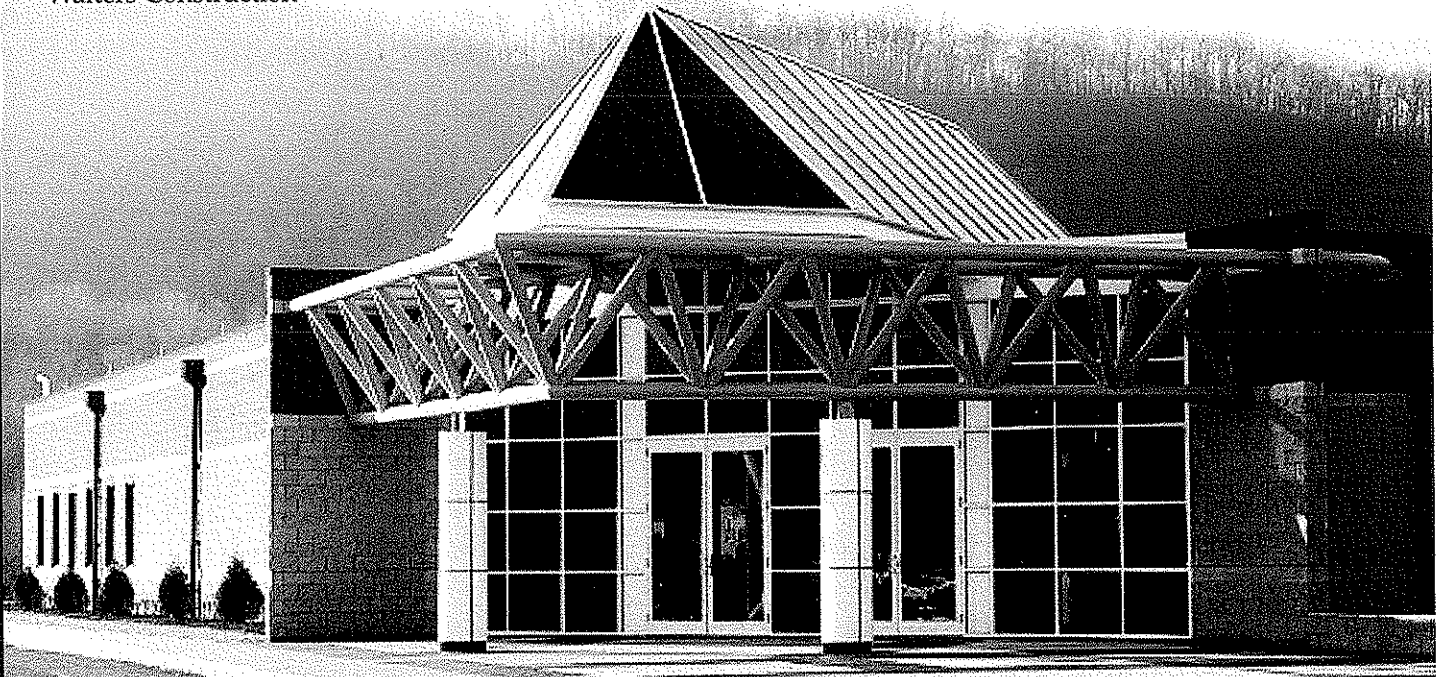
Project Architects-Engineers
McKinley & Associates

Project Architect
David B. McKinley, PE

Contractor
Walters Construction



This project had a 6 month time frame. The final building came in on time, on schedule, and on budget.



Architectural and Engineering design on a new commercial building to serve as a National Call Center in Moundsville, West Virginia. The building measures 58,000 SF. Included in the structure are the following: sophisticated computer and communication systems with over 450 stations, 500 employee parking spaces, cafeteria, office and training rooms along with calling areas. The call center became a prototype for all of the company's buildings.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Dr. Ganzer Office Building

Wheeling, West Virginia

Owner

Dr. Greg Ganzer

Size

15,000 SF

Construction Cost

\$1.5 mil. approx.

Project Architects-Engineers

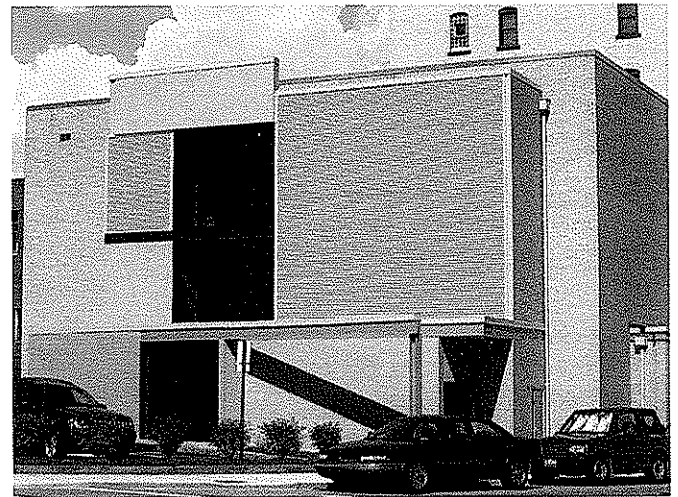
McKinley & Associates

Project Architect

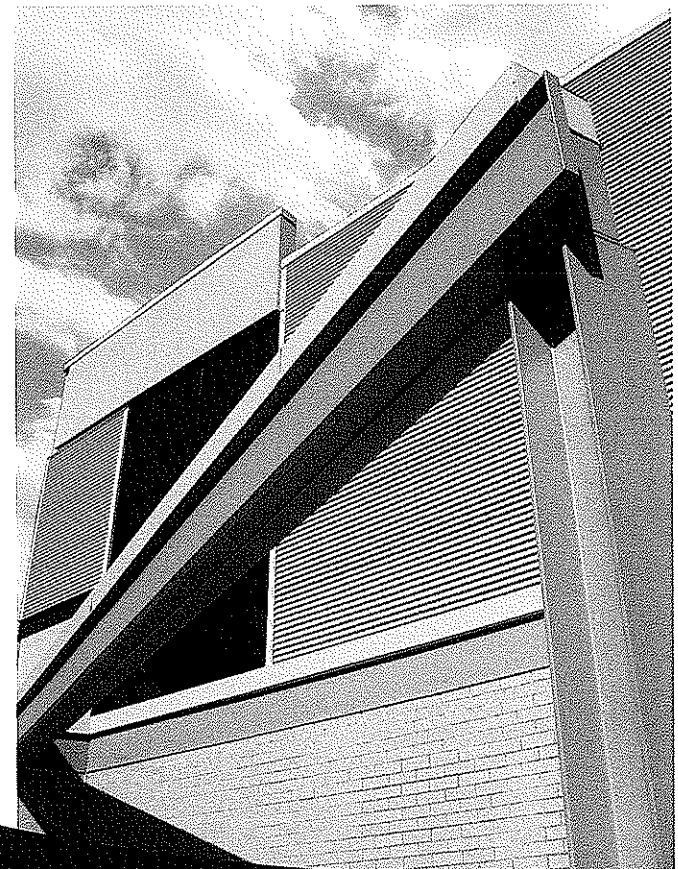
Ray Winovich, RA

Contractors

Cattrell Companies



A **complete renovation** was performed on an old YMCA Building purchased by Dr. Ganzer. **McKinley & Associates** were responsible for all **Architecture and Engineering Design** and **Contract Administration** on this **15,000 SF Medical Office Building**. The \$1.5 million project included a Medical Spa and Cosmetic Center, Medical Offices for Dermatology Practice, Exam Rooms, Treatment Rooms, a Nurse's Office and a Doctor's Office to name a few.



Maxwell Centre

Wheeling, West Virginia

Owner

The Maxwell Partners

Size

51,000 SF approx.

Construction Cost

\$2.3 million

Project Architects-Engineers

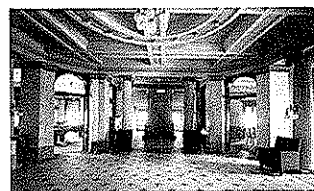
McKinley & Associates

Project Architect

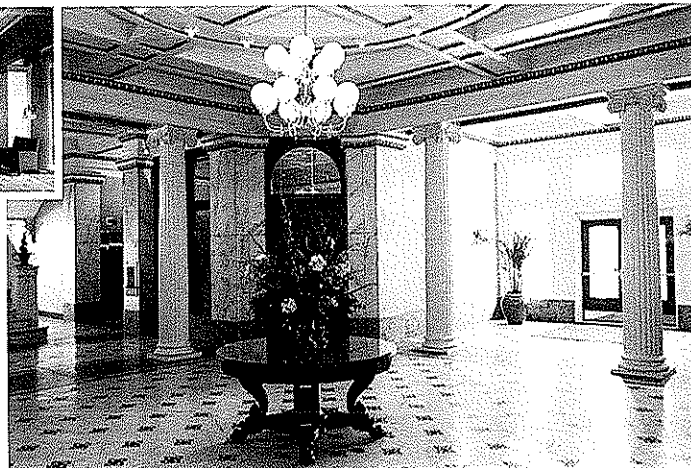
Denis Gill, AIA

Contractors

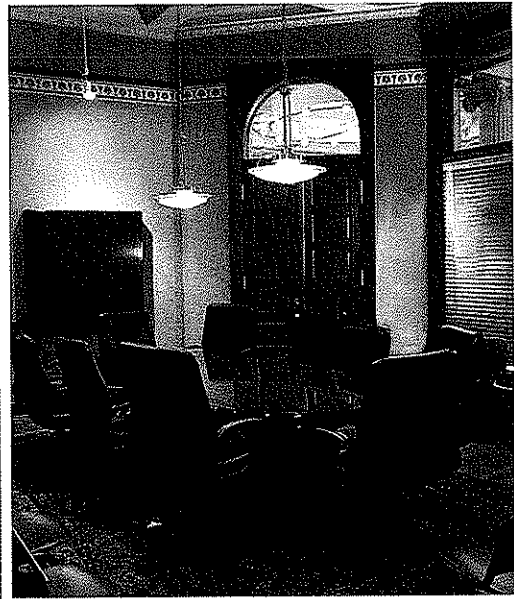
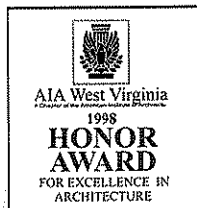
Walters Construction



**BEFORE
and AFTER**



Work on this five story building included researching the architectural past as well as all new systems, including; mechanical, electrical, plumbing and fire and life safety. All design work and construction administration was completed by our firm. It was recognized and awarded by the Friends of Wheeling and the AIA West Virginia Chapter.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

West Virginia State Police

Owner

West Virginia State Police

Construction Cost

These projects were completed under a multi-year open-ended agreement

Project Architects-Engineers

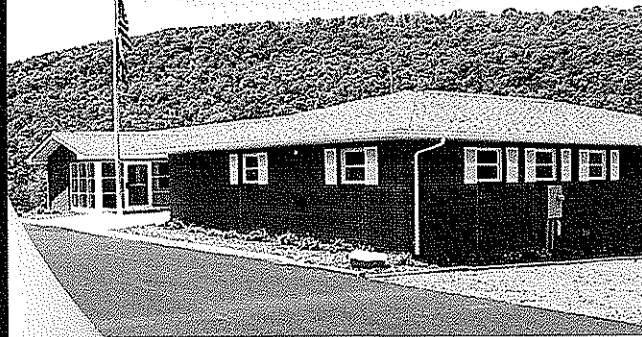
McKinley & Associates



A new detachment in **New Cumberland, West Virginia** included the following departments: DMV, MVI, BCI & regular squad space.



Architectural and Engineering design for new addition and renovations to the detachment in **Pendleton, West Virginia**. Included in the structure are the following departments: DMV, BCI, 911, & regular squad space.



The **11,721 SF** new detachment in **Morgantown, West Virginia** included the following departments: DMV, MVI, BCI & regular squad space.



New detachment in **Wheeling, West Virginia** includes the following departments: DMV, MVI, Interstate Patrol, Drug Enforcement, BCI & regular squad space.



For the past 10 years, we have been honored to have multiple **open-ended contracts** with the WVSP. We have completed **architectural and engineering design services** on new detachments in **Morgantown, Wheeling and Berkeley, West Virginia** to name a few. Moreover, we also have completed numerous **renovations** as well as **additions** on police detachments throughout the State.

McKinley & Associates is proud to showcase continuous work for the **West Virginia State Police** throughout our region, and we are pleased to say that we have also surveyed, reviewed, projected, budgeted, and documented **72 police facilities** throughout the state.

United States Postal Service

Owner

United States Postal Service

Construction Cost

These projects were completed under a multi-year open-ended agreement

Project Architects-Engineers

McKinley & Associates



McKinley & Associates has designed over **100 Post Offices** throughout West Virginia for ADA compliance. We currently are under our **second multiple year open-ended contract** with the United States Postal Service and we provide design services **all over West Virginia**. We have designed over 15 other Post Office facilities and engineering projects for the USPS, both new and addition / rehabilitation, in numerous cities within West Virginia.

In addition to West Virginia, we also have an open-end agreement for the USPS Erie/Pittsburgh District in Pennsylvania.

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Mountaineer Challenge Academy WV Army National Guard

Kingwood, West Virginia

Owner
WV Army National Guard

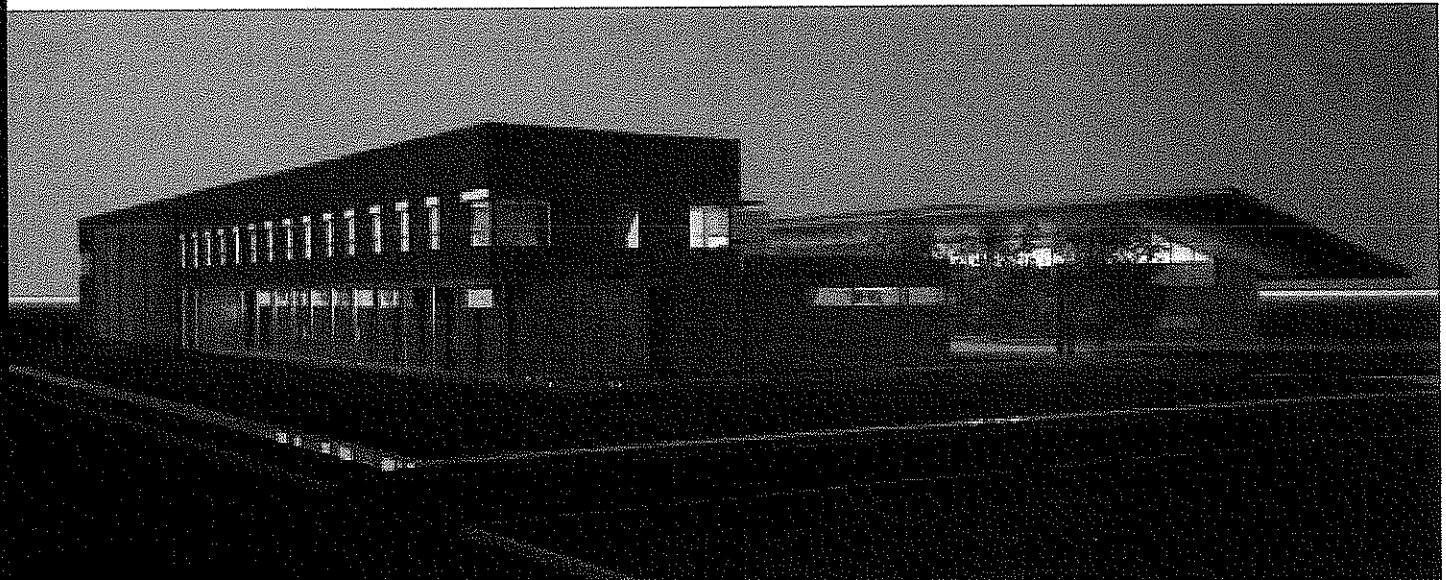
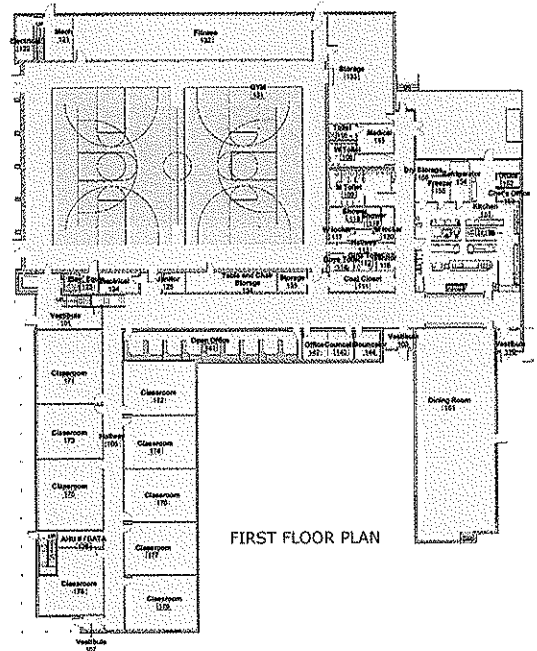
Size
54,800 SF approx.

Construction Cost
\$12.7 million

Project Architect
Hamid Noughani

Project Engineers
McKinley & Associates

Currently under construction is the Mountaineer Challenge Academy, located at Camp Dawson in Kingwood, WV. Our involvement in this project includes MEP engineering and contract administration. The building program includes staff offices, counselors offices, support staff areas and a medical assistance space to accommodate the needs of the student residents.



The residents require classrooms, an exercise area and a full service kitchen with dining facility; these spaces will house 160 young adults living at Camp Dawson as part of the Challenge Academy. The gymnasium will accommodate physical activity, weight training and serves as the central hub of the complex. Drill exercises and formations as well as graduation ceremonies will be held here.

Multi-Purpose Building at Camp Dawson WV Army National Guard

Kingwood, West Virginia

Owner

WV Army National Guard

Size

55,000 SF approx.

Project Architect

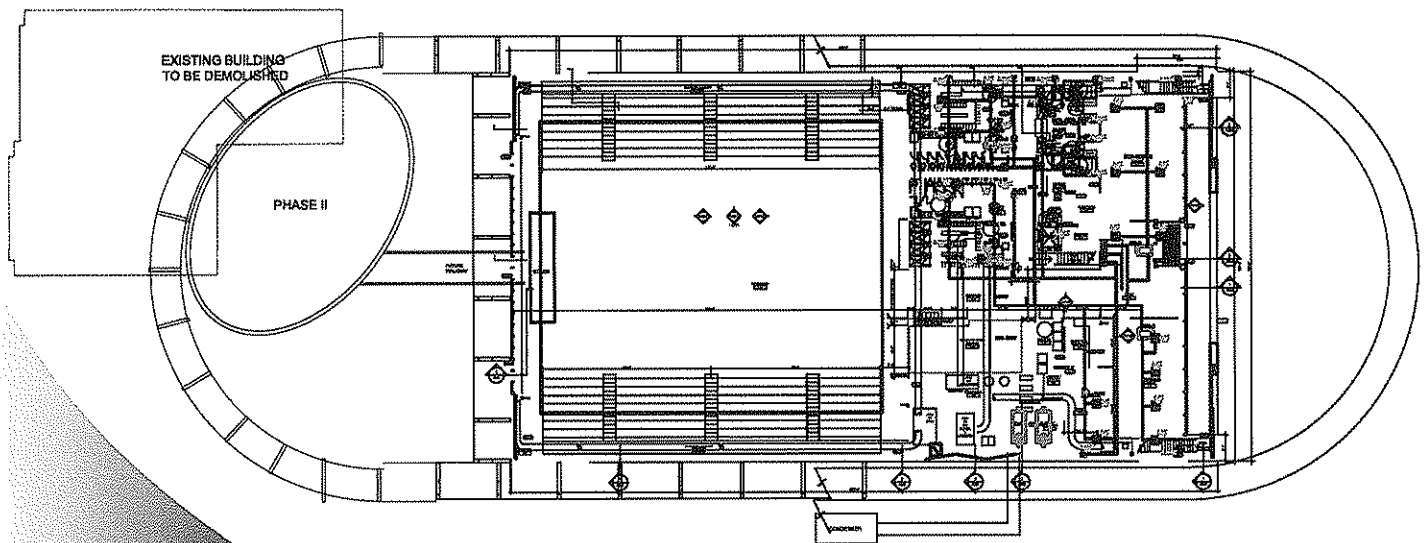
Hamid Noughani

Project Engineers

McKinley & Associates

The mission of the Multi-Purpose Building at Camp Dawson is a permanent multi-use masonry steel-framed structure with supporting facilities for military units of the West Virginia Army National Guard. The facility is located in Kingwood, Preston County, WV. The building's design was completed in 2009.

The facility houses offices, a conference room, a locker room, shower facilities, a physical fitness area, and a large open space (gymnasium). The facility and grounds include parking, attached and detached storage, landscaping, security lighting and fencing, and a unique entry. This project was designed with energy recovery systems.



Hilltop Elementary School Marshall County Schools

Sherrard, West Virginia

Owner
Marshall County Schools

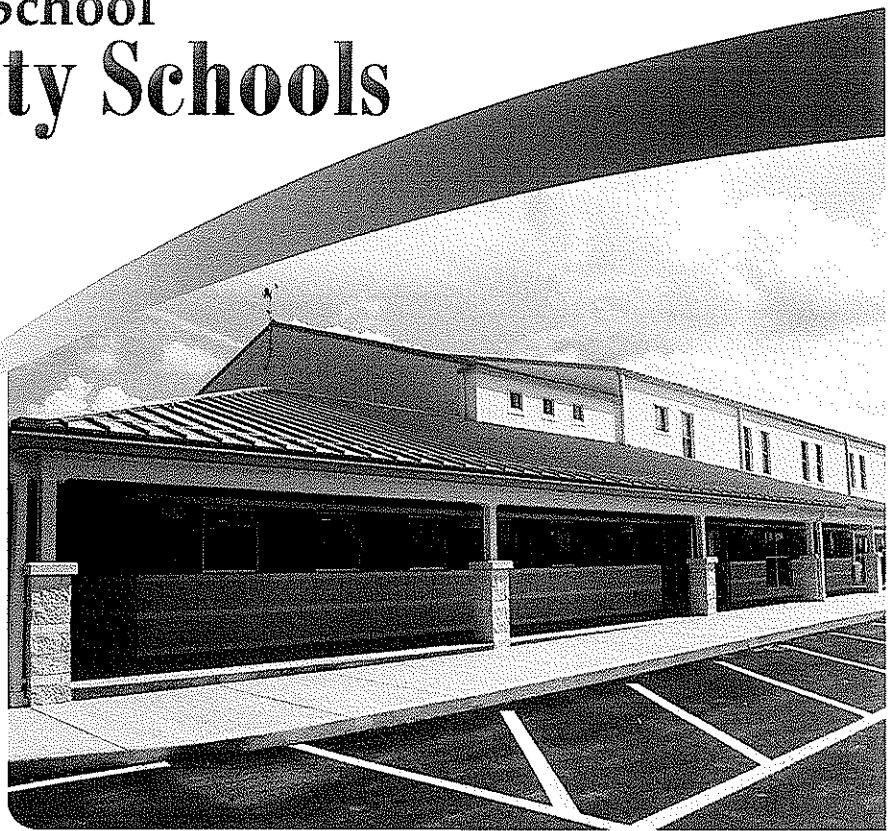
Size
49,700 SF approx.

Construction Cost
\$8.4 million

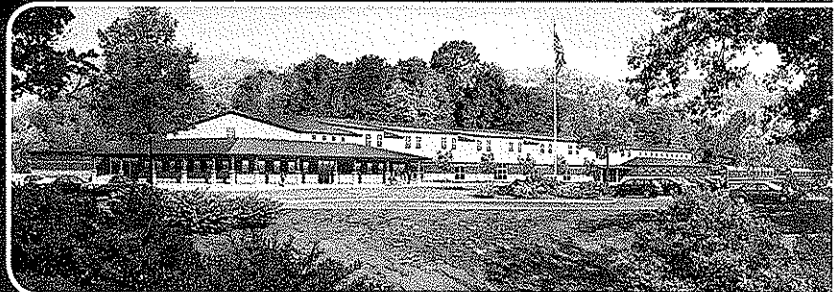
Project Architects-Engineers
McKinley & Associates

Project Architect
Thomas R. Worledge, AIA, LEED AP

Contractor
Grae-Con Construction



This project for Marshall County Schools is nearing completion and has been under construction with potential LEED Silver Certification. For one, a lot of time was spent researching LEED-approved furnishings, finishes, etc. to make the interior energy conservation aspect a success. In addition, this school has been designed with cost effectiveness in mind; the School Building Authority's 2009 Limit on New Elementary School Design is \$217/SF, but Hilltop Elementary's final price is less than \$170/SF. This school is 49,700 Square Feet, and the total non-owner change orders is 0.83%.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

References

Multiple Projects

First Sergeant Rick Pursley
WEST VIRGINIA STATE POLICE
4124 Kanawha Turnpike
South Charleston, WV 25309
304/746-2253

Orrick Building

Mr. Will Turani
ORRICK SUTCLIFFE, LLC
2121 Main Street
Wheeling, WV 26003
304/231-2629

Colson Hall

Maclin Hall

State Fire Training Academy

Mr. Robert Moyer
WEST VIRGINIA UNIVERSITY
979 Rawley Lane
Morgantown, WV 26506
304/293-2873

Multiple Projects

Mr. Don Mackey
US POSTAL SERVICE
Facilities Service Office
Post Office Box 27497
Greensboro, NC 27495-1103
336/665-2894

Maxwell Centre

Wagner Building

Mr. Dennis Kozicki
THE MAXWELL PARTNERS
32-20th Street - Suite #300
Wheeling, WV 26003
304/232-2280

LEED Projects
Hilltop Elementary School
Cameron Middle/High School
Mr. Fred Renzella
Marshall County Schools
Post Office Box 578
Moundsville, WV 26041
304/843-4405

Client Testimonials

David Sneed Architectural Director

School Building Authority

"Their projects continually come in on time, under budget, and the quality of their documentation is greatly appreciated."

Bill Niday Superintendent

Wood County Schools

"The way they have serviced our County has been unmatched, they have been here so many times for face to face meetings with our staff as well as the Contractors. I would highly recommend this firm to anyone."

Rick Pursley First Sergeant

West Virginia State Police

"McKinley & Associates listens well to our staff's programming needs, and develops cost efficient design for us throughout the state."