



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  
**GSD106405**

PAGE  
**1**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**KRISTA FERRELL  
 304-558-2596**

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McKinley & Associates  
 1116 Smith Street  
 Suite 406  
 Charleston, WV 25301

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DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BLDG. 9 - CULTURE & HISTORY  
 1900 KANAWHA BOULEVARD, EAST  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED <b>07/21/2009</b>	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
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OPENING DATE: **08/13/2009** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
001	1	LS		906-07		
<p><b>A&amp;E SERVICES: DESIGN OF BLDG#9 EXTERIOR RENOVATIONS</b></p> <p><b>EXPRESSION OF INTEREST (EOI)</b></p> <p><b>PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES</b></p> <p>THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES IS SOLICITING PROPOSALS FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE DESIGN EXTERIOR CLEANING &amp; REPAIRS FOR BUILDING #9 (CULTURAL CENTER) LOCATED ON THE WEST VIRGINIA STATE CAPITOL COMPLEX IN CHARLESTON, WEST VIRGINIA AND RENOVATIONS TO TWO SUNKEN COURTYARDS INCLUDING ADA COMPLIANT ACCESS AND WATER FEATURES PER THE ATTACHED SPECIFICATIONS.</p> <p>TECHNICAL QUESTIONS CONCERNING THIS PROJECT MUST BE SUBMITTED TO KRISTA FERRELL IN THE WEST VIRGINIA STATE PURCHASING DIVISION VIA FAX AT 304-558-4115 OR VIA EMAIL AT KRISTA.S.FERRELL@WV.GOV. DEADLINE FOR ALL TECHNICAL QUESTIONS IS AUGUST 4, 2009 AT THE CLOSE OF BUSINESS. ALL TECHNICAL QUESTIONS RECEIVED, IF ANY, WILL BE ANSWERED BY ADDENDUM AFTER THE DEADLINE LAPSED.</p> <p>QUESTIONS CONCERNING THE PROCESS BY WHICH A VENDOR MAY SUBMIT A PROPOSAL TO THE STATE OF WEST VIRGINIA ARE NOT CONSIDERED TO BE TECHNICAL QUESTIONS AND MAY BE SUBMITTED AT ANY TIME PRIOR TO THE BID OPENING AND IN</p>						

RECEIVED  
 2009 AUG 19 PM 12:00  
 WV PURCHASING DIVISION

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE *Thomas J. Young* TELEPHONE (304) 340-4267 DATE 8/18/09

Business Development FEIN 55-0696478 ADDRESS CHANGES TO BE NOTED ABOVE

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

**GENERAL TERMS & CONDITIONS**  
**REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)**

1. Awards will be made in the best interest of the State of West Virginia.
2. The State may accept or reject in part, or in whole, any bid.
3. All quotations are governed by the *West Virginia Code* and the *Legislative Rules* of the Purchasing Division.
4. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125 fee.
5. All services performed or goods delivered under State Purchase Order/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods, this Purchase Order/Contract becomes void and of no effect after June 30.
6. Payment may only be made after the delivery and acceptance of goods or services.
7. Interest may be paid for late payment in accordance with the *West Virginia Code*.
8. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
9. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
10. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
11. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern all rights and duties under the Contract, including without limitation the validity of this Purchase Order/Contract.
12. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
13. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
14. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, and available online at the Purchasing Division's web site (<http://www.state.wv.us/admin/purchase/vrc/hipaa.htm>) is hereby made part of the agreement. Provided that, the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
15. **WEST VIRGINIA ALCOHOL & DRUG-FREE WORKPLACE ACT:** If this Contract constitutes a public improvement construction contract as set forth in Article 1D, Chapter 21 of the West Virginia Code ("The West Virginia Alcohol and Drug-Free Workplace Act"), then the following language shall hereby become part of this Contract: "The contractor and its subcontractors shall implement and maintain a written drug-free workplace policy in compliance with the West Virginia Alcohol and Drug-Free Workplace Act, as set forth in Article 1D, Chapter 21 of the West Virginia Code. The contractor and its subcontractors shall provide a sworn statement in writing, under the penalties of perjury, that they maintain a valid drug-free work place policy in compliance with the West Virginia and Drug-Free Workplace Act. It is understood and agreed that this Contract shall be cancelled by the awarding authority if the Contractor: 1) Fails to implement its drug-free workplace policy; 2) Fails to provide information regarding implementation of the contractor's drug-free workplace policy at the request of the public authority; or 3) Provides to the public authority false information regarding the contractor's drug-free workplace policy."

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**INSTRUCTIONS TO BIDDERS**

1. Use the quotation forms provided by the Purchasing Division.
2. **SPECIFICATIONS:** Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Complete all sections of the quotation form.
4. Unit prices shall prevail in case of discrepancy.
5. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
6. **BID SUBMISSION:** All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications: Department of Administration, Purchasing Division, 2019 Washington Street East, P.O. Box 50130, Charleston, WV 25305-0130



State of West Virginia  
 Department of Administration  
 Purchasing Division  
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PAGE  
**2**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**KRISTA FERRELL**  
**304-558-2596**

**RFQ COPY**

**TYPE NAME/ADDRESS HERE**

PROPOSITOR

McKinley & Associates  
 1116 Smith Street  
 Suite 406  
 Charleston, WV 25301

SHIP TO

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BLDG. 9 - CULTURE & HISTORY  
 1900 KANAWHA BOULEVARD, EAST  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
07/21/2009				

BID OPENING DATE: **08/13/2009** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
				REQUISITION NO.: ..GSD106405..		
				ADDENDUM ACKNOWLEDGEMENT		
				I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.		
				ADDENDUM NO.'S:		
				NO. 1 ..✓....		
				NO. 2 .....		
				NO. 3 .....		
				NO. 4 .....		
				NO. 5 .....		
				I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.		
				VENDOR MUST CLEARLY 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.		

*..Thomas S. Young..*

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>Thomas S. Young</i>	TELEPHONE (304) 340-4267	DATE 8/18/09
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FILE Business Development	FEB 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE
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WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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McKinley & Associates  
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 Suite 406  
 Charleston, WV 25301

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BLDG. 9 - CULTURE & HISTORY  
 1900 KANAWHA BOULEVARD, EAST  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
07/21/2009				

OPENING DATE: **08/13/2009** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
				SIGNATURE McKinley & Associates ..... COMPANY ..... 8/18/09 DATE		
				REV. 11/96  BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.  NOTICE  A SIGNED PROPOSAL MUST BE SUBMITTED TO:  DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130   THE PROPOSAL SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:  SEALED PROPOSAL   BUYER: KRISTA FERRELL-FILE 21		

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE *Thomas J. Young* TELEPHONE (304) 340-4267 DATE 8/18/09

FILE 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  
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# Request for Quotation

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PAGE  
**4**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**KRISTA FERRELL  
 304-558-2596**

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**VENDOR**  
 McKinley & Associates  
 1116 Smith Street  
 Suite 406  
 Charleston, WV 25301

**SHIP TO**  
 DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BLDG. 9 - CULTURE & HISTORY  
 1900 KANAWHA BOULEVARD, EAST  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
07/21/2009				

BID OPENING DATE: **08/13/2009** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOF	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
				<b>RFQ. NO. : GSD106405</b>		
				<b>BID OPENING DATE: 08/13/2009</b>		
				<b>BID OPENING TIME: 1:30 PM</b>		
				<b>PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID:</b>		
				(304) 340-4269		
				<b>CONTACT PERSON (PLEASE PRINT CLEARLY):</b>		
				Thomas L. Young		
<b>***** THIS IS THE END OF RFQ GSD106405 ***** TOTAL:</b>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE *Thomas L. Young* TELEPHONE (304) 340-4267 DATE 8/18/09

LE Business Development FEIN 55-0696478 ADDRESS CHANGES TO BE NOTED ABOVE

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



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ADDRESS CORRESPONDENCE TO ATTENTION OF  
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PROPERTY SURVEY

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McKinley & Associates  
 1116 Smith Street  
 Suite 406  
 Charleston, WV 25301

SHIP TO

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BLDG. 9 - CULTURE & HISTORY  
 1900 KANAWHA BOULEVARD, EAST  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
08/11/2009				

BID OPENING DATE: 08/20/2009 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
				ADDENDUM NO. 1		
				THIS ADDENDUM IS ISSUED TO:		
				1.) ANSWER ALL TECHNICAL QUESTIONS SUBMITTED PRIOR TO THE DEADLINE FOR TECHNICAL QUESTIONS AND		
				2.) EXTEND THE BID OPENING DATE.		
				BID OPENING DATE IS EXTENDED TO: 08/20/2009		
				BID OPENING TIME REMAINS: 1:30 PM		
				***** END ADDENDUM NO. 1 *****		
0001	1	LS		906-07		
				A&E SERVICES: DESIGN OF BLDG#9 EXTERIOR RENOVATIONS		
				***** THIS IS THE END OF RFQ GSD106405 ***** TOTAL:		

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>Thomas J. Young</i>	TELEPHONE (304) 340-4267	DATE 8/18/09
TITLE Business Development	ADDRESS CHANGES TO BE NOTED ABOVE	

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

**EXPRESSION OF INTEREST #GSD106405**  
**WV Science & Cultural Center Building (#9) - Exterior Cleaning & Renovations**  
**1900 Kanawha Boulevard, East**  
**Charleston, WV**

ADDENDUM #1

TECHNICAL QUESTIONS AND RESPONSES

**Question#1:** In sections 4.2.2.c and 4.2.4.b the EOI indicates that expertise and references are required for projects involving fire alarm system design, however the scope of work listed elsewhere does not appear to include fire alarm work or any interior work. Is there any fire alarm work or other interior work associated with this project?

**Response#1:** This was an oversight in the original EOI. Please replace Section 4.2.2.c with the following:

"c. The design team must have expertise in exterior cleaning , restoration and repair including limestone, granite, concrete repairs, tuckpointing stone cladding and caulking. Exterior Courtyard work shall include expertise in retaining walls and drainage, landscaping, water features, handicapped accessibility, exterior utilities and other applicable skills. Provide information on other project consultants, subconsultants and firms that will be employed by the lead firm to provide a complete project team from design through construction administration."

And, please replace Section 4.2.4.b with the following:

"b. Provide references for the last five clients for whom the firm has performed projects of a similar type, size and scope that includes elements of both the exterior restoration and/or exterior landscaping, plazas and water features (both do not have to be included in the same project). Include the name of the client along with the name of a contact person, telephone number, address of the project and a short description of the project. A photograph of the project would be helpful."

**Question#2:** Does the scope of work include restoration of the exterior plaza spaces (other than the "sunken" courtyards) that surround the upper levels of the building?

**Response#2:** This plaza surrounding the building was renovated recently and is not included in the scope although some of the original poured concrete walls that form the outer wall of the plaza will require surface repairs.

**Question#3:** Where will the fire alarm system referred to in 4.2.2.c be located?

**Response#3:** The referral to the fire alarm system was in error and is not included in the project.

**Question#4:** Will the exterior cleaning and renovation be limited to the stone areas, or to all elevations, including storefront windows, doors, and windows?

**Response#4:** The exterior cleaning is not limited to the stone areas. See expanded description.

**Question#5:** Will plaza renovations include replacement of the plaza waterproofing systems and/or adjacent foundation waterproofing systems?

**Response#5:** No. The plaza deck and waterproofing has been replaced since construction of the building and will not be included in the project.

**Question#6:** Will new design be limited to new ADA access and new water features, or is a new design of the entire plaza incorporating these features envisioned?

**Response#6:** The plaza renovations will incorporate the access and water features. See also the expanded description (below) and Response#2.

**Question#7:** Does the RFQ include conservation of monuments or statuary?

**Response#7:** No. The monuments are not included in the project, other than protection during construction.

**Also, replace Section 3.2 of the original EOI with the following:**

**"Project Description:** The West Virginia Culture and History Center was completed in 1976 and contains the State's archives, museum, theater, library and offices. The exterior shell of the building is composed of limestone panels, with polished granite panels near the base. A concrete plaza surrounding the building covers lower level rooms and facilities. The outside walls of the Lower Level are textured poured concrete.

Although one design firm will be selected, this project will be undertaken as two construction contracts, 1) Exterior Restoration Work and 2) Courtyard Restoration and Renovations. These two projects should be anticipated to follow separate bidding and construction schedules with the Exterior Restoration work proceeding to construction as soon as weather permits next spring.

This plaza surrounding the building was renovated recently and is not included in the scope although some of the original poured concrete walls that form the outer wall of the plaza will require surface repairs. The scope of work will include a careful evaluation of the exterior and recommended repairs and estimates prior to proceeding with the contract documents. Although not currently a historic building, the exterior restoration work should be performed to similar standards as historic restoration projects.

The "Sunken Plazas" portion of the work will include extensive restoration and repair of the existing lower level plazas on the northeast and south east corners of the building. This work will include verification of existing retaining walls, underground utilities, drainage, landscaping, replacement of paving surfaces, exterior ADA access without utilizing the adjoining interior museum spaces and adding a seasonal 'water feature' to each space. Originally designed as quiet and contemplative spaces, these spaces should retain these functions while being upgraded to serve for receptions and public gatherings. The memorial plaques currently



contained in the spaces should be retained in the new design.

All project documents including the contract documents, as-built drawings and any related project documents shall be provided to the Owner in electronic format (AutoCad). All drawings for review and Owner approval shall also be provided as paper documents. Three (3) copies of the final As-built drawings and related project documents will be provided to the Owner prior to the last application for payment submitted by the firm."



August 11, 2009

Ms. Krista Ferrell  
Senior Buyer  
Purchasing Division  
2019 Washington Street, East  
P.O. Box 50130  
Charleston, WV 25305-0130

Re: Req#GDS106405 – A&E Services: Design of Bldg#9 Exterior Renovations

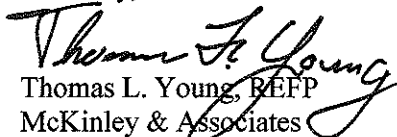
Dear Ms. Ferrell and Members of the Selection Committee;

We are pleased to provide the West Virginia Division of General Services with our Expression of Interest for architectural and engineering services for the design exterior cleaning and repairs for Building #9 (Cultural Center). We are proposing to utilize our professional staff from our Charleston office as the Project Manager / Project Architect (Thomas R. Worlledge, AIA, LEED AP, REFP) and Staff Intern Architect (Nicole D. Riley, Assoc. AIA).

Our past Historic Preservation experience includes extensive interaction with both The Secretary of the Interior's Standards for the Treatment of Historic Properties and The West Virginia State Historic Preservation Office. Our efforts include qualifying structures for the National Register of Historic Places, renovations of contributing buildings in Historic Districts, and qualifying clients for Historic Rehabilitation Tax Credits. We are committed to saving and rehabilitating our past.

Thank you for reviewing our submission and considering McKinley & Associates for your project. We are very excited about the possibility of working with the West Virginia Division of General Services.

Sincerely,

  
Thomas L. Young, REFP  
McKinley & Associates

# WORK PLAN

## **PROGRAMMING**

### **100% Architectural Team**

This is the first stage of a project, the effort here is to define the scope of work. Interviews will take place to learn what you want in the 2 courtyards with ADA compliance with the 2 water features (including retaining walls and drainage, landscaping, handicapped accessibility, and exterior utilities) and the cleaning/repair of the stone and related appurtenances (including limestone, granite, concrete repairs, tuckpointing stone cladding and caulking). This is a very important step as it sets up the remainder of the project.

## **SCHEMATIC DRAWINGS**

### **95% Architectural Team**

### **5% Engineering Team**

This is the first time thoughts and dreams are put on paper. Armed with the programming information, our professionals start the process of rough drawings. At the end of this phase the product is a first look at what the site plan might look like, as well as a preliminary cost estimate.

## **DESIGN DEVELOPMENT DRAWINGS**

### **60% Architectural Team**

### **40% Engineering Team**

Plans start to take shape and changes are made. This is a very exciting time in the project as you are finalizing concepts and ideas, but also a very important time as this is the last chance to easily make changes.

## **CONSTRUCTION DRAWINGS**

### **50% Architectural Team**

### **50% Engineering Team**

Now is the time that our professionals take all of the information gained from the meetings and the design development drawings and produce the drawings and specifications for the project. The construction drawings provide the tool needed for the contractors to bid the project and information and details necessary to construct the building. Changes become difficult at this point.

## **BIDDING**

### **100% Architectural Team**

This phase involves the actual bidding of the project. We will conduct a pre-bid meeting to handle all bidding information as well as conduct the bid opening and reporting.

## **CONSTRUCTION ADMINISTRATION**

### **20% Architectural Team**

### **20% Engineering Team**

### **60% Dana E. Womack, Jr. (Project Coordinator)**

This phase involves the construction of the project. Our professionals now act as your agent and watch over the project. We will be on site approximately once a week and work with the contractors to make sure they are building what we designed and specified and are doing it correctly. We handle all paperwork from the contractor and provide the owner with approved pay requests. This phase is very important to ensure that you get what you are paying for.

## **SUSTAINABLE DESIGN\***

### **100% Thomas R. Worlledge / Bradley A. Crow / Christina Schessler / Michael S. Betsch**

\* Please see the *Sustainable Design* page.



# PROJECT APPROACH & PERFORMANCE DATA

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 West Virginia Division of General Services.

The most important element of the entire process becomes communication from you to our designers. We use and welcome your input throughout the project.

The services we provide are different than most others. With our 40+ member staff we have the ability to have registered architects and engineers designing within their area of expertise. Electrical design by an Electrical Engineer, HVAC design by a Mechanical Engineer, Fire and Life Safety design by a Fire Protection Engineer. The Professional Engineers (PE) are not only "In-House," we also have depth in numbers of each discipline in our firm. Our Architectural staff provides you with an exceptionally talented group that will walk you through your project to competition. Day by day, side-by-side, our architects and engineers provide a daily cohesiveness to your project.

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



# 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:

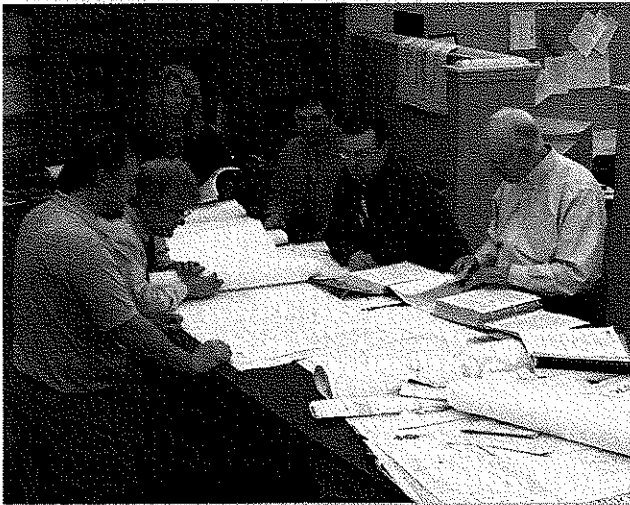
- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

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.

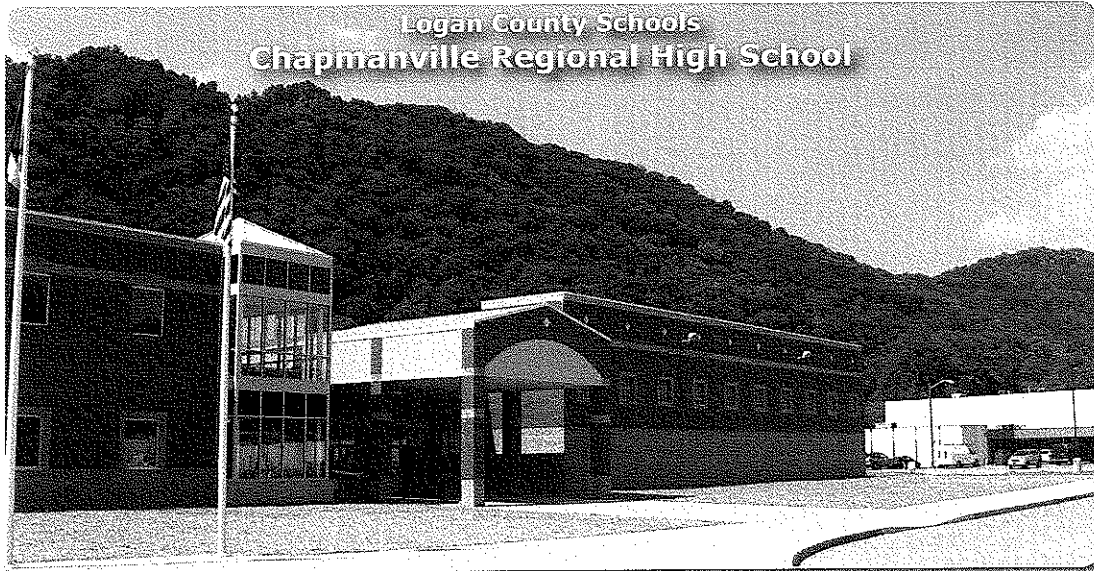
During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are checked by the project manager and appropriately referenced on the drawings. Copies 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%**
- **Official Dedication – June 1, 2007**



- **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%**
- **Under Construction with potential LEED Silver Certification**

# SUSTAINABLE "GREEN" DESIGN

**B**uildings 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.

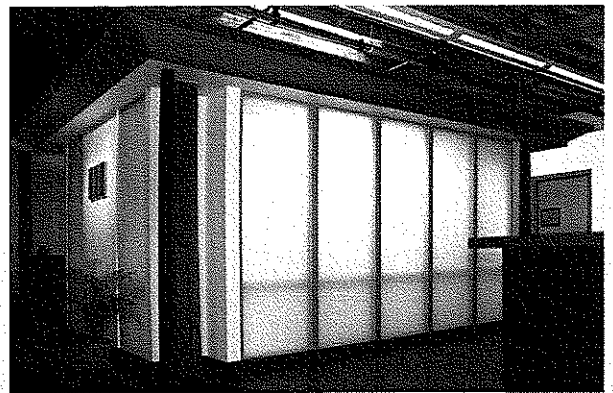
**LEED®** (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings. LEED recognizes that sustainable design requires 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.



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.



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.

# McKinley & Associates CHARLESTON OFFICE

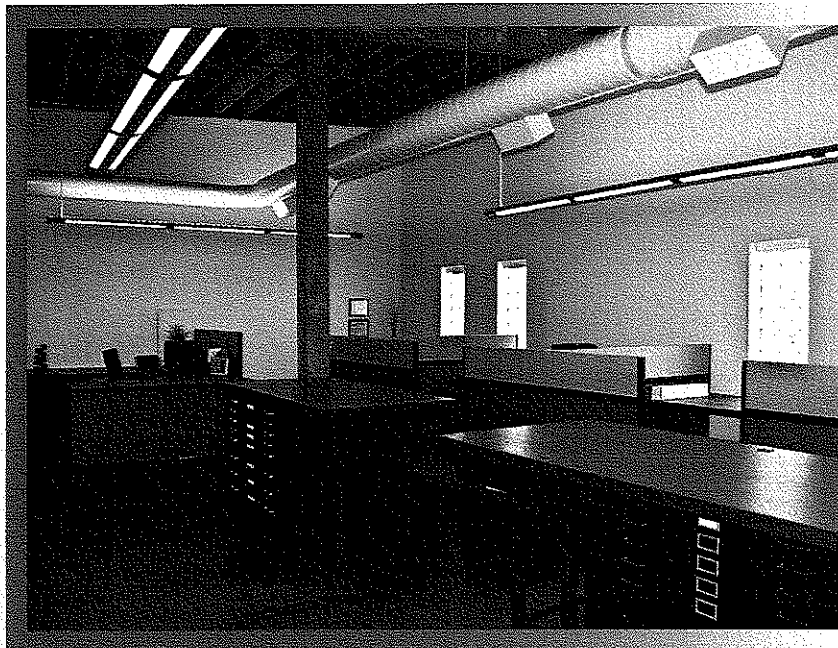


## Besides the paint, what makes this office "green"?

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 "Homosote", 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 1/10<sup>th</sup> 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.



# TEAM QUALIFICATIONS

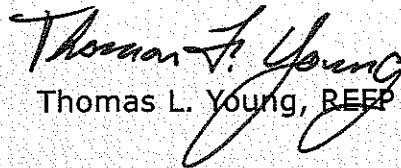
McKinley & Associates has prepared a brief response to each of the evaluative criteria listed in the request for proposal's Firm / Team Qualifications (4.2.2) section.

Much of the information is contained on other pages within this "Firm / Team Qualifications" tab, to which we refer for your convenience in locating the supporting documents.

## a. Point of Contact:

Thomas L. Young, REFP  
1116 Smith Street  
Suite 406  
Charleston, WV 25301  
(304) 340-4267  
tyoung@mckinleyassoc.com

Signed:

  
Thomas L. Young, REFP

## b. McKinley & Associates Team

Architect (Project Manager): Thomas R. Worlledge, AIA, LEED AP, REFP  
Intern Architect: Nicole D. Riley, Assoc. AIA  
Specializing in Fire/Life Safety & Architectural Engineering: Tim E. Mizer, PE, RA  
Specializing in Mechanical Engineering: Bradley A. Crow, PE, LEED AP  
Specializing in Electrical Engineering: Darren S. Duskey, PE  
"Green" Architecture Design (LEED): Thomas R. Worlledge, AIA, LEED AP, REFP  
"Green" Engineering Design (LEED): Bradley A. Crow, PE, LEED AP  
Project Coordination (Contract Administration): Dana E. Womack, Jr.  
\* Resumes are included within this Firm/Team Qualifications tab.

## c. Additional Team Members

With our previous experience on over 60 historic restoration projects which involve renovations, upgrades, and repairs (including stone repair, plaster work, ADA compliance, retaining walls, drainage, etc.), our vast experience with codes, and our great working relationship with various state agencies; we are confident that our "**In-House**" staff of 40+ has the talent and technology needed to make this successful. Also, as your Architect/Engineer and single point of responsibility, you can be reassured of smooth project delivery and sensitivity to all relevant guidelines in our state.

# TEAM QUALIFICATIONS

## d. Ability to Handle this Project

First and foremost we can state that our staff of 40+ professionals will devote whatever time is necessary to provide the General Services Division with a successful project. With over 15 registered professional architects and engineers we have the ability to make difficult schedules work.

In the past 28 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.

## e. Instruments of Service Agreement

If and when McKinley & Associates is honored to be offered a contract for the WV Science & Cultural Center Building (#9) - Exterior Cleaning & Renovations project; we would have no issues including 'section e' into the contract documents

## f. Regulations and Requirements

You appropriately recognize how codes, ordinances, and state / federal regulations are important to a successful project, and our professional's design within these codes daily. As our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live.

Thomas R. Worledge is our LEED representative. He will assist in identifying options and opportunities for the cost-effective incorporation of green concepts at every stage of project development, including site analysis. Mr. Worledge 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.

## g. Litigation/Arbitration Proceedings

McKinley & Associates has been included in an action against one of our sub-consultants regarding a retaining wall issue. This action is currently in the process of being resolved.

# QUALIFICATIONS

**F**ounded 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.

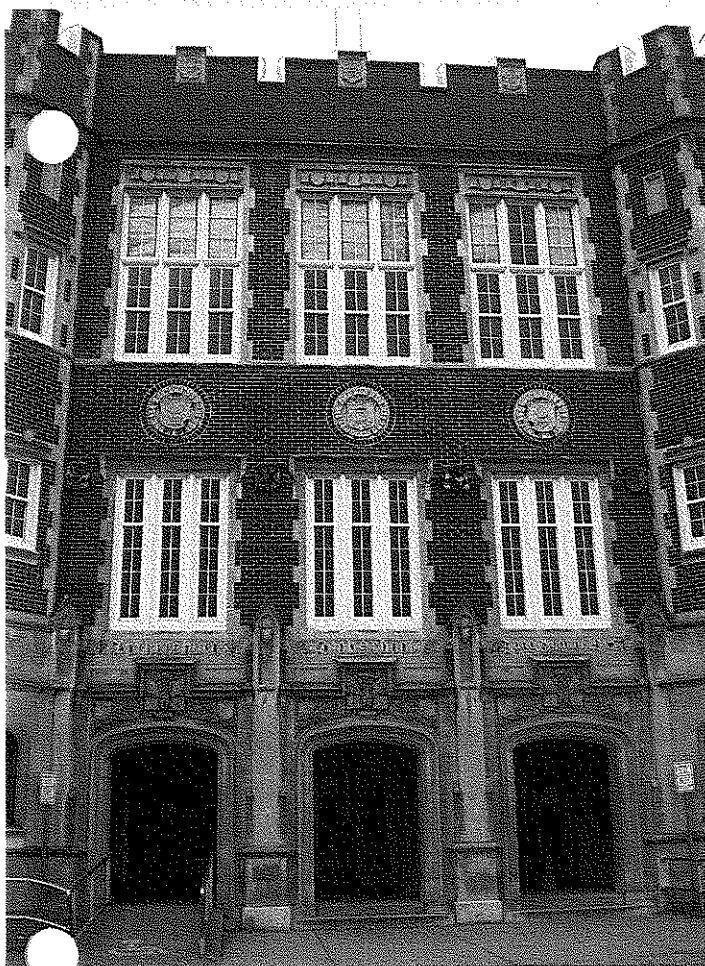


Wheeling Suspension Bridge

**Historic Preservation** is a passion for our firm. We are committed to saving and rehabilitating our past. Having an in-house staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We have completed **over 60 historic projects** throughout the tri-state region.

We have vast renovation experience, are familiar with projects that **respect the historic nature of the building**, and have a great working relationship with the **Division of Culture and History**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the Interior's Standards for the Treatment of Historic Properties**. Our efforts include qualifying structures for the **National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

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.



Parkersburg High School - Wood County Schools

# MANAGEMENT AND STAFFING CAPABILITIES

In the past 29 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 fourteen years together at McKinley & Associates.

The areas of expertise for each member coincides with his/her Role in this Contract. With our large staff we have the ability to have registered architects and engineers designing within their area of expertise. HVAC design by a Mechanical Engineer, electrical/lighting design by an Electrical Engineer, fire and life safety design by a Fire Protection Engineer. The Professional Engineers (PE) are not only "In-House," we also have depth in numbers of each discipline in our firm. Our Architectural staff provides you with an exceptionally talented group that will walk you through your project to completion. Day by day, side-by-side, our architects and engineers provide a daily cohesiveness to your project.

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.

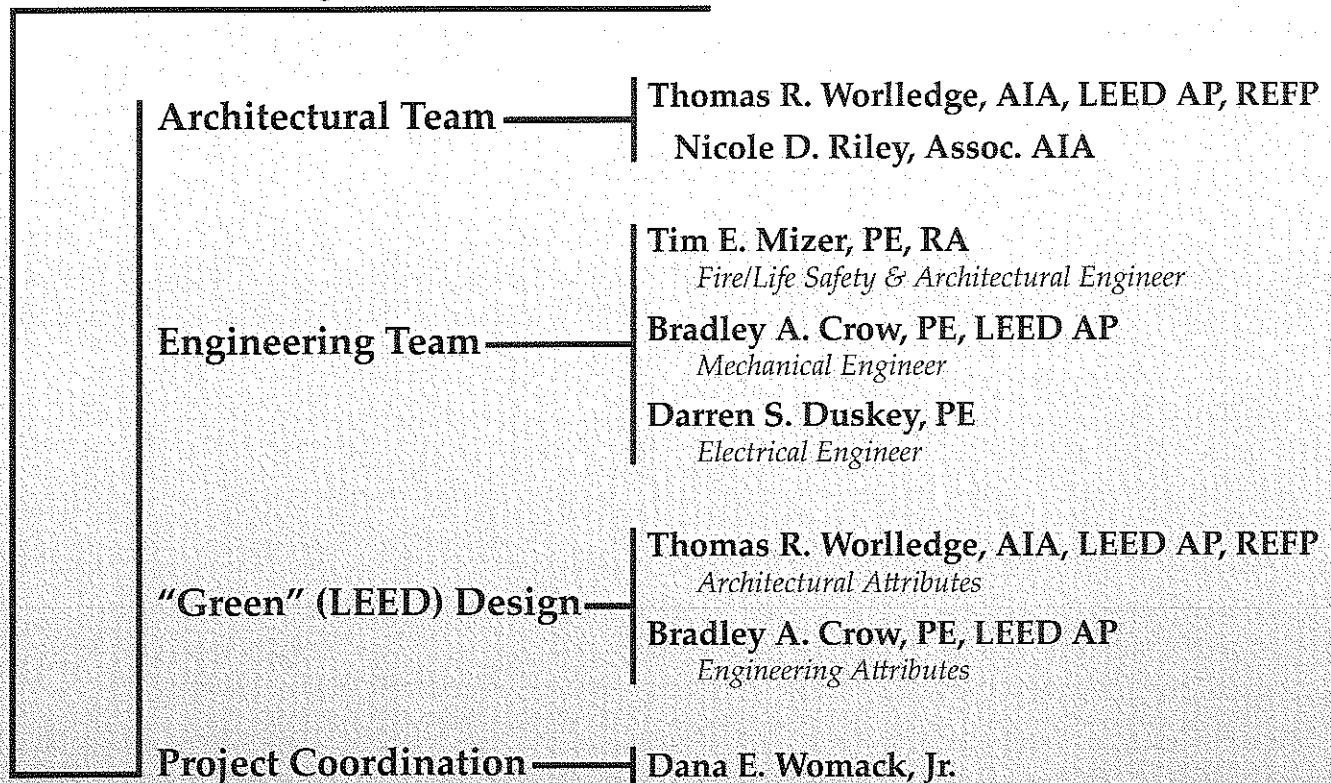


# DESIGN TEAM FLOW CHART

*West Virginia Division of General Services  
Requisition #GSD106405  
WV Science & Cultural Center Building #9  
Exterior Cleaning & Renovations*

## Project Manager

Thomas R. Worlledge, AIA, LEED AP, REFP



## CONTACT INFORMATION

E-Mail - [corporate@mckinleyassoc.com](mailto:corporate@mckinleyassoc.com)

Toll Free - (866) 767-0140

Online - [www.mckinleyassoc.com](http://www.mckinleyassoc.com)

### Wheeling, WV

The Maxwell Centre / Suite 100  
Thirty-Two - Twentieth Street  
Wheeling, West Virginia 26003

P - (304) 233-0140  
F - (304) 233-4613

### Charleston, WV

Charleston Area Alliance Building  
1116 Smith Street / Suite 406  
Charleston, West Virginia 25301

P - (304) 340-4267  
F - (304) 340-4269

### Washington, PA

Washington Trust Bldg. / Suite 1028  
6 South Main Street  
Washington, Pennsylvania 15301

P - (724) 223-8250  
F - (724) 223-8252



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# Architect / Green (LEED) Specialist

# THOMAS R. WORLLEDGE, AIA, LEED AP, REFP

## Charleston Office Area 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  
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  
(REFP)

#### 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:

Thomas R. Worlledge is a skilled Architect with over 20 years experience who has received state wide design awards and placed in national design competitions. As 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 Capitol High School, Mount Olive Correctional Center and Major Additions to three of the States VA Hospitals. 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 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



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Associate Architect

**NICOLE D. RILEY, ASSOC. AIA**

**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:**

**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. Renovation design implemented ADA and Safe Schools initiatives. New Day Care facility was designed for the school system's training curriculum.

**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.

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

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

**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.



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# Architectural Engineer / Architect

# TIM E. MIZER, PE, RA

## Director of Operations

### 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 McKinley & Associates engineering division.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Design Engineer

West Virginia State Police Detachments

#### Site Engineer

Hancock County Middle School-new building & site

#### Site Engineer

WVU Fire Academy-new building & site

#### Project Architect / Engineer

Hope VI Phase II-new building development

#### Design Engineer

Barnesville (OH) Schools - new buildings

#### Design Engineer

Union Local Schools

#### Design Architect / Engineer

USCan rehabilitation project. 250,000 SF renovation of industrial building

#### Design Architect / Engineer

USPS Clarksburg MPO Renovation to historic building  
Work also included HVAC and cooling tower

#### Project Architect / Engineer

Brooke County Animal Shelter building renovation

#### Project Architect / Engineer

Cadiz Presbyterian Church Maintenance master plan



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# Mechanical Engineer / Green (LEED) Specialist

# BRADLEY A. CROW, PE, LEED AP

## Director of Engineering Services



### 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

Marshall County Schools - Sherrard HVAC

#### Mechanical Engineer

Summers County Middle School HVAC

#### Mechanical Engineer

Wetzel County Schools - New Martinsville HVAC

#### Mechanical Engineer

Wood County Schools (\$63+ million renovations)

#### Mechanical Engineer

WVU Colson Hall Renovations

#### Mechanical Engineer

WVU Fire Academy / Jackson's Mill

#### Mechanical Engineer

United States Postal Service - Charleston P&DC HVAC Renovation

#### Mechanical Engineer

United States Postal Service - Clarksburg Chiller Replacement

#### Mechanical Engineer

California University of PA (2-170 Bed Dorms). Geothermal Heating & Cooling System

#### Mechanical Engineer

Independence Hall HVAC

# Electrical Engineer

# DARREN S. DUSKEY, PE

## 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:

### Design Electrical Engineer

West Virginia State Police Detachment project in Berkeley County, WV

### Design Electrical Engineer

Distribution warehouse for Cabela's in Wheeling WV

### Design Electrical Engineer

School project in Chapmanville, WV

### Project Electrical Engineer

Wayne Street Health Care center in Marietta, Ohio

### Project Electrical Engineer

Solvay Polymers in Marietta, Ohio

### Consulting Engineer

Chevron Phillips Chemical Company in Marietta, Ohio (1998-2001)

### Design Electrical Engineer

Magnetic Specialty, Inc. in Marietta, Ohio

### Design Electrical Engineer

Swisher International in Wheeling, WV



# Project Coordinator

# DANA E. WOMACK, Jr.

## 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:

### Project Coordination for:

*Boone County Schools - Brookview Elementary*  
*West Virginia State Police Academy Renovations*

### 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.

# PROJECT ORGANIZATION

McKinley & Associates has prepared a brief response to each of the evaluative criteria listed in the request for proposal's Project Organization (4.2.3) section. Much of the information is contained on other pages within this "Project Organization" tab, to which we refer for your convenience in locating the supporting documents.

- a. Please see the "Firm / Team Qualifications" tab to see the personnel assigned to this project. The McKinley & Associates organization chart, and a copy of the proposed project team (flow chart), are included within this tab. The locations of the McKinley & Associates offices are:

Main Office	<b>McKinley &amp; Associates</b> The Maxwell Centre Thirty-Two - Twentieth Street Suite 100 Wheeling, West Virginia 26003	The <u>MEP Engineering</u> and engineering aspects of " <u>Green</u> " <u>Energy Design (LEED)</u> will be performed by our staff in our <u>Wheeling</u> Office
	<b>Satellite Offices</b> Charleston Area Alliance Bldg. 1116 Smith Street - Suite 406 Charleston, West Virginia 25301	The <u>Architecture</u> , the architectural aspects of " <u>Green</u> " <u>Energy Design (LEED)</u> , and the <u>Project Coordination</u> will be performed by our staff in our <u>Charleston</u> Office
<b>Satellite Offices</b>	Washington Trust Building 6 S. Main Street - Suite 1028 Washington, Pennsylvania 15301	

- b. We know we can provide our services within the project time frame. Throughout the years we have worked on many "fast-track" projects, achieving success by maintaining time and cost management, quality control and excellent communication amongst the client and contractors.

In 2006, we designed an extensive (\$5M) renovation of Maclin Hall, a historic 53,900 SF dormitory building on the campus of WV Tech, in less than a month. The project included redesigning the shared areas, new finishes, new roof, and restoration of the exterior. We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms. WVU was very pleased with the results.

When TeleTech needed to move into a new call center in six months; McKinley & Associates got the call. We completed the design in record time and the building was completed on schedule and on budget. Our design is now the model the company uses for other new call centers.

The "Work Plan," which outlines the key phases, is included in the "Firm / Team Qualifications" tab.

# 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 educational, governmental, medical, commercial, religious and recreational operations. Our adaptive Re-Use experience is the foundation upon which McKinley & Associates was established. With over \$35 million in office building renovation / historic preservation in the past 3 years, we consider this sector of our business, our best.



## 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

## Location

### Headquarters

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

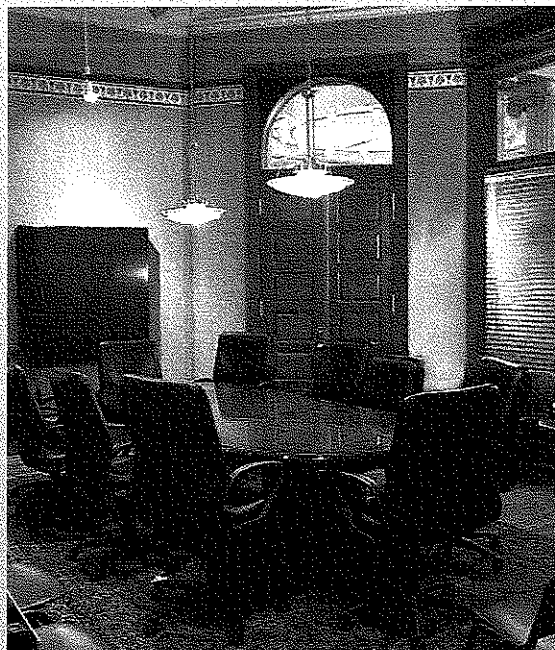
### Satellite Offices

**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

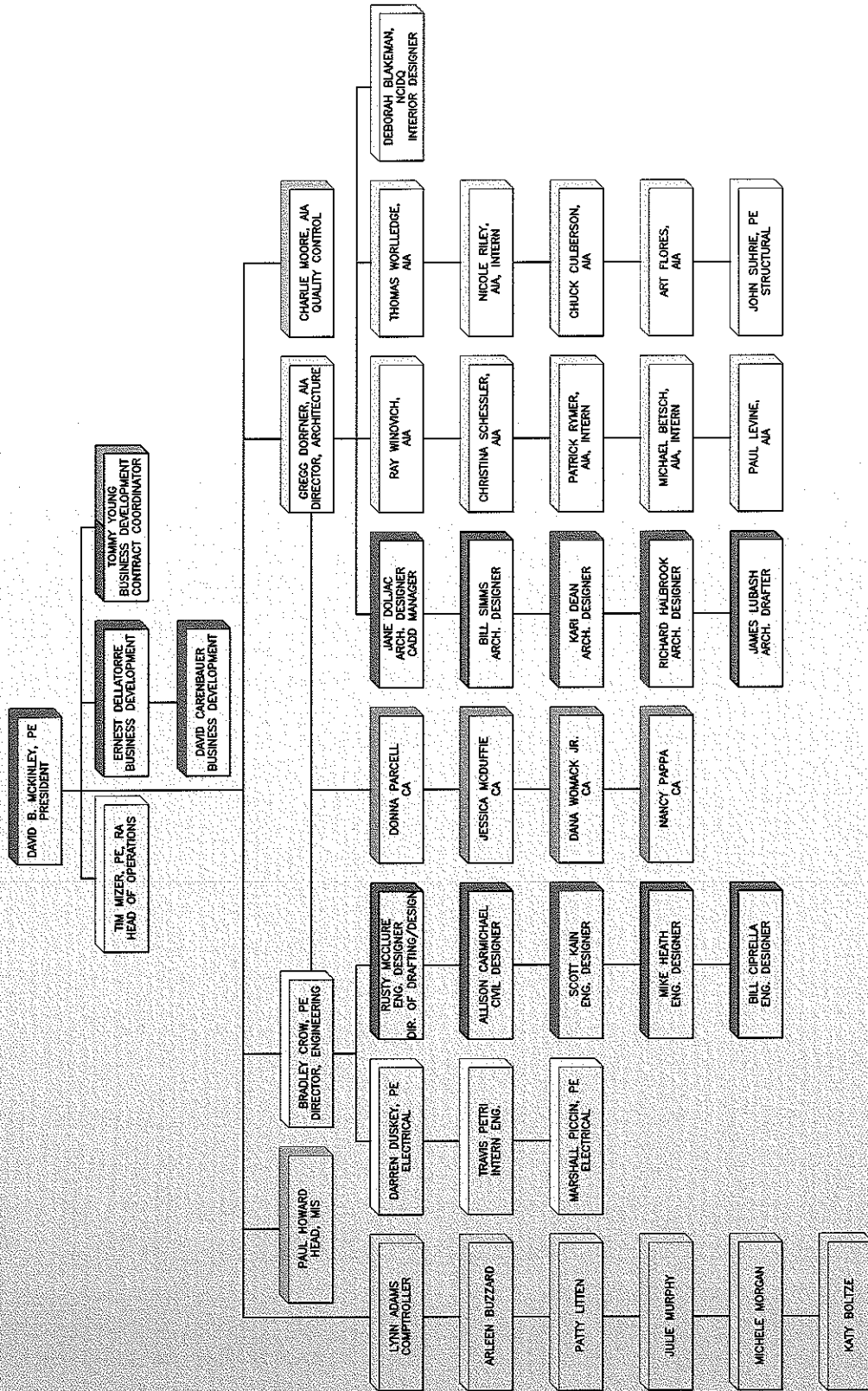


# ORGANIZATION CHART

REVISED 5--28--2009

**McKINLEY & ASSOCIATES**  
ARCHITECTS/ENGINEERS/INTERIOR DESIGN

## ORGANIZATION CHART

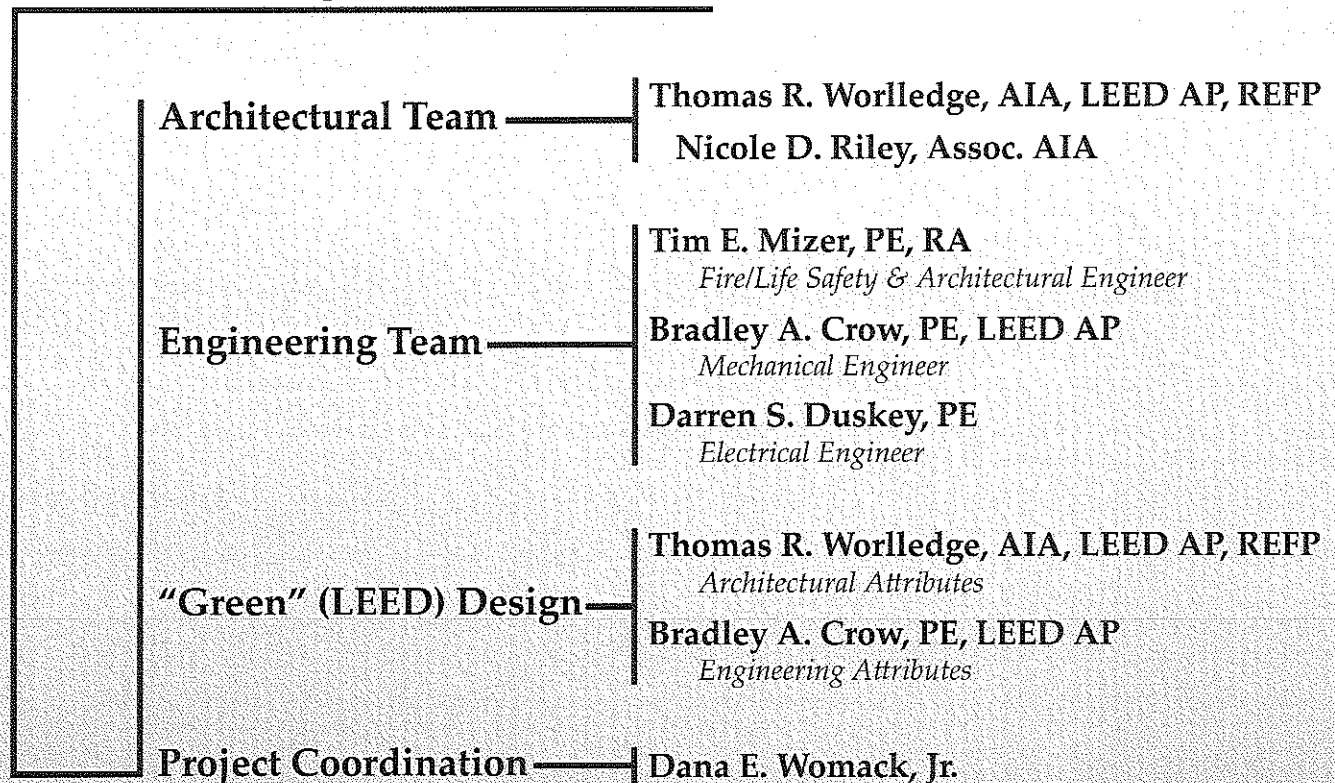


# DESIGN TEAM FLOW CHART

**West Virginia Division of General Services  
Requisition #GSD106405  
WV Science & Cultural Center Building #9  
Exterior Cleaning & Renovations**

## Project Manager

**Thomas R. Worlledge, AIA, LEED AP, REFP**



## CONTACT INFORMATION

E-Mail - [corporate@mckinleyassoc.com](mailto:corporate@mckinleyassoc.com)

### Wheeling, WV

The Maxwell Centre / Suite 100  
Thirty-Two - Twentieth Street  
Wheeling, West Virginia 26003

P - (304) 233-0140  
F - (304) 233-4613

Toll Free - (866) 767-0140

### Charleston, WV

Charleston Area Alliance Building  
1116 Smith Street / Suite 406  
Charleston, West Virginia 25301

P - (304) 340-4267  
F - (304) 340-4269

Online - [www.mckinleyassoc.com](http://www.mckinleyassoc.com)

### Washington, PA

Washington Trust Bldg. / Suite 1028  
6 South Main Street  
Washington, Pennsylvania 15301

P - (724) 223-8250  
F - (724) 223-8252

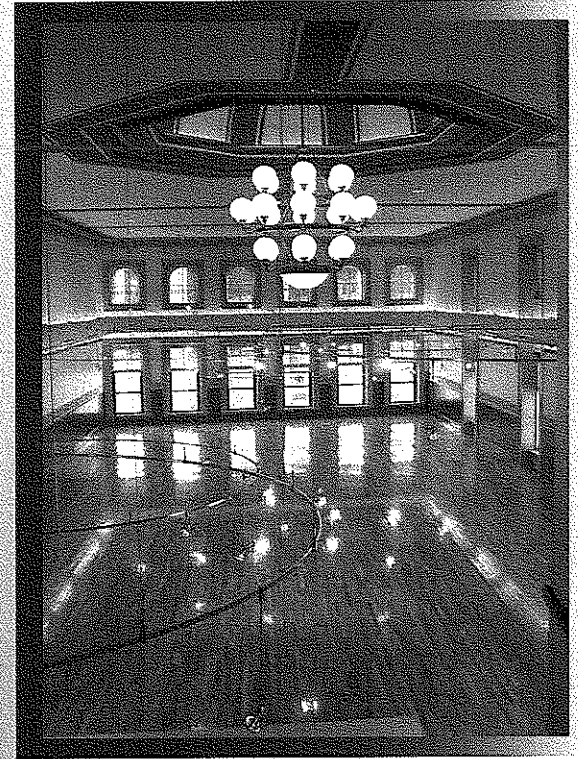
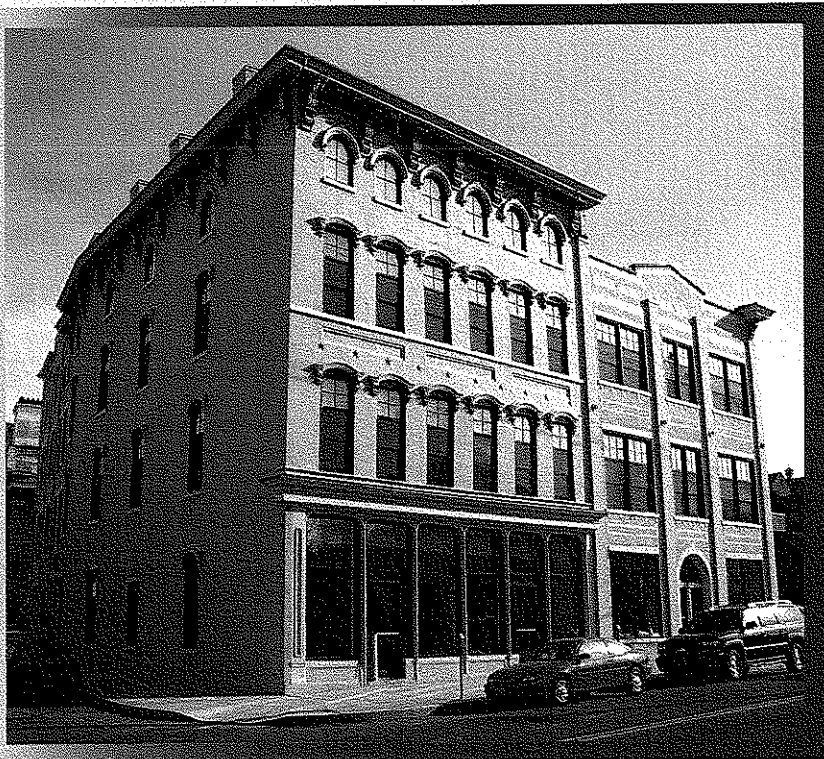
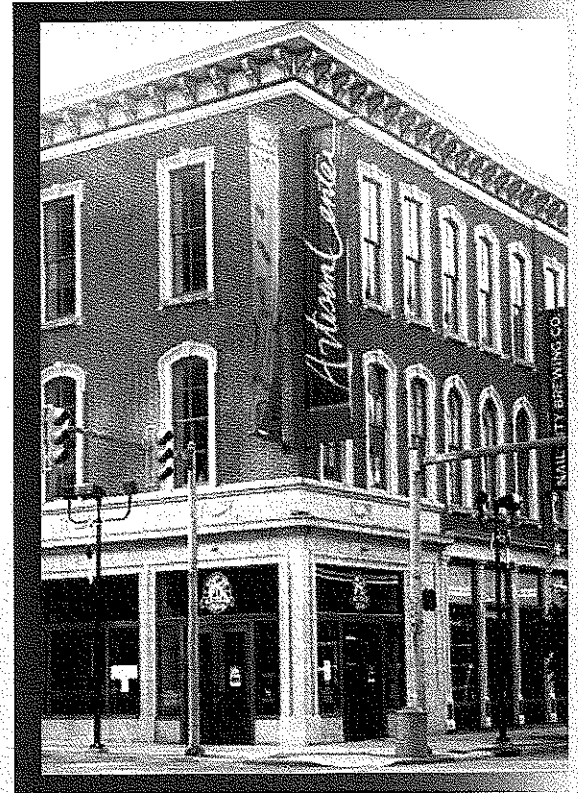


**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# HISTORIC PRESERVATIONS

The following represent recent and current preservation projects and were coordinated through the West Virginia State Historic Preservation Office (SHPO):

Bishop's Residence / Wheeling, WV  
Catholic Heritage Center / Wheeling, WV  
Chalfonte Hotel / Cape May, NJ  
Federal Building / Clarksburg, WV  
Hampshire County Courthouse / Romney, WV  
Main Post Office Building / Clarksburg, WV  
Maxwell Centre / Wheeling, WV  
Orrick Center / Wheeling, WV  
St. Matthew's Church / Wheeling, WV  
West Virginia Capitol Complex / Charleston, WV  
Wheeling Artisan Centre / Wheeling, WV  
Wheeling Suspension Bridge / Wheeling, WV

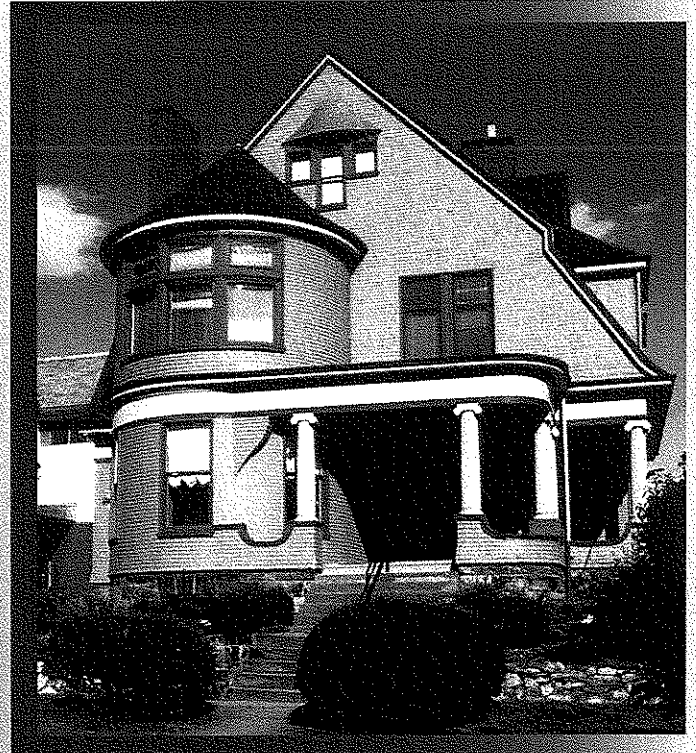
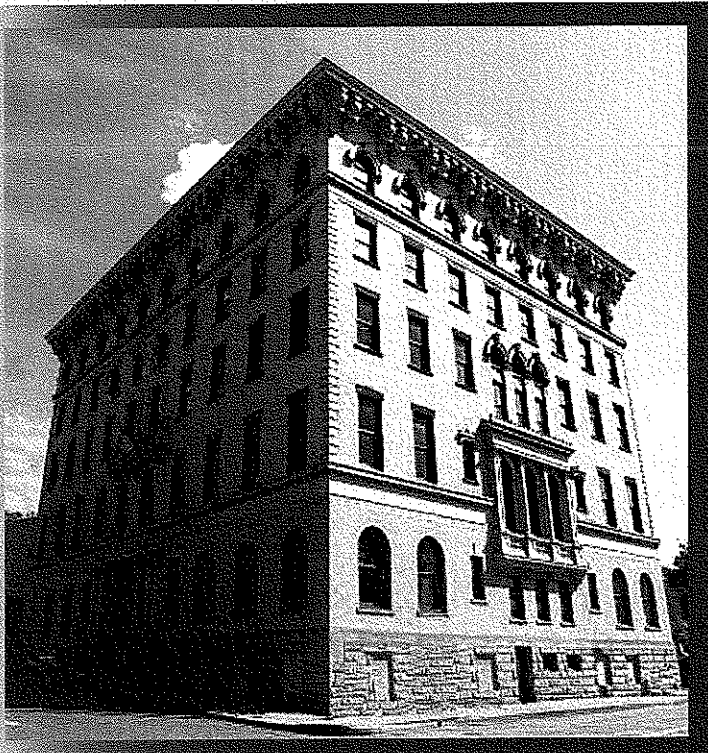




# HISTORIC PRESERVATIONS

The following represent recent and current preservation projects and were coordinated through the West Virginia State Historic Preservation Office (SHPO):

Dad's Sweet Tooth / Wheeling, WV  
Egerter Building / Wheeling, WV  
Klos Towers / Wheeling, WV  
Larkin Apartments / Wheeling, WV  
The Linsly School / Wheeling, WV  
Old Governors Mansion / Wheeling, WV  
Phillips Gardill Building / Wheeling, WV  
Professional Building / Wheeling, WV  
St. James Church / Wheeling, WV  
Stone & Thomas Building / Wheeling, WV  
US Postal Service / Gerrardstown, WV  
Wagner Building / Wheeling, WV  
Willow Glen / Woodsdale, WV  
WVU Colson Hall / Morgantown, WV

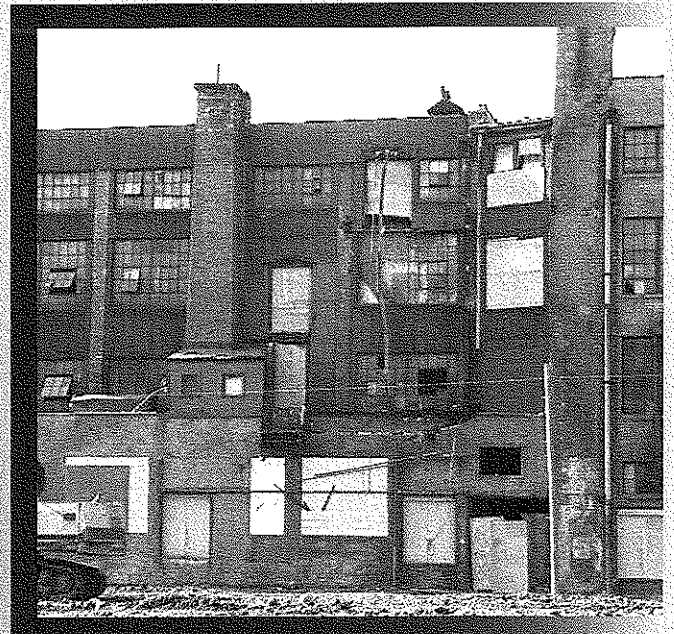
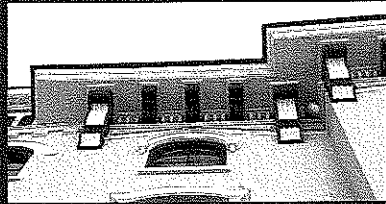
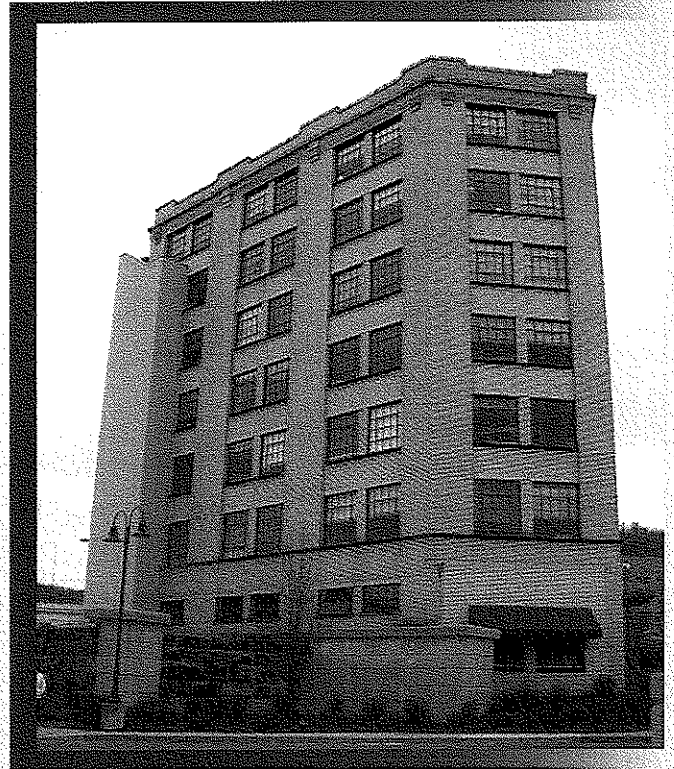


**McKINLEY & ASSOCIATES**  
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# HISTORIC PRESERVATIONS

The following represent recent and current preservation projects and were coordinated through the West Virginia State Historic Preservation Office (SHPO):

Brock Reed & Wade Building / Morgantown, WV  
Charleston Enterprises Center / Charleston, WV  
Dr. Morano; Warwick China / Wheeling, WV  
McLaughlin Building / Webster Springs, WV  
Mount De Chantal Academy / Wheeling, WV  
OVMC Nurses Residence Hall / Wheeling, WV  
Parkersburg High School / Parkersburg, WV  
Popodican; Shepherd College / Shepherdstown, WV  
Rectory, Diocese of Wheeling/Charleston / Wheeling, WV  
West Liberty State College / West Liberty, WV  
West Virginia Independence Hall / Wheeling, WV  
WVNCC B & O Building / Wheeling, WV  
WVNCC - Hazel Atlas Building / Wheeling, WV



**McKINLEY & ASSOCIATES**  
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# ARTISAN CENTER

## Wheeling, West Virginia

### Owner

City of Wheeling

### Size

40,000 SF approx.

### Construction Cost

\$1.8 mil.

### Project Architects-Engineers

McKinley & Associates

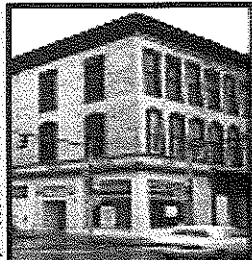
### Project Architect

Murphy & Dittenhoffer

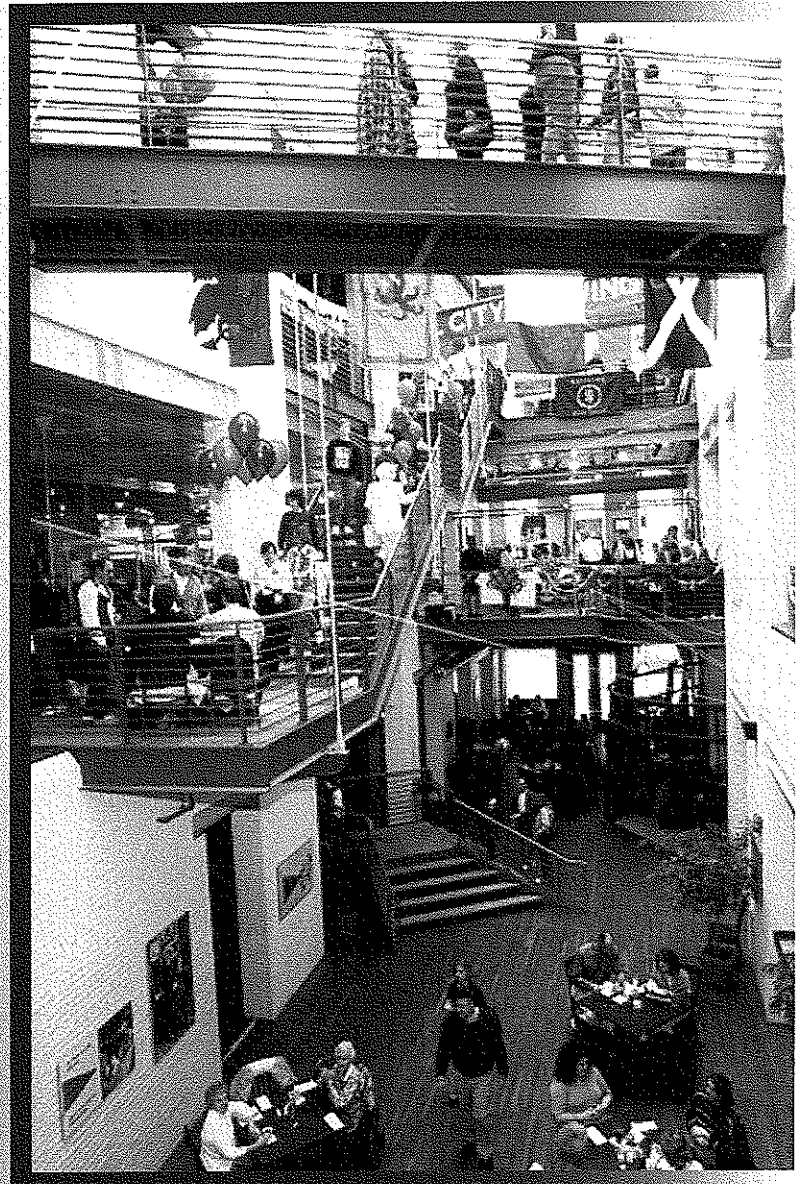
### Contractor

Pat R. Ionadi Corp.  
& Davison Electric

BEFORE  
and AFTER



The Artisan Center at Heritage Square was a total renovation of a former warehouse into a 3-story, 40,000 SF tourist attraction. The building includes artisan areas, a full service restaurant as well as a large meeting/reception area. Design was in conjunction with Murphy & Dittenhoffer of Baltimore.



Bishop Bernard Schmitt

# CATHOLIC HERITAGE CENTER

Wheeling, West Virginia

Owner

Catholic Diocese of Wheeling / Charleston

Size

40,000 SF approx.

Construction Cost

\$2.9 mil.

Project Architects-Engineers

McKinley & Associates

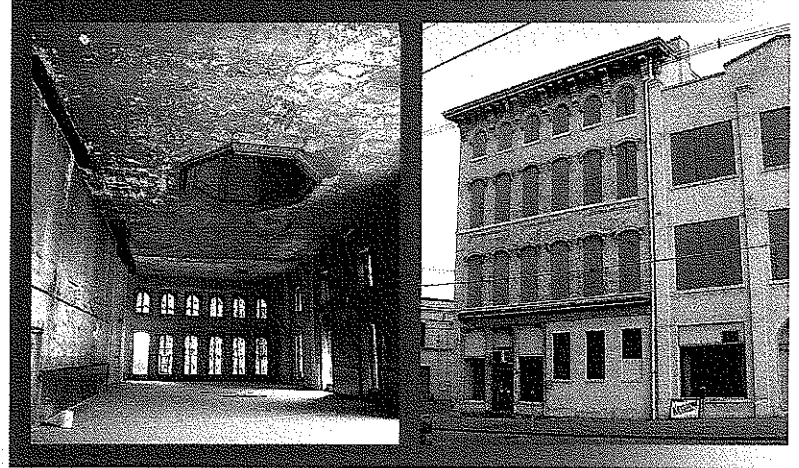
Project Architect

Denis Gill, AIA

Contractor

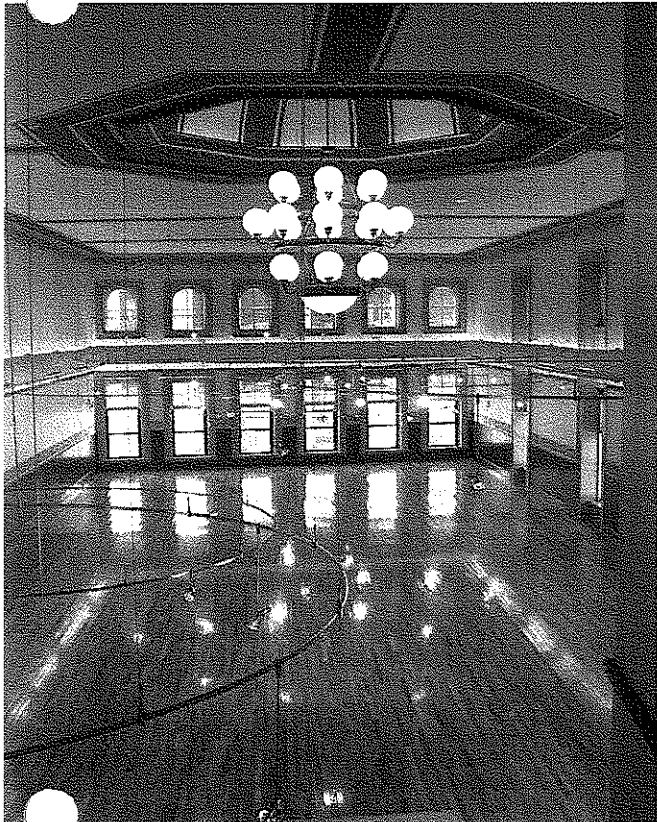
Walters Construction

BEFORE



A 40,000 SF renovation of an 100 year old auto parts warehouse. Work included all new systems throughout the structure. It will be the home of all informational records and artifacts of the Wheeling-Charleston Diocese.

AFTER



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

## B. & O. Building and South Plaza

# WV NORTHERN COMMUNITY COLLEGE

### Wheeling, West Virginia

#### Owner

West Virginia Northern Community College

#### Size

74,000 SF approx. (excluding South Plaza)

#### Construction Cost

\$1.8 million (excluding South Plaza)

#### Project Architects-Engineers

McKinley & Associates

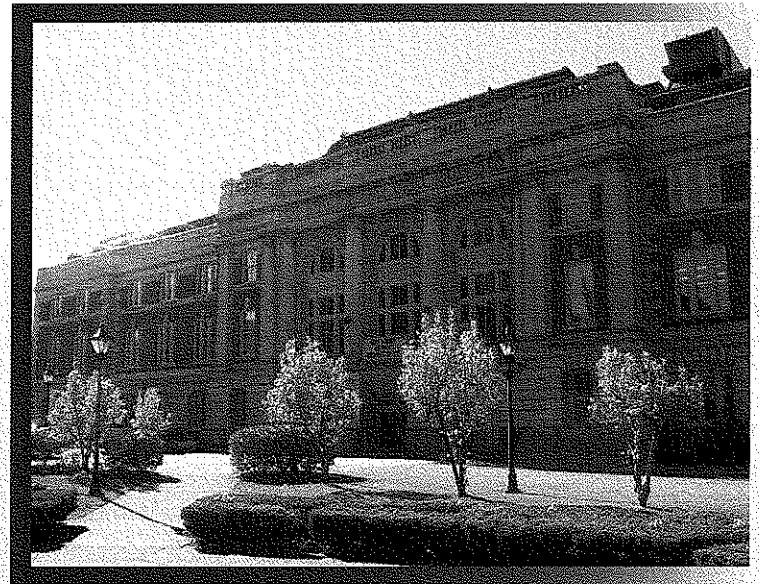
#### Project Architect

Denis Gill, AIA

#### Contractor

Cattrell Companies

The goal of the 74,000 SF **B. & O. Building** was to upgrade the old **railroad station** into a facility that could be used for **academic research and education**. This \$1.8 million renovation was completed in multiple phases, and involved the remodeling on the second, third and fourth floors. Renovations included faculty offices, classrooms, a library, and 3 science laboratories. Work included demolition of existing interior walls and acoustical tile ceilings; providing gypsum board partitions, interior finishes, associated lighting, plumbing, laboratory furnishings, data, communications and HVAC work.



The **B. & O. Building's South Plaza** included newly constructed

parking areas and a landscaped gathering place for students and pedestrians. The scope of work involved taking an old vacant lot behind the main classroom building and cleaning it up by removing old stone footing, column pieces and foundations. A gathering area was placed in the center of the lot and parking areas were placed on each side. The plaza area was raised above the parking area to give it more dominance of the space.



# ORRICK BUILDING



AIA West Virginia  
A Chapter of the American Institute of Architects  
2002  
**MERIT  
AWARD**  
FOR EXCELLENCE IN  
ARCHITECTURE

Wheeling, West Virginia

**Owner**  
Orrick Corporation

**Size**  
88,000 SF approx.

**Construction Cost**  
\$8 mil.

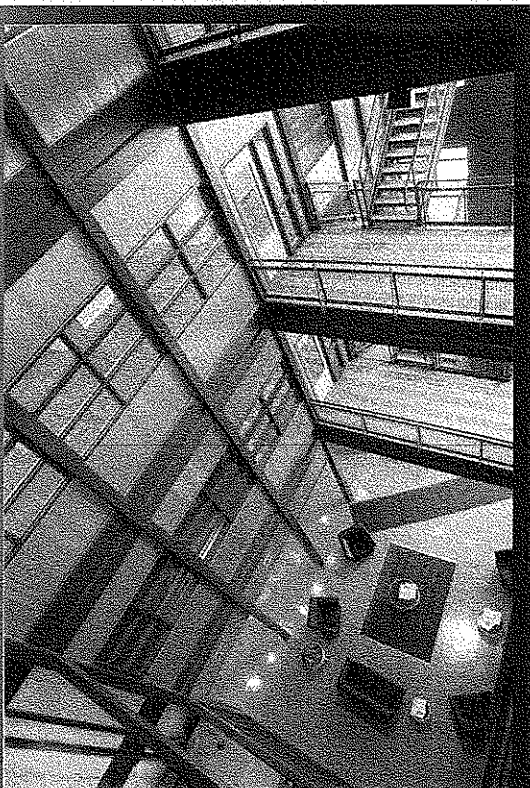
**Project Architects-Engineers**  
McKinley & Associates

**Project Architect**  
David B. McKinley, PE

**Contractor**  
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.

BEFORE  
and AFTER



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# MAXWELL CENTRE



## Wheeling, West Virginia

**Owner**  
City of Wheeling

**Size**  
51,000 SF approx.

**Construction Cost**  
\$2.3 mil.

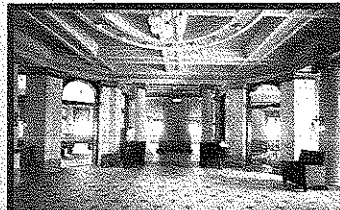
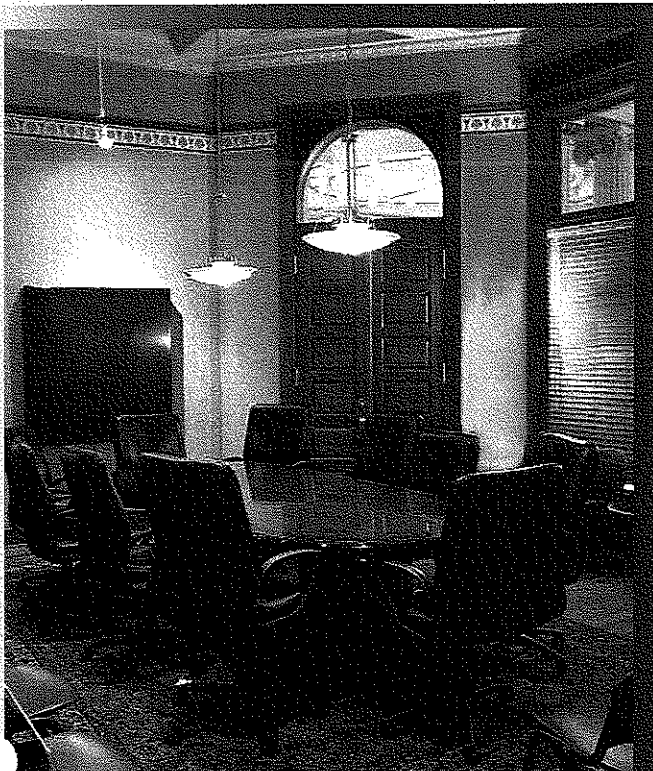
**Project Architects-Engineers**  
McKinley & Associates

**Project Architect**  
Denis Gill, AIA

**Contractor**  
Walters Construction

The Maxwell Centre is now Wheeling's premier business address. In just over a year, this former YMCA facility is the home for over 100 professionals in two law firms, an accounting company, and McKinley & Associates. Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley & Associates led the way for this total renovation and restoration of a 1908 structure. The Maxwell Centre represents the firm's latest effort in protecting the historic fabric of Wheeling.

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.



BEFORE  
and AFTER



# 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

### Contractor

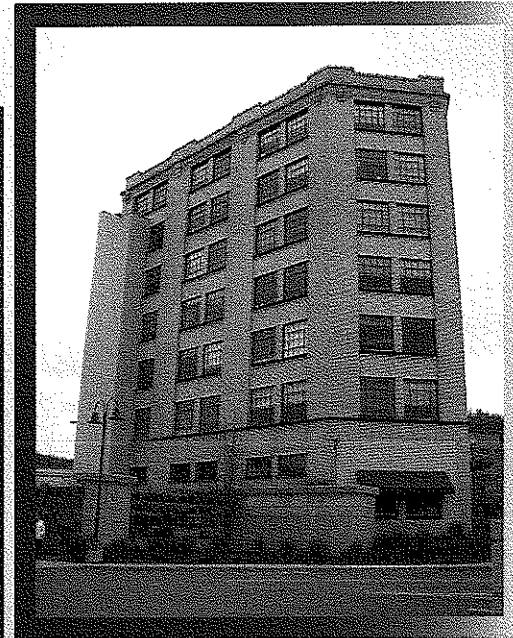
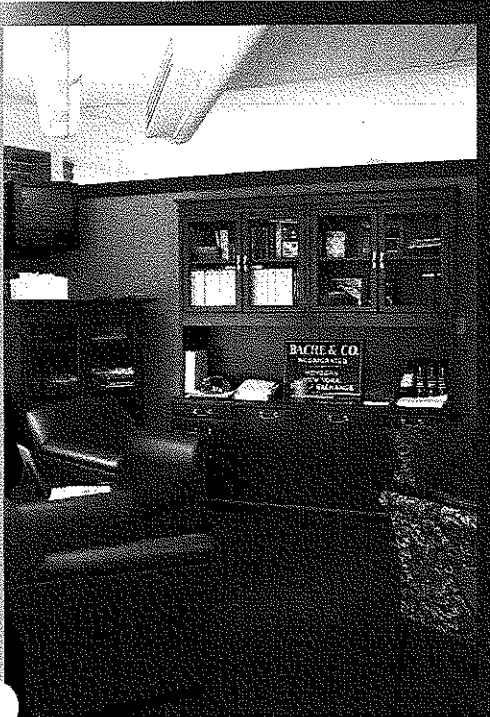
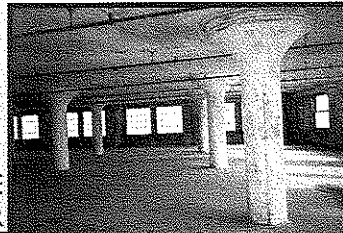
Pat R. Ionadi Corp. & Davison Electric

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





# Parkersburg High School WOOD COUNTY SCHOOLS

## Parkersburg, West Virginia

### Owner

Wood County Schools

### Size

254,000 SF approx.

### Construction Cost

\$20 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

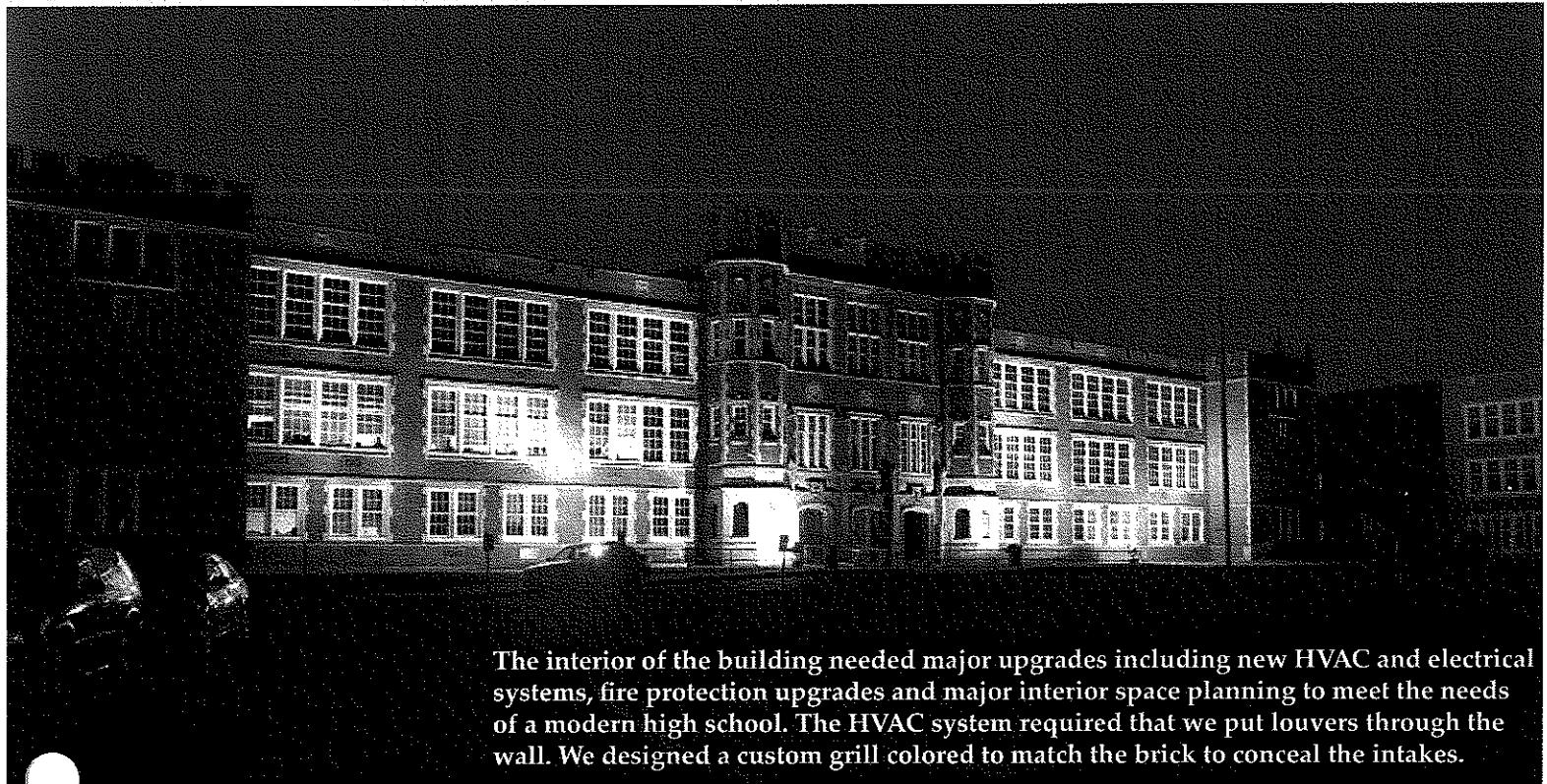
Thomas R. Worledge, AIA

### Contractor

Grae-Con

Parkersburg High School was founded in 1867, and was one of the first high schools in the state of West Virginia. The current building housing is a Tudor style structure with three stories housing over 38,000 SF. It was built in 1917, making it one of the oldest school buildings in West Virginia and it is one of the largest high school campuses in the state. The original building features extensive stone work and exquisite interior plaster work detailing. The renovation project encompassed all of the original building, an addition of a three story science and cafeteria wing and an auxiliary gymnasium for a total cost of 20 million dollars.

In 2005, a bond issue was passed to upgrade all the high schools in the county; in the fall of 2008, the work was complete. Being a historic school with a strong alumni association, it was paramount that the original historic caricature of the building remained intact. Our design protected the grand front façade in favor of small additions to the rear of the building. We carefully matched the profiles of the stone and matched the brick to give a seamless transition from the old and new structure on the exterior. Many meetings were held with the state historic association and the alumni to insure the building would not be disfigured by the renovations and additions.



The interior of the building needed major upgrades including new HVAC and electrical systems, fire protection upgrades and major interior space planning to meet the needs of a modern high school. The HVAC system required that we put louvers through the wall. We designed a custom grill colored to match the brick to conceal the intakes.

# BENNETT SQUARE

Wheeling, West Virginia

**Owner**

McKinley Properties, LLC

**Size**

22,000 SF approx.

**Construction Cost**

\$6.8 mil.

**Project Architects-Engineers**

McKinley & Associates

**Project Architect**

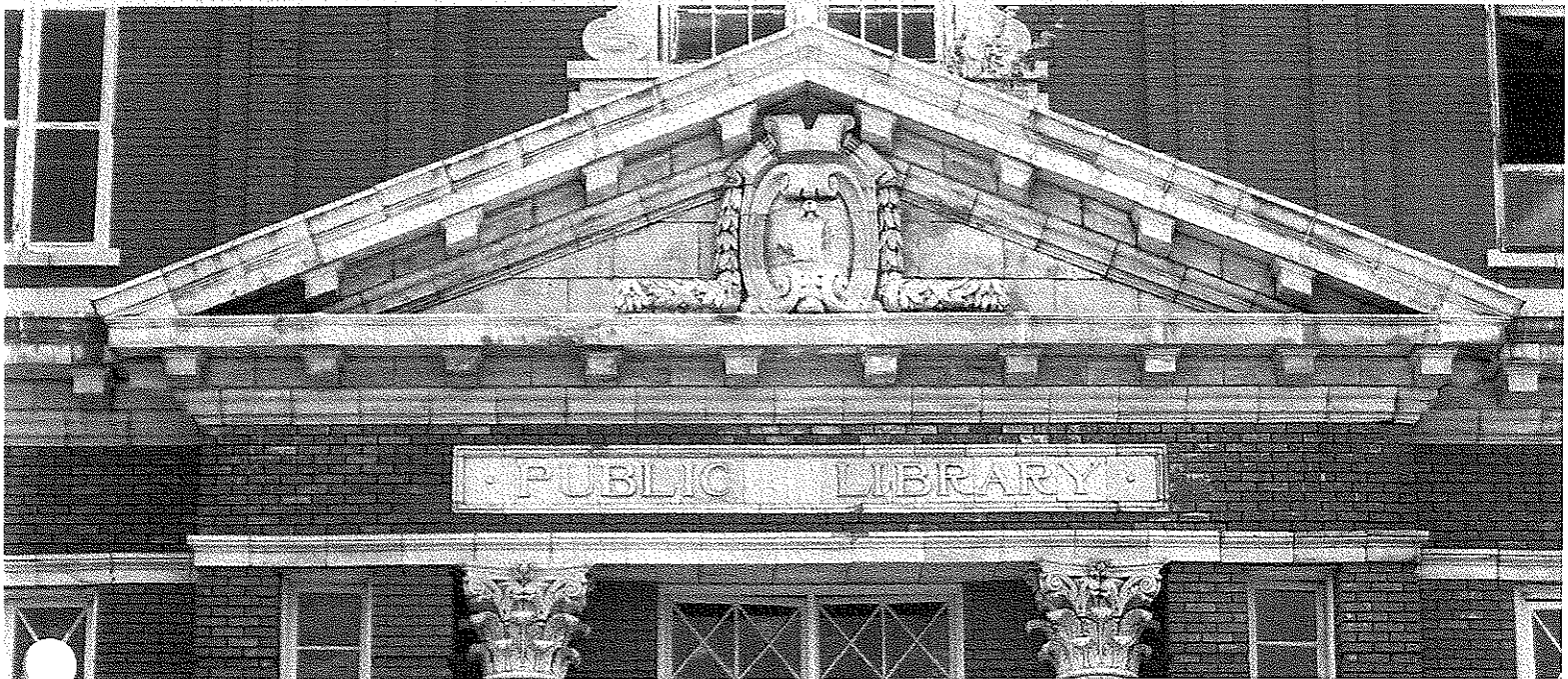
Denis Gill, AIA

**Contractor**

Walters Construction



Construction has commenced on Bennett Square, a 22,000 SF, total renovation project of the old **Ohio County Public Library Building** in Wheeling, WV. The project budget for this facility is approximately **\$6.8 million dollars**. Work includes **architectural elements** as well as **major electrical and mechanical systems design**. Finished project will house **"Class A" office space** in this historic facility.



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# Convent Renovation Project **SISTERS OF ST. JOSEPH**

## Wheeling, West Virginia

### Owner

Sisters of St. Joseph

### Size

71,000 SF approx.

### Construction Cost

\$5.5 mil.

### Project Architects-Engineers

McKinley & Associates

### Project Architects

Denis Gill, AIA

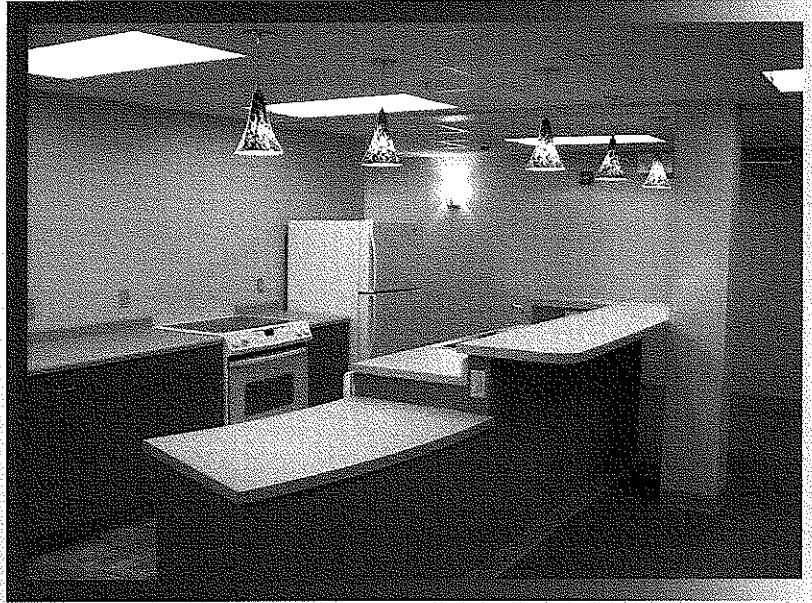
Joseph Touvell, Assoc. AIA

### Contractor

Cattrell Construction

Currently in the construction phase is the rehabilitation project of the **Mount Saint Joseph's Convent in Wheeling, WV.**

The project budget for this 71,000 SF facility is approximately **\$5.5 million dollars.**



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# OHIO COUNTY JUSTICE CENTER

Wheeling, West Virginia

**Owner**

Ohio County Commission

**Size**

Entire Complex

**Construction Cost**

\$1 million approx.

**Project Architects-Engineers**

McKinley & Associates

**Project Architect**

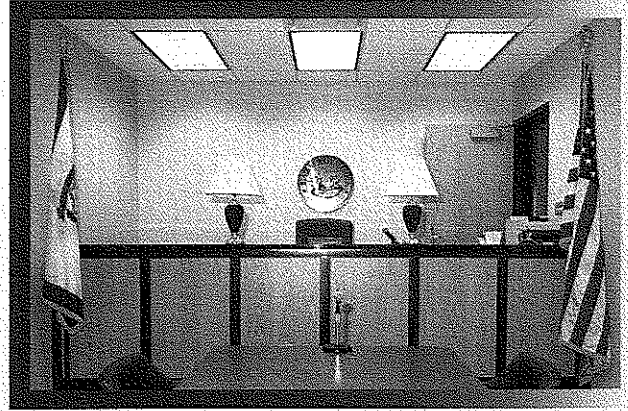
Charles Moore, AIA

**Contractor**

VDC Inc.

A complete renovation was performed on the AEP office building purchased by the Ohio County Commission. It is adjacent to the City-County Building and was transformed into the new Ohio County Justice Center. Today it houses the Family Law Masters / Family Court and the Ohio County Sheriffs Department. Work included total renovations including all systems and security. McKinley & Associates were responsible for all Architecture and Engineering Design and Contract Administration.

BEFORE



AFTER



**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

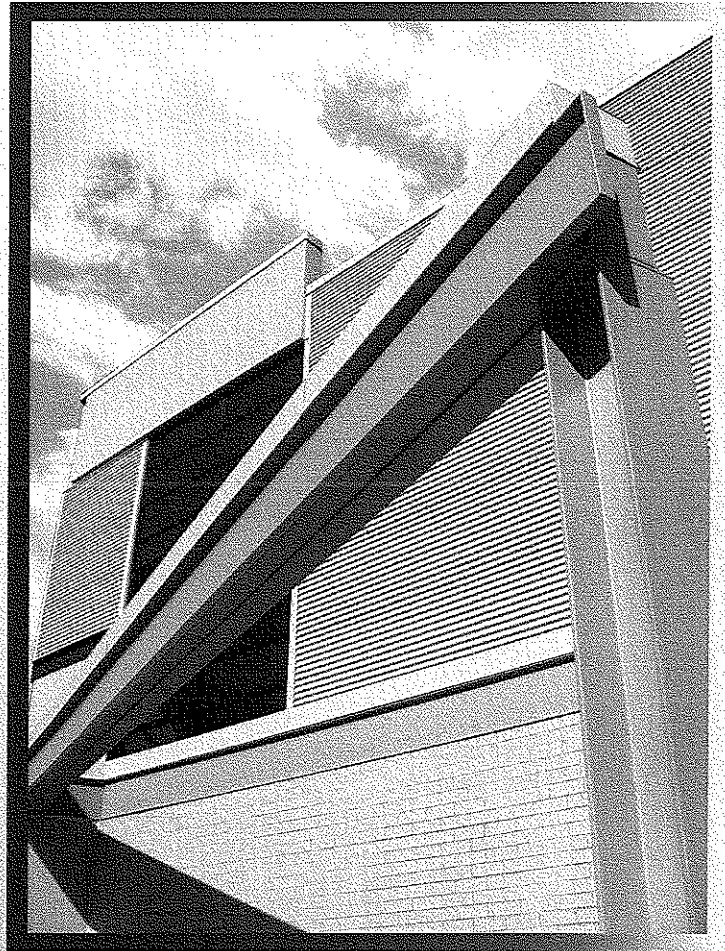
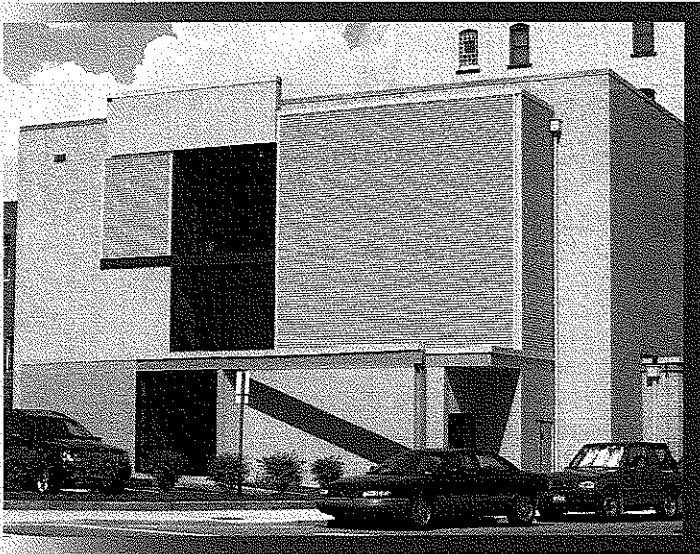
**Project Architect**

Ray Winovich, RA

**Contractor**

Cattrell Companies

A complete renovation was performed on the 15,000 SF office building purchased by Dr. Ganzer. McKinley & Associates were responsible for all Architecture and Engineering Design and Contract Administration.



# Institute of Technology: Maclin Hall WEST VIRGINIA UNIVERSITY

## Montgomery, West Virginia

### Owner

WV Institute of Technology  
West Virginia University

### Size

40,500 SF approx.

### Construction Cost

\$6 mil.

### Project Architects-Engineers

McKinley & Associates

### Project Architect

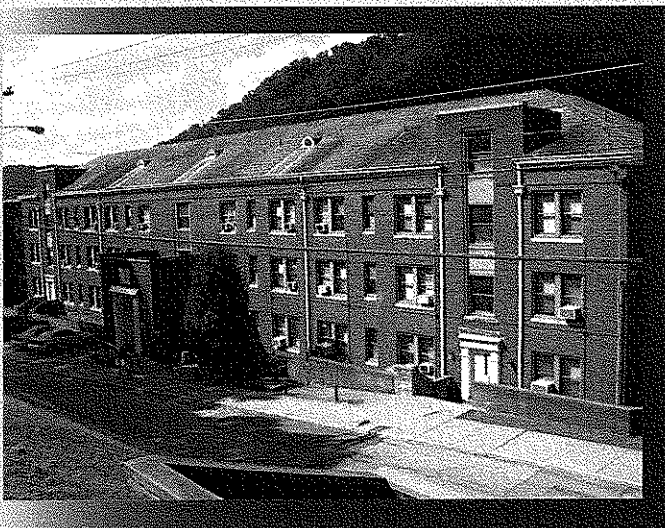
Thomas Worlledge, AIA

### Contractor

Wiseman Construction

A comprehensive renovation to Maclin Hall on the campus of West Virginia University / WV Institute of Technology in Montgomery, WV. The project budget for this dormitory is approximately \$6 million dollars. Work includes HVAC system, addition of sprinklers as well as interior upgrades.

This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year.



Colson Hall

# WEST VIRGINIA UNIVERSITY

Morgantown, West Virginia

**Owner**  
West Virginia University

**Size**  
35,000 SF approx.

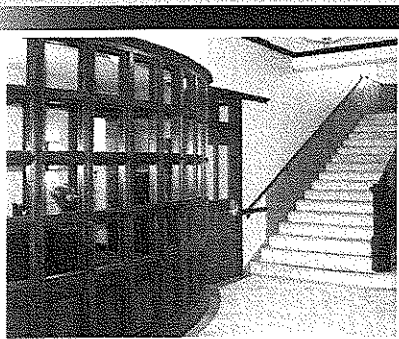
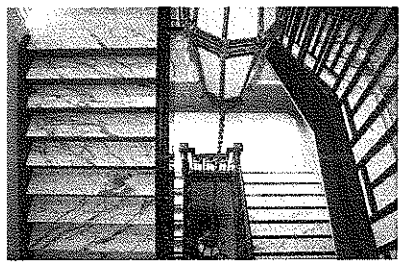
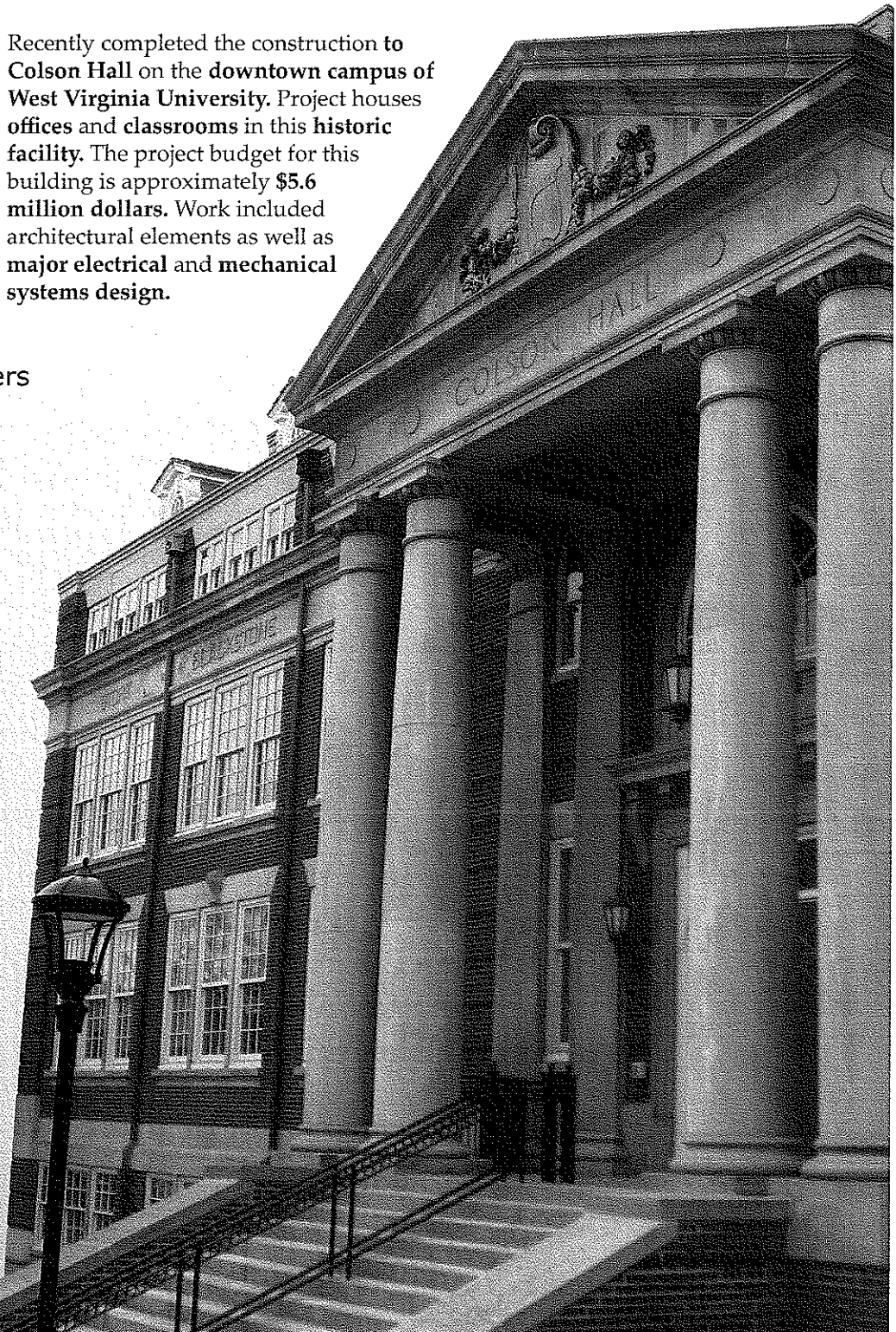
**Construction Cost**  
\$5.6 mil.

**Project Architects-Engineers**  
McKinley & Associates

**Project Architect**  
Denis Gill, AIA

**Contractor**  
TEDCO Construction

Recently completed the construction to **Colson Hall** on the **downtown campus of West Virginia University**. Project houses **offices and classrooms** in this **historic facility**. The project budget for this building is approximately **\$5.6 million dollars**. Work included architectural elements as well as **major electrical and mechanical systems design**.



# The Education Center

# WV NORTHERN COMMUNITY COLLEGE

## Wheeling, West Virginia

### Owner

West Virginia Northern Community College

### Size

80,000 SF approx.

### Construction Cost

\$11 mil.

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Denis Gill, AIA

### Contractor

Colaiani Construction  
and Cattrell Companies

BEFORE



AFTER



McKinley & Associates has vast experience completing building renovations such as the 80,000 SF industrial warehouse that was purchased by Northern Community College and was presented as The Education Center. This \$11 million project houses classrooms, offices, a food court, a basketball court, as well as laboratories for research.

The project will span into other renovations as well as construction of an overpass that will serve as a connection between the B. & O. Railroad Building that houses the headquarters of Northern Community College and the Education Center. This will provide students a quick and safe passage between buildings while avoiding traffic.





Braxton County High School

# BRAXTON COUNTY SCHOOLS

## Flatwoods, West Virginia

New addition of classrooms, offices and food court area will provide an enjoyable environment for students as well as staff at Braxton County High School. The structure measures approximately 25,000 SF and serves as a prominent building for West Virginia schools.

**Owner**

Braxton County Schools

**Size**

25,000 SF approx.

**Construction Cost**

\$3.9 mil.

**Project Architects-Engineers**

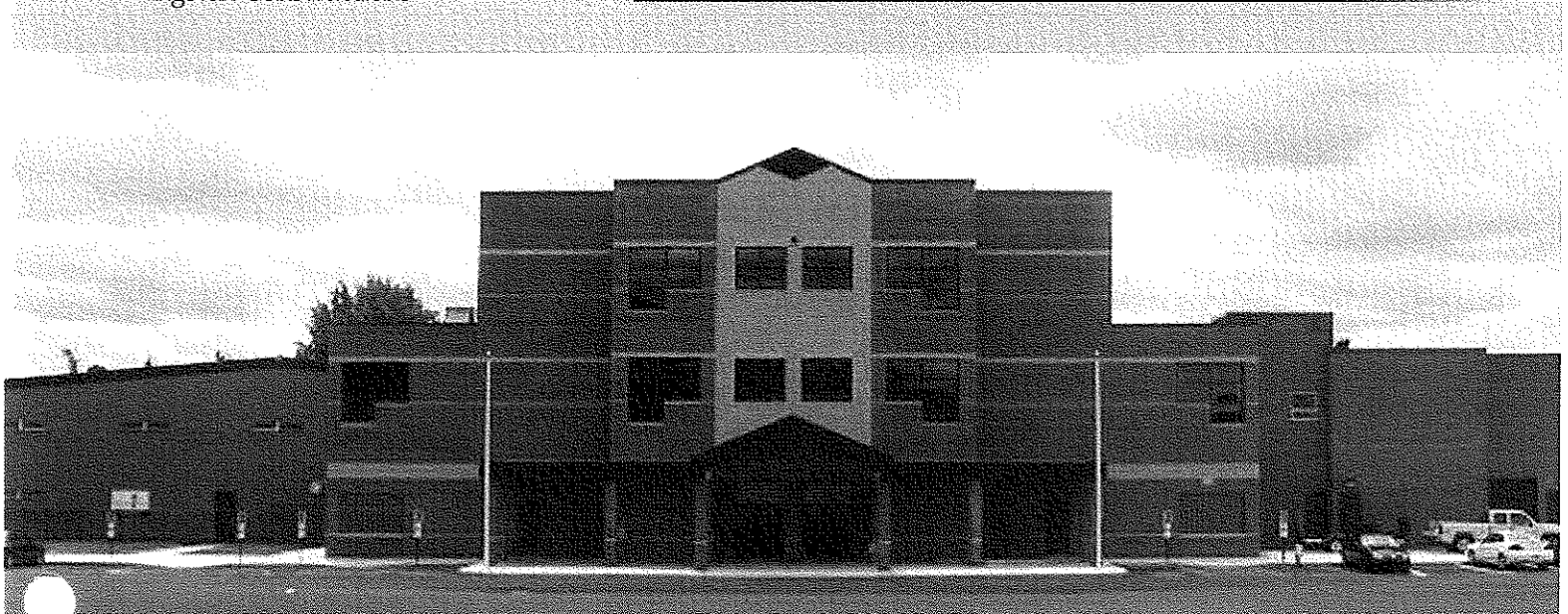
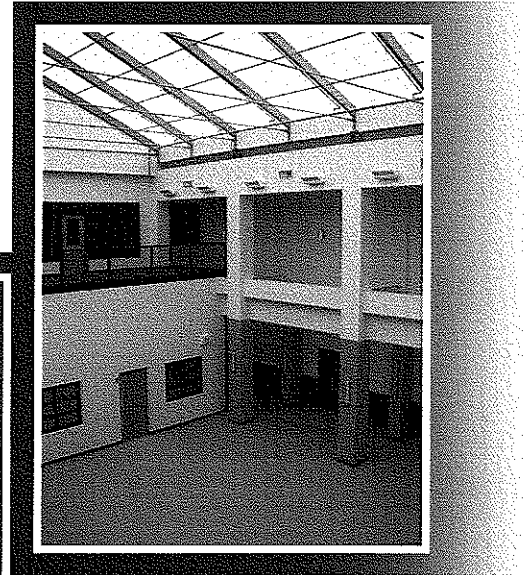
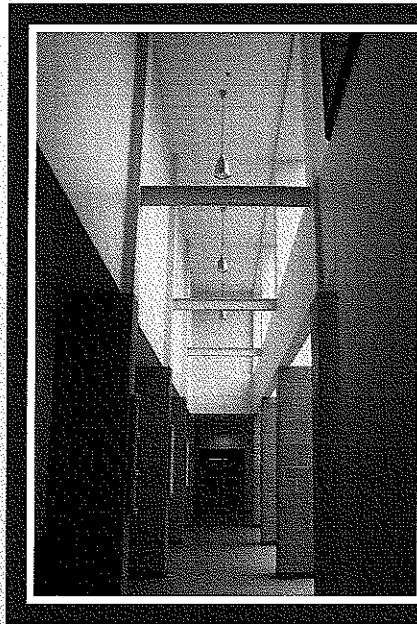
McKinley & Associates

**Project Architect**

Christina Schessler, AIA

**Contractor**

Angsten Constructions



# Petersburg High School Gym

# GRANT COUNTY SCHOOLS

Petersburg, West Virginia

The renovation project for the old Petersburg High School Gym includes a new weight room, HVAC upgrades, door and window replacement, and the skinning of the exterior.

**Owner**  
Grant County Schools

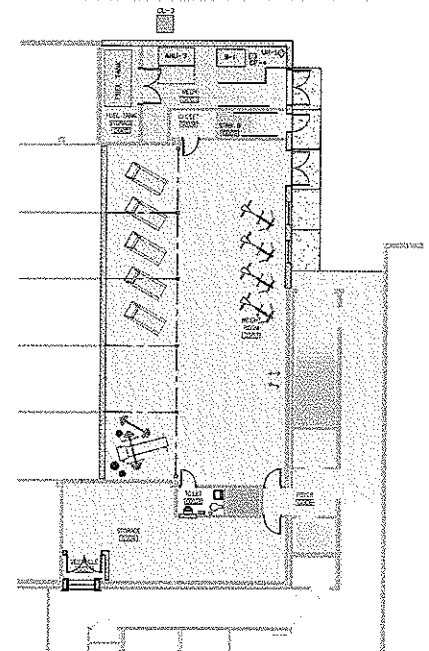
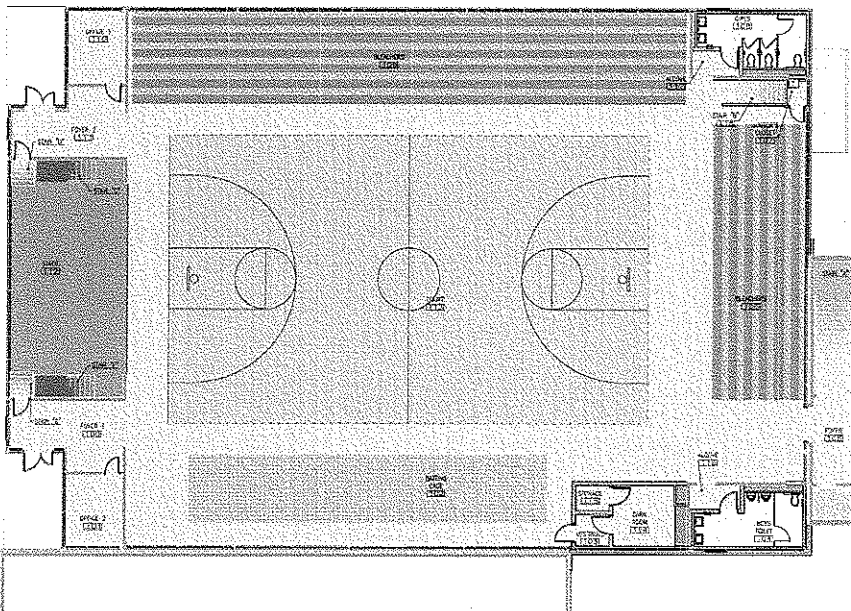
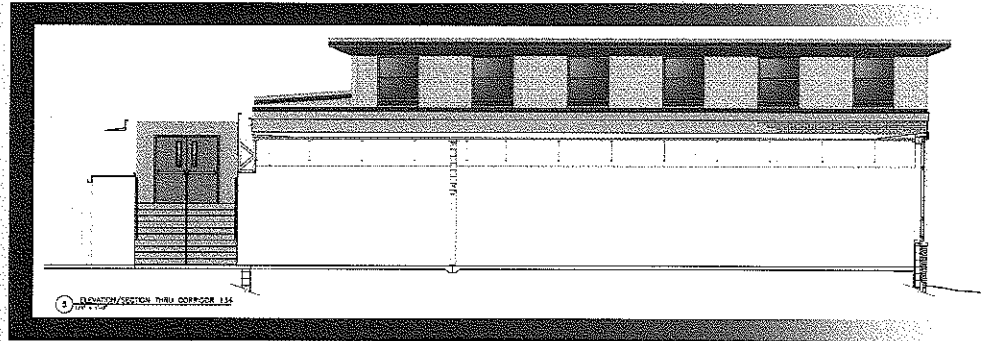
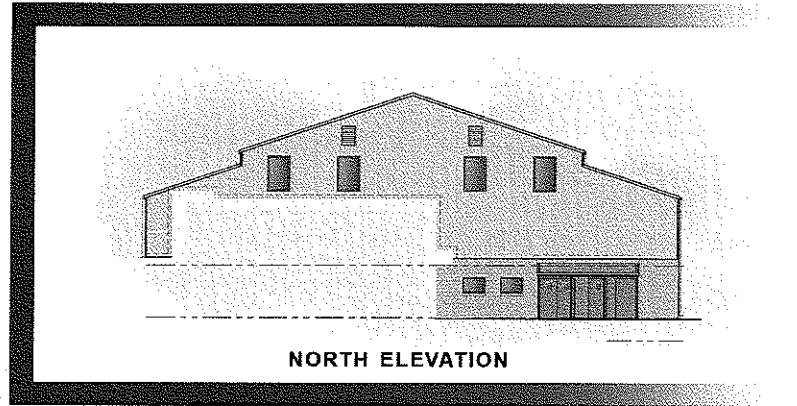
**Size**  
18,000 SF approx.

**Construction Cost**  
\$1.25 million

**Project Architects-Engineers**  
McKinley & Associates

**Project Architect**  
Christina Schessler, AIA

**Contractor**  
Harbel Inc. Construction



# Triadelphia Middle School OHIO COUNTY SCHOOLS

## Wheeling, West Virginia

McKinley & Associates led the way for this window replacement project in order to provide more comfortable classroom areas for the students.

Work on this building included researching the architectural **past** as well as **fire** and **life safety**. All **design work** and **construction administration** was completed by our firm. The building is **three stories** and contains **260 window units**.

### Owner

Ohio County Schools

### Size

260 units

### Construction Cost

\$219,430

### Project Architects-Engineers

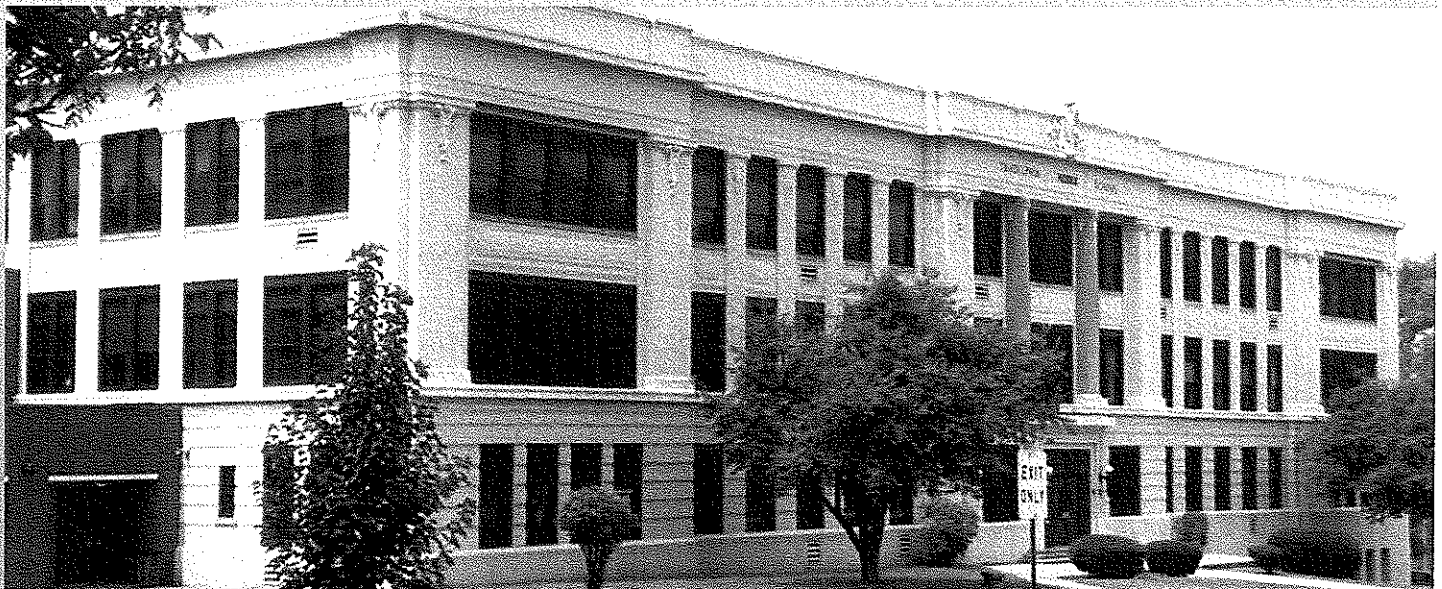
McKinley & Associates

### Project Architect

Gregg Dorfner, AIA

### Contractor

City Window Construction Company



## School Bond Projects

# WOOD COUNTY SCHOOLS

## Wood County, West Virginia

### Owner

Wood County Schools  
1210 13th Street  
Parkersburg, WV 26101  
P: 304-420-9663

### Size

557,000+ SF approx.

### Construction Cost

\$50+ mil.

### Project Architects-Engineers

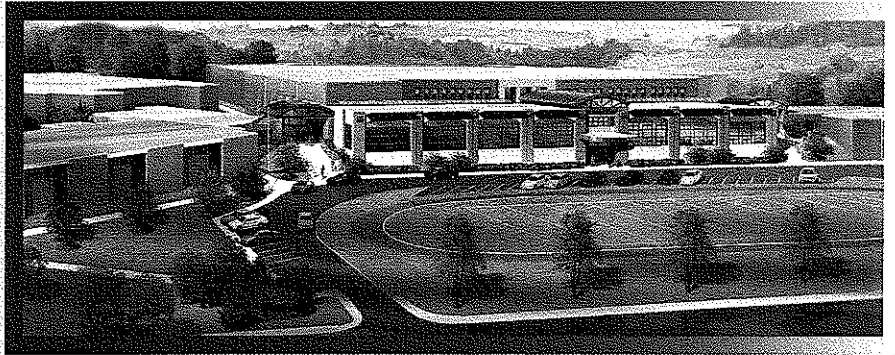
McKinley & Associates

### Project Architect

Gregg Dorfner, AIA

### Contractor

Colaiani Construction  
Cattrell Companies  
Grae-Con Construction



Parkersburg High School, Parkersburg South High School and Williamstown High School, are the three high schools in Wood County awaiting additions and renovations completed by McKinley & Associates. They are full architectural and engineering projects requiring great attention to detail,

aesthetics, safety and well being of students, while creating a progressive image which will reflect within the community. The state-of-the-art designs will provide learning opportunities for the students that will be beyond compare.



# 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."*



**McKINLEY & ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

# REFERENCES

**B. & O. Building & South Plaza  
Education Center**

Dr. Martin Olshinsky  
WV NORTHERN COMMUNITY COLLEGE  
1704 Market Street  
Wheeling, WV 26003  
304/233-5900

**Maxwell Centre  
Wagner Building**

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

**Orrick Building**

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

**Colson Hall**

**Maclin Hall**

Mr. Robert Moyer  
WEST VIRGINIA UNIVERSITY  
979 Rawley Lane  
P.O. Box 6572  
Morgantown, WV 26506  
304/293-2873

**Parkersburg High School  
Parkersburg South High School  
Williamstown High School**

Mr. William Niday  
WOOD COUNTY SCHOOLS  
1210 Thirteenth Street  
Parkersburg, WV 26101  
304/420-9663