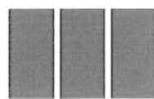


COAL HERITAGE HIGHWAY AUTHORITY

CHA12017

Architectural and Engineering
Services for the
Coal Heritage Discovery Center



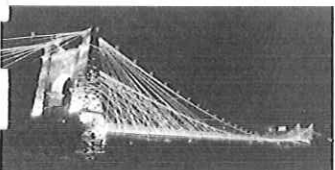
McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

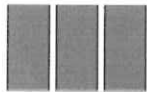
in association with:



HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.





McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

July 10, 2012

Connie Hill
Purchasing Division, Building #15
2019 Washington Street, East
Charleston, WV 25305

RECEIVED

2012 JUL 12 AM 9:54

Re: CHA12017 – Coal Heritage Discovery Center

WV PURCHASING
DIVISION

Dear Ms. Hill and Members of the Selection Committee;

We are pleased to provide the Coal Heritage Highway Authority with our Expression of Interest for Architectural and Engineering services for the restoration and adaptive reuse of a historic structure (the Dearing Building) in the city of Mount Hope, West Virginia for the purpose of an interpretive and visitor center for the Coal Heritage Trail and National Coal Heritage Area. This project will also include office space for the Coal Heritage Highway Authority, visitor services, restrooms, gift shop and coffee shop/snack bar.

Your project will be led by **Thomas R. Worledge, AIA, LEED AP BD+C, REFP**, our **Charleston Area Manager**, whom is an **Architect** as well as a **LEED Accredited Professional**. We are also proposing to dedicate additional professional design staff from our **Charleston Office**. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

Historic Preservation is a passion for our firm. McKinley & Associates has been designing restoration and adaptive reuse projects since 1981. With offices in Charleston and Wheeling, WV and Washington, PA, we support a professional staff of 35 that includes: Architects; mechanical, electrical, plumbing / fire protection Engineers (MEP Engineers); Construction Administrators; LEED Accredited Professionals; Qualified Commissioning Agents; as well as a certified Interior Design department. These professionals are all In-House, and we have depth in each discipline. This means that all of your project will be designed by a McKinley Employee, and not an out-of-state consultant located hours away. As the largest A/E Firm in the state we have been involved with many different renovation projects which allow us to use that experience in your project. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia)**! We have completed **over 60 historic projects** throughout the tri-state region, and have worked on many buildings that are over 100 (and even buildings over 150) years old.

McKinley & Associates has recently completed renovation and restoration to what many consider the most historical building in the State of West Virginia - Independence Hall in Wheeling; known as the Birthplace of West Virginia. This was **built in 1859**, added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. This stone structure was restored inside and out using careful research and coordination with the State Historic Preservation Office. The building is **now a museum**; tours include authentically restored rooms, Civil War exhibits and an interpretive film. The newest project is a special exhibit of thirteen Civil War battle flags. On September 23, 2011, McKinley & Associates was presented with the **2011 Heritage Tourism Award** from the **Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall.

We are committed to saving and rehabilitating our past. Projects such as the Maxwell Centre and the Orrick Building were built by following the Secretary of the Interior Standards, and these buildings both won awards from the American Institute of Architects. The Maxwell Centre also won a Governor's Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award. For the relighting project of the Wheeling Suspension Bridge, a **National Historic Landmark** built in 1849, we won an Illuminating Engineering Society of North America's 2002 International Illumination Design Award of Merit, as well as a Best Outdoor Lighting Project award from the Electric League of Western Pennsylvania.

We have vast renovation experience and are familiar with projects that respect the historic nature of the building. Our team is uniquely experienced in **restoration/adaptive reuse/renovation** projects because we are similarly involved in the development of multiple structures, including our offices in Wheeling and Charleston. Our Headquarters in Wheeling is located in a 1908 YMCA structure that was restored and turned into professional office suites. Our philosophy regarding this type of work requires an intimate knowledge of the building so we can determine how to most effectively use the existing resources. Early activity includes carefully mapping out the damaged areas and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. Historic and modern materials must be researched since it is easy to damage existing materials by making snap decisions. We find this approach is often the most effective. It is with this experience that we are able to bring insight to the design of spaces that will retain long term value.

We 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 Rehabilitation Tax Credits.

With experience in historical preservation and adaptive reuse projects in so many different building types (office buildings, old warehouses, train stations, theaters, churches, schools, residential, etc.), we have gained the knowledge and insight to evaluate these unique project types, which helps us anticipate unforeseen existing elements that may occur in a renovation project. **This knowledge will help save you money.**

Throughout the years, McKinley & Associates has worked with many companies that are involved in the coal industry, from mining to processing to research and more. This includes the Mine Safety and Health Administration (MSHA), Conquest Coal, Cravat Coal Company, Empire Coal, Huberta Coal, Koppers Company, R&F Coal Company, and Touchstone Research Laboratory to name a few. **We support coal!**

In the Terms and Conditions section of the solicitation, the Required Documents you ask for are Worker's Compensation Insurance and Professional Liability Insurance. For your convenience, copies of these documents are both found in the "Vendor Forms" tab.

Thank you for reviewing our submission and considering McKinley & Associates for your project.

Sincerely,



Ernest Dellatorre

President

McKinley & Associates

edellatorre@mckinleyassoc.com



McKINLEY & ASSOCIATES
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DESIGN NARRATIVE

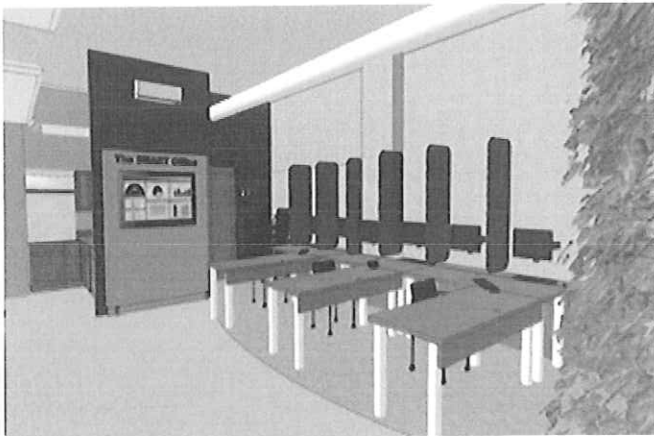
"Celebrate the past and design for the future"

Project Architect: Thom Worlledge, AIA, LEED AP BD+C, REFP

The coal industry has many connections to the building industry, and our design will become part of the display showing how materials like concrete, steel, glass, and even modern construction materials like aluminum, brick and gypsum board can have their origins traced back to the coal industry.

Unlike many architects who are new to green building and alternate energy, I started my career designing and building alternate energy systems. I believe energy efficient design is simply good design practice. In fact, I wrote portions of the 2007 International Energy Code which is used by other architects as a guide for energy efficient design.

Currently, we are incorporating several alternative energy technologies into the design of the SMART Office in Williamson, WV. The office is located in the historic Mountaineer Hotel across the street from the Coal House in Williamson. The design will include daylighting, passive and active solar heating, photovoltaic panels for electricity, and many other features including gray water systems, phase change heat storage behind a historic tin ceiling, living walls, and recycled materials to name a few. The space is designed to be Net-Zero Energy - generating as much or more energy as it uses - and the project is seeking LEED Platinum CI Certification and Living Building Certification.

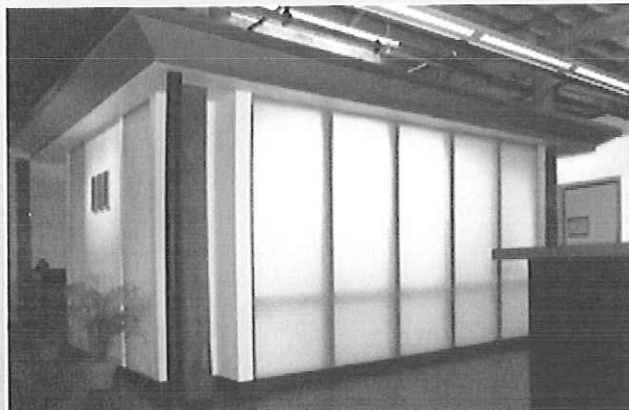


Proposed Interior of Smart Office



Proposed Exterior of Smart Office

I find that historic structures are more easily adapted to energy efficient technologies, because when they were originally built, the architects understood how the buildings would work with the climate, daylighting and natural ventilation. This was the norm, not the exception.



McKinley & Associates Daylight Conference Room



McKinley & Associates Charleston Office

Our offices in Charleston are located in a renovated warehouse which is similar to the Patterson Ford Building, and we have restored many buildings all over West Virginia. Let us help you achieve your goals.

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, LEED design, commissioning, interior design and construction administration. We have a broad range of skill and experience for projects involving governmental, municipal, commercial, educational, medical, industrial, religious, recreational operations and more. In January 2007, McKinley & Associates established a partial **Employee Stock Ownership Plan (ESOP)**, which is a benefit plan that gives our employees ownership of stock in our company. This is a contribution to the employee, not an employee purchase.



McKinley & Associates' Charleston, WV Office



McKinley & Associates' Washington, PA Office

Firm Information

Tim Mizer, PE, RA, QCxP
Director of Operations

Gregg Dorfner, AIA, REFP
Director of Architecture

Brad Crow, PE, LEED AP, QCxP
Director of Engineering

Date of Incorporation

1981 Wheeling, West Virginia

Number of Professionals

Total Size	35
Architects	8
Engineers	4
Construction Admins.	4
Arch./Eng. Designers	10
Interior Designers	1
Quality Controllers	2
REFPs	3
LEED APs / LEED AP BD+Cs	4
Commissioning Agents	2
MIS	1

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 Enterprise Center

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

McKinley & Associates' Wheeling, WV Office



QUALIFICATIONS

Founded in 1981, McKinley & Associates has become generally accepted as the **largest A/E firm in West Virginia**. We provided design services for projects representing **more than \$100,000,000** annually in construction value.

We have a **broad range of skills and experience** for projects involving **medical, religious, educational, government agencies, manufacturers, commercial and recreational operations**, as well as **developers**. In the past 10 years our firm has been awarded **4 prestigious AIA Honor and Merit Awards** for our works.



Artisan Center

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.



Parkersburg High School - Wood County Schools

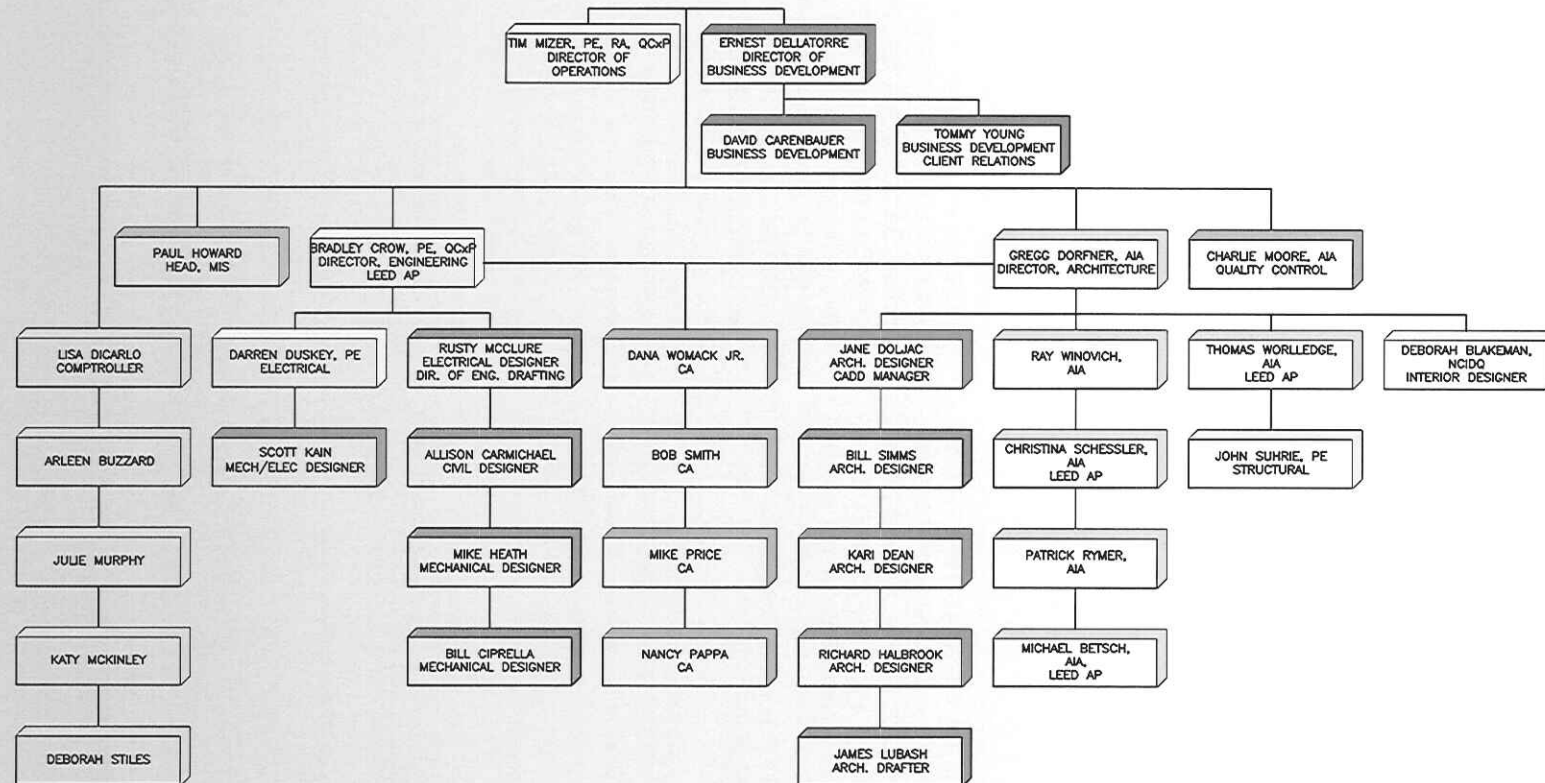
We have vast renovation experience, are familiar with projects that **respect the historic nature of the building**, and have a great working relationship with the **Division of Culture and History**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the 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**, historically preserving buildings listed as **National Historic Landmarks**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

As West Virginia's largest A/E firm, our 35 person Professional staff includes: Architects; Mechanical, Electrical, & Plumbing/Fire Protection (MEP) Engineers; Interior Designers; LEED Accredited Professionals; Qualified Commissioning Agents; and Educational Planners. We have provided professional services in all 55 counties of West Virginia.



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ORGANIZATION CHART



ORGANIZATION CHART

HISTORIC PRESERVATION



Historic Preservation is a passion for our firm. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as rehabilitated numerous buildings for **Historic Tax Credits**. We have completed over 60 historic projects throughout the tri-state region. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards from the American Institute of Architects**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the building**. At McKinley & Associates we are committed to saving and rehabilitating our past. Our team is uniquely experienced in renovation projects because we are similarly involved in the development of multiple structures. It is with this experience that we are able bring insight to the design of spaces that will retain long term value.

We 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**.

Bishop's Residence / Wheeling, WV
Brock Reed & Wade Building / Morgantown, WV
Capitol Theatre / Wheeling, WV
Catholic Heritage Center / Wheeling, WV
Chalfonte Hotel / Cape May, NJ
Charleston Enterprise Center / Charleston, WV
Dad's Sweet Tooth / Wheeling, WV
Dr. Morano; Warwick China / Wheeling, WV
Edemar / Wheeling, WV
Egarter Building / Wheeling, WV
Federal Building / Clarksburg, WV
Hampshire County Courthouse / Romney, WV
Harry C. and Jessie F. Franzheim House / Wheeling, WV
John McLure House / Wheeling, WV
Klos Towers / Wheeling, WV
Larkin Apartments / Wheeling, WV
The Linsly School / Wheeling, WV
Main Post Office Building / Clarksburg, WV
Maxwell Centre / Wheeling, WV
McLaughlin Building / Webster Springs, WV
Mount De Chantal Academy / Wheeling, WV
Mount Saint Joseph Convent / Wheeling, WV
Ohio County Public Library Building / Wheeling, WV
Old Governors Mansion / Wheeling, WV
Orrick Global Operations Center / Wheeling, WV
OVMC Nurses Residence Hall / Wheeling, WV
Parkersburg High School / Parkersburg, WV
Phillips Gardill Building / Wheeling, WV
Popodican; Shepherd College / Shepherdstown, WV
Professional Building / Wheeling, WV
Rectory, Diocese of Wheeling-Charleston / Wheeling, WV
St. James Church / Wheeling, WV
St. Matthew's Church / Wheeling, WV
Stone & Thomas Building / Wheeling, WV
US Postal Service / Gerrardstown, WV
Wagner Building / Wheeling, WV
West Liberty State College / West Liberty, WV
West Virginia Capitol Complex / Charleston, WV
West Virginia Independence Hall / Wheeling, WV
Wheeling Artisan Centre / Wheeling, WV
Wheeling Suspension Bridge / Wheeling, WV
Willow Glen / Woodsdale, WV
WVNCC - B. & O. Building / Wheeling, WV
WVNCC - Hazel Atlas Building / Wheeling, WV
WVU - Colson Hall / Morgantown, WV
WVU - Stewart Hall / Morgantown, WV
WVU - Woodburn Hall / Morgantown, WV
304 South Front Street / Wheeling, WV
400 South Front Street / Wheeling, WV
402 South Front Street / Wheeling, WV

(continued)

HISTORIC PRESERVATION

Many of our projects over the years required our referencing the **Secretary of the Interiors Standards for Rehabilitation and Restoration**. There is both a historic component and a carefully balanced practical side to the Standards and Guidelines. First and foremost, we endeavor to protect the original features of a property. **Research and on-site inspections occur to ascertain the beginning course of action.** Our skills include attention to detail, care for historic components and a carefully balanced practical side aimed at achieving modern purposes for our historic fabric.

Typical recommendations to the Owners include: repair rather than replace, conceal and rebuild around contemporary modifications and corrections, especially structural; and adapt the modern tenant space planning needs to the existing character and physical features of the building rather than destroy the historic infrastructure, **all this while complying with the Standards and Guidelines.**

When a client's program needs are in conflict with the existing physical possibilities, we assist the owner/tenant in prioritizing the scope of the project in order to preserve the historic qualities that most exemplify the original attributes of the structure. Restoration and modernization do not have to be mutually exclusive.

Each project has to be evaluated on its own. Each project has historic possibilities and economic limitations. For instance, energy efficiency or a high R-Value conflicts with solid masonry walls with plaster, but improvements in other areas might be possible – replacing an old steam boiler heating system with **energy efficient equipment** and retrofitted radiators with controls is often doable. **These improvements can be made within the Guidelines.**

Our starting point begins with referencing the Secretary of the Interiors Standards for Rehabilitation and with educating our clients about the Standards. Many of our restoration projects were privately owned by clients who had the misperception that the Standards are "Not Applicable" to them. McKinley has participated in several restoration/preservation projects which would have been abandoned, had we not engaged in open discussions with clients about costs and about historic possibilities. Our commitment to historic preservation has turned many renovation projects into carefully orchestrated preservation projects.

We have experience with drafting Request for Proposal and technical scopes of work for building rehabilitation, and we can prepare a detailed RFP based on the scope of work for each project. It could include the standard items such as: bid date, pre-bid meeting date, schedule for completion and qualifications of the bidders if necessary. We would expound on the bidder qualifications to include specific skill sets such as window restoration experience, repointing of masonry, stone reconstruction or metal fabrication if appropriate to the project. Qualification type documents can be a required submittal with the bids. Failure to demonstrate a background in restoration construction would allow you to select the most qualified contractor rather than feel an obligation to accept the lowest bid.

Qualification stipulations should also be included in the front end documents of the project prior to advertising for the project. We can assist with a review of the Division One Section of the specifications to assist in determining qualifications for the bidders. For instance, when we wrote the RFP for the Independence Hall Building Rehabilitation project we included an Allowance for a special roofing consultant to be on site eight hours a day for 25 days: their task is to perform direct on-site observation and evaluation of the soldering and metal connections.

MANAGEMENT AND STAFFING CAPABILITIES

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 Coal Heritage Highway Authority. In the past **31 years** we have extensive experience with similar projects. 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 **sixteen years** together at McKinley & Associates. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems.

The most important element of the entire process becomes communication from you to our designers. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining **time and cost management, quality control and excellent communication** amongst the client and contractors.

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 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.

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

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been **able to comply with their various requirements and standards**, including Federal Agencies such as the USPS, DOD, FAA, HUD, EPA and NPS, and also State Agencies such as West Virginia University, Marshall University, West Virginia School Building Authority, West Virginia State Police, DOE, WVARNG, and the Department of Culture & History. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how **codes, and state / federal regulations** are important to a successful project. 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. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, CEFPI, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International.

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. We have been doing this for **15 years** which has now 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.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings (www.usgbc.org). LEED recognizes that sustainable design requires a **team approach** to achieve the desired goals, and we have LEED Accredited Professionals (LEED AP and LEED AP BD+C) in both the architectural and engineering fields. In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **4 LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **4 LEED® Accredited Professionals** on staff in **both the architectural and engineering fields**:

Michael S. Betsch, **LEED AP**

Bradley A. Crow, PE, **LEED AP, QCxP**

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

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

Our **LEED Certified Project** is (LEED Rating System in parentheses):

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

The First and Only LEED Certified School in the State of West Virginia!

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

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

SMART Office in Williamson, WV (LEED CI)

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

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



The LEED AP Specialty Logos signify advanced knowledge in green building practices and specialization in a particular field. The LEED AP BD+C represents specialization in commercial design and construction.

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

McKINLEY & ASSOCIATES
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SUSTAINABLE "GREEN" DESIGN

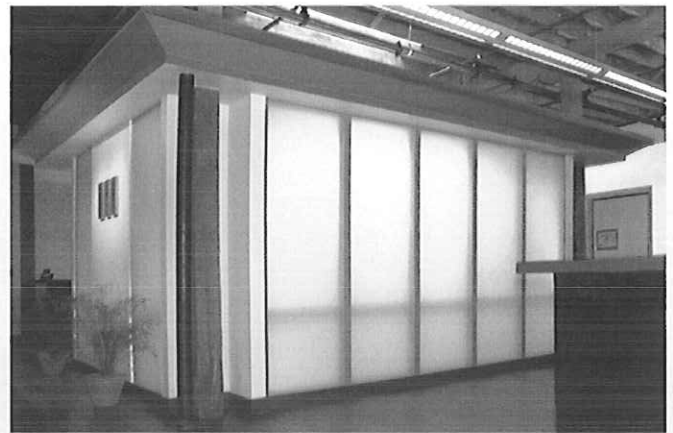
Buildings designed today will need to meet the demands of the future; McKinley & Associates identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' **sustainability**.

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

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



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 Worledge.



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.



Hilltop Elementary School is one of our many projects that we designed using **energy efficient** and **sustainable design** approaches. It was not until after construction had commenced that the Owner decided to submit for LEED certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009. **This is one of only 9 LEED Certified projects in West Virginia!**

CONSTRUCTION ADMINISTRATION & ON-SITE REPRESENTATION

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architect

Responsible for All Construction Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

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



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

INTERIOR DESIGN



Basic interior services begin with a strategy session designed to determine the owner's project requirements, timetable and budget. The interviews will include analyzing space requirements, operating procedures, communication relationships and future needs. Inventory of existing conditions are used to develop accurate drawings and plans. Application of current ADA and building codes will be applied to the developed plans for way finding (signage, directories, fire escape plan), furnishings and finishes. Attention to budget and maintenance is given in relationship to owner needs. Construction documents required to detail the project include schedules, elevations, plans, presentation boards and specifications. To maintain coordination, the follow up contract administration consists of submittal review, post construction evaluation and coordination of FF&E contracts when applicable.



National Council for
Interior Design Qualification



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

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

REFERENCES

West Virginia Independence Hall

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

Artisan Center

Mr. Robert Herron
City of Wheeling
1508 Chapline Street
Wheeling, WV 26003
304/234-3617

Catholic Heritage Center

Mr. Darryl Costanzo
Diocese of Wheeling-Charleston
1307 Jacob Street
Wheeling, WV 26003
304/233-0880

Capitol Theatre

Mr. Frank O'Brien
Wheeling Convention & Visitors Bureau
1401 Main Street
Wheeling, WV 26003
304/233-7709



HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.

Providing prestige in professional land planning and design."

Our Core Values

- Environmental Stewardship
- Ethics
- Personalized Attention
- Genius Loci or "Spirit of Place"
- Sustained Quality Throughout
- Respect

Who We Are:

Our Mission

To provide professional land planning and design consulting services for our clients and the users of our built and natural environment in order to create an enhanced quality of life through projects that reflect our core values.

Our Origins

Principal Gabe Hays founded the firm in 1997 in his home town of St. Clairsville, Ohio. The quaint town, Main Street appeal and ability to serve the tri-state area led the Hays LAS firm to working within a niche market of rural and small community of clients with unique needs.

Services ranging from project conceptualization to construction documentation grew the firm's client base.



Today, Hays LAS accommodates a diverse capacity of work from master planning to construction documents for multi-million dollar projects across the country.

Founding principles of responsiveness, communication and teamwork provide a framework for Hays' success. The studio's atmosphere and the premier professional relationships augment the high quality achieved on projects.



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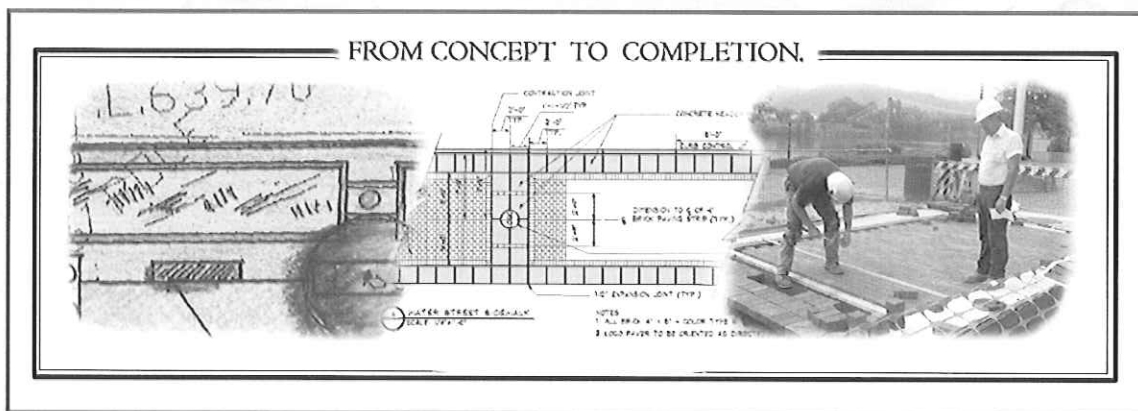
How We Serve:

At Hays LAS, we are guided by one of our core values of **Genius Loci** or Spirit of the Place. The theory being the spirit or essences of each place is what (or should) influence design.

This principle of *Genius Loci* is firmly adhered to at Hays LAS and it has even led to publications and presentations such as "Avoiding Cookie Cutter Streetscape Designs," "Cultural Landscapes: Scenic Byways and the Historic National Road" and "Site Recycling for Public Enjoyment."

Our Services:

- Educational institution master planning & design
- Public/private garden planning
- Downtown revitalization
- Interpretive venue design
- Scenic byway
- Corridor management planning
- Private Sector assistance
- ADA Compliance and planning
- Streetscapes
- Site construction documentation
- Cultural/historical planning
- Site evaluation and selection
- Graphic design and illustrative drawings
- Site lighting, way finding
- Bidding documentation





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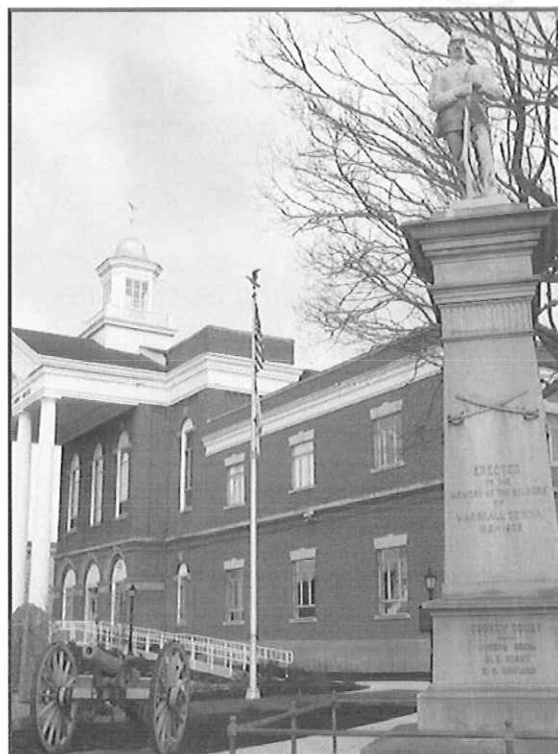
Providing prestige in professional land planning and design."

Projects:

Davis and Elkins College
Wheeling Heritage Port
Marshall County Courthouse
Cannon Hill
St. Paul Cemetery
Brooke Hills Park
Liza's Place Memorial Garden

Historical & Memorial Projects

Hays LAS has had the opportunity to work with several projects that involve the development, placement and interpretation of historical and memorial parks, landmarks, and sculptures. Providing places for reflection of the past and homage to the departed can be powerful symbols that promote community pride and personal healing. Accessibility to these areas is critical to their success. Visitors range from all ages and all levels of mobility. Promoting clear and well marked pathways throughout a historic and memorial site can be challenging without taking away from the integrity of the land, but through careful planning and assessment, most sites can be developed to accommodate both.





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REFERENCES

Jeremy Morris

Executive Director
Wheeling National Heritage Area Corp.
(304)232-3087

Projects:

Wheeling Heritage Port Phase III
Wheeling Heritage Port Concrete
Wheeling Market Plaza
Wheeling Arts Commission

"Working with Hays Landscape Architecture Studio on the planning, design and construction of Phase III of Wheeling Heritage Port was remarkable. This \$1.7 million multi-staged project came in on-time and under budget. The extraordinary attention to detail by Hays LAS assured that the project was well-designed and its implementation was flawless."

Michael Mills

Principal
Mills Group, LLC
www.millsgroup.biz
(304)-296-1010

Projects:

Residential Projects
Historic Cultural Landscapes
Park Master Plans
Entertainment Venues
Commercial Projects

"It has been my experience that in the practice of architecture if one is to serve their clients at the highest level possible it depends on bringing your "A" Team to the project. Hays Landscape Architecture Studio is part of my "A" Team. We have collaborated on residential projects, historic cultural landscapes, park master plans, entertainment venues, and commercial projects all with results that would not have been possible without their insightful talents as creative problem solvers. My ongoing relationship with Hays L.A.S. has extended beyond the ability to bring success to the project but also has yielded a true partner in business that can provide our current and future clients value added services that compliment our project work."

It has been our experience that Hays LAS has the ability to execute expressive planning and landscape designs that allow for memorable client experiences, to be shared with others."



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Michael McTeague, Assistant Professor

Partner, Boa Constructors, LLC (Real Estate Development)
Assistant Dean, Ohio University Eastern
(740) 695-3141

Projects:

Historic National Road Brick Tavern House
Cultural Landscape Report, OUE

"The Ohio University Eastern Campus has been the beneficiary of the work of landscape architect, William Gabriel Hays on its historic building project of a 19th Century Roadside Inn located on campus. His background as a consultant on issues such as signage and national scenic by-way site development has been invaluable in receiving both national grants and developmental funding for the campus. Mr. Hays's dedication to historical preservation as well as his efforts in the Midwest in particular have made him a widely recognized and respected figure. Of particular significance is his work with regard to the National Road (Route 40)."

Bill Koegler, American Academy for Park & Recreation Administration

Oglebay Foundation and Wheeling Park Commission VP, Wheeling, WV
(304) 243-4077

Projects:

Oglebay Master Plan Mapping
Grand Vue Park Revenue Master Plan

"I have had the opportunity to collaborate with Gabe Hays & his staff on a number of projects in the past & have been impressed with their professional knowledge & demeanor as well as promptness to "timeline"..a critical piece in all planning projects. Additionally the creative thinking & artistic presentation of the final product is equal to or better than any I have seen."

Betsy Frohnappfel

County Administrator
Marshall County Commission
(304) 845-0482

Projects:

Grand Vue Park Cabins/ Special Event Buildings Site Design/Engineering
Grand Vue Park Family Fun Center Design/Site Engineering

"Hays LAS has been instrumental in our continuous endeavor to upgrade the facilities at Grand Vue Park in Marshall County. They are very knowledgeable in the area of outside recreation and have helped us utilize the funds we have available to their maximum capacity".



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Andrew Jackson Barger, ASLA

Director of Planning
Oglebay Resort, Wheeling, WV
(304) 243-4018

Projects:

Oglebay Resort Master Plan
Wheeling Park Master Plan
Oglebay's Good Zoo Plaza Improvements
Oglebay Cottages Site Construction Documents
Oglebay Resort's Bissonnette Gardens Master Plan
Oglebay Resort Wilson Lodge Addition Site Planning and Design"

I've consulted with Hays LAS on several projects over the past few years; master planning, site development, planting plans and more. Hays LAS attention to the details, thorough planning and timely production is the reason I'll continue our relationship."

Dennis Bigler, AICP

Director of Public Services
City of St. Clairsville, Ohio
(740) 695-0156

Projects:

National Road Bike Trail Historic Walking Tour Hub
Zoning Review
Interstate 70 Beautification

"The presence of Hays LAS in St. Clairsville dispels the old adage that you have to go two hours from home to be considered an expert! As a community we are fortunate to have the professionals at Hays LAS living and working in this city. They bring valuable expertise to all of their clients. Not only are the folks at Hays LAS a group of dedicated - knowledgeable professionals, they are also an enjoyable group to work with."

Debra Keddle

The Walkabout Company, LLC, Wheeling, WV
(304) 242-8884

Projects:

Interpretive Master Plan - Illinois National Road Association Corridor Management Plan -
National Road Alliance of WV Interpretive Signage Plan - Ohio National Road Association

"We have worked with Gabe Hays and his staff during the past eight years. During this time we have been consistently impressed with the level of professionalism, creativity and attention to the client's needs."



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Joseph Oppe

Mountwood Park Executive Director (Retired)
(304) 482-8886

Projects:

Mountwood Park Commission Board Development
Mountwood Park Stakeholder Meetings and Concept Plan

"Having spent nearly 50 years in the parks and public garden business, I've had the occasion to work with a number of architects and planners. The combination of skills that Gabe and Sarah bring to the table are unique and their energy and optimism contagious. Although we've just begun on our quest for a new strategic plan for Mountwood Park, staff and board alike are looking forward to a successful end."

"A special thanks to Gabe Hays and Phil Cole for their leadership. Gabe and Phil kept us on subject and urged our stakeholders to express their concerns and ideas about what Mountwood Park needed to do to succeed."

Wayne Soard

Vice President of Operations
Assistant General Manager
Wheeling Island Gaming, Inc.
Wheeling, WV
(304)-231-1711

Project:

Wheeling Island Hotel, Casino and Race Track

"We are very pleased with the (race track) apron's new look. We continue to receive a lot of positive feedback from our guests and look forward to working with Gabe and his team on future projects."

Jim and Peggy Cook

Residence
St. Clairsville, OH
740-695-3155

"Our experience with Hays Landscape Architecture Studio has been nothing but professional. We have had the privilege of working with Gabe, Phil and Allison. We are so excited about our outdoor living areas. The design was beyond our dreams. They have handled everything from the initial design to the bid process in a very professional and prompt manner. We would highly recommend them for your landscaping design needs."



HAYS

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Cynthia Bougher, MSN, RN

Chief Executive Officer
Valley Hospice, Inc.
(740)-859-5650

Projects:

Valley Hospice Memorial Garden at Liza's Place

"The garden that Hays LAS designed for our hospice house perfectly captured the essence of the intended purpose of the space. We were very impressed with the attention to detail and the symbolism that was incorporated into the design."

Susan Hogan

Visual Arts Commission
Wheeling Arts and Cultural Commission
(304)-336-4126

Projects:

Wheeling Pocket Park
Wheeling Plazas

"It has been nothing but sheer joy collaborating with the talented team at Hays LAS. I have been an admirer of their projects throughout the Ohio Valley. When I became active in downtown Wheeling and urban rejuvenation, I got to know architectural designer Phil Cole. The pocket park on Main Street is outstanding due to his innate creativity and clever design plans. I foresee much change in the city with the incredible team at Hays."

Kerry Rapp

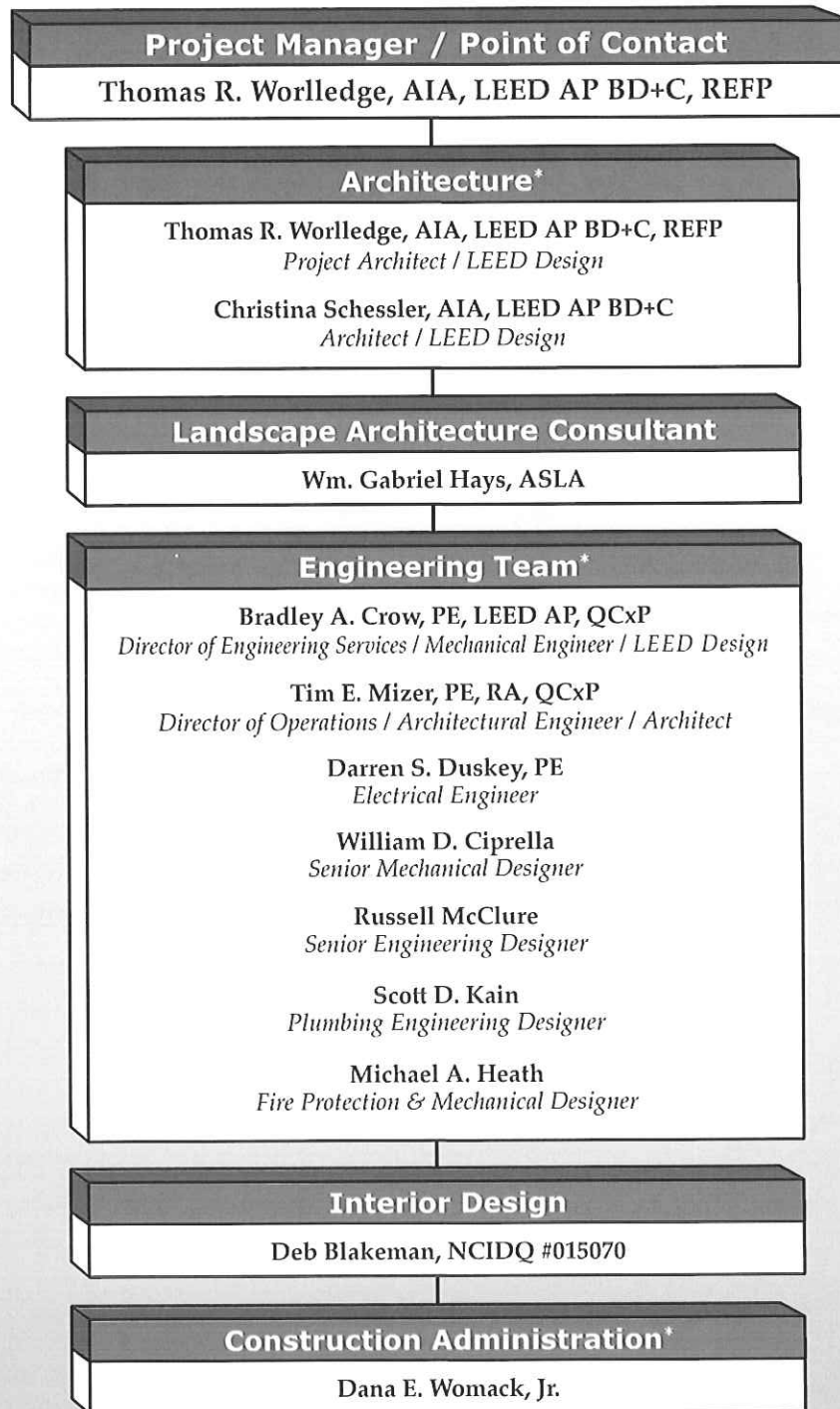
Director
Clary Gardens
(740) 622-6524

Projects:

Clary Children's Garden

"We gave Hays Landscape Architecture Studio the challenging task of designing a Children's Garden on a hillside. They exceeded our expectations by creating a playful garden—accessible to all—that was full of adventurous spaces, paying homage to the history of our region. All elements blended with the existing landscape to create a sense of place."

DESIGN TEAM FLOW CHART



* McKinley & Associates is willing to dedicate more Architects, Engineers, LEED Accredited Professionals, Commissioning Agents, and Construction Administrators if they are needed.

There will also be more architectural and engineering designers assigned to this project, whom are not listed on this sheet, but are seen in the Organizational Chart in the Corporate Information tab.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Architect / LEED Accredited Professional

Thomas R. Worlledge, AIA, LEED AP BD+C, 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
Ohio
Pennsylvania
Tennessee
Virginia

National Board Certification:

NCARB #48600

President:

West Virginia Society of Architects

Member:

The American Institute of Architects
US Green Building Council
Sustainable Building Industries Council
Recognized Educational Facility Professional
(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 28 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award) and placed in national design competitions. As a **LEED Accredited Professional** and a recognized sustainable design expert, he has had articles published in state and national trade publications, spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues and was also a featured speaker at the 2001 Governor's Conference on the Environment and the 2001 Sustainable fair. He also teaches other design professionals in the art of High Performance School design, as a professional trainer for the Sustainable Building Industries Council. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation and historic preservation project, the fast-tracked \$6 million WVU IOT Maclin Hall renovation project, and the \$12 million West Virginia State Office Building in Logan to name a few. 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:

SMART Office in Williamson, WV (LEED Registered)

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

Bellann in Oakhill, WV (LEED Registered)

Marshall Co. Schools - Hilltop Elementary School (**LEED Certified**)

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

West Virginia State Police Academy - Renovations to Buildings A, B, and C; New Building D (Shooting Range Control Center)

West Virginia State Police Academy Multi-Purpose Building

West Virginia State Police - New Logan Detachment

West Virginia University - University Police Building

WVU Institute of Technology - Maclin Hall renovations

Boone County Honors Academy

Boone County Schools - Brookview Elementary School Phase I & II

Wood County Schools - Parkersburg High School

Wood County Schools - Williamstown High School



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Architect / LEED Accredited Professional

Christina Schessler, AIA, LEED AP BD+C



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1986

Savannah College of Art & Design (SCAD)
Graduate Courses in Historic Preservation

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

West Virginia
Ohio
Pennsylvania
Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

American Institute of Architects
City of Wheeling - Building Codes Board
of Appeals
Preservation Alliance of West Virginia
The Association for Preservation Technology
International

Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's
Health / Pittsburgh, PA

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

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

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

Kenny Williams & Williams Building Diagnostics
Maple Glen, PA (1988)

SUMMARY OF EXPERIENCE:

For over 25 years, Ms. Schessler has obtained a wide range of professional, educational, liturgical, forensic, medical, residential and commercial project experience. She has had the opportunity to participate in the design of a few uncommon building types, such as funeral homes, fire fighting training centers, museums, and an animal research lab to name a few. Ms. Schessler is adept at developing space and utilization programs with Clients who are unfamiliar with the architectural design process. As a volunteer and as a professional, Ms. Schessler has developed several projects for non-profit agencies on limited budgets. Christina will also be able to provide direction to your projects should you wish to develop a design and document program that is intended to achieve **LEED Certification**.

NOTABLE PROFESSIONAL EXPERIENCES:

Project Architect

WV Independence Hall historic preservation
Lincoln National Bank historic preservation and adaptive reuse project
Wheeling Island Fire Station adaptive reuse project
Braxton County Senior Citizen Center adaptive reuse project
Grant Co. Schools - Union Educational Complex renovations
Panhandle Cleaning & Restoration warehouse and office building
Fairmont State University addition and renovations at Braxton County High School
Steel Valley Regional Transit Authority renovations
WVU Fire Training Academy / Jackson's Mill, WV
The Linsly School renovations and additions
University of the South, Gaylor Hall additions and renovations*
Beaver Valley Burn Building site development*
The Beaver County Medical Center, Women's Health Center*
City Theatre, storefront restorations / Pittsburgh, PA*

Architect

The Midwife Center for Birth & Women's Health, Birthing Suites / Pittsburgh, PA* (**Non-Profit**)
Indiana University of PA, Uhler Hall additions and renovations*

Project Designer

United Cerebral Palsy Center, renovations and additions / Washington, PA* (**Non-Profit**)
Children's Home of Pittsburgh, interior renovations* (**Non-Profit**)

** previous work experience with a firm other than McKinley & Associates*



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Mechanical Engineer / LEED Accredited Professional Bradley A. Crow, PE, LEED AP, QCCxP

Director of Engineering Services



EDUCATION:

West Virginia Institute of Technology
B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

West Virginia
Maryland
Pennsylvania

LEED® Accredited Professional

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Director of Engineering
Wheeling, West Virginia (2005 to present)

BDA Engineering
Director of Engineering
Pittsburgh, Pennsylvania (2001-2005)

Tri-State Roofing
Sales / Estimator / Project Leader
Davisville, West Virginia (2000-2001)

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

SUMMARY OF EXPERIENCE:

Mr. Crow is a Professional Engineer, a **LEED Accredited Professional**, and a Qualified Commissioning Provider. He has been the Director of Engineering Services at McKinley & Associates since 2008. His broad experience gives him the ability to understand and coordinate the various MEP systems within a buildings envelope in both new design and existing structures. He has headed numerous MEP projects for various building systems ranging from educational, commercial offices, retail, dormitories, and medical facilities. He has recently designed a Chilled Beam HVAC System for the Cameron Middle/High School Facility which will be the first of its kind in West Virginia. Mr. Crow will lead all MEP portions of your projects; coordinating all the engineering disciplines within his staff.

NOTABLE PROFESSIONAL EXPERIENCES:

Mechanical Engineer

WV Independence Hall renovations and historic preservation
Bennett Square Office Building renovations and historic preservation
Dr Ganzer Office Building renovations
Wood County Schools (\$63+ million renovations/historic preservation)
Capitol Theatre renovations and historic preservation
Charleston Area Alliance Building - Warehouse to Office Buildout
WVU Colson Hall renovations
WVU Institute of Technology - Maclin Hall renovations
Southern WV Community & Technical College - Williamson Campus HVAC and Roof
Steel Valley Regional Transit Authority - Administrative and Maintenance Complex roof
West Virginia State Office Building in Logan, WV (LEED Registered)
Cameron Middle School/High School (LEED Registered)
Hilltop Elementary School (**LEED Certified**)
West Virginia Army National Guard (WVARNG) - Multi-Purpose Building & Mountaineer Challenge Academy at Camp Dawson
USPS - Charleston P&DC HVAC renovation
USPS - Martinsburg Processing and Distribution Center
USPS - Clarksburg Chiller replacement
West Virginia State Police Academy - multiple buildings
WVSP - New Logan Detachment
J. B. Chambers Performing Arts Center at Wheeling Park High School - Ohio County Schools



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Architectural Engineer / Architect

Tim E. Mizer, PE, RA, QCxP

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

Qualified Commissioning Process Provider

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

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

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

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

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

SUMMARY OF EXPERIENCE:

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. In addition, he is also a Qualified Commissioning Provider. Mr. Mizer is the Head of Operations for the company.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation

Orrick Building adaptive reuse / historic preservation

Maxwell Centre adaptive reuse / historic preservation

Wagner Building adaptive reuse / historic preservation

Bennett Square Office Bldg. adaptive reuse / historic preservation

Catholic Heritage Center adaptive reuse / historic preservation

Dr Ganzer Office Building adaptive reuse

Ohio County Justice Center renovations

WVU Colson Hall renovations

Wheeling Island Casino - various projects

Cabela's Eastern Distribution Center

West Virginia State Building in Logan, WV (LEED registered)

West Virginia State Building in Weirton, WV

Marshall County Schools - Hilltop Elementary (LEED Certified)

Marshall County Schools - Cameron MS/HS (LEED registered)

Marshall County Schools (\$38+ million bond)

Wood County School Bond Project (\$63+ million bond)

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

West Virginia State Police - renovations and new detachments
Also surveyed, reviewed, projected, budgeted, and documented
72 police facilities statewide

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
Pennsylvania

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 over 18 years of experience in the industrial, commercial, institutional, and educational markets with projects ranging from State Police detachment offices, electrical design of schools, health care facilities, large and small industrial projects, and commercial properties. He has extensive knowledge and experience with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

NOTABLE PROFESSIONAL EXPERIENCES:

Electrical Engineer

West Virginia Independence Hall renovations/historic preservation

Capitol Theatre renovations/historic preservation

Bennett Square Office Building adaptive reuse/historic preservation

Dr Ganzer Office Building renovations/upgrades

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

West Virginia State Office Building in Weirton, WV

WVSP Headquarters (*Upgrade electrical service*)

United States Postal Service - statewide post offices

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

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

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

Marshall County Schools - Cameron MS/HS (LEED registered)

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

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

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

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

Chapmanville Regional High School - Logan County Schools

Panhandle Cleaning & Restoration warehouse and office building



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Interior Designer

Deb Blakeman, NCIDQ #015070



EDUCATION:

University of Charleston
Bachelor of Arts, Interior Design - 1992

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

Associate Member:

The American Institute of Architects

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Charleston, WV (2004 to present)

HDMR Group Inc
Charleston, WV (2000-2004)

Custom Office Furniture
Charleston, WV (1994-2000)

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

Interior Design
Charleston, WV (1992-1994)

Freeland Furniture Company
Charleston, WV (1981-1987)

Interior Reflections
Logan, WV (1980-1981)

SUMMARY OF EXPERIENCE:

Deb Blakeman has over 30 combined years of experience in the interior design field including residential, corporate facilities, banks, education and health care projects. She has knowledge and experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. As a professional designer, Deb Blakeman believes it is important to find the right balance between organizational and individual needs to increase productivity. Improving comforts through lighting and ergonomically sound furnishings will increase employer performance, and efficient spaces will organize work flow, decreasing communication barriers.

NOTABLE PROFESSIONAL EXPERIENCES:

Interior Designer

Sisters of St. Joseph - Convent / Assisted Living historic preservation and renovation project

West Virginia Northern Community College - B. & O. Building historic preservation and adaptive reuse

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

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

West Virginia State Police Academy renovations

Braxton County Senior Center adaptive reuse

WVU Institute of Technology - Maclin Hall Dormitory renovations

Braxton County High School - Fairmont State renovations & addition

West Virginia University - Colson Hall renovations

West Virginia Northern Community College - The Education Center renovations and adaptive reuse

West Virginia University - State Fire Training Academy

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

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

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

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

Adjunct Professor

University of Charleston

**previous work experience with a firm other than McKinley & Associates*



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Project Coordinator (Construction Administrator)

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 / Construction Administrator 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, preloader, and law enforcement officer. With credentials spanning across all aspects of construction, Dana has a unique ability to work with owner and contractor alike and get the project completed on time and within budget.

NOTABLE PROFESSIONAL EXPERIENCES:

Construction Administration for:

Cement Mason Training Building in Parkersburg

DigiSo (Digital and Social) Media Incubator - West Virginia State University's Gus R. Douglass Institute

Williamson Campus HVAC and Roof - Southern WV Community & Technical College

Wyoming/McDowell Campus HVAC - Southern WV Community & Technical College

West Virginia State Police Academy renovations

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

Boone County Honors Academy - Boone County Schools

Brookview Elementary School - Boone County Schools

Madison Middle School - Boone County Schools

Scott High School - Boone County Schools

Ritchie County Middle/High School HVAC - Ritchie County Schools

Summers County High - Summers County Schools

Project Manager

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

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.



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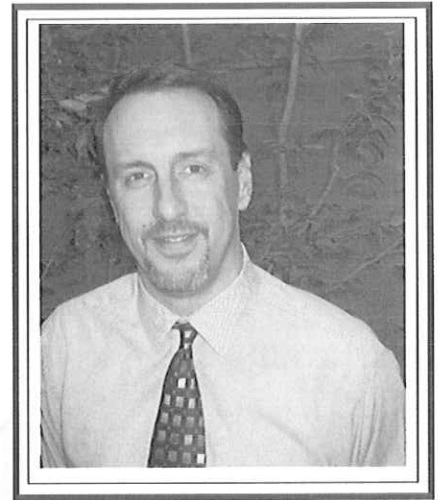
HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.

Providing prestige in professional land planning and design."

WM. GABRIEL HAYS, ASLA

Hays Landscape Architectural Studio, Ltd.



POSITION Principal (1997-Present)

EDUCATION Bachelor of Science in Landscape Architecture, The Ohio State University, 1994

REGISTRATION Registered Professional Landscape Architect, Ohio #897, West Virginia #261, Pennsylvania #LA001738

ORGANIZATIONS

- American Society of Landscape Architects (ASLA), 1992-Present
- Downtown Ohio, Inc./Heritage Ohio Member, 1998-Present
- National Road Alliance, Inc., Board of Directors, 2000-2005, ex-officio 2005 to Present
- Ohio Public Works, District 18 Natural Resource Assistance Council, Secretary, 2001-Present
- St. Clairsville Revitalization Task Force Member, 2005-Present
- Wheeling Symphony, Board of Directors, 2006-Present

SPEAKING ENGAGEMENTS

- "Mother Earth News Green Home at Seven Springs Project Overview,"* Seven Springs 1st Annual Mother Earth News Fair, September, 2010
- "Landscape Architecture of the Country Place Era Estates, 1890-1933"* Stan Hewett Symposium, October, 2008.
- "Landscape Architecture of the Country Place Era Estates, 1890-1933"* Oglebay Institute's Seven Sundays to Remember, May, 2008.
- "Comparison of English and French Landscape Design Styles 1600-1900,"* Flushing Garden Club 75th Anniversary, Flushing Ohio, April, 2007
- "Board Development & Revenue Master Planning,"* Mountwood Park Board Retreat, Waiverly, WV, March, 2007
- "History of Landscape Architecture in the Ohio Valley"* WVLY AM Radio, February, 2007
- "Point Marion, PA Community Design Team Visit"* sponsored by West Virginia University, March 24 and 25, 2006.
- "Cultural Landscapes: Scenic Byways and the Historic National Road,"* Restoration and Renovation Conference, Cleveland, Ohio, October 10, 2002.
- "Avoiding Cookie Cutter Streetscape Designs,"* at Ohio Historical Society/Downtown Ohio, Inc., Conference, May 18, 2000 and Preservation Alliance of West Virginia, in Shepherdstown, WV, September 10, 2006.
- "National Road Scenic Byway & Historic Preservation,"* at Ohio Univ. Eastern, OUE Today radio program, September, 2000.



HAYS

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Providing prestige in professional land planning and design.

PUBLICATIONS "Site Recycling for Public Enjoyment," in Discover Downtown:
Ohio's Reference Guide to Downtown Revitalization, 2002.

**CONTINUING
EDUCATION** 101 Green Roof Design: Introductory Training
201 Green Roof Design: Infrastructure-Design and Instruction
301 Green Wall Design

AWARDS Project B.E.S.T. Award for Wheeling Heritage Port Phase III - December 6,
2006.
Project B.E.S.T. Award for Marshall County Commission & Grand Vue Aquatic
Center- December, 2010
Community Service Award: "For outstanding dedication to the community of
The City of St. Clairsville...An innovative and beautiful design for the Memorial
Park Playground that provides a place for all our community's children to
play." October, 10 2007

EXPERIENCE Gabe Hays has accumulated a broad, diverse range of professional
experiences in landscape architecture. Project involvement in over twelve
states has included a variety of planning and design experiences at some of
the finest botanical gardens, arboretums, and private estates in the nation.

In addition, he has been involved in the planning and design for scenic
byways, streetscapes, historical sites, campuses, community parks, military
family housing, and various residential projects. Furthermore, experiences at
Redwood National Park, The Ohio State University Horticulture Department,
and The Ohio State University Engineer's Office have also added to his diverse
background.

Hays earned top honors in the academic realm. After completion of his
undergraduate program, he participated in studies abroad. Hays also served
as an adjunct faculty member at Belmont Technical College's Building
Preservation and Restoration Program teaching a landscape history/
preservation class and architectural drafting.

NATIONAL REGISTER OF HISTORIC PLACES

Our firm has completed a variety of projects, which serve to illustrate the creative and talented nature of our professional design staff. The following examples are chosen to exhibit an assortment of historic preservation/restoration/renovation/adaptive reuse projects we have successfully completed that are Contributing Structures in Historic Districts and/or are Listed on the National Register of Historic Places:

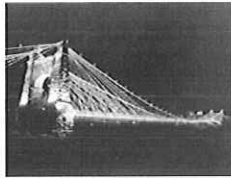


WV Independence Hall (former Wheeling Custom House)*
Wheeling, WV (NRHP Reference #: 70000660)

Customer: West Virginia Division of Culture & History

Project Cost: \$1.2 million

Reference: Travis Henline
304/238-1300



Wheeling Suspension Bridge relighting*
Wheeling, WV (NRHP Reference #: 70000662)

Customer: Wheeling National Heritage Area Corporation

Project Cost: \$285,000

Reference: Jeremy Morris
304/232-3087



Catholic Heritage Center (formerly an auto parts warehouse)
Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: Catholic Diocese of Wheeling / Charleston

Project Cost: \$2.9 million

Reference: Darryl Costanzo
304/233-0880



Orrick Global Operations Center (former Wheeling Stamping Building)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)

Customer: Orrick, Herrington & Sutcliffe LLP

Project Cost: \$8 million

Reference: Will Turani
304/231-2629



Wagner Building (formerly a sugar warehouse)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)

Customer: The Maxwell Partners

Project Cost: \$6.2 million

Reference: Dennis Kozicki
304/232-2280

**In addition to being on the National Register of Historic Places, these projects are also National Historic Landmarks (2 of the 16 in West Virginia!)*

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NATIONAL REGISTER OF HISTORIC PLACES

(continued) The following represents our renovation work on buildings on the National Register:



Maxwell Centre (formerly a YMCA)
Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)
Customer: The Maxwell Partners
Project Cost: \$2.3 million
Reference: Dennis Kozicki
304/232-2280



Bennett Square (former Ohio County Public Library Building)
Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)
Customer: McKinley Properties, LLC
Project Cost: \$6.8 million
Reference: David H. McKinley
304/230-2400



Wheeling Artisan Center (former List Building)
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Wheeling National Heritage Area Corporation
Project Cost: \$1.8 million
Reference: Jeremy Morris
304/232-3087



B. & O. Building (formerly a passenger station)
Wheeling, WV (NRHP Reference #: 79002596)
Customer: West Virginia Northern Community College
Project Cost: \$1.8 million
Reference: Dr. Martin Olshinsky
304/233-5900



Hazel Atlas Building
Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)
Customer: West Virginia Northern Community College
Project Cost: \$4 million
Reference: Dr. Martin Olshinsky
304/233-5900

NATIONAL REGISTER OF HISTORIC PLACES

(continued) The following represents our renovation work on buildings on the National Register:



Parkersburg High School
Parkersburg, WV (NRHP Reference #: 92000895)
Customer: Wood County Schools
Project Cost: \$20.3 million
Reference: William Niday
304/420-9663



Capitol Theatre (former Capitol Music Hall)
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Wheeling Convention & Visitors Bureau
Project Cost: \$1.2 million
Reference: Frank O'Brien
304/233-7709



Phillips Gardill Kaiser & Altmeyer
Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)
Customer: Phillips Gardill Kaiser & Altmeyer
Project Cost: \$500,000
Reference: C. J. Kaiser
304/232-6810



St. Matthews Episcopal Church
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: St. Matthews Episcopal Church
Project Cost: \$500,000
Reference: The Rev. Mark E. Seitz
304/233-0133



Mount Saint Joseph convent
Wheeling, WV (NRHP Reference #: 07001418)
Customer: Sisters of St. Joseph
Reference: Sister Marguerite O'Brien
304/232-8160



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NATIONAL REGISTER OF HISTORIC PLACES

(continued) The following represents our renovation work on buildings on the National Register:



404 South Front Street (Harry C. and Jessie F. Franzheim House)
Wheeling, WV (NRHP Reference #: 89000183)
Customer: McKinley & Associates
Project Cost: \$300,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



203 South Front Street (John McLure House)
Wheeling, WV (NRHP Reference #: 91001013)
Customer: McKinley & Associates
Project Cost: \$300,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



304 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley & Associates
Project Cost: \$275,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



400 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley & Associates
Project Cost: \$250,000
Reference: Tim E. Mizer, PE, RA
304/233-0140



402 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley & Associates
Project Cost: \$200,000
Reference: Tim E. Mizer, PE, RA
304/233-0140

NATIONAL REGISTER OF HISTORIC PLACES

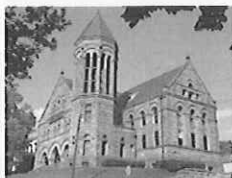
(continued) The following represents our renovation work on buildings on the National Register:



Willow Glen (Johnson Camden McKinley House)
Wheeling, WV (NRHP Reference #: 83003251)
Customer: David B. McKinley
Reference: David B. McKinley
304/232-3801



Woodburn Hall
Morgantown, WV (in Woodburn Circle - NRHP#: 74002014)
Customer: West Virginia University



Stewart Hall
Morgantown, WV (NRHP Reference #: 80004034)
Customer: West Virginia University



Mount de Chantal Visitation Academy
Wheeling, WV (NRHP Reference #: 78002808)
Customer: Sisters of the Visitation



Stifel Fine Arts Center (Edemar)
Wheeling, WV (NRHP Reference #: 91001728)
Customer: Oglebay Institute



McKINLEY & ASSOCIATES
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McKinley & Associates CHARLESTON OFFICE

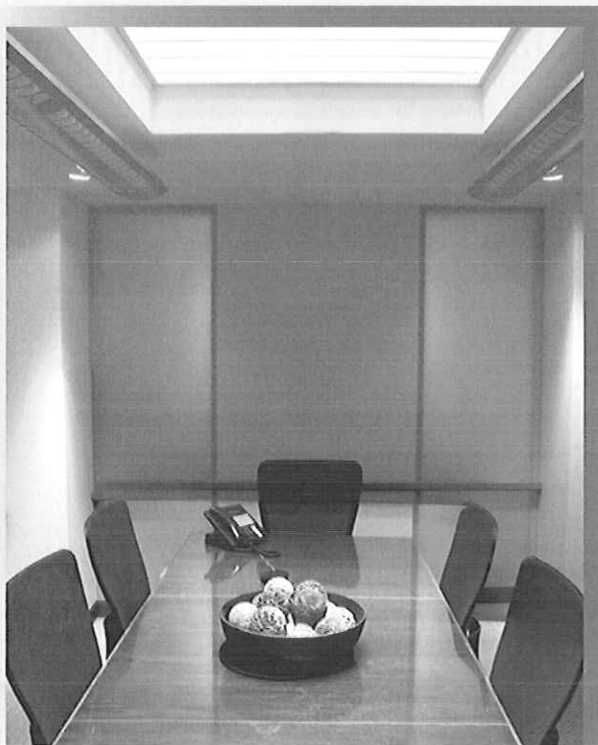


Besides the paint, what makes this office "green"?

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 1/10th of the cost of standard modular furniture is another advantage.



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

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

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

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

WV STATE OFFICE BUILDING

Logan, West Virginia

Owner
State of West Virginia

Size
52,300 SF approx.

Project Architects-Engineers
McKinley & Associates

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

Contractor
Massaro Corporation

Commissioning Agent
Iams Consulting, LLC



Currently under construction is this West Virginia State Office Building for the West Virginia General Services Division. This 5 story, 53,200 SF building is intended to consolidate office space of state agencies currently located in Logan, WV, as well as provide moderate space for future customers. This office building will be part of a new generation of State office buildings that will provide flexibility for future growth and/or office renovations and be cost effectively adaptable when relocating other agencies into the space.

The building is steel-framed. The shell of the building consists of Architectural Pre-Cast concrete units, either brick-faced or stone-faced, which were fabricated off-site by Gate Precast Company in Winchester, Kentucky. These were shipped on trucks, and installed with a crane (*see picture: bottom left*).

The streetscape design along the north and south faces of the building are to act as a template for all future sidewalk development. We are reusing old street pavers from the demolition of the streets and promoting those pavers in part of the new adjacent sidewalk design. The designated plaza is a closed portion of Cole Street and features several raised planters shaped by a symmetrical crisscrossing network of joint patterns and brickwork. Major brick patterns intersect at a paver quilt star, a symbol of West Virginia heritage that is carried into the foyer of the building.

The State of West Virginia has chosen to try and achieve a **silver Leadership in Energy and Environment Design (LEED NC 2.2)** rating as awarded by the US Green Building Council (USGBC) for the new office structure. This State Office Building will accommodate the Division of Rehabilitation Services, the Department of Health and Human Resources, the Insurance Commission, General Services Division, the Tax Department, and the Work Force Division.



McKINLEY & ASSOCIATES
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Hilltop Elementary School MARSHALL COUNTY SCHOOLS

Sherrard, West Virginia

Owner
Marshall County Schools

Size
49,700 SF approx.

Construction Cost
\$8.4 million

Project Architects-Engineers
McKinley & Associates

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

Contractor
Grae-Con Construction

Commissioning Agent
Iams Consulting, LLC

The 49,700 SF Hilltop Elementary School didn't start out as a **green** school but the design intent was to incorporate good **sustainable design** practice. This \$8.4 million school was designed to blend into the backdrop of a small rural community. Typical of West Virginia, hilly terrain prohibits huge, sprawling facilities. The school board wanted to use the property it already owned; a little used football field at the local middle school fit the need for both parameters. During design coordination with the engineering team members the energy model that was developed compelled the designers to reduce the chiller capacity and system design; **thus reducing energy use while saving money**. Sun shades mounted over classroom windows eliminate noonday sun from equinox to equinox. After reviewing the design, the client chose to submit for **LEED Certification**. A lot of time was spent researching LEED-approved furnishings, finishes, etc. to make the indoor environmental quality conducive to learning, and to minimize maintenance. A combination of masonry and metal siding was chosen for durability and all were manufactured locally. The metal siding and roofing is **Cradle to Cradle Certified** which is a program that focuses on manufactures whose products are perpetually recycled; new roofing and siding from old roofing and siding in a closed loop. The School Building Authority's 2009 Limit on New Elementary School Design is \$217/SF, but Hilltop Elementary's final price is less than \$170/SF. This amount was well below the national average for elementary school construction, sustainable or not. **The client has realized savings in the first school year in shape of lower electricity bills. Hilltop Elementary is the first LEED Certified school in the state of West Virginia! Hilltop won a 2010 Gold Medal Green Building Award by Building of America. Hilltop also won the 2012 West Virginia Department of Environmental Protection's Clean Energy Environmental Award. Hilltop received the 2012 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program. In addition, in April 2012, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the first-ever U.S. Department of Education Green Ribbon Schools!**



Sun Shades



Child-Height Windows

McKINLEY & ASSOCIATES
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Cameron Middle School / High School

MARSHALL COUNTY SCHOOLS

Cameron, West Virginia

Owner
Marshall County Schools

Size
130,000 SF approx.

Construction Cost
\$32 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Gregg P. Dorfner, AIA, REFP

Contractor
Nello Construction

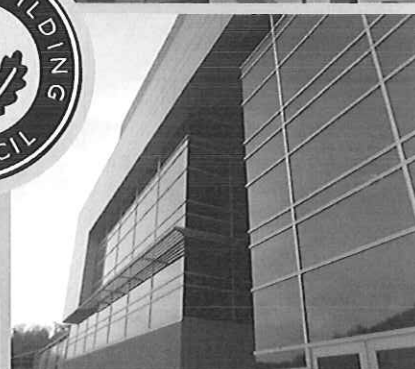
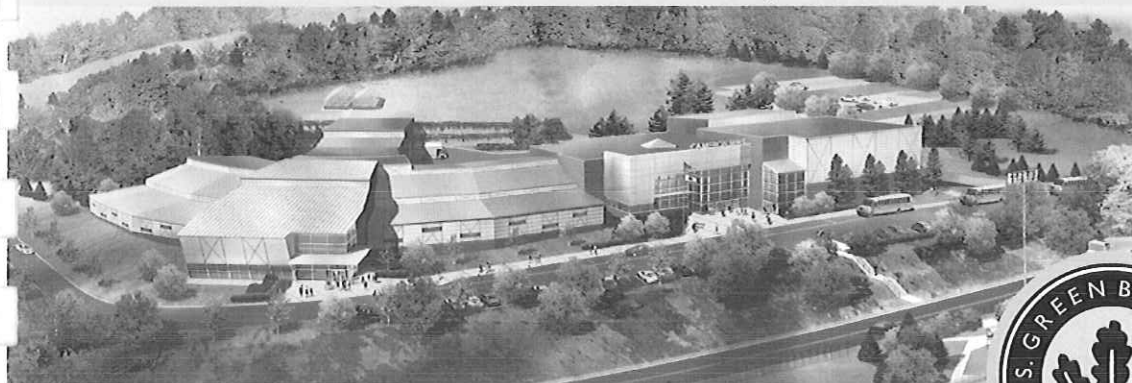
Commissioning Agent
L. L. DUNN & Company

Currently under construction is the new Cameron Middle School / High School for Marshall County Schools (MCS). This is a 270-student High School, to which a 155-student Middle School program and a HS-level Agricultural Sciences program are added; total school capacity is 425 students attending grades 6 thru 12. This \$32 million facility was designed with potential LEED Silver Certification, incorporating sustainable, "green" concepts. **This project was bid \$2.5 million under budget.** The facility is approximately 130,000 square feet. In addition to the main facility, the school will include two greenhouses which will service the Agricultural Science vocational program, as well as an Exergaming and Wellness Center. The Agricultural Science programs include Horticulture, Meat Processing Labs, and Agricultural Mechanics. The proposed site has been selected based on economic viability as well as its location adjacent to existing athletic facilities.

The plan has incorporated green design practices such as a **predominately south facing orientation, extensive use of daylighting, and inherent thermal mass of the earth for passive heating & cooling.** The Chilled Beam HVAC System will be the first of its kind in the state. The school is designed so that the building itself is used as a retaining wall stepping up the hill, allowing the school to be built in agreement with the existing topography. MCS has made an extensive effort to make the school **both economically feasible and environmental sensitive.**

The Exergaming and Wellness Center will be available for both student and public use. The school is planning to partner w/local healthcare providers through the NEW (Nutrition, Exercise, and Weight Management) You program to facilitate community wellness particularly for students identified at risk for Overweight, Heart Disease or Diabetes.

The new facility is designed with better security for students and will be configured as a local "safe center" to be utilized by the community during times of natural disasters or possible terrorist actions. This school will not only benefit students and parents, it will contribute to the community as a whole.



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WEST VIRGINIA INDEPENDENCE HALL

Owner

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

Originally built in 1859 in Wheeling, WV, the **Wheeling Custom House** is considered to be the **birthplace of West Virginia**. The 22,000 square foot building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. On September 23, 2011, McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.

This building housed the United States District Court for the Western District of Virginia from 1860 to 1864, then the District of West Virginia from 1864 to 1901, and finally the Northern District of West Virginia from 1901 to 1907.

The building is now a museum. Tours include authentically restored rooms, Civil War exhibits and an interpretive film. The newest display is a special exhibit of thirteen original Civil War battle flags. A federal courtroom, located on the third floor and restored to its original design, offers visitors the opportunity to move into the space where the first constitutional convention for West Virginia was held and where citizens of western Virginia decided to choose loyalty to the Union over secession.

The West Virginia Division of Culture & History engaged the professional services of McKinley & Associates to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. Christina Schessler, AIA, LEED AP BD+C, served as the Project Architect. The roofing, windows, and interior surfaces were studied to determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations. The project scope was to and has maintained the historic character of the interior and exterior.

The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal roof and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. Plaster repair work included new ceiling surfaces and custom decorative mouldings. All of the double-hung wood windows (44 windows; 5'W x 9'H with an arched top sash) have been fully restored and reglazed.

The interior plastering restoration in the third floor Courtroom included the ceiling crown mouldings, flat work and plaster returns at the window jambs. Sections of the original wood flooring were carefully removed and replaced. Interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the Courtroom. In addition, two rooms on the second floor, including the First Governors Office of West Virginia, were completely restored since the existing spaces were nearly destroyed by deterioration. The entire first floor exhibit area, formerly a US Post Office was restored eliminating or concealing previously botched attempts at plastering. Historic paint colors were applied on all newly plastered surfaces in the building.

In addition to the aesthetic improvements in this \$1.5 million project, a new HVAC system and a fully automatic sprinkler system and fire alarm detection system has been installed: the ductwork, piping and conduit for these systems is designed to be completely concealed within the existing walls and ceilings. Rough-in work for the metal ducts, sprinkler piping and fire alarm conduit required channeling of the existing masonry walls and replastering to appear seamless.

The building is now in its 153rd year. We are proud to say, that with our contribution, West Virginia Independence Hall is prepared for the next 150 years.

Courtroom Column Capital, Crown Molding, and Decorative Paint



Before, During Construction, and After



McKINLEY & ASSOCIATES
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WEST VIRGINIA INDEPENDENCE HALL

(continued)



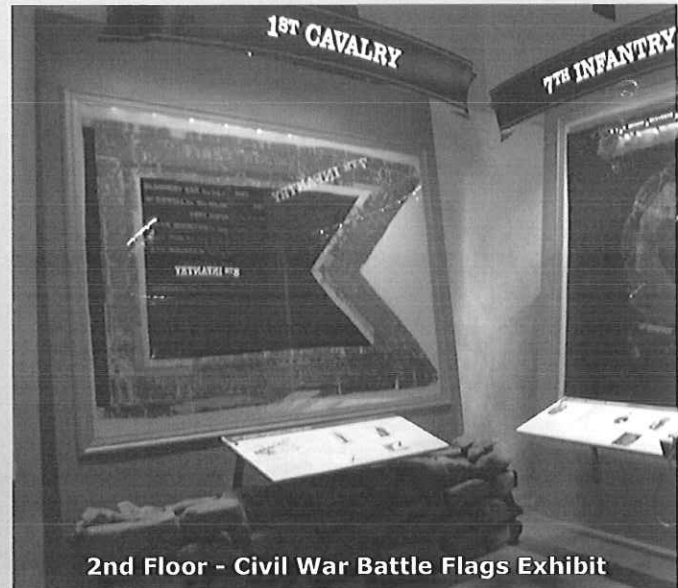
Courtroom Crown Molding, HVAC, and Decorative Paint



Before, During Construction, and After



1st Floor - Civil War Exhibit



2nd Floor - Civil War Battle Flags Exhibit

McKINLEY & ASSOCIATES
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Relighting Project

WHEELING SUSPENSION BRIDGE



The Wheeling Suspension Bridge was built from 1847-1849, was the first bridge to span the Ohio River, and was an important link on the National Road. It was listed as a **Historic Civil Engineering Landmark** in 1968, listed on the **National Register of Historic Places** on January 26, 1970, and was designated a **National Historic Landmark** on May 15, 1975. For a period of time it was the longest suspension bridge in the world. It remains the oldest vehicular suspension bridge in the United States still in use; providing vehicular and pedestrian access to Wheeling Island.

Authorized by Congress in 1992, a local organization was founded in Wheeling, West Virginia to administer a model downtown revitalization plan funded by the federal government. The Wheeling National Historic Area

Corporation subsequently implemented a major relighting of Charles Ellet's historic Suspension Bridge. This undertaking required a clear understanding of historic preservation protocols, a strong sense of the engineering elements in the National Landmark, and a pragmatic design with sensitivity for maintenance and operations.

Recognized for our extensive historic preservation background and with a large staff of in-house engineers and architects, **McKinley & Associates, Inc.** of Wheeling was selected to undertake the task. Drawing from their preservation experiences, the engineers and architects focused on the four major elements of the bridge: the massive stone, arched piers at each end; the graceful catenary cables; the delicate suspension wires; and a rigid wooden Howe truss. We developed a lighting scheme that used four different means of illumination - each intended to highlight and isolate the differing structural elements yet emphasize their interdependency.

Stone Arched Piers: Although structurally sound, the stone piers had discolored and darkened due to the effects of exposure over the past 150 years. Prior attempts to clean the stone to its original appearance were not successful. To overcome the objection of light interfering with vehicle and pedestrian traffic, the fixtures were inconspicuously mounted on the piers and cables. To illuminate the east and west elevations of the towers, 1000 watt metal halide fixtures were used at a mounting height of approximately nine feet above grade. The wide-beam spread does an effective job of illuminating the inside archway, in addition to lighting the tower faces. The north and south sides of the towers' arcs were illuminated with 400 watt narrow-beam metal halide fixtures. The upper portions of the towers and decorative features are highlighted with four medium-beam and two narrow-beam 250 watt metal halide fixtures for each of the eastern and western approaches.



Catenary Cables: Newspaper accounts from 1849 mentioned the use of numerous candles atop the two main cables gracefully swung between the stone piers; consequently, to replicate this "necklace effect", incandescent fixtures with amber-colored globes were installed along the nearly one-half mile of cables. To help ensure long lamp life and reduce maintenance costs, the circuit voltage to these incandescent lamps was reduced 10% utilizing an autotransformer.

Suspension Wires: Support for the roadway consists of wire cables extending from the catenary cables and piers to the sidewall trusses. The vertical distances vary from 3 feet to 70 feet. To illuminate these cables, as well as the underside of the catenary cables, and provide a uniform light level; metal halide fixtures of 400, 250, and 100 watt were unobtrusively installed.

Wooden Trusses: Soft, low intensity but continuous illumination was chosen

for the heavy wooden Howe trusses on each side of the roadway. Fluorescent fixtures were installed end to end to create a virtually solid band of light from one shoreline to the next and focused on the trusses.

Marshall J. Piccin, PE was the Project Manager for McKinley & Associates, and the contractor was Bayliss and Ramey, Inc. of Dunbar, West Virginia. The dedication of the lighting project was the highlight of a weeklong of festivities in downtown Wheeling. All the news account attribute that it was a most successful venture and underscores the historical significance of the bridge not only to Wheeling but to the westward expansion of the nation. We won various awards for this project, including an Illuminating Engineering Society of North America's 2002 International Illumination Design Award of Merit.



ARTISAN CENTER

Wheeling, West Virginia

Owner
City of Wheeling

Size
40,000 SF approx.

Construction Cost
\$1.8 million

Project Architects-Engineers
McKinley & Associates

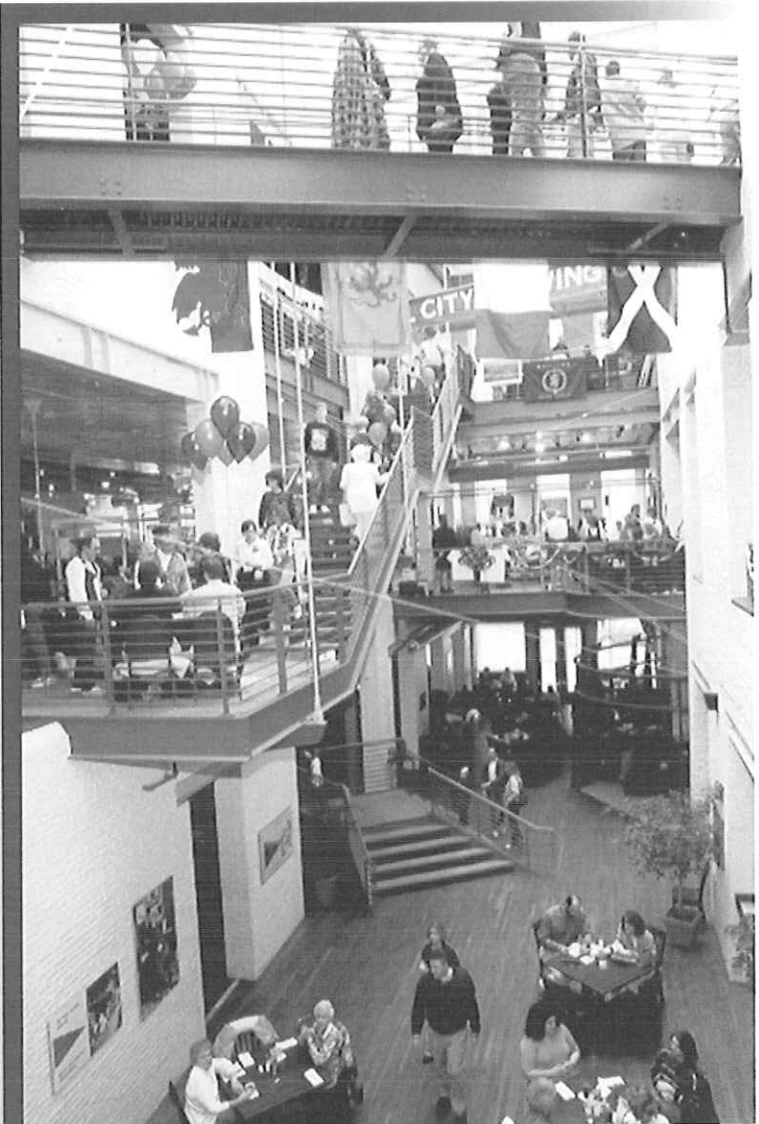
Project Architect
Murphy & Dittenhoffer

Contractor
Pat R. Ionadi Corp.
& Davison Electric

BEFORE
and AFTER



The Artisan Center at Heritage Square was an adaptive reuse project that involved a total renovation of a former warehouse built in 1867 into a 3-story, 40,000 SF tourist attraction. Design was in conjunction with Murphy & Dittenhoffer of Baltimore. This unique historic renovation project features a magnificent three-story atrium and skylight. The building includes exhibit space, artisan areas, retail shopping, a full service restaurant, as well as a large meeting/reception area. The second floor is split into artisan areas as well as exhibit space. The "Made in Wheeling" Exhibits are interactive, walk-thru exhibits, highlighting Wheeling's rich industrial heritage.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Bishop Bernard Schmitt CATHOLIC HERITAGE CENTER

Wheeling, West Virginia

Owner

Catholic Diocese of Wheeling / Charleston

Size

40,000 SF approx.

Construction Cost

\$2.9 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Denis P. Gill, AIA

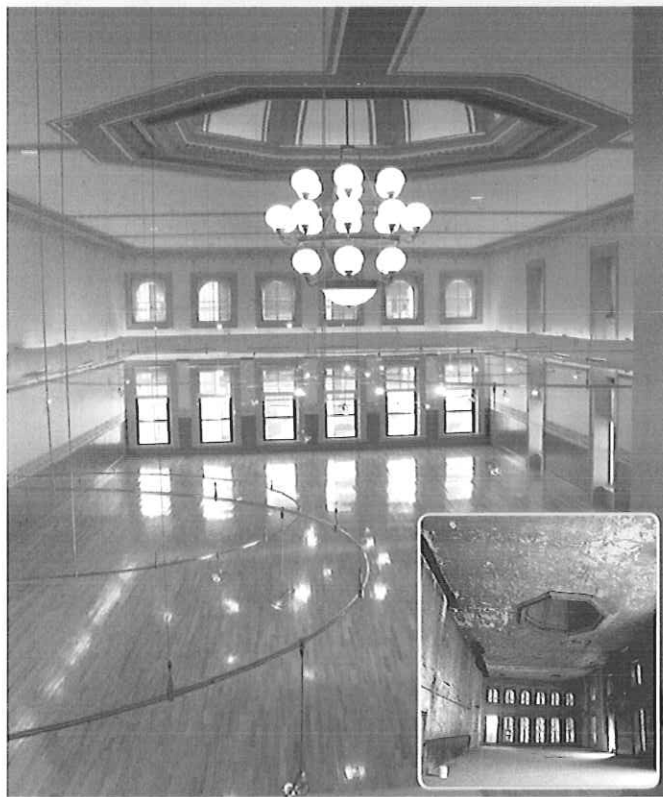
Contractor

Walters Construction

This adaptive reuse project of a 100 year old auto parts warehouse is now the home of all informational records and artifacts of the Wheeling-Charleston Diocese. It exists as a resource for educating and enriching the public about the state's Catholic heritage through exhibits, special programs, outreach activities, access to historical records, and promoting historical research. The building is found in the Wheeling Warehouse Historic District, in the National Register of Historic Places.

The Archive spaces utilized a specialized HVAC heating, cooling and humidity controls. In addition, a chemical fire suppression (rather than water sprinkler) was utilized in the most sensitive of the Archive spaces, while pre-action water sprinkler systems were used for less sensitive archive areas and conventional wet pipe systems were used for non-sensitive spaces such as general offices, corridors, etc.

Work also included selective demolition and renovation/restoration to the exterior elevations of the existing building, construction of 2 canopy additions affixed to the building, limited exterior foundation, concrete, masonry, framing, molded trim & cornice carpentry, EIFS, metal roofing, epdm/metal flashing, sealing, guttering & spouting, painting, roof drainage, storm sewerage trades, removal and replacement of the building's windows, all new systems throughout the structure, new elevators, flood-proofing, fire protection, and ADA compliance.



BEFORE & AFTER



BEFORE & AFTER

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

CAPITOL THEATRE

Wheeling, West Virginia

Owner
Wheeling Convention & Visitors Bureau

Size
82,000 SF approx.

Construction Cost
\$2.3 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Gregg P. Dorfner, AIA, REFP

Contractors
Brewer and Company
United Electric
Walters Construction Co.
Grae-Con Construction



The Capitol Theatre (also known as the Capitol Music Hall) was originally built in 1928. In 2007, it was closed due to code violations. Two years later, the theater was bought by the Wheeling Convention & Visitors Bureau, and McKinley & Associates was honored to become the Architects and Engineers on this restoration project. After Phase I was completed, the theater reopened on September 23, 2009. An overall Master Plan was completed for the Capitol Theatre, and it resulted in multiple construction phases to reopen the historic theater. Phase 1 of Capitol Theatre restoration included life safety and code improvements to the historic building directly related to the facilities re-opening. McKinley & Associates worked with several groups having authority over the building to work out a plan that met both the life safety requirements and the time constraints of the owner. A final plan was put into place that included 5 separate prime contracts fast tracked to achieve reopening of the theatre. With a tight schedule of 6 months from master planning to occupancy, a hands on approach was used to ensure the historic fabric of this building was maintained while these improvements were implemented. Improvements in Phase 1 included full building sprinklering, full building fire alarm, and temporary bathrooms. Phase 2 included 2 six-foot wide, 5 story, free standing exit stairs with a scissor configuration. Finally, Phase 3 included a new elevator and shaft, ADA compliance, and a concession and restroom build out.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

BENNETT SQUARE

Wheeling, West Virginia

Owner
McKinley Properties, LLC

Size
22,000 SF approx.

Construction Cost
\$6.8 million (Phase I only)

Project Architects-Engineers
McKinley & Associates

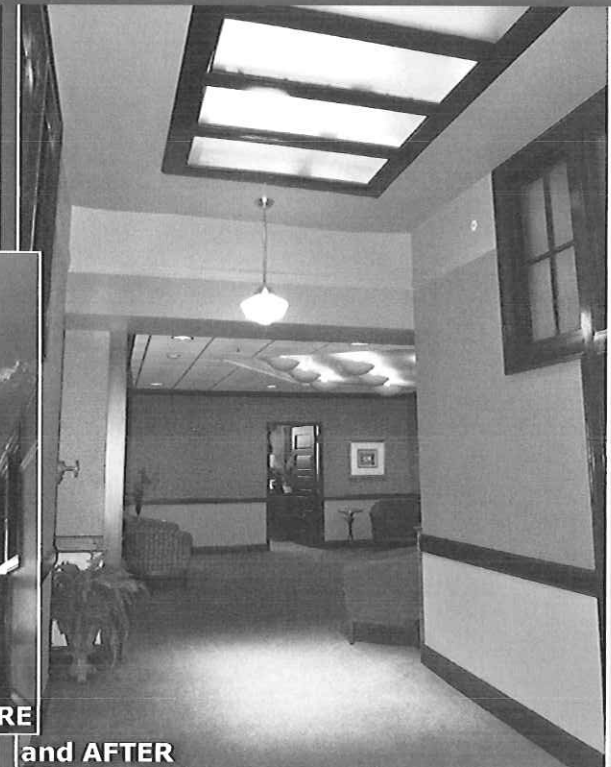
Project Architect
Christina Schessler, AIA, LEED AP BD+C

Contractor
Walters Construction

In 2011, Phase I was completed on Bennett Square; a historic 3-story, 22,000 SF adaptive reuse/restoration project of the old Ohio County Public Library Building in Wheeling, WV. The finished project houses "Class A" office space in beautifully restored surroundings. The scope of work includes preserved-in-place and salvaged architectural elements, as well as major electrical and mechanical systems designs. Renovations included a new roof with multiple skylights, both restored and new windows, doors, paint, stairwell upgrades, terra cotta restoration, exterior masonry pointing, and a new elevator. Phase II is currently under design, and will complete the "Class A" office fit-out for the second floor. Documentation for state and federal tax credits is also a part of this project. The building is located in the Centre Market Square Historic District in the National Register of Historic Places; therefore, a successful review submission to the Secretary of the Interior was necessary. We are also experienced with the Section 106 process required by WV SHPO and the Federal Department of the Interior.



BEFORE



and AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

BRAXTON COUNTY SENIOR CENTER

Gassaway, West Virginia

Owner

Braxton County Senior Citizen Center, Inc.

Size

13,965 SF approx.

Construction Cost

\$2.8 million

Project Architects-Engineers

McKinley & Associates

Project Architects

Christina Schessler, AIA, LEED AP BD+C
Patrick J. Rymer, AIA

Contractor

Flint Construction Co.



Architectural and Engineering design for **adaptive reuse of a former steak house restaurant into a senior citizen center** in Gassaway, West Virginia. The project involved the **renovation** of existing building, a single story **addition**, site grading and drainage, landscaping improvements, renovation and expansion of parking areas (approximately 65 spaces), gravel overflow lot, and an automatic sprinkler system. Included in the structure are the following: a community room, Director's Office, Assistant Director's Office, 3 nurses' offices, flex offices, out-reach coordinator office, site supervisor office, coordinators office, exercise room, arts & crafts room, conference room (used weekly for veteran meetings), bookkeeper, reception and display area, vestibule, file storage, kitchen, walk-in freezer/refrig, dry storage, dishwashing, kitchen storage, mechanical space, table/chair storage, lounges, day care, audio video room, copy room, computer room, laundry facilities/maintenance, public toilets, assisted shower/toilet, employee lavatories, and circulation space. The 3,685 SF Community Room has the ability to hold 526 persons, or have dining for 246 persons for assembly with less concentrated use. There are over 30 round tables with seating for 8. The facility was designed to support events within the Center, along with a Meals On Wheels Program.



MAXWELL CENTRE

Wheeling, West Virginia

Owner
The Maxwell Partners

Size
51,000 SF approx.

Construction Cost
\$2.3 million

Project Architects-Engineers
McKinley & Associates

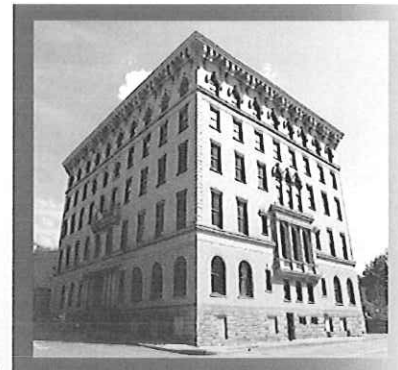
Project Architect
Denis P. Gill, AIA

Contractor
Walters Construction



The Maxwell Centre is now Wheeling's premier business address. In just over a year, this former YMCA facility is now 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 adaptive reuse project that included a total renovation and restoration of a 1908 structure listed in the National Register of Historic Places.

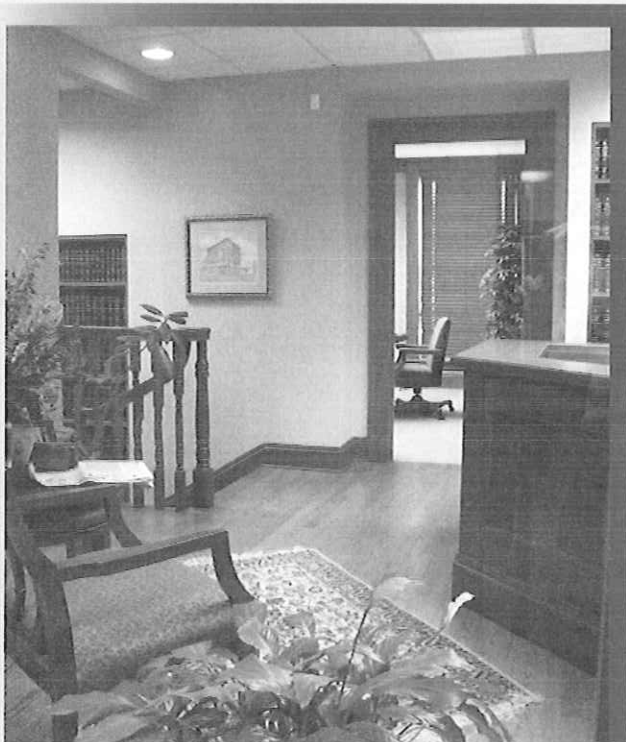
Work on this five story building included researching the architectural past, as well as all new systems including mechanical, electrical, plumbing and fire and life safety. All design work and construction administration was completed by our firm. It was recognized and awarded a West Virginia AIA



Honor Award, Governors Award for Historic Preservation, Friends of Wheeling - Architectural Preservation Award, Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, Civitans Award - Grand Victorian

Property Improvement Award, City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.

BEFORE
and AFTER



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 T. 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 started with an evaluation, was completed in Phases, and included total renovations including all systems and security. McKinley & Associates were responsible for all Architecture and Engineering Design and Contract Administration.



For the 7,700 SF roof replacement; an evaluation was completed that showed the existing roof was in poor condition, there were stains in various locations from roof leakage, and miscellaneous areas of the walls and ceilings' plaster indicated water infiltration/damage and subsequent delamination. Therefore, we removed the existing roof down to the roof deck, then replaced it with a fully adhered EPDM roof over insulation. This also included new gutters, downspouts, ladders, extending flashing, and repairing stucco.



Global Operations Center ORRICK BUILDING

Wheeling, West Virginia

Owner
Orrick Corporation

Size
88,000 SF approx.

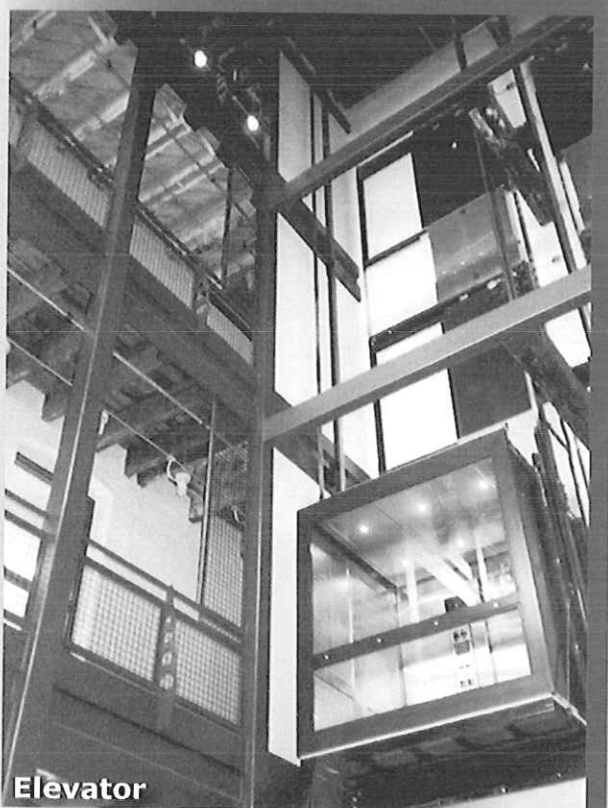
Construction Cost
\$8 million

Project Architects-Engineers
McKinley & Associates

Project Architect
David B. McKinley, PE

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 adaptive reused and 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 atrium/lobby included a four-story open-air design, a skylight, a glass wall for the entryway, 2 elevators, a stair tower, and multiple bridges/walkways. This building became the company's **Global Operations Center**; no other firm has a 24/7 facility that rivals it. The GOC provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, around the clock. The project cost was in excess of \$8 million dollars and won an AIA Merit Award.



Elevator



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

WAGNER BUILDING

Wheeling, West Virginia

Owner
The Maxwell Partners

Size
60,000 SF approx.

Construction Cost
\$6.2 million

Project Architects-Engineers
McKinley & Associates

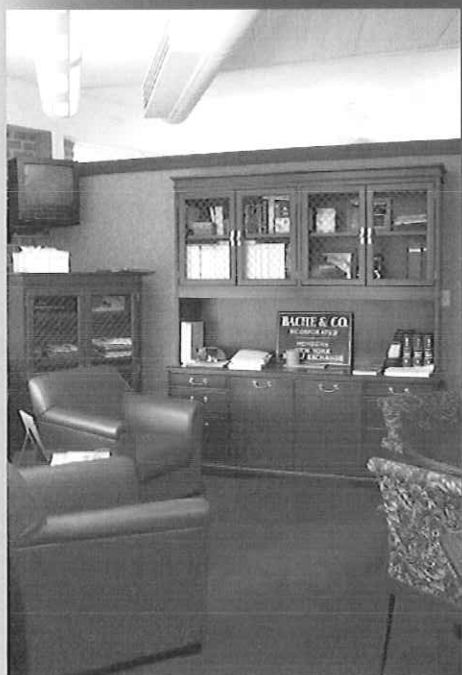
Project Architect
Gregg P. Dorfner, AIA, REFP

Contractor
Pat R. Ionadi Corp. & Davison Electric

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. The Wagner Building was an old sugar warehouse built in the 1930s. After being vacant for over 30 years, McKinley & Associates completed this adaptive reuse project by **totally renovating** this 7-story structure in phases, and turned it into a corporate center that includes beautiful Class "A" office suites as well as a new bank.

Work included total design of mechanical, electrical and fire suppression systems as well as all architectural components. ADA compliance design, including elevator replacements, was also a major part of this project. Our firm also worked within the **Standards of the Department of Interior** for this 60,000 square-foot structure. This project was challenging due to the fact that it was renovated on a floor-to-floor basis (in multiple phases). This \$6.2 million office tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River.

BEFORE
and AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

LINCOLN NATIONAL BANK

Avella, Pennsylvania

Owner

Avella Area Community Association

Size

3,570 SF approx.

Construction Cost

\$288,400

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler, AIA, LEED AP BD+C

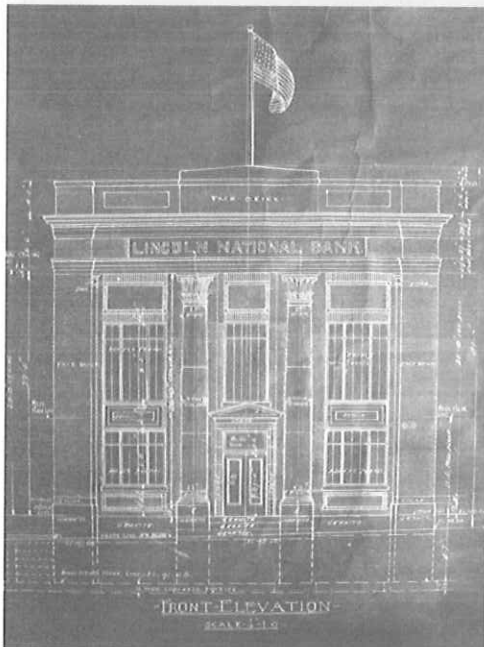
Contractor

Ramp Construction Company

The Avella Area Community Association, in association with the Redevelopment Authority of the County of Washington, are in the process of an adaptive reuse project to restore the historic Lincoln National Bank Building in multiple phases. For Phase I, we are replacing the roofing, rebuilding the masonry parapet, removing and reinstalling the stone copings, and are also cleaning and restoring the exterior masonry. When completed, the building should look completely rejuvenated from the exterior. In addition, we are incorporating a new ADA entrance and incoming utility services for future interior renovations.

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

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



Colson Hall WEST VIRGINIA UNIVERSITY

Morgantown, West Virginia

Owner
West Virginia University

Size
35,000 SF approx.

Construction Cost
\$5.6 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Denis P. Gill, AIA

Contractor
TEDCO Construction

McKinley & Associates completed a **renovation/restoration/adaptive reuse** project on Colson Hall at the downtown campus of West Virginia University in Monongalia County, West Virginia. Completed on November 1, 2007, this \$5.6 million project involved renovation and restoration to this 35,000 SF historical facility. The scope of work was to take this existing building and **readapt it for use as a faculty office building** with additional classrooms. Work included architectural elements as well as **major electrical and mechanical systems design**. An elevator was replaced, and the building was **renovated and provided with all new systems**. The HVAC system was tied into the central campus chiller. The windows were restored by following the Historic Treatment of Wood Windows specifications. The project also included a roof replacement.

We were able to take this historic landmark in the city of Morgantown, and restore it to its original appearance while keeping the aesthetics of the building untouched. **Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, design a data/communication system, and create adequate lighting to meet the needs of today's faculty requirements**, while at the same time still keeping the original design from 1923 in tact. During the process the owner requested the exterior of the building be restored to its original design, and due to our experience with historic preservation work, we were able to accomplish the needed construction of the façade to bring it back to its original appearance.



BEFORE
AFTER



BEFORE
and AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Institute of Technology: Maclin Hall WEST VIRGINIA UNIVERSITY

Montgomery, West Virginia

Owner

WV Institute of Technology
West Virginia University

Size

53,900 SF approx.

Construction Cost

\$6 million

Project Architects-Engineers

McKinley & Associates

Project Architect

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

Contractor

Wiseman Construction

A comprehensive renovation to the historic Maclin Hall dormitory on the campus of WV Tech in Montgomery, WV. The \$6 million project was designed in less than a month, and included redesigning the shared areas, new finishes, roof, ceilings, and restoration of the exterior. There was water damage throughout the building, and WVU Tech even used tarps and buckets in the attic to catch the leaks in the roof (as seen below). We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms. In this 53,900 SF building, we added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. We completely regutted the restrooms and provided new shower facilities. This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. 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. Even with this extremely short timeline, we were still able to bring the project in under budget. The project has had subsequent phases, and WV Tech is currently awaiting funding so we can complete the design on a boiler replacement, which is used by both Maclin Hall and Conley Hall.

Tarps and Buckets to combat Leaking Roof



Water Damage



BEFORE and AFTER



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 P. Gill, AIA

Contractor
Cattrell Companies

The goal of the 74,000 SF B. & O. Building adaptive reuse project was to upgrade the old railroad station into a facility that could be used for academic research and education. The building was built in 1908, and is on the National Register of Historic Places. This \$1.8 million renovation was completed in multiple phases, and involved the remodeling on the second, third and fourth floors. Renovations included administrative offices, faculty offices, classrooms, a library, elevators, and 3 science laboratories. Work included demolition of existing interior walls and acoustical tile ceilings; providing gypsum board partitions, interior finishes, associated lighting, HVAC, plumbing, laboratory furnishings, data and communications; and new equipment and furnishings for Chemistry Laboratory, new furnishings and expansion of the Micro-Biology Laboratory, and refurbishing of equipment in the A & P Laboratory.



The B. & O. Building's South Plaza included new 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 with a "Flame of Knowledge" statue (specially designed and donated by McKinley & Associates) was placed in the center of the lot. This plaza area was raised above the 2 parking areas, which are on each side, to give it more dominance of the space.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR 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 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Denis P. Gill, AIA

Contractor

Colaianne Construction
and Cattrell Companies

McKinley & Associates has vast experience completing adaptive reuse projects, such as the 80,000 SF industrial warehouse (the former Wheeling Wholesale Building) that was purchased by WV Northern Community College and was presented as The Education Center. This \$11 million project houses offices, classrooms, a food court, a basketball court, as well as laboratories for research. Also included in the design was a new roof, ceilings, walls, floors, ADA compliance, HVAC upgrades, fire protection and exhaust systems, telecommunication, and interior design.

With thoughtful planning and contemporary aesthetics, McKinley & Associates renovated the building while successfully maintaining its historic nature, and integrating it into the modern campus fabric. This was accomplished in part by the addition of a gymnasium which required the removal of an internal structural floors, and by coordinating a commission artwork mural into the design of the structure.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Parkersburg High School WOOD COUNTY SCHOOLS

Parkersburg, West Virginia

Owner
Wood County Schools

Size
254,000 SF approx.

Construction Cost
\$20 million

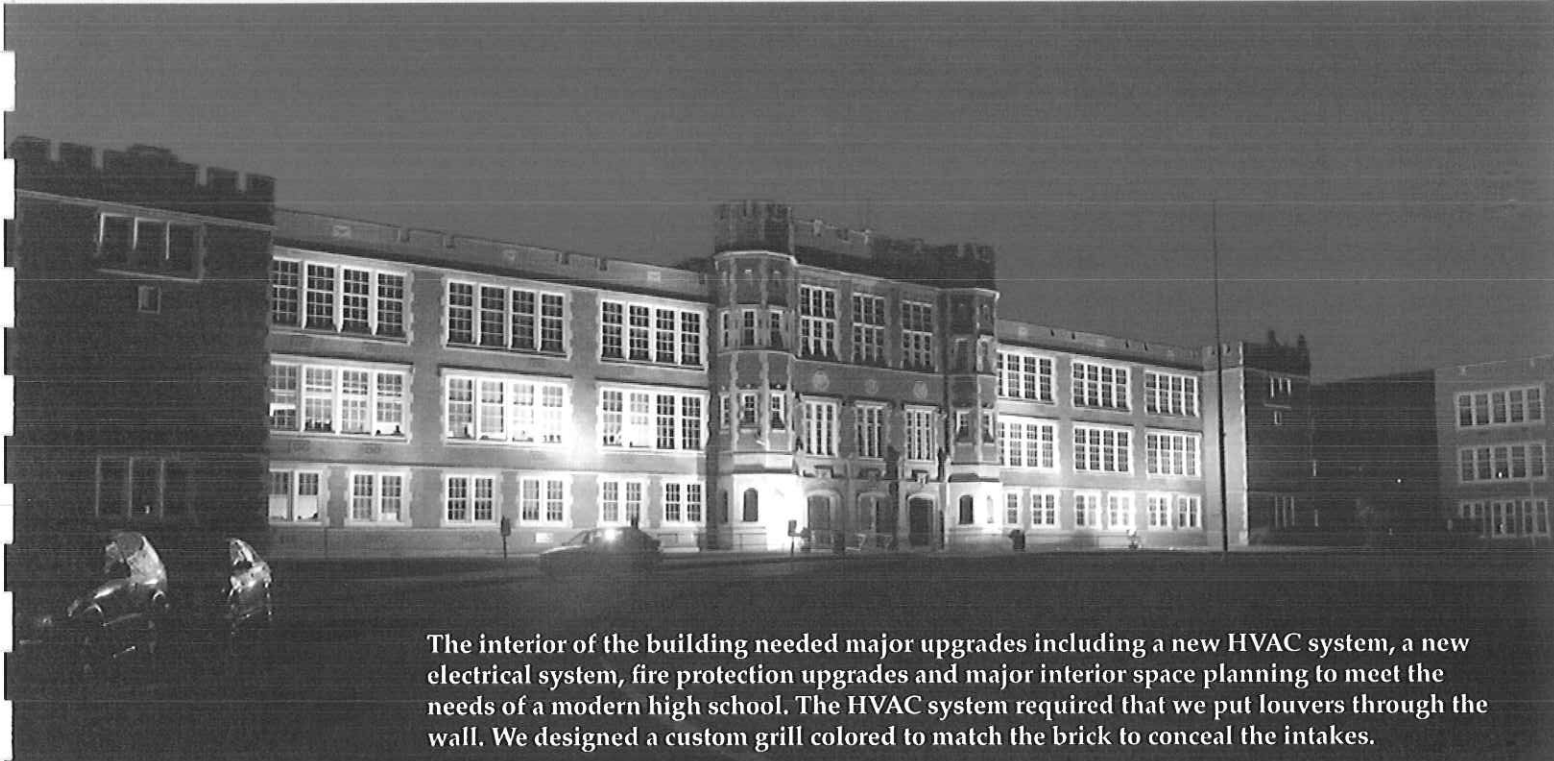
Project Architects-Engineers
McKinley & Associates

Project Architect
Thomas R. Worledge, AIA,
LEED AP BD+C, REFP

Contractor
Grae-Con Construction

Parkersburg High School was founded in 1867, was one of the first high schools in the state of West Virginia, and was added to the **National Register of Historic Places** in 1992. 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 a new HVAC system, a new electrical system, 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.



HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.

Providing prestige in professional land planning and design."

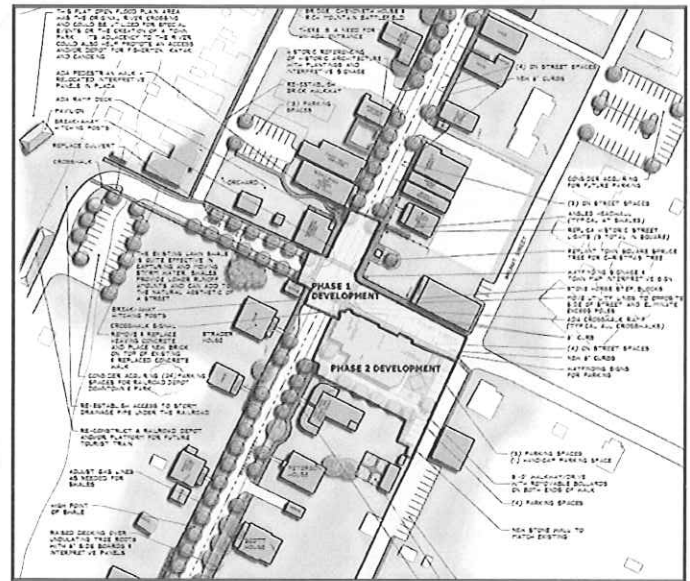
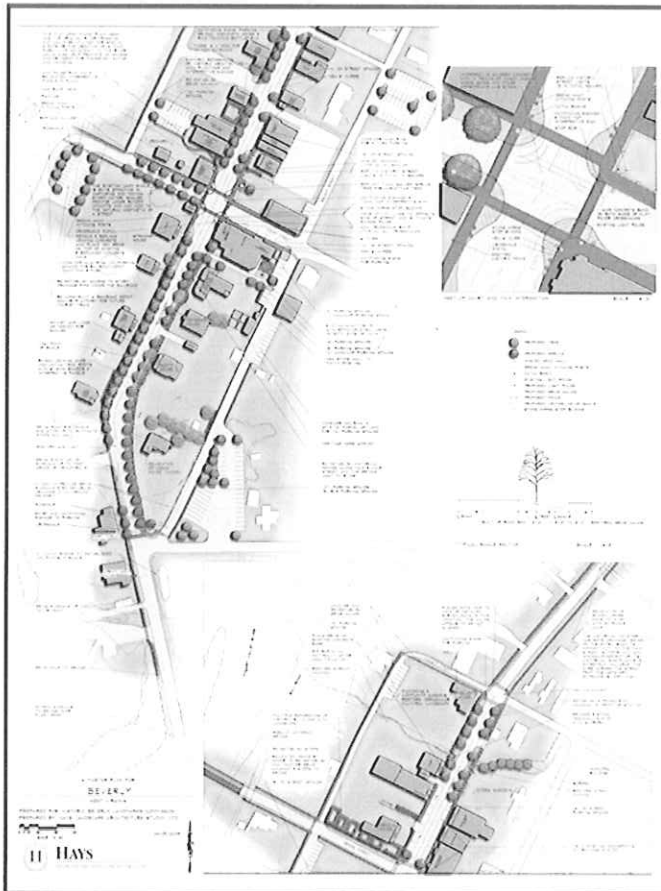
Beverly Historical Streetscape Beverly, WV

Services:
Inventory & Analysis
Schematic Design
Design Development
Construction Documents
Bidding or Negotiation
Construction Observation

Role: Prime

Project Size: .12 acres +/-

Project Cost: TBD



Hays LAS commissioned by the Beverly Historic Landmarks Commission to provide a full master plan for the Historic downtown. Included in the one mile of design is: streetscape, historic referencing, interpretation, parking, planting, vehicular calming methods, and storm water management practices that promote the historic integrity of the community.

The plan indicates vegetative swales along the majority of the streets to provide lower storm water runoff amounts and a natural aesthetic. The design also addresses the interpretative signage/way finding, re-establishment of existing brick paving, ADA accessibility, and historical gardens.

Construction documents have been prepared for the Streetscape around the Court Street & Main Street intersection and the Beverly Heritage Center.



HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.

Providing prestige in professional land planning and design."

Fox Commerce Park St. Clairsville, OH

Services:
Pre-Design
Inventory & Analysis
Schematic Design
Construction Documents
Construction Observation

Role: Sub Consultant

Project Size: 125 acres

Project Cost: \$2.1 Million



Belmont County Commissioners in Ohio hired Hays LAS to provide an aesthetic, environmental, and community oriented aspect to a commerce park. The design theme drew from local history and site context with entry features having ten-foot columns made from recycled sandstone stockpiled from local bridge abutments and a copper standing seam roof. Large groupings of grasses and perennials attempt to recall some of the meadow context of the surrounding landscape. The columns in combination with up lighting and the bold planting groups will provide a high profile view from Interstate 70.

The historic landscapes of Grady Pond and Homestead Park provide an area for Fox Commerce Park companies and employees, along with the public, to enjoy large open space for brown bag lunches, passive recreation, and exercise on the asphalt walking path connecting the main roads with the two park areas.

Additionally, very large stone from a nearby abandoned railroad bridge is located in the pond area as culvert end walls and seating; thereby, reinforcing the link to the area's past industrial prosperity to the next generation of economic vitality.

RESTORATION & RENOVATION PROJECTS

Before & After



ORRICK BUILDING
Wheeling, West Virginia



WVU - COLSON HALL
Morgantown, West Virginia



CATHOLIC HERITAGE CENTER
Wheeling, West Virginia



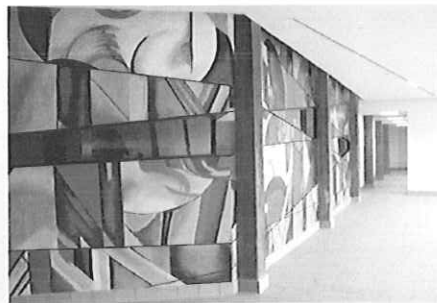
ARTISAN CENTER
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

Before & After



CATHOLIC HERITAGE CENTER
Wheeling, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia



WAGNER BUILDING
Wheeling, West Virginia



ORRICK BUILDING
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

Before & After



BENNETT SQUARE
Wheeling, West Virginia



WAGNER BUILDING
Wheeling, West Virginia



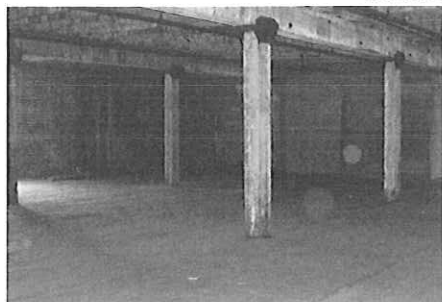
DR. GANZER OFFICE BUILDING
Wheeling, West Virginia



CATHOLIC HERITAGE CENTER
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

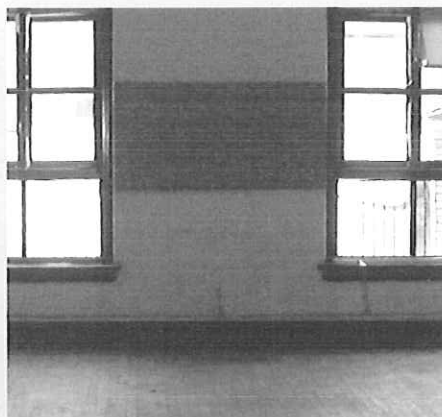
Before & After



WVNCC - ED CENTER
Wheeling, West Virginia



MARSHALL COUNTY SCHOOLS
JOHN MARSHALL FIELD HOUSE
Glen Dale, West Virginia



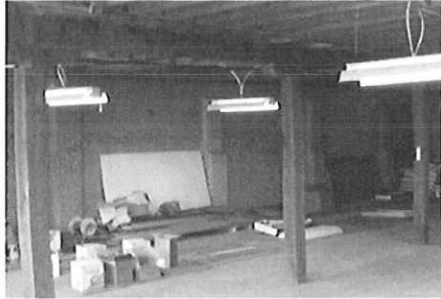
BENNETT SQUARE
Wheeling, West Virginia



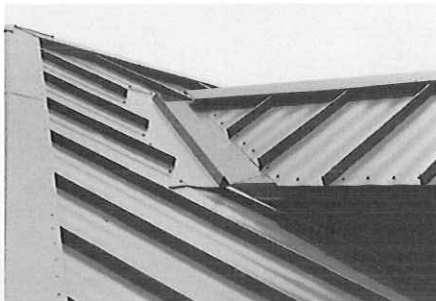
WV INDEPENDENCE HALL
Wheeling, West Virginia

RESTORATION & RENOVATION PROJECTS

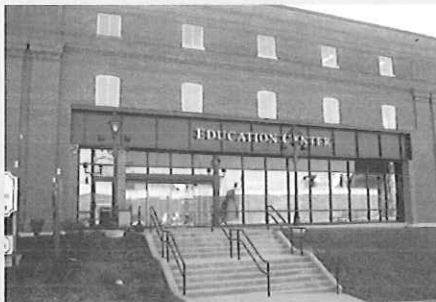
Before & After



WAREHOUSE TO OFFICE BUILDOUT
Charleston, West Virginia



WVU - STALNAKER HALL
Morgantown, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia



**MARSHALL COUNTY SCHOOLS
JOHN MARSHALL FIELD HOUSE**
Glen Dale, West Virginia

RESTORATION & RENOVATION PROJECTS

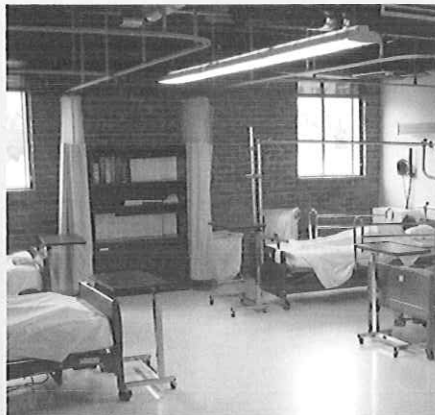
Before & After



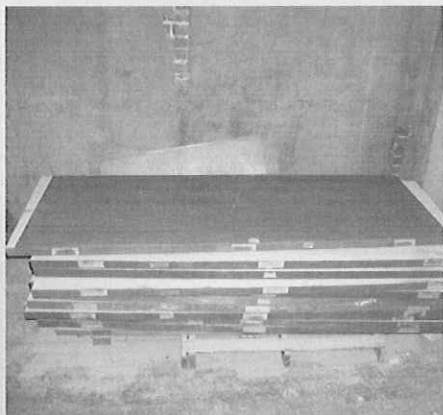
WVU TECH - MACLIN HALL
Montgomery, West Virginia



BRAXTON CO. SENIOR CENTER
Gassaway, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia



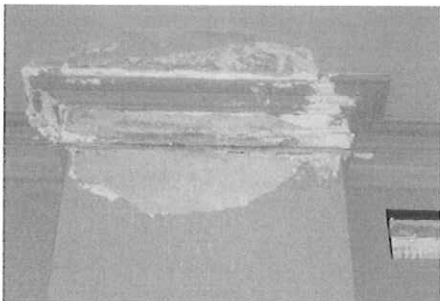
WAREHOUSE TO OFFICE BUILDOUT
(Doors Reused as Desks)
Charleston, West Virginia

RESTORATION & RENOVATION PROJECTS

Before & After



MAXWELL CENTRE
Wheeling, West Virginia



WV INDEPENDENCE HALL
Wheeling, West Virginia



WVU TECH - MACLIN HALL
Montgomery, West Virginia



WVNCC - ED CENTER
Wheeling, West Virginia



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

Solicitation

NUMBER

CHA12017

PAGE

1

ADDRESS CORRESPONDENCE TO ATTENTION OF:

CONNIE HILL
304-558-2157

RFQ COPY

TYPE NAME/ADDRESS HERE

*709060537

McKinley & Associates

1116 Smith Street - Suite 406

Charleston, WV 25301

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COAL HERITAGE TRAIL AUTHORITY
NATIONAL COAL HERITAGE AREA AU
POST OFFICE BOX 5176
104 WILSON STREET
BECKLEY WV
25801-5176 304-256-6941

DATE PRINTED

06/08/2012

BID OPENING DATE:

07/12/2012

BID OPENING TIME

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
EXPRESSION OF INTEREST						
THE WEST VIRGINIA PURCHASING DIVISION FOR THE AGENCY, THE COAL HERITAGE HIGHWAY AUTHORITY IS SOLICITING EXPRESSIONS OF INTEREST FOR PROFESSIONAL ARCHITECTURAL ENGINEERING DESIGN SERVICES FOR THE RESTORATION AND ADAPTIVE REUSE OF A HISTORIC STRUCTURE IN THE CITY OF MOUNT HOPE, WEST VIRGINIA FOR THE PURPOSE OF AN INTERPRETIVE AND VISITOR CENTER FOR THE COAL HERITAGE TRAIL AND NATIONAL COAL HERITAGE AREA. PROJECT WILL ALSO INCLUDE OFFICE SPACE FOR THE COAL HERITAGE HIGHWAY AUTHORITY, VISITOR SERVICES, RESTROOMS, GIFT SHOP AND COFFEE SHOP/SNACK BAR PER THE ATTACHED BID REQUIREMENTS AND SPECIFICATIONS.						
**BID CLOSING DATE: JULY 12, 2012 AT 1:30 PM						
LOCATION: PURCHASING DIVISION, BUILDING #15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305						
0001	1	JB		906-00-00-001		
ARCHITECT/ENGINEERING SERVICES, PROFESSIONAL						
FOR THE RESTORATION AND ADAPTIVE REUSE OF A HISTORIC STRUCTURE IN MT. HOPE, WV TO BE USED AS AN INTERPRETIVE AND VISITOR CENTER FOR THE COAL HERITAGE TRAIL AND NATIONAL COAL HERITAGE AREA PER THE ATTACHED SPECIFICATIONS.						
SIGNATURE <i>James H. Hill</i>				TELEPHONE (304) 340-4267		DATE 7/10/2012
TITLE President		FEIN 55-0696478		ADDRESS CHANGES TO BE NOTED ABOVE		

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



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

Solicitation

NUMBER
CHA12017

PAGE
2

ADDRESS CORRESPONDENCE TO ATTENTION OF:
CONNIE HILL 304-558-2157

V E N D O R	RFQ COPY
	TYPE NAME/ADDRESS HERE
	*709060537
	McKinley & Associates
	1116 Smith Street - Suite 406 Charleston, WV 25301


S H I P T O	COAL HERITAGE TRAIL AUTHORITY
	NATIONAL COAL HERITAGE AREA AU
	POST OFFICE BOX 5176
	104 WILSON STREET
	BECKLEY WV 25801-5176 304-256-6941

DATE PRINTED
06/08/2012

BID OPENING DATE: 07/12/2012

BID OPENING TIME

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ATTACHED DOCUMENTS:				1. EXPRESSION OF INTEREST		
				2. INSTRUCTION TO VENDORS SUBMITTING BIDS		
				3. GENERAL TERMS & CONDITIONS		
				4. ADDITIONAL TERMS & CONDITIONS FOR ARCHITECTURAL AND ENGINEERING SERVICES		
				5. CERTIFICATION & SIGNATURE PAGE		
				6. ADDENDUM ACKNOWLEDGEMENT FORM		
				7. PURCHASING AFFIDAVIT		
***** THIS IS THE END OF RFQ CHA12017 ***** TOTAL:						

SIGNATURE 	TELEPHONE (304) 340-4267	DATE 7/10/2012
TITLE President	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

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

CERTIFICATION AND SIGNATURE PAGE
CHA12017

By signing below, I certify that I have reviewed this Solicitation in its entirety; understand the requirements, terms and conditions, and other information contained herein; that I am submitting this bid or proposal for review and consideration; that I am authorized by the bidder to execute this bid or any documents related thereto on bidder's behalf; that I am authorized to bind the bidder in a contractual relationship; and that to the best of my knowledge, the bidder has properly registered with any State agency that may require registration.

McKinley & Associates

(Company)

 Ernest Dellatorre, President

(Representative Name, Title)

(304) 340-4267 / (304) 340-4269

(Contact Phone/Fax Number)

7/10/2012

(Date)



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

Solicitation

NUMBER
CHA12017

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
CONNIE HILL 304-558-2157

V E N D O R	RFQ COPY
	TYPE NAME/ADDRESS HERE
	*709060537
	McKinley & Associates
	1116 Smith Street - Suite 406 Charleston, WV 25301

S H I P T O	COAL HERITAGE TRAIL AUTHORITY
	NATIONAL COAL HERITAGE AREA AU
	POST OFFICE BOX 5176
	104 WILSON STREET
	BECKLEY WV 25801-5176 304-256-6941

DATE PRINTED
07/09/2012

BID OPENING DATE: 07/12/2012 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
1. TO PROVIDE ANSWERS TO QUESTIONS RECEIVED FOR THIS SOLICITATION.						
2. ADDENDUM ACKNOWLEDGEMENT IS ATTACHED AND SHOULD BE RETURNED WITH YOUR BID. FAILURE TO RETURN MAY RESULT IN DISQUALIFICATION OF YOUR BID.						
0001	1	JB		906-00-00-001		
ARCHITECT/ENGINEERING SERVICES, PROFESSIONAL						

SIGNATURE <i>Ernest Callahan</i>	TELEPHONE (304) 340-4267	DATE 7/10/2012
TITLE President	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CHA12017

0013

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

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

Addendum Numbers Received:

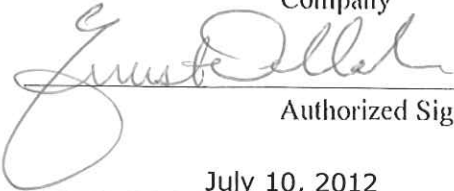
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

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

McKinley & Associates

Company



Authorized Signature

July 10, 2012

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.
Revised 6/8/2012

RFQ No. CHA12017STATE OF WEST VIRGINIA
Purchasing Division**PURCHASING AFFIDAVIT**

West Virginia Code §5A-3-10a states: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

DEFINITIONS:

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

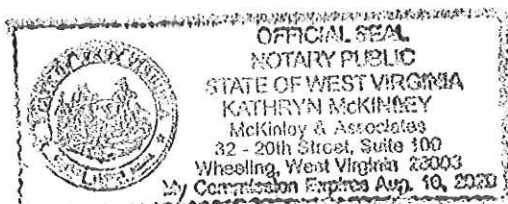
"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

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

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

WITNESS THE FOLLOWING SIGNATUREVendor's Name: McKinley & AssociatesAuthorized Signature: [Signature] Date: July 5, 2012State of West VirginiaCounty of Ohio, to-wit:Taken, subscribed, and sworn to before me this 5 day of July, 2012.My Commission expires August 16, 2020.

AFFIX SEAL HERE

NOTARY PUBLIC [Signature]



CERTIFICATE OF LIABILITY INSURANCE

MA156646000

DATE (MM/DD/YYYY)
12/29/2011

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

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

PRODUCER Commercial Lines - (304) 232-0600 Wells Fargo Insurance Services of West Virginia Inc. #2 22nd Street, 2nd Floor Wheeling, WV 26003-3826	CONTACT NAME: Bri Harveth PHONE (A/C No, Ext): (304)232-0600 FAX (A/C, No): (304)233-5536 E-MAIL ADDRESS: Bri.Harveth@wellsfargo.com																					
INSURED McKinley & Associates, Inc. 32 20th Street, Suite 100 Wheeling, WV 26003	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A :</td><td>Hartford Accident and Indemnity Company</td><td>22357</td></tr><tr><td>INSURER B :</td><td></td><td></td></tr><tr><td>INSURER C :</td><td></td><td></td></tr><tr><td>INSURER D :</td><td></td><td></td></tr><tr><td>INSURER E :</td><td></td><td></td></tr><tr><td>INSURER F :</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Hartford Accident and Indemnity Company	22357	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A :	Hartford Accident and Indemnity Company	22357																				
INSURER B :																						
INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

COVERAGES**CERTIFICATE NUMBER:** 3733538**REVISION NUMBER:** See below

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	40WECZL7376 West Virginia	12/30/2011	12/30/2012	X WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

Evidence of Insurance.

CERTIFICATE HOLDERMcKinley & Associates, Inc.
32 20th Street, Suite 100
Wheeling, WV 26003**CANCELLATION**

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/14/2012

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

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

PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123	CONTACT NAME: III, Lee Paul PHONE (A/C, No, Ext): 304.233.3303 FAX (A/C, No): 304.233.7524 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:														
INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Cincinnati Insurance Co.</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Cincinnati Insurance Co.		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Cincinnati Insurance Co.															
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER: 12/15 Liability****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			EPP0146335	06/15/2012	06/15/2015	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMPIOP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY			EPP0146335	06/15/2012	06/15/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						\$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$
A	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	EPP0146335	06/15/2012	06/15/2015	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE						\$
	RETENTION \$						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A				OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

PURCHASE ORDER #DPS0843

ARCHITECTURAL/ENGINEERING SERVICES

CERTIFICATE HOLDER**CANCELLATION**

STATE OF WEST VIRGINIA
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON STREET EAST
 P O BOX 50130
 CHARLESTON, WV 25305-0130

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

AUTHORIZED REPRESENTATIVE



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