

# Division of Natural Resources



*Architectural and Engineering  
Services for the new  
Beech Fork Lodge project*

**DNR213005**

RECEIVED

*September 6, 2012  
1:30 p.m.*

2012 SEP -6 AM 9:57

WW PURCHASING  
DIVISION



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

*in association with:*



and



**MOMENT**  
engineers, inc.

and

**STAFFORD**  
**CONSULTANTS**  
**INCORPORATED**  
*Engineering Design and Consulting  
Planning and Environmental Services*



September 4, 2012

Frank Whittaker  
Senior Buyer - File 44  
Purchasing Division, Building #15  
2019 Washington Street, East  
Charleston, WV 25305

Re: DNR213005 – Beech Fork Lodge

Dear Mr. Whittaker and Members of the Selection Committee;

McKinley & Associates, Architectural Design Consultants, Moment Engineers, and Stafford Consultants (McKinley Team) have teamed up to work with the Division of Natural Resources to provide you with Architectural and Engineering services for the new 75 room Beech Fork Lodge. We understand this project may also include, in addition to the guestrooms and lobby, a restaurant, bar, gift shop, meeting rooms and other related facilities. The McKinley Team has relevant experience with all of the criteria listed. Your project will be led by **Thomas R. Worlledge, 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 the McKinley Team with respect to your project:

**McKinley & Associates, Inc.** has been providing design services 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/life safety Engineers (MEP Engineers); Construction Administrators; LEED Accredited Professionals; Commissioning Agents; as well as a certified Interior Design department. These professionals are all In-House. We are proud to be the largest full service A/E firm in the State of West Virginia.

**Architectural Design Consultants, Inc.** is our hospitality consultant. Established in Wisconsin in 1987, ADCI began as a five person firm which **pioneered the design and development of the destination resort industry**. Since that time, ADCI has grown significantly, working throughout the country with many of the same clients that they started with in those early days. Located in the heart of the "Waterpark Capital of the World", ADCI started designing the "Mom and Pop" hotels/motels with indoor pools and has since designed 90% of the resorts in the Wisconsin Dells and surrounding areas. They are experienced in designing a wide range of facilities including **full destination resorts, waterparks, hotels**, assisted living facilities, retail, offices, libraries. ADCI understands that any building project, whether it is a small interior office remodel or an **enormous Destination Hotel Resort**, is unique and vitally important to you and your business.

**Moment Engineers, Inc.** of Charleston, WV was added to our team for their structural expertise. Moment will be responsible for structural engineering aspects of our projects. We have worked together on numerous projects (including the Logan State Office Building), and they have provided us with structural design solutions for both small and large projects. Their experience encompasses a wide variety of building types and sectors, and their expertise includes design analysis for steel, concrete, masonry, and wooden structures.

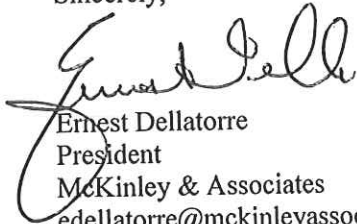
To round out our team we have **Stafford Consultants, Inc.** as our civil engineering partner. Stafford is a West Virginia firm, employing a staff of twenty-five, including six registered professional engineers, and is highly qualified and capable of completing various civil projects. They have worked with us as a consultant with several of our clients. Their services include site grading plans, athletic fields, structural analysis and storm water plans. Stafford is capable of handling all of your civil needs. **They have experience related to all steps inherent to the Outgrant License process.**

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from the project. If this project requires additional staffing, we have the ability to dedicate additional resources to accomplish your goals. We are committed to each of our projects and encourage you to check with our references. Most of our clients are repeat, which is a good indication of the services we provide.

Thank you for reviewing our submission and considering the McKinley & Associates Team for your project. We are very excited about the prospect of working with you!

Sincerely,



Ernest Dellatorre  
President  
McKinley & Associates  
edellatorre@mckinleyassoc.com



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

# Concept

In order to adequately understand the project conditions, site constraints, the visibility of the site, general public approach, site topography, and the opportunities available from the surrounding environment and amenities; a site visit will be among the first and most important tasks to complete. The building must address the benefits of the site and the beauty of the park. We will not only look at the view and general topography, but also the solar orientation and the flow of ground water around the building. We believe the spirit of the place will inform the design decisions and make a better overall building design.

Working in conjunction with Architectural Design Consultants, Inc. (ADCI), McKinley & Associates will look over the project program and study the preliminary documentation, which will form the beginnings of a "Basis of Design" (BOD) document that will be used to track the progress of the design from conception to completion.

The success of our projects depends on our relationship with our clients. Our Team typically employs our greatest range of resources through a series of Design Workshops throughout the master planning process. These Workshops gather our most experienced project personnel, the client, and other stakeholders; to offer a diverse perspective and experience that will help ensure a well developed and thoroughly conceived project.

The information gathered from these Design Workshops will inform the design as it progresses through the design phases. ADCI along with McKinley & Associates will prepare a project floor plan for each unique level of the Lodge. The purpose of this exercise is to set the total program area and the adjacency relationships within the building. This exercise will establish the basic project footprint, operational, and guest flow of the overall resort.

Using the approved conceptual floor plans, and existing site information furnished by you and/or your other consultants, and data gathered from the site visit, our design team will analyze project development feasibility and prepare a site plan for your review. The proposed plan will incorporate your desired project program. Any deviations to this program will be brought to your attention for closer review. This site plan exercise may also include project phasing and evaluation of alternatives. Following a discussion and review of the prepared site plan, we will make the noted modifications and obtain final site plan approval.

To further help in visualizing the project design, our team will prepare a three-dimensional perspective study / rendering of the proposed Lodge and Site development. Along with the visualizations, we will create and present interior design boards with proposed colors, materials, textures, furniture pieces, and inspiration photos to anchor a design direction for the project. Our team will also work with you to produce a narrative of the project that will follow the Basis of Design Document generated at the beginning of the project. This story helps to explain the project concept through an engaging narrative, which will be used for general marketing as well as a sales tool for a financial package. Finally, our team will produce a budget based upon a cost per square foot approach; using our extensive history of past resort projects.

We use a team approach that incorporates Architects, Engineers, Designers, Drafters, Construction Administrators and support staff from the beginning. Our Team will obtain ideas through a series of design charrettes, where we gather our most experienced project personnel, as seen in the flow chart in the "Design Team" tab. The diverse perspective and sheer experience that this group carries will help ensure a well developed and thoroughly conceived project. The entire team is involved in the design process so that they know why the building was designed and how the building is intended to be used. This insight is especially advantageous to the on-site Construction Administrator (CA). The background knowledge on the project helps the CA better understand the end product, helps him communicate with the contractors and it provides valuable constructability insight for our designers when questions are brought back from the field.

One of the more exciting aspects of our job is listening to YOU, our client, in how you envision this project, and transforming your ideas into realities. This can only be accomplished by effectively working together with you. We 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. Most of our current clients have been with our firm for many years. The main reason we have been able to maintain this relationship is because we LISTEN to their needs. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.



## Design Workshops

### Conceptual Design / Strategic Planning

Project Vision, Program Inquiry and Analysis  
Consensus

### Schematic Design

Program Consensus  
Preferred Design  
Full Estimate  
Cost Reconciliation  
Client Reviews / Design Workshops

### Design Development

Design Advancement  
Full Estimate  
Cost Reconciliation / Phasing Strategy  
Client Reviews / Design Workshops


### Construction Documents

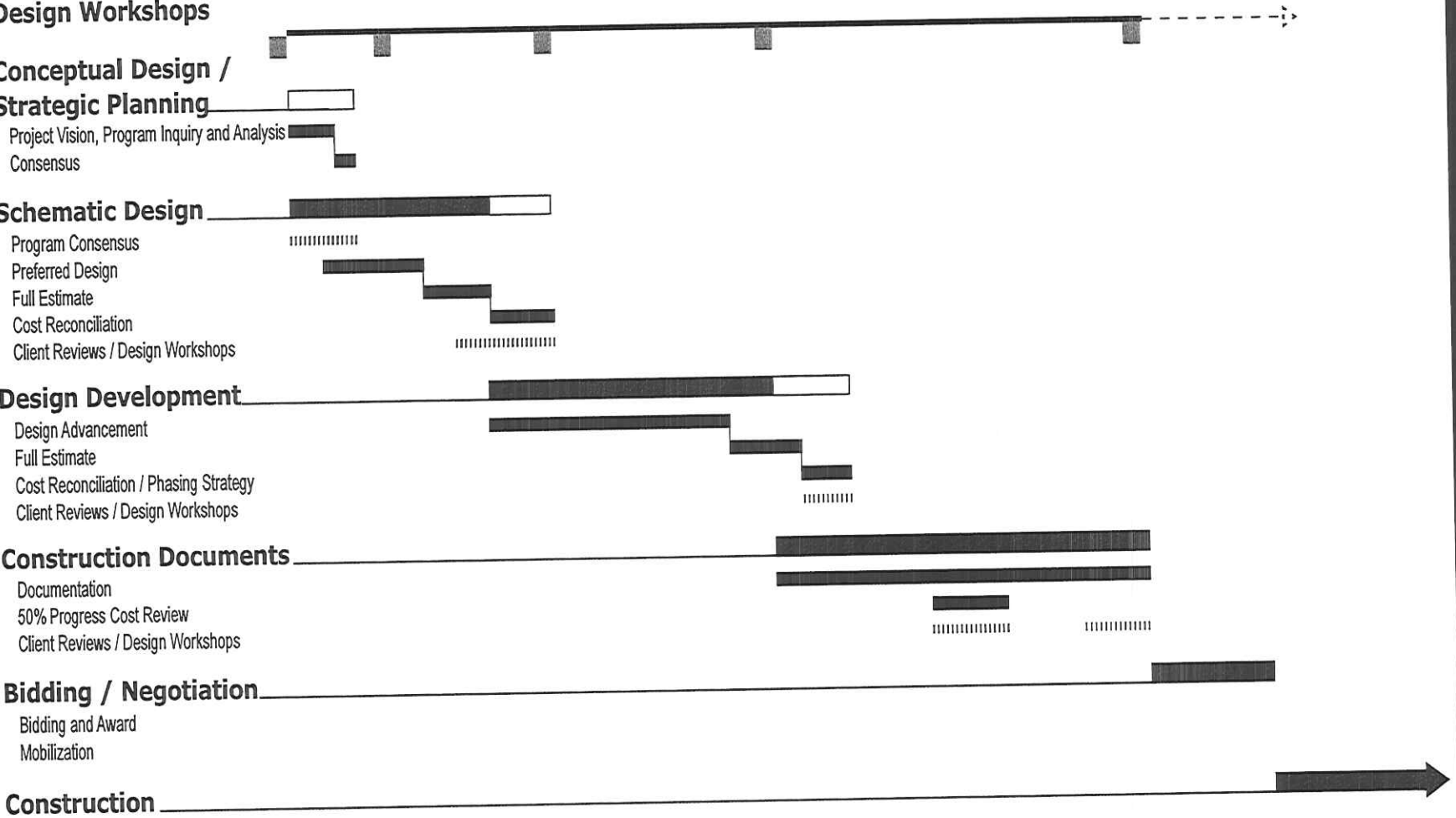
Documentation  
50% Progress Cost Review  
Client Reviews / Design Workshops

### Bidding / Negotiation

Bidding and Award  
Mobilization

### Construction

 Design Workshops



RFQ No. DNR213005STATE OF WEST VIRGINIA  
Purchasing Division**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

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

**DEFINITIONS:**

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

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

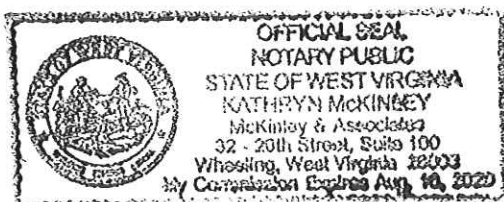
**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**Vendor's Name: McKinley & AssociatesAuthorized Signature: [Signature] Date: August 30, 2012State of West VirginiaCounty of Ohio, to-wit:Taken, subscribed, and sworn to before me this 30 day of August, 2012.My Commission expires August 16, 2020.

AFFIX SEAL HERE

NOTARY PUBLIC [Signature]

Purchasing Affidavit (Revised 07/01/2012)





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

# Solicitation

NUMBER
DNR213005

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF
FRANK WHITTAKER 304-558-2316

RFQ COPY  
TYPE NAME/ADDRESS HERE

\*709060537  
McKinley & Associates  
1116 Smith Street - Suite 406  
Charleston, WV 25301

DIVISION OF NATURAL RESOURCES  
PARKS & RECREATION SECTION

324 4TH AVENUE  
SOUTH CHARLESTON, WV  
25303-1228 304-558-3397

DATE PRINTED
08/15/2012

BID OPENING DATE: 09/06/2012

BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-00-00-001		
ARCHITECTURAL/ENGINEERING BEECH FORK LODGE.						
EXPRESSION OF INTEREST (EOI) ARCHITECTURAL/ENGINEERING SERVICES						
THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF NATURAL RESOURCES, IS SOLICITING EXPRESSIONS OF INTEREST FROM QUALIFIED ARCHITECTURAL AND ENGINEERING FIRMS FOR THE DESIGN AND CONSTRUCTION OF A NEW LODGE LOCATED AT BEECH FORK STATE PARK NEAR HUNTINGTON, WEST VIRGINIA PER THE ATTACHED SPECIFICATIONS.						
***** THIS IS THE END OF RFQ DNR213005 ***** TOTAL:						
SIGNATURE <i>[Signature]</i> TELEPHONE (304) 340-4267 DATE 9/4/2012						
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**

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)



(Authorized Signature)

Ernest Dellatorre, President

(Representative Name, Title)

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

(Phone Number)

(Fax Number)

9/4/2012

(Date)





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

# Solicitation

NUMBER
DNR213005

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF
FRANK WHITTAKER 304-558-2316

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RFQ COPY  
TYPE NAME/ADDRESS HERE  
\*709060537  
McKinley & Associates  
1116 Smith Street - Suite 406  
Charleston, WV 25301


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DIVISION OF NATURAL RESOURCES  
PARKS & RECREATION SECTION  
  
324 4TH AVENUE  
SOUTH CHARLESTON, WV  
25303-1228 304-558-3397

DATE PRINTED
08/30/2012

BID OPENING DATE: 09/06/2012 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
THIS ADDENDUM IS ISSUED TO PROVIDE THE ATTACHED DOCUMENTATION.						
0001	1	LS		906-00-00-001		
ARCHITECTURAL/ENGINEERING BEECH FORK LODGE						
***** THIS IS THE END OF RFQ DNR213005 ***** TOTAL:						

SIGNATURE 	TELEPHONE (304) 340-4267	DATE 9/4/2012
TITLE President	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

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

**SOLICITATION NUMBER: DNR213005**  
**Addendum Number: 01**

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The purpose of this addendum is to modify the solicitation identified as ("Solicitation") to reflect the change(s) identified and described below.

**Applicable Addendum Category:**

- ☐ Modify bid opening date and time
- ☐ Modify specifications of product or service being sought
- ☒ Attachment of vendor questions and responses
- ☐ Attachment of pre-bid sign-in sheet
- ☐ Correction of error
- ☒ Other

**Description of Modification to Solicitation:**

To provide the attached technical questions & answers.

Provide attachment 2 that was omitted from the original solicitation in error.

**Additional Documentation:** Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

**Terms and Conditions:**

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: DNR213005**

**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:**

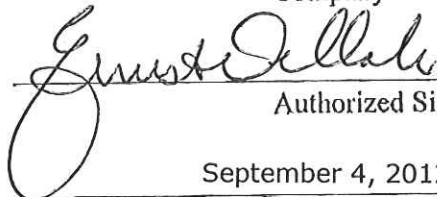
(Check the box next to each addendum received)

- |  |  |
|--|--|
| <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 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

September 4, 2012

Date

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



# CERTIFICATE OF LIABILITY INSURANCE

 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).

<b>PRODUCER</b> Commercial Lines - (304) 232-0600 Wells Fargo Insurance Services of West Virginia Inc. #2 22nd Street, 2nd Floor Wheeling, WV 26003-3826	<b>CONTACT NAME:</b> Bri Harveth <b>PHONE (A/C, No, Ext):</b> (304)232-0600 <b>E-MAIL ADDRESS:</b> Bri.Harveth@wellsfargo.com <b>FAX (A/C, No):</b> (304)233-5536														
<b>INSURED</b> McKinley & Associates, Inc. 32 20th Street, Suite 100 Wheeling, WV 26003	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Hartford Accident and Indemnity Company</td> <td>22357</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: Hartford Accident and Indemnity Company	22357	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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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
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	40WECZL7376 West Virginia	12/30/2011	12/30/2012	X WC STATU-TORY LIMITS 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 HOLDER

 McKinley & 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).

<b>PRODUCER</b> <b>Paul Associates</b> <b>1311 Chapline Street</b> <b>P. O. Box 990</b> <b>Wheeling, WV 26003-0123</b>	<b>CONTACT NAME:</b> III, Lee Paul <b>PHONE (A/C, No, Ext):</b> 304.233.3303 <b>FAX (A/C, No):</b> 304.233.7524 <b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #:</b>														
<b>INSURED</b> <b>McKinley &amp; Associates, Inc.</b> <b>The Maxwell Centre</b> <b>32-20th Street</b> <b>Wheeling, WV 26003</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td><b>INSURER A:</b> Cincinnati Insurance Co.</td> <td></td> </tr> <tr> <td><b>INSURER B:</b></td> <td></td> </tr> <tr> <td><b>INSURER C:</b></td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	<b>INSURER A:</b> Cincinnati Insurance Co.		<b>INSURER B:</b>		<b>INSURER C:</b>		<b>INSURER D:</b>		<b>INSURER E:</b>		<b>INSURER F:</b>	
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<b>INSURER C:</b>															
<b>INSURER D:</b>															
<b>INSURER E:</b>															
<b>INSURER F:</b>															

**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 SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	GENERAL LIABILITY			EPP0146335	06/15/2012	06/15/2015	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr> <tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 100,000</td></tr> <tr><td>MED EXP (Any one person)</td><td>\$ 5,000</td></tr> <tr><td>PERSONAL &amp; ADV INJURY</td><td>\$ 1,000,000</td></tr> <tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr> <tr><td>PRODUCTS - COM/OP AGG</td><td>\$ 2,000,000</td></tr> <tr><td></td><td>\$</td></tr> </table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	MED EXP (Any one person)	\$ 5,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COM/OP AGG	\$ 2,000,000		\$
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A	AUTOMOBILE LIABILITY			EPP0146335	06/15/2012	06/15/2015	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr> <tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr> <tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr> <tr><td></td><td>\$</td></tr> <tr><td></td><td>\$</td></tr> </table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$		\$		
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ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N																				
If yes, describe under DESCRIPTION OF OPERATIONS below																					

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

**PURCHASE ORDER #DPS0843**  
**ARCHITECTURAL/ENGINEERING SERVICES**

## CERTIFICATE HOLDER

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

## 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

*Lee C. Paul III*

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# Design Team Flow Chart

## Project Manager / Lead Architect

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

## Architectural Team

Thomas R. Worlledge, AIA, LEED AP BD+C, REFP ■■■  
Architect / LEED ("Green") Attributes

Russel A. Eilers, AIA  
ADCI Partner · Managing Director of Design Services

Raymond E. Bolton, AIA, NCARB  
ADCI Partner · Senior Project Architect

Meg E. Roback, AIA, LEED AP  
ADCI Project Architect · LEED ("Green") Attributes

## Engineering Team

Tim E. Mizer, PE, RA, QCxP ■■■  
Director of Operations / Architectural Engineer /  
Architect / Commissioning Agent

William D. Ciprella ■■■  
Senior Mechanical Designer

Scott D. Kain ■■■  
Plumbing & Electrical Designer

Allison M. Carmichael ■■■  
Civil Site Designer

Dwaine C. Kieler, PE  
ADCI Partner · Vice President

Jason C. Sorci, PE, SE  
ADCI Partner · CFO

Michael J. White, PE  
Moment Project Engineer

Kevin G. Smith  
Stafford Designer/CAD Technician

Darren S. Duskey, PE ■■■  
Electrical Engineer

Russell McClure ■■■  
Senior Electrical Designer

Michael A. Heath ■■■  
HVAC & Fire Protection Designer

Robert W. Nagel, PE  
ADCI Founder · President · CEO

William J. Ryan  
ADCI Partner · Vice President · COO

Douglas R. Richardson, PE, LEED AP  
Moment Principal / Structural Engineer /  
LEED ("Green") Attributes

Kenneth R. Crowe, PE  
Stafford Chief Engineer

Don E. Parsons  
Stafford Draftsman/CAD Technician

## Hospitality Consultant

Architectural Design Consultants, Inc.

## Interior Design Team

Deb Blakeman, NCIDQ #015070 ■■■

Susan G. Wilsie-Govier, ASID

## Construction Administration

Dana E. Womack, Jr. ■■■

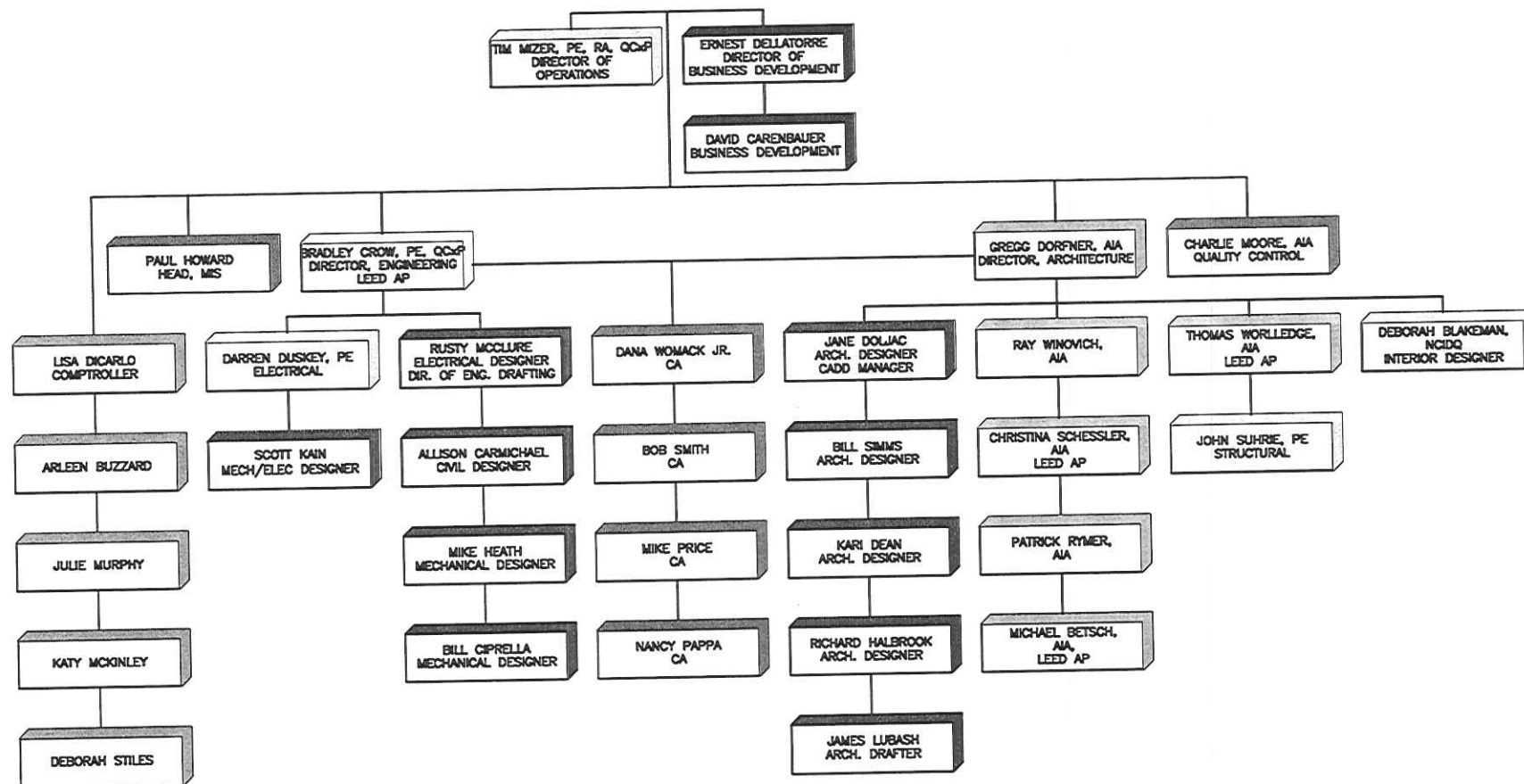
McKinley & Associates is willing to dedicate more Architects, Architectural/Engineering Designers, LEED Accredited Professionals, and Construction Administrators if they are needed. These professionals are seen in the Organizational Chart on the following page.



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

# ORGANIZATION CHART

# Organization Chart



# Architect / LEED Accredited Professional / Educational Specialist 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 25 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award in Sustainable Design) and placed in national design competitions. As a **LEED Accredited Professional** and a recognized sustainable design expert, he has had articles published in state and national trade publications, spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues and was also a featured speaker at the 2001 Governor's Conference on the Environment and the 2001 Sustainable fair. He also teaches other design professionals in the art of High Performance School design, as a professional trainer for the Sustainable Building Industries Council. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as Capitol High School, Mount Olive Correctional Center and Major Additions to three of the States VA Hospitals. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code and is the president of the state chapter of the AIA.

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

#### Architect:

WVU Institute of Technology - Maclin Hall Dormitory

WV State Police Academy - Renovations to Buildings A, B, and C (all include dormitories); New Building D

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

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

SMART Office in Williamson, WV (LEED Registered)

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

West Virginia University - University Police Building

Wood County Schools - Parkersburg High School

Wood County Schools - Williamstown High School

Marshall County Schools - Sherrard Middle School

Marshall County Schools - McNinch Elementary School

Boone County Schools - Brookview Elementary School

Boone County Schools - Honors Academy

WV State Police Academy Multi-purpose Building (in design)



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



# Architectural Engineer / Architect / Quality Control

## Tim E. Mizer, PE, RA

### Director of Operations

#### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

#### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

#### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

#### SUMMARY OF EXPERIENCE:

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

#### NOTABLE PROFESSIONAL EXPERIENCES:

WVU Institute of Technology - Maclin Hall Dormitory

WV State Police Academy - Renovations to Buildings A, B, and C (all include dormitories); New Building D

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

Wheeling Island Hotel•Casino•Racetrack - various projects

WVU Colson Hall renovations/upgrade

WVU State Fire Training Academy

Marshall County School Bond Project (\$38+ mil.)

Wood County School Bond Project (\$63+ mil.)

Grant County Schools / multiple upgrade projects

Marshall County Schools - Hilltop Elementary (LEED Certified)

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

Hancock County Middle School-new building/site

Barnesville (OH) Schools - new buildings

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

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

Cabela's Eastern Distribution Center

Panhandle Cleaning & Restoration warehouse and office building

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 15 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

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

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

Wheeling Island Hotel•Casino•Racetrack - various projects

WV State Police Academy - Renovations to Buildings A, B, and C (all include dormitories); New Building D

WVSP Headquarters (*Upgrade electrical service*)

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

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

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

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

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

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

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

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

West Virginia State Building in Weirton, WV

Bennett Square Office Building

Cabela's Eastern Distribution Center [*New large (~1,200,000 SF) distribution center services, electrical design*]

United States Postal Service - statewide post offices



# Senior Mechanical Designer

# William D. Ciprella

## PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

ASHRAE

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2009 to present)

Burt Hill  
Pittsburgh, PA (2007-2009)

McKinley & Associates  
Wheeling, WV (2005 to 2007)

Astorino Branch Engineers  
Pittsburgh, PA (1995-2005)

## SUMMARY OF EXPERIENCE:

Mr. Ciprella brings 45 years experience designing HVAC systems for industrial, institutional, and commercial facilities. He has 26 years experience using Autocad software, and twelve years using Microstation software. In addition, Bill has 35 years experience using computerized heating and cooling load calculation software. He has worked on the UPMC Cancer Centers, UPMC Passavant East Wing Addition, various projects at the Children's Hospital of Pittsburgh, Presbyterian Hospital of Pittsburgh, and various VAMCs in Pennsylvania.

## NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia University - Colson Hall  
Wood County Schools - Parkersburg High School  
Wood County Schools - Parkersburg South High School  
Wood County Schools - Williamstown High School  
Wood County Schools - Franklin Elementary School HVAC  
Wood County Schools - Blennerhassett Middle School HVAC and boiler  
Wood County Schools - Kanawha Elementary HVAC  
Marshall County Schools - Cameron Middle School / High School (LEED Registered project)  
Wetzel County Schools - Long Drain Elementary HVAC  
Wetzel County Schools - New Martinsville School HVAC  
Wetzel County Schools - Magnolia High School  
Wetzel County Schools - Center for Children & Families  
Wetzel County Schools - Maintenance Facilities  
West Virginia Army National Guard - Multipurpose Building  
United States Postal Service - Williamson, WV  
United States Postal Service - HVAC in Grafton, WV  
United States Postal Service - Clarksburg, WV  
United States Postal Service - Charleston, WV  
United States Postal Service - Huntington, WV  
United States Postal Service - HVAC & Windows in Altoona, PA  
United States Postal Service - New Cumberland, PA  
United States Postal Service - Corry, PA  
United States Postal Service - Monongahela, PA  
United States Postal Service - HVAC in Washington, PA



# Senior Electrical Designer

# Russell McClure

## SUMMARY OF EXPERIENCE:

Mr. McClure is the seniormost designer in our firm. Specializing in electrical design, he has over 15 years experience at McKinley & Associates in electrical, HVAC, plumbing, structural and architectural design. He also has performed construction administration duties ranging from a single family housing complex to complete HVAC replacements on multi-million dollar projects. In the past two years, he has performed the electrical evaluations on all of the schools in our 14 counties' Comprehensive Educational Facilities Plans; over 160 schools in all.

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (1996 to present)

## NOTABLE PROFESSIONAL EXPERIENCES:

WVU Institute of Technology - Maclin Hall Dormitory  
WV State Police Academy - Renovations to Buildings A, B, and C (all include dormitories); New Building D  
West Virginia Army National Guard - Mountaineer Challenge Academy at Camp Dawson in Kingwood, WV  
Wheeling Island Hotel•Casino•Racetrack - various projects  
OVMC Nurses Residence Hall  
West Virginia State Police - multiple projects  
United States Postal Service - multiple projects  
West Virginia University - State Fire Training Academy  
Cabela's Eastern Distribution Center  
Dr. Ganzer Office Building  
West Virginia State Office Building in Logan, WV (LEED Registered)  
Hancock County Schools - A.T. Allison Elementary  
Hancock County Schools - JDR Career Center  
Hancock County Schools - New Manchester Elementary  
Hancock County Schools - Oak Glen High School  
Hancock County Schools - Oak Glen Middle School  
Hancock County Schools - Weir Middle School  
Hancock County Schools - Weir High School  
Panhandle Cleaning & Restoration warehouse and office building  
Maxwell Centre  
Orrick Building  
Wagner Building  
Bennett Square Office Building  
West Virginia University - Colson Hall renovations/upgrade  
West Virginia Northern Community College - B. & O. Building  
West Virginia Northern Community College - Education Center  
Marshall County Schools - Hilltop Elementary School (LEED Certified)  
Marshall County Schools - Cameron Middle/High School (LEED Registered)  
Wood County Schools - Parkersburg High School  
Wood County Schools - Parkersburg South High School  
Wood County Schools - Williamstown High School  
Marshall County Schools - John Marshall High School  
Marshall County Schools - Sherrard Middle School  
Marshall County Schools - Moundsville Middle School  
Marshall County Schools - Central Elementary School



# Plumbing & Electrical Engineering Designer

## Scott D. Kain

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Engineering Designer  
Wheeling, WV (2001 to present)

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

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

### SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, fire protection, and electrical. He has also worked for various McKinley & Associates' projects that needed mechanical, structural, and architectural elements. In addition, Mr. Kain has also provided 3D renderings for various projects over the past 10 years.

### NOTABLE PROFESSIONAL EXPERIENCES:

WVU Institute of Technology - Maclin Hall Dormitory  
OVMC Nurses Residence Hall  
West Virginia Army National Guard - Mountaineer Challenge Academy  
Wheeling Island Hotel•Casino•Racetrack - various projects  
West Virginia State Police - Academy (3 dormitories)  
West Virginia State Police - Logan Detachment  
West Virginia State Office Building in Logan, WV (LEED Registered)  
West Virginia State Office Complex in Weirton, WV  
Hancock County Schools - Oak Glen High School  
Hancock County Schools - New Oak Glen Middle School  
Hancock County Schools - Weir Middle School / High School  
Dr. Ganzer Office Building  
Panhandle Cleaning & Restoration warehouse and office building  
Maxwell Centre  
Orrick Building  
Wagner Building  
Bennett Square Office Building  
West Virginia University - State Fire Training Academy  
West Virginia Northern Community College - B. & O. Building  
West Virginia Northern Community College - Education Center  
Glenville State College - R.F. Kidd Library  
Wheeling Jesuit University - Erma Ora Byrd Center for Educational Technologies  
Wheeling Jesuit University - Robert C. Byrd National Technology Transfer Center  
Marshall County Schools - Hilltop Elementary School (LEED Certified)  
Marshall County Schools - Cameron Middle School / High School (LEED Registered project)  
Logan County Schools - Chapmanville Regional High School





# Mechanical & Fire Protection Designer

## Michael A. Heath

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Mechanical & Fire Protection Designer  
Wheeling, WV (2007 to present)

Janus, Inc.  
AutoCAD Designer / Project Manager  
Pittsburgh, PA (2002-2007)

Comunale Automatic Sprinkler  
Fire Protection Designer  
Pittsburgh, PA (July 05 - Oct 05)

S.A. Comunale Inc.  
Fire Protection Designer  
Pittsburgh, PA (2000-2002)

### SUMMARY OF EXPERIENCE:

Mr. Heath brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He was trained by the National Fire Protection Association (NFPA) in Dallas, Texas, and has used these skills to work on projects from multiple business sectors and with various sizes, such as the 4 story, 1,500,000 square foot David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. He has vast expertise in designing and calculating fire protection systems, standpipes, dry and wet systems, hydraulics, and water cannons; stock listing materials for systems; as well as surveying job sites and frequent business trips to coordinate jobs.

### NOTABLE PROFESSIONAL EXPERIENCES:

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school, for their 10-year Comprehensive Educational Facilities Plan (CEFP).

Cameron Middle School/High School in Cameron, WV  
(LEED Registered Project)

J. B. Chambers Performing Arts Center at Wheeling Park  
High School - Ohio County Schools

Madison Elementary School

John Marshall Fieldhouse

McNinch Elementary School

Sherrard Middle School

Cameron Elementary School addition

Tyler County Schools - 3 HVAC projects

Wetzel County Schools - Long Drain Elementary HVAC

Capitol Theatre

West Virginia Independence Hall

West Virginia Army National Guard - Multipurpose Building  
at Camp Dawson

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



# Civil Site Designer

# Allison M. Carmichael

## EDUCATION:

Youngstown State University  
B.S. Civil Engineering Technology - 2000

Kent State University  
Architectural Drafting Technology - 1983

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Civil Site Designer  
Wheeling, WV (2006 to present)

Lynn, Kittinger & Noble Inc.  
Staff Engineer  
Warren, OH (2003-2006)

Engineering Services & Consultants Inc.  
Staff Engineer  
Youngstown, OH (2001-2003)

The Cafaro Company  
Civil Engineering Technologist  
Youngstown, OH (1992-2001)

A. C. Charnas & Associates  
Drafter, Soil Technician  
Warren, OH (1983-1992)

## SUMMARY OF EXPERIENCE:

An extremely talented Designer with experience in planning, governmental permitting, design, construction documents, cost analysis and procurement, request for information during construction and inspections. Her qualifications include experience with site development for commercial, industrial, institutional, and residential properties.

## NOTABLE PROFESSIONAL EXPERIENCES:

Responsibilities include design work and project management of site development projects that include commercial, institutional and residential

Concentration is in Zoning, Storm water management and Phase II Water Quality site implementation

Managed projects with clients to plan and design sites for residential, commercial and industrial use; from conceptual stage to securing project approvals for construction

Designed and developed contract documents

Estimated site construction costs

Performed construction inspection

Supervised and instructed co-employees on engineering projects

Secured project approvals through local, state and federal governmental organizations

Examples of projects included a residential subdivision consisting of fifty-five 0.50-acre lots; an 8-acre residential retirement facility; and an 18-acre construction and demolition debris landfill

Commercial Projects include banking, retail and restaurant sites; either stand-alone sites or outparcel development

Institutional Projects include additions, renovations and new site development



# 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

West Virginia State Police Academy (3 dormitories)

WVU Institute of Technology - Maclin Hall Dormitory

West Virginia University - State Fire Training Academy

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

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

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

Braxton County High School - Fairmont State University addition

West Virginia University - Colson Hall

West Virginia Northern Community College - The Education Center

West Virginia Northern Community College - B. & O. Building

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

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

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)\*

### Interior Designer / Sales

WV Graduate College (Furnishings)\*

WV Credit Union (Space Planning, Furnishings and Finishes)\*

### Adjunct Professor

University of Charleston

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



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

# Construction Administrator (Project Coordinator)

## Dana E. Womack, Jr.

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

Providence Construction  
Superintendent  
Teays Valley, WV (2007)

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

**Construction Administrator (Project Coordinator) for:**  
*West Virginia State Police Academy renovations*

*WVSP Logan Detachment*

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

*Cement Mason Training Building in Parkersburg*

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

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

*Brookview Elementary - Boone County Schools*

*Honors Academy - Boone County Schools*

*Madison Middle - Boone County Schools*

*Scott High - Boone County Schools*

*Summers County High - Summers County Schools*

### Project Manager

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

*Southern and Southwestern Regional Jails*

*Montrose Elementary Elevator Addition*

*900 Christopher Street Structural Renovations*

*Putnam PSD New Maintenance Garage*

*Mine Health Safety Academy Bathroom Renovations*

### Superintendent

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

**Security Forces (Sr. Airman) - Tinker Air Force Base, OK**  
Assistant Non Commission Officer In Charge of the Security Police Armory. Security Police Officer, duties included guarding priority A, B, and C aircraft and patrolling base as law enforcement officer.



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## Robert W. Nagel, PE

Founder • President • CEO

### Education

Bachelor of Science - Civil Engineering  
University of Wisconsin Platteville - Wisconsin

### Professional Affiliations

Wisconsin Society of Professional Engineers (WSPE)  
National Society of Professional Engineers (NSPE)  
Building Officials & Code Administrators (BOCA)  
Southwest Wisconsin Building Inspectors Association (SWWBIA)  
International Conference of Building Officials (ICBO)  
International Association of Amusement Parks & Attractions (IAAPA)  
U.S. Green Building Council (USGBC)  
World Waterpark Association (WWA)

Bob is founder and president of Architectural Design Consultants Inc of Lake Delton WI. He has been an innovator in indoor waterpark design since he worked on the first hotel waterpark resort in Wisconsin Dells. He manages the corporation on a daily basis and takes pride in maintaining a personal one-on-one relationship with each of his repeat clients. He helped to create the Great Wolf concept and has designed over 50 indoor waterpark projects in the last decade. Affiliations include WWA, IAAPA, Wisconsin Society of Professional Engineers, National Society of Professional Engineers, Building Officials & Code Administrators and the International Conference of Building Officials. Bob is a leader in the waterpark industry worldwide.



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## Dwaine C. Kieler, PE

Partner • Vice President

### Education

Bachelor of Science - Civil Engineering  
University of Wisconsin Platteville - Wisconsin

### Professional Affiliations

Wisconsin Society of Professional Engineers (WSPE)  
Building Officials & Code Administrators (BOCA)  
World Waterpark Association (WWA)  
International Association of Amusement Parks & Attractions (IAAPA)

Mr. Kieler has a diversified background including both construction supervision and building design. He is a registered engineer with over 30 years in the construction industry. His initial exposure was as an 18-year-old construction laborer for a major general contractor in Southwest Wisconsin. He has 8 years of field construction management experience and as a director of engineering for a major central Wisconsin general contractor, who designed and constructed a variety of building projects. Mr. Kieler has 20 years of building design experience for projects which vary from \$200,000.00 to \$75,000,000.00, which included prime responsibility for planning, structural design, construction document preparation & contract administration. Through his unique and diverse background, Mr. Kieler is able to understand construction challenges from several viewpoints and offer practical solutions to achieve project success.



30 Wisconsin Dells  
Parkway  
P.O. Box 580  
Lake Delton, WI 53940  
608.254.6181

[www.adcidesign.com](http://www.adcidesign.com)





## William J. Ryan

Partner • Vice President • COO

### Education

Associate Degree - Architecture  
Madison Area Technical College Madison - Wisconsin

### Professional Affiliations

World Waterpark Association Industry Forum  
Hospitality Professional  
Hotel Consultants Network  
Hotel Waterpark Resort Development Council  
Indoor Waterpark Resorts Roundtable  
Wisconsin Hotel & Lodging Association (WH&LA)  
World Waterpark Association (WWA)  
International Association of Amusement Parks & Attractions (IAAPA)

### Industry Leader

Selected as one of the "Power 25" by *Aquatics International* magazine recognizing him as a leader and innovator in the waterpark resort industry worldwide.

Mr. Ryan is a Project Manager with over 25 years of professional experience. He provides office and field management for Architectural Design Consultants, Inc. projects. Projects have varied from \$300,000.00 to \$150,000,000.00 and include churches, corporate offices, manufacturing plants, medical, educational, retail establishments, hotels, federal army installations and bank facilities. He has detailed experience guiding clients and his team of design professionals offering value engineering and project management from conceptual budgets through project completion.



## Jason C. Sorci, PE, SE

Partner • CFO

### Education

Master of Business Administration  
University of Wisconsin, Milwaukee - Wisconsin  
Master of Science - Structural Engineering  
University of Milwaukee - Wisconsin  
Bachelor of Science - Civil Engineering  
Marquette University Milwaukee - Wisconsin

### Professional Affiliations

American Society of Civil Engineers (ASCE)  
Structural Engineering Institute (SEI)  
American Institute of Steel Construction (AISC)

Mr. Sorci's expertise is in the structural design and construction of hospitality, commercial, industrial, educational and municipal buildings. He has experience in the design of structural steel, post-tensioned concrete, precast concrete, CMU, and heavy timber structures. During his fourteen years as a practicing structural engineer, Jason has designed and managed the design of more than fifteen indoor waterparks and six high-rise hospitality and residential buildings. In his current capacity, Jason provides his design expertise in establishing the building material and systems selection as well as managing design sub-consultants to keep projects on-time and on-budget.



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## Russel A. Eilers, AIA

Partner • Managing Director of Design Services

### Education

Architectural Design

NorthCentral Technical College Wausau - Wisconsin

### Professional Affiliations

American Institute of Architects (AIA)

U.S. Green Building Council (USGBC)



Mr. Eilers has had extensive experience in all aspects of the design process. This experience amounts to over 10 years in the design construction industry. He has provided leadership for projects, which vary from \$300,000.00 to \$75,000,000.00. He works closely with his clients from the conceptual and preliminary stages to the completion of construction. As Managing Director of Design Services he is responsible for administering all of ADCI's projects, coordination of construction documents, developing project schedules, and providing comprehensive quality control.

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## Susan G. Wilsie-Govier, ASID

Partner • Director of Interior Design

### Education

Bachelor of Science - Art (Magna cum Laude) Interior Design

University of Wisconsin Stout - Wisconsin

### Professional Affiliations

American Society of Interior Designers (ASID)

Network of Executive Women in Hospitality (NEWH)



Sue brings over 25 years experience including both residential and commercial design spanning a wide range of market segments varying in size and scope from \$50,000 to \$30,000,000.00. She has experience in all phases of design including project management, FF&E specification preparation, and property improvement planning (PIP). With a creative, experienced eye for design, Sue and her team aid clients in realizing their project vision while maintaining their budget ultimately creating a beautiful and exceptional interior environment.



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## Raymond E. Bolton, AIA, NCARB

Partner · Senior Project Architect

### Education

Master of Science - Architecture

University of Wisconsin Milwaukee - Wisconsin

Bachelor of Science - Architecture

University of Wisconsin Milwaukee - Wisconsin

### Professional Affiliations

American Institute of Architects (AIA)

National Council of Architectural Registration Boards (NCARB)

Mr. Bolton is a Project Architect with over 25 years of design and construction experience. He has experience with all phases of planning, design, construction documents, and project administration on various commercial, industrial, medical and educational projects. Administrative experience for major retail department store chain required budgeting and execution of capital expenditure program in addition to store planning and design responsibilities. This leadership ability provides the client with the professionalism of executing projects from the conception stage through construction.



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## Meg E. Roback, AIA, LEED AP

Project Architect

### Education

Bachelor of Science - Architectural Studies with Honors

University of Wisconsin Milwaukee - Wisconsin

Study Abroad Program

University of Oxford Oxfordshire, England

### Professional Affiliations

American Institute of Architects (AIA)

U.S. Green Building Council (USGBC)

Ms. Roback is a licensed architect with over 14 years of design experience. Her focus is to respond to client needs with inspired architectural designs. Meg's skills encompass the full design spectrum, from initial programming through design and construction on a wide variety of commercial, municipal, and industrial projects.

Meg brings a passion for design and commitment to quality on every project she encounters.



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608.254.6181

[www.adcidesign.com](http://www.adcidesign.com)

# Resume



Douglas R. Richardson, PE, LEED AP  
Principal Engineer

## Education

North Carolina State University, (8/87-5/89).

Masters of Science in Civil Engineering, major in  
structures and minor in construction.

GPA 4.0/4.0.

West Virginia University, (8/83-8/87)

Bachelors of Science in Civil Engineering.

Ranking: 1st out of approximately 450 College  
of Engineering graduates. GPA 3.98/4.0.

## Professional Registration

Professional Engineer - WV, KY, and MS

Maintains active record with NCEES to facilitate  
prompt registration in additional states as  
required.

LEED Accredited Professional

## Professional Affiliations

American Society of Civil Engineers

American Concrete Institute

American Institute of Architects, Professional Affiliate

Structural Engineering Institute

Timber Framers Guild

US Green Building Council

Engineers Without Borders-USA



# Resume



Michael J. White, PE  
Project Engineer

## Education

West Virginia University Institute of Technology,  
(1/03-12/06)

B.S., Civil Engineering  
Structural Emphasis

## Professional Registration

Professional Engineer - WV

## Professional Affiliations

American Society of Civil Engineers  
American Institute of Steel Construction

## Experience

WVU-P Applied Technology Center - Parkersburg WV  
WVU-P Child Development Center - Parkersburg WV  
Rainelle Elementary School - Rainelle, WV  
Buffalo High School - Buffalo, WV  
Marsh Fork Elementary School, Raleigh Co. WV  
Izzy's Restaurant - Cincinnati, OH  
Office Building - Batavia, OH





Engineering, Design and Consulting  
Planning and Environmental Services

**Kenneth R. Crowe, P.E.**  
**Chief Structural Engineer**

<b>Education:</b> West Virginia Institute of Technology Bachelor of Science in Civil Engineering, 1976	<b>Professional Registration Engineer</b> West Virginia Virginia
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**Business and Civic Activities:** Church Treasurer, Board of Trustees Chairman, and member of New Hope United Methodist Church

**Experience:** 1985 - Present Stafford Consultants Incorporated, Chief Structural Engineer

Design Engineer and Project Manager for numerous projects, including:

- Bridge design, roadway design and WVDoH coordination for Patterson Creek Bridge, Devils Backbone Bridge, Cassity Bridge, Reeses Mill Bridge, Tabbs Station Bridge, Bowles Bridge, Gardner Truss Bridge, Jaeger/Bradshaw Bridge, Mineral Wells Interchange Overpass Bridge, Camden Avenue I-77 Bridge, Mullens Overhead Bridge, Cass Arch Bridge, Gould Bridge, Wiggins Bridge, Hutchinson Branch Bridge, Grapevine Creek Bridge, Rolfe Arch Bridge, Craigsville Intersection Improvements, Webster Road Intersection Improvements, Hinton Road Intersection Improvements, Bellepoint Road Widening, North Lewisburg Road Widening and 5.25 miles of the four lane Coalfields Expressway in McDowell County.
- Roadway design and WVDoH coordination for Poca Bridge, Pax Bridge, Rock Truss Bridge, Welch Post Office Bridge, Buckhannon Truss Bridge and Buffalo Creek Bridge.
- West Virginia Department of Energy Abandoned Mine Lands reclamation projects including Williamson Nursing Home Slide, Weyanoke Portals, Mason County Bond Forfeitures, Heizer Creek, Sarah Ann Drainage, Canebrake Complex, Milburn Red Dog Pile, Charleston Portals, Millersville Road Refuse Piles, Cabin Branch Refuse Pile, Mill Branch Refuse Piles, Ameagle Complex, Shoemaker Landslide, Kermit Drainage, Birds Creek Refuse, Blue Pennant Complex, McComas (Poca Land) Refuse, McComas (Thompson) Drainage, Matoaka (Young) Drainage, and Matoaka (Crespo) Drainage. Water feasibility studies for Summersville (Rt. 39), Mod-Mahan, Keystone (US 52) and McDowell County PSD.
- Structural design for Mathena Cultural Arts Center in Princeton.
- Structural design for Athletic Facilities Building at Virginia Tech.
- Structural design for skybox addition at West Virginia University.
- Structural design for Princeton Community Hospital's Behavioral Medicine Center.
- Structural design for clarifier at Welch Wastewater Treatment Plant.
- Structural design for sequencing batch reactor at Athens Wastewater Treatment Plant.
- Structural design for flocculator tank at Summersville Regional Water Treatment Plant.
- Preparation of contract plans and bidding documents for pedestrian underpass, Shott Building Elevator and Conley Hall Renovations at Bluefield State College.
- Preparation of contract plans and bidding documents for sidewalk replacement and drainage improvements for the Town of Oakvale.
- Preparation of contract plans and bidding documents for renovations to Married Student Housing Building at Marshall University.
- Preparation of contract plans and bidding documents for sidewalk construction along Stafford Drive, Mercer Street, and Ingleside Road for the City of Princeton.



- Expert testimony on various structural and drainage problems associated with design or construction issues.
- Building, structure, pile foundation design and truss analysis for Celanese Celco Plant, Narrows, Virginia.
- Preparation of contract plans and bidding documents for parapet repair, roofing replacement and canopy construction projects for Princeton Community Hospital.
- Updating of Master Plans for Greenbrier Valley Airport and Mercer County Airport.
- Bridge inspection and rating for United Coal Company.

**1981 - 1985      Gates Engineering Company, Principal Consulting Mining Engineer and Civil Engineer II**

- Responsible for all mine permitting, including DR-4 Surface Mine Applications, DR-14 Underground Opening Applications, DR-3 Prospecting Applications, NPDES Permit Applications and Department of Mines Opening Approval Applications. Performed all permit related design; haulroads, diversion ditches, sediment ponds, drainage control structures, valley fills and refuse disposal areas.
- Assisted in mine design and refuse disposal area design. Performed property evaluations including coal reserves and reclamation needs. Operated department microcomputer; wrote programs; and provided computer analysis for STRESS and COGO. Assisted on bridge and structural design projects.

**1980 - 1981      Westmoreland Coal Company Central Engineering Department, Chief Environmental Engineer**

- Responsible for all civil engineering design and mine permitting in Westmoreland's West Virginia Divisions. Supervised three engineers and two draftsmen. Prepared OSM Permit Applications, West Virginia Department of Natural Resources DR-4, DR-14 and DR-23 Surface and Deep Mine Applications, State Water Pollution Control Permit Applications and NPDES Permit Applications. Designed sediment ponds, drainage control structures, concrete footings and walls and steel columns and beams. Prepared run-off hydrographs for drainage design, performed flood routing and performed fill slope design.

**1979 - 1980      Westmoreland Coal Company Central Engineering Department, Environmental Engineer**

- Prepared OSM Permit Applications, West Virginia Department of Natural Resources DR-4, DR-14 and DR-23 Surface and Deep Mine Applications, State Water Pollution Control Permit Applications and NPDES Permit Applications. Designed sediment ponds, drainage control structures, concrete footings and walls, and steel columns and beams. Prepared run-off hydrographs for drainage design, performed flood routing and performed slope design.

**1976 - 1979      Westmoreland Coal Company Imperial Smokeless Division, Mining Engineer**

- Performed all steel and concrete design for the division - beams, footings, columns and walls. Performed surveying outside and underground. Prepared NPDES, State Water Pollution Control, and deep and surface mining permits.



Engineering, Design and Consulting  
Planning and Environmental Services

**Kevin G. Smith**  
**Designer/CAD Technician**

<b>Education:</b> Raleigh County Vocational Education Center, 1979 Lay Minister Certificate, School of Christian Studies of the West Virginia Baptist Convention	<b>Licensed:</b> Civil I and Civil II Certificates
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**Experience:** 1998 - Present Stafford Consultants Incorporated, Designer/CAD Technician

- Design and drafting on bridge and highway road projects throughout the State of West Virginia including Grapevine Creek Bridge, Hutchinson Branch Bridge, Cass Arch Bridge, Mullens Bridge, Coalfields Expressway US 121, Wiggins Bridge, Mineral Wells Interchange Overpass Bridge, US Route 219 Lewisburg Widening, Bellepoint Road Widening, Route 41 and West Webster Road Intersection Improvement, Route 20 and 55 Intersection Improvement, and Gould Bridge.
- Design and drafting for water and wastewater projects including, Summers County Sewer Study for Summers County Commission, Summersville Water Treatment Plant, John Nash Boulevard Sewer for Bluefield Sanitary Board, Brooks Barksdale Water Extension for Mercer/Summers County Commissions.
- Design and drafting on Gardner Industrial Park for Mercer County Commission.
- Design, site layout and drafting for site development for Chapmanville Regional High School, Parkersburg South High School renovations, Parkersburg High School renovations, Williamstown High School renovations, Oak Glen Middle School "Field of Dreams", Bayer Federal Credit Union and Hilltop Elementary School.

**1998 Computects and DBD Professional Group, Inc. – Beckley, WV**

- Performed civil site design and civil layout of architectural projects including Oak Hill Days Inn, Gary Library and Medical Center, Ronceverte Volunteer Fire Department, Ronceverte City Hall, and Sun Mountain.
- Design and drafting on engineering projects including Glade Springs Sanitary Sewer Relocation.
- Site development for A&E Construction at the NW intersection of US 19 and WV16 north of Beckley.

**1992-1997 G. A. Tice Incorporated – Beckley, WV**

- Design and drafting on various civil engineering projects including subdivision layouts and Pinecrest Industrial Park at Beckley.
- Highway and roadway storm drainage systems.
- Sanitary sewer collection and extensions systems including Shady Spring PSD, Town of Mount Hope, and North Beckley PSD.
- Water distribution systems including Town of Pax and Crow area water extension project.
- Calculations for many residential, commercial and government survey projects including Canaan Valley State Park for USFW Service and the New River National Park Service.
- Civil site design for commercial and government projects including Beckley Holiday Inn Addition, Haz Mat Facilities Administration Building, Pinecrest Industrial Park, and Cool Ridge Post Office.



**1986-1992      ESP Associates - Charlotte, NC**

- Development of custom CAD packages for in-house use, including Storm Water, Sanitary Sewer, Subdivision Layout and Staking, and Roadway Design.
- Drafting and design for layout of subdivisions with the responsibility of the layout of lots, roads, sanitary sewer, storm drainage and final plats for recording.
- Calculations for up to four field crews for field layout for Outer Beltway Interstate 485, Sanitary Extension along I-77 North of Charlotte, Widening of Park Road, Relocation of 36" and 42" Gas Transmission at High Point, NC, Rock Hill, SC subdivision development, Widening of US Route 17 in NC, Cabarrus Industrial Complex including I-85 interchange and Airport, Riverrun Subdivision including golf course, Cameron Woods Subdivision Phases III-VII, many other smaller industrial, commercial and residential projects in the Charlotte area.

**1981-1986      G. O. Bledsoe, Incorporated - Beckley, WV**

- Supervised drawing of plats and maps by other employees. Design and drafting for engineering and surveying projects using CAD. Survey calculations and reductions for many residential, commercial and industrial projects. Advanced from rodman to crew chief to supervisory position.

**1980-1981      HKS - Beckley, WV**

- Advanced from rodman to instrument man including note keeping and field note reductions for various commercial and industrial projects.



*Engineering, Design and Consulting  
Planning and Environmental Services*

**Don E. Parsons**  
**Draftsman/CAD Technician**

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**Education:** Tazewell High School; Tazewell, VA – 1968 - Diploma

Woodrow Wilson Rehabilitation Center; Fishersville, VA - 1968-1970  
(School of Drafting – Drafting Technology) - Diploma

Tazewell County Vocational Technical Center; Tazewell, VA - 1971-1975  
(Basic Electronics, Auto Mechanics, Carpentry) - Certificates

Southwest Virginia Community College; Richlands, VA - 1976 (Surveying)

AutoCAD Training Certificate, 1985

Bluefield State College; Bluefield, WV - 1986-1987  
(BASIC Programming, Electrical Drafting)

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**Experience:** 1990 - Present **Stafford Consultants Incorporated, Draftsman/CAD Technician**

Drafting involvement on most bridge, water and sewer projects, including:

- Athens Wastewater Treatment Plant
- Airport Master Plan drawings for Mercer County Airport and Greenbrier Valley Airport.
- Greenbrier Valley Airport runway and apron patching plans and upgrading fencing plans.
- Sewer projects for Bramwell PSD, Sandstone and Welch.
- Building renovations for Pocahontas Land Company, Beckley Housing, Celanese Celco Plant, and Marshall University Married Student Housing Projects I and II.
- Marshall University Football Stadium and Scoreboard.
- Sidewalk improvement projects for the Town of Oakvale, City of Princeton, Town of Athens and the Town of Alderson.
- Bridge plans and drawings for: Hutchinson Branch Bridge, Mullens Bridge, Cassity Bridge, Camden Avenue Bridge, Cass Arch Bridge, Indian Gap (Coalfield Expressway) Bridge, Gardner Truss Bridge, Gould Bridge, Mineral Wells Interchange Overpass Bridge, Wiggins Bridge, Jaeger/Bradshaw Middle School Bridge, Bowles Bridge, Devils Backbone Bridge, Reeses Mill Bridge, Patterson Creek Bridge, Tabbs Station Bridge and Little Marsh Fork Bridge.
- Roadway plans for Buffalo Creek Bridge project, North Lewisburg Widening (turn lane project), Webster Road Intersection (turn lane project) and Hinton intersection (turn lane project).
- Abandoned Mine Lands Reclamation projects including: Shoemaker Landslide, Kermit Drainage, Birds Creek Refuse and Blue Pennant Complex.
- Structural drawings for VPI – Athletic Facility building.
- Conveyor Drawings and Access Bridge Drawings for Celanese Corporation.
- Craigsville Waterline Relocation.

**1990 E. T. Boggess AIA, CAD Technician**

- Detailed drafting on architectural and site plan drawings, including electrical layouts on CAD.





**1988 - 1990      Melcher Development Incorporated, CAD Technician**

- Prepared detailed architectural building and site plan drawings of doctor's offices complex on AutoCAD. Prepared detailed plans of single dwelling homes including kitchen and bath designs.

**1982 - 1987      Swanson Plating and Machine Company, Inc., Chief Draftsman**

Responsible for:

- Supervising other draftsmen, all on-site measurements and designing of all coal mining projects, and all new hydraulic jack designs.
- Assisted in other in-house repair and improvements and prepared AutoCAD gear and sprocket drawings.

**1970 - 1982      Consolidation Coal Company, Draftsman**

Responsibilities included:

- Updating mine workings plots on hardbacks and tracings.
- Transposing survey calculations onto logbooks, calculating mine tonnages and traversing bore hole locations for drillers. Calculating mined areas using a planimeter. Keeping mine ventilation and forecasting maps updated.
- Updating monthly mine tonnage production charts company-wide.

**1970      Appalachian Power Company, Draftsman Trainee in Engineering Department**

- Calculated and prepared wire sag detail drawings for tower to tower spans and service relocation drawings.
- Made all copies of maps for fieldwork crews.

# 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

Washington Trust Building



McKinley & Associates' Washington, PA Office

## Firm Information

**Tim Mizer, PE, RA, QCxP**  
Director of Operations

**Gregg Dorfner, AIA, REFP**  
Director of Architecture

## Date of Incorporation

**July 1, 1981**  
Wheeling, West Virginia

## Number of Professionals

<b>Total Size</b>	<b>35</b>
<b>Architects</b>	<b>8</b>
<b>Engineers</b>	<b>3</b>
<b>Construction Admins.</b>	<b>4</b>
<b>Arch./Eng. Designers</b>	<b>10</b>
<b>Interior Designers</b>	<b>1</b>
<b>Quality Controllers</b>	<b>2</b>
<b>REFP</b>	<b>2</b>
<b>LEED AP / LEED AP BD+C</b>	<b>3</b>
<b>Commissioning Agents</b>	<b>2</b>
<b>MIS</b>	<b>1</b>

## 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

The Maxwell Centre - McKinley & Associates' Wheeling, WV Office



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

# Approach & Performance Data

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Division of Natural Resources and the Beech Fork State Park. In the past 31 years we have extensive experience with similar projects. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort. We are available to start immediately upon our being selected. We can and will perform for you on time. This team is an "In-House" team that works together everyday and has done most of the projects here as a group. These team members have been working up to sixteen years together at McKinley & Associates.

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 their project. **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. 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**. Architecture by an Architect, electrical design by an Electrical Engineer, fire and life safety design by a Fire Protection Engineer. These professionals are not only "In-House," we also have **depth in numbers** of each discipline in our firm. Our Architectural staff provides you with an exceptionally talented group that will walk you through your project to competition.

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 to name a few. 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.

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

<u>PROJECT</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>DIFFERENCE</u>	<u>+/-</u>
Weirton State Building	\$4,291,000	\$4,083,000	\$208,000	-5.09%
Wood Co. Schools - Williamstown HS	\$11,635,000	\$11,253,000	\$382,000	-3.39%
Hancock Co. Schools - Oak Glen Middle	\$11,000,000	\$11,260,000	\$260,000	+2.36%
WV Northern Comm. College Annex	\$7,900,000	\$6,850,000	\$1,050,000	-15.33%
WV Northern Comm. College Phase II	\$1,200,000	\$1,194,000	\$6,000	-0.50%
Wheeling YMCA	\$2,200,000	\$2,100,000	\$100,000	-4.76%
Marshall Co. Schools - JM Fieldhouse	\$3,755,000	\$3,518,000	\$237,000	-6.73%
Marshall Co. Schools - Central ES	\$3,037,000	\$3,017,000	\$20,000	-0.66%
Maxwell Centre	\$1,800,000	\$1,734,000	\$66,000	-3.81%

The Marshall County School Bond Project's total budget is \$37,000,000.

To date, we are \$1,000,000 under budget.





# 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.

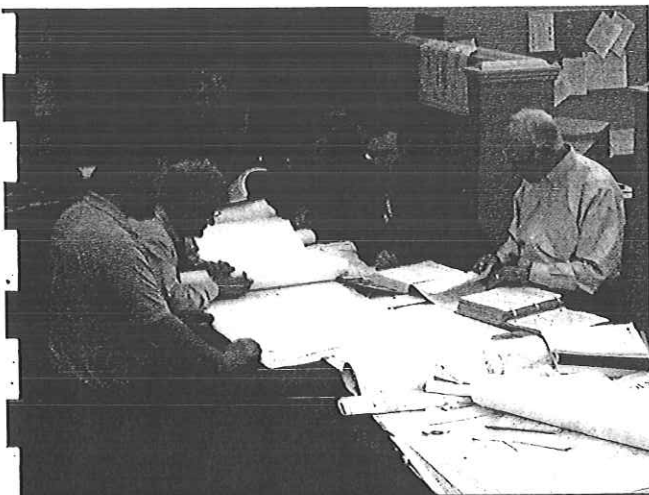
As the schematic/concept plans are developed, the Project Manager typically presents the plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture. Once a consensus is reached, the plans advance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

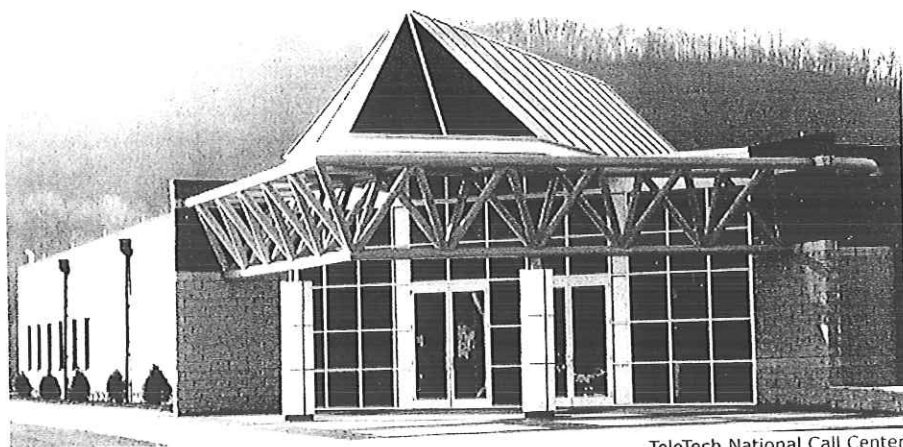


# Fast-Tracking



West Virginia University's Institute of Technology - Maclin Hall Dormitory

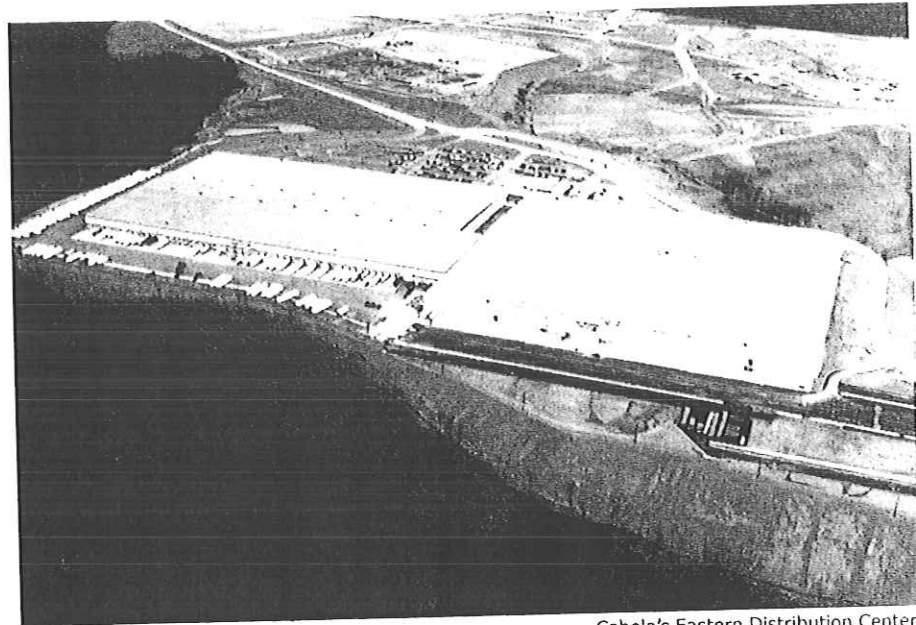
Throughout the years we have worked on many "fast-track" projects such as the **Maclin Hall Dormitory** at West Virginia University's Institute of Technology in Montgomery, WV, **Cabela's Eastern Distribution Center** in Wheeling, WV, as well as **TeleTech National Call Center** in Moundsville, WV to name a few. We achieved success by maintaining time and cost management, quality control and excellent communication amongst the client and contractors.



TeleTech National Call Center

In 2006, we designed an extensive (\$6M) renovation of **Maclin Hall**, a historic 53,900 SF dormitory building on the campus of WV Tech, in less than a month. The project included redesigning the shared areas, new finishes, new roof, and restoration of the exterior. We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms.

When **TeleTech** needed to move into a new call center in 6 months; McKinley & Associates got the call. TeleTech is a \$10 million project, and included in the structure are the following: sophisticated computer and communication systems with over 450 stations, 500 employee parking spaces, cafeteria, office and training rooms along with calling areas. The 58,000 SF building came in on time, on schedule, and on budget, and it became a prototype for all of the company's buildings.



Cabela's Eastern Distribution Center

The **Cabela's Eastern Distribution Center** is a commercial warehouse that was completed in two phases. The building measures 1.2 million SF, and is one of the largest buildings in the State of West Virginia. Included with the \$40 million structure are a 32,670 SF administrative office building, over one-hundred trailer parking spaces, 750 employee parking spaces, and 90 loading docks.

We are confident that our design team can meet your timeline.



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



# Sustainable "Green" Design

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

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



HILLTOP ELEMENTARY SCHOOL  
Shenandoah County, West Virginia

LEED CERTIFIED

72

May 2011

100% Green

**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 11 LEED Certified projects in West Virginia!**

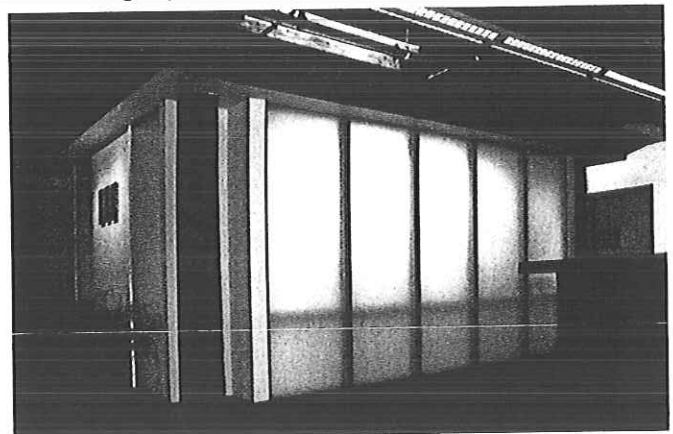
U.S. DEPARTMENT OF EDUCATION  
**GreenRibbonSchools**



**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!



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



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



**McKINLEY & ASSOCIATES**  
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# 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](http://www.usgbc.org)). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **3 LEED Accredited Professionals** (LEED AP and LEED AP BD+C) 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 **3 LEED® Accredited Professionals** on staff:

Michael S. Betsch, AIA, **LEED AP**

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

Thomas R. Worlledge, AIA, **LEED AP BD+C, REFP** (Your Project Manager)

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

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

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

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.

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



**McKINLEY & ASSOCIATES**  
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# Construction Administration & On-Site Representation

**Observe the Construction Progress**

**Liaison between the Owner, Contractor, and Architect**

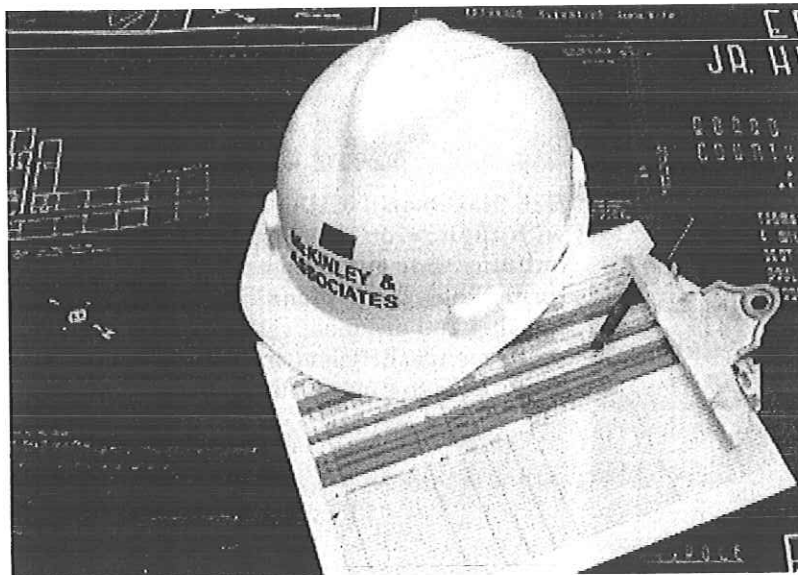
**Responsible for All Construction Meetings and Minutes**

**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)**



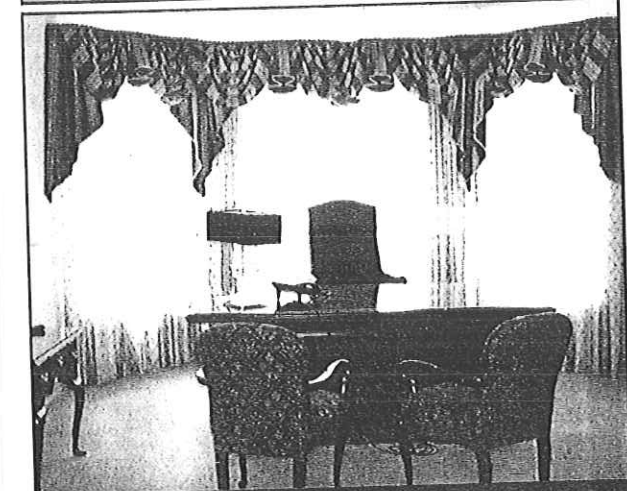
Our Project Coordinators have an extra responsibility than what most firms' Construction Administrators have; our Project Coordinators are a part of the design process from **Day 1** (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the 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.



**McKINLEY & ASSOCIATES**  
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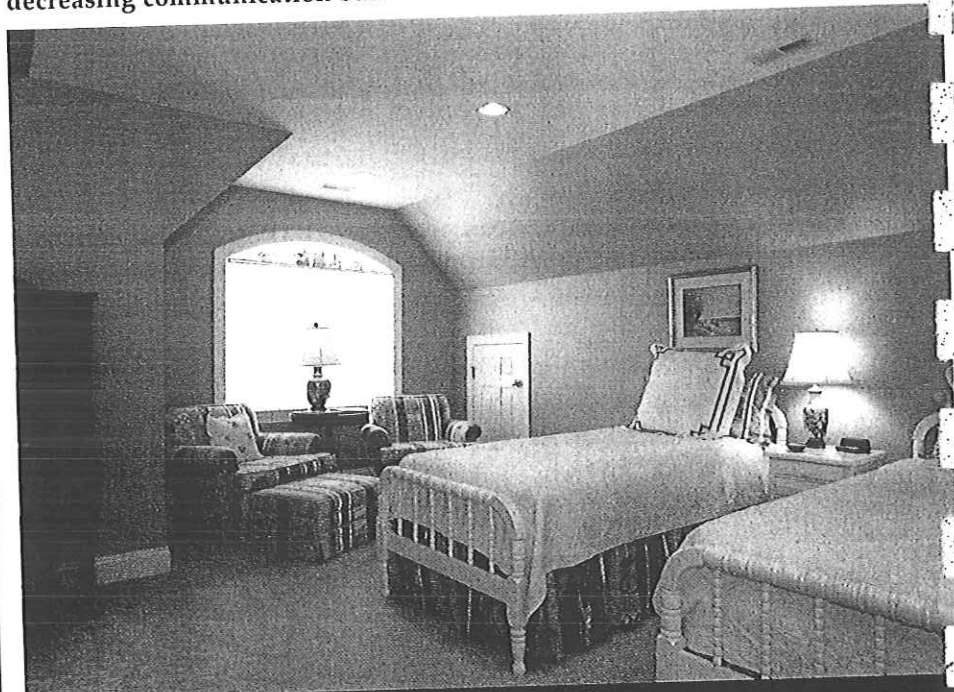
# Interior Design



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



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



# References

**Maclin Hall Dormitory**

James Darling  
West Virginia University Institute of Technology  
405 Fayette Pike  
Montgomery, WV 25136  
304/442-3104

**WVSP Academy**

Colonel C. R. "Jay" Smithers  
West Virginia State Police  
725 Jefferson Road  
South Charleston, WV 25309  
304/746-2115

**Holiday Inn Express Hotels**

Gerry Hamerski  
Wheeling Hospitality, LLC  
250 Scott Avenue -Suite 2  
Morgantown, WV 26508  
304/284-9989

For References from our Hospitality Consultant, Architectural Design Consultants, Inc. (ADCI), please see the bottom of the second page in their "Architectural Design Consultants" tab.





West Virginia State Police  
725 Jefferson Road  
South Charleston, West Virginia 25309-1698  
Executive Office

Earl Ray Tomblin  
Governor

Colonel C. R. "Jay" Smithers  
Superintendent

September 8, 2011

Subject: Reference for McKinley & Associates

To Whom It May Concern:

The West Virginia State Police have had a professional relationship with McKinley & Associates since 1996. Not only do their Architects and Engineers listen to the needs of our law enforcers; they have gone beyond the call of duty to ensure our projects are top quality, run smoothly, and are completed on time.

Sincerely,

A handwritten signature in black ink that reads "Colonel C.R. 'Jay' Smithers".

Col. C.R. "Jay" Smithers,  
Superintendent



## Company Profile

### Architectural Design Consultants, Inc. (ADCI)

30 Wisconsin Dells Parkway, PO Box 580  
Lake Delton, Wisconsin 53940  
Phone: (608) 254-6181  
Fax: (608) 254-2139  
E-mail: b.nagel@adcidesign.com

230 Horizon Drive, Suite 102  
Verona, Wisconsin 53593-1457  
Phone: (608) 848-2324  
Fax: (608) 848-5122  
Email: d.kieler@adcidesign.com

#### Legal Organization

Date of Incorporation: March, 1987

State of Incorporation: Wisconsin

Established in 1987 by Robert W. Nagel, ADCI began as a five person firm which pioneered the design and development of the destination resort industry. Located in the heart of the "Waterpark Capital of the World", ADCI started designing the "Mom and Pop" hotels/motels with indoor pools and has since designed 90% of the resorts in the Wisconsin Dells and surrounding areas. We continue to grow, providing our services nationwide designing projects as large as 1.3 million square feet with estimated construction cost of over \$250,000,000. ADCI prides itself on delivering complete, high quality documents within budget and on schedule. Our repeat client base provides proof that this focused effort is highly successful.

ADCI offers full service integrated architecture and interior design. The success achieved through innovative and integrated designs and project management shape our knowledge base and contribute to our award winning stature among professionals in the architecture industry. Our portfolio of projects ranges from colossal indoor water park resorts and themed family entertainment centers to condominium investments, restaurants and lounges, as well as many other types of commercial development.

#### Key Personnel

Founder • President • CEO ..... Robert W. Nagel, PE  
Partner • Vice President • COO ..... William J. Ryan  
Partner • Vice President ..... Dwaine C. Kieler, PE  
Partner • CFO ..... Jason C. Sorci, PE, SE  
Partner • Managing Director of Design Services ..... Russell A. Eilers, AIA  
Partner • Director of Interior Design ..... Susan W. Govier, ASID  
Managing Director of Operations ..... Christine M. Mael  
Director of CADD Services ..... Jayde A. Phaneuf  
Controller ..... Dana M. Bremer

Based on NCARB status with several of our Architects, Architectural Design Consultants, Inc. has the ability to obtain registration in most states within the United States.



30 Wisconsin Dells  
Parkway  
P.O. Box 580  
Lake Delton, WI 53940  
608.254.6181

www.adcidesign.com

## Our Clients

A key indication of our ability to perform consistently for our clients is evident in the number of times we have been selected on a repeat basis. The following are listings of such clients and the number of projects performed.



"My experience with other architects, designers, and design-builders has ranged from adequate to disappointing. However, your consistent delivery of highly creative projects, on-time, with-in budget, and with minimal change orders are the reasons that we turned to ADCI and the reason that we'll continue to use ADCI." - Todd Nelson, Owner Kalahari Resorts

Client	No. of Projects	Client	No. of Projects
Wilderness Resorts	36	The Renschler Company	9
Great Wolf Resorts, Inc.	27	Bluegreen Corporation	8
Chula Vista Resort	25	Wave Development Group	8
Diversified Real Estate Concepts, Inc.	14	A & J Ventures	8
Kalahari Resorts	13	S & L Hospitality	7
Tommy Bartlett, Inc.	13	River View Boat Lines	7
		Horizon Development Group	6

## References



"We here at Chula Vista Resort are extremely happy with the designs that come from talented ADCI designers and professionals. More importantly, the engineering which supports these designs make our budgets go farther. We have work with other firms in both of these areas, but your blend of design and engineering work very well together financially." - Mike Kaminski, Owner Chula Vista Resort

Todd Nelson - Kalahari Resorts  
P. 608.254.3750  
[www.kalahariresorts.com](http://www.kalahariresorts.com)

Mike Kaminski - Chula Vista Resort  
P. 608.254.8366  
[www.chulavistaresort.com](http://www.chulavistaresort.com)

Rodney Jones - Great Wolf Resorts, Inc.  
P. 608.251.6400  
[www.greatwolfresorts.com](http://www.greatwolfresorts.com)

Mick Hintz - Wilderness Resorts  
P. 608.254.8503  
[www.wildernessresort.com](http://www.wildernessresort.com)

Ed Carow - Wave Development, LLC  
P. 414.226.1950  
[www.wavedevelopment.net](http://www.wavedevelopment.net)

Tom Diehl - Tommy Bartlett, Inc.  
P. (608.254.2525  
[www.tommybartlett.com](http://www.tommybartlett.com)

Al Zehnder - Zehnder's of Frankenmuth  
P. 989.652.0425  
[www.zehnders.com](http://www.zehnders.com)

Tom Kraemer - Kraemer Brothers LLC  
P. 608.546.2411  
[www.kraemerbrothers.com](http://www.kraemerbrothers.com)

Bud Gussel - Holiday Wholesale  
P. 608.254.8321  
[www.holidaywholesale.com](http://www.holidaywholesale.com)

Andrew Stephenson - S&L Hospitality  
P. 608.273.4677  
[www.slhosp.com](http://www.slhosp.com)



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## Market Segments

### Leisure and Entertainment

- Hospitality
- Restaurants
- Family Entertainment Centers
- Waterparks

### Educational & Municipal

- Schools
- Libraries
- Community Centers
- Police and Fire Stations

### Housing

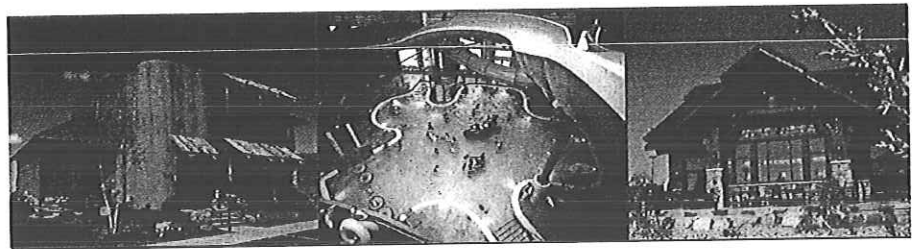
- Condominiums
- Timeshare
- Senior Living Facilities
- Apartments

### Commercial & Office

- Retail
- Office Buildings
- Financial Institutions
- Mixed Use Development

### Light Industrial

- Pre-Engineered Buildings
- Warehouses
- Manufacturing Facilities



## Professional Services

- Site Planning
- Space Programming
- LEED Building Certification
- Sustainable Design
- Cost Estimating and Budget Analysis
- Code Compliance Studies
- Architectural Design
- Interior Design
- Furniture, Fixtures & Equipment Selection & Specification
- Structural Engineering
- Computer Aided Drafting and Design (CADD)
- Construction Observation and Reporting
- Project Contract Administration
- Facilities Management and Planning



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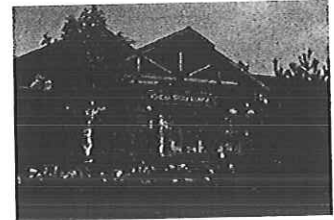
# Knowledge & Expertise

Unparalleled • Balanced • Inspired

Established in 1987, Architectural Design Consultants Inc. began providing architectural services to a small list of clients, primarily local business owners and developers. ADCI approached each project as a unique endeavor providing full architectural, interior design, and engineering services tempered with a deep understanding of construction economics and constructability. Since that time, ADCI has grown significantly, working throughout the country with many of the same clients that we started with in those early days.

Our staff includes Registered Architects, LEED AP Professionals, Professional Engineers, Interior Designers and Construction Professionals each bringing their experience and perspective to your project. This balance of expertise is critical to achieving your goals; elegant architecture and innovative design, under your budget and within your schedule.

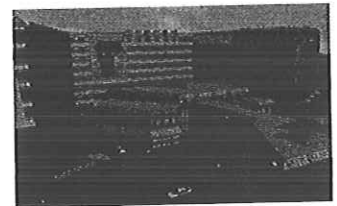
ADCI's list of past and present clients include Chula Vista Resort, Coco Key Franchise, Great Wolf Resorts, Kalahari Resorts whose properties represent more than 70% of the top rated Waterpark Resorts in North America as rated by Waterparks Today (Aquatics International). Though ADCI is recognized as the Architect that has designed more waterparks than any other in the World, we are also keenly invested in our local community and region designing a wide variety of other commercial, industrial, and housing projects.



Great Wolf Resorts  
Nationwide



CoCoKey Resorts  
Nationwide



Kalahari Resorts  
Nationwide



Chula Vista Resort  
Wisconsin Dells, WI



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[www.adcidesign.com](http://www.adcidesign.com)

# Building Design Approach

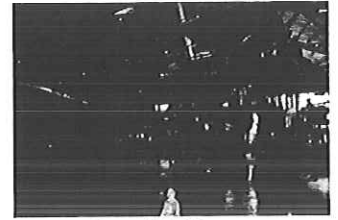
Efficient • Creative • Value Based

ADCI's project deliveries are as unique as the clients we work for and they are fine tuned to meet the specific needs of each and every client. The delivery method will be discussed at the beginning of your project to ensure that we meet or exceed your project needs.

The one element that stays consistent with every project is the high level of care that ADCI's design teams put into ensuring that their plans are as complete and fully coordinated to the greatest extent possible. This level of client care has allowed ADCI to consistently average less than a quarter of one percent in designer initiated change orders. This means that not only are construction change order costs greatly reduced, but so are the sometimes costly and annoying construction schedule delays.

We will begin by assisting you with site selection and master planning and will follow your project through construction and commissioning. We have delivered projects via the traditional design/bid/build method, and we have prepared and issued construction and bid packages to meet aggressive fast track project schedules.

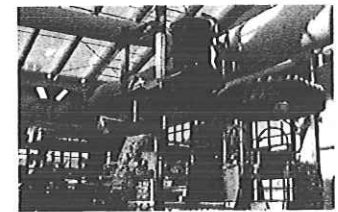
We make it our mission to ensure that your vision becomes the reality that you have dreamed it could be and we will do it on time and on budget.



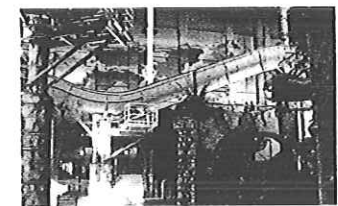
Great Wolf Resorts  
Nationwide



CoCoKey Resorts  
Nationwide



Wilderness Territories  
Nationwide



Chula Vista Resort  
Wisconsin Dells, WI



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Parkway  
P.O. Box 580  
Lake Delton, WI 53940  
608.254.6181

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# Project Management

Proactive • Efficient • Cooperative

Detailed project management is essential to achieving project success; project success is defined as achieving your vision. The process begins by listening to your thoughts, ideas, and concerns, asking a lot of questions, and identifying and understanding your goals. Of course, your goals and desires will likely evolve throughout the life of your project, which is why communication is paramount.

ADCI's project managers are holistic thinkers that adopt and champion your vision from concept design until you turn the key. Great project management involves keeping project details in order, the design team on task, project budgets on track, and project schedules on target. Exceptional project management goes beyond organizational skills and includes the ability to anticipate project difficulties and respond pro-actively to avoid them.

## Phases of Development

### *Phase I: Big-Picture Consultation and Project Analysis*

- Understand client needs and dreams
- Consider long-range planning
- Create master site/use plan

### *Phase II: Project Planning*

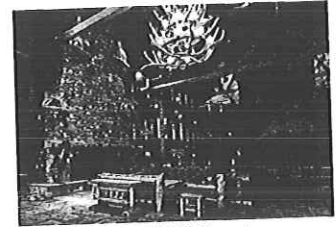
- Develop program requirements
- Plan space use and circulation
- Develop concept design and budget
- Prepare milestone schedule

### *Phase III: Project Design*

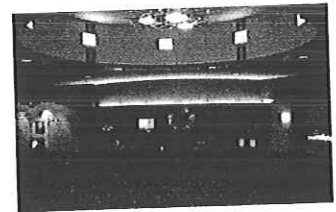
- Construction documents
- Integrate interior design
- Collaboration quality control assurance, design & budget

### *Phase IV: Project Construction Phase*

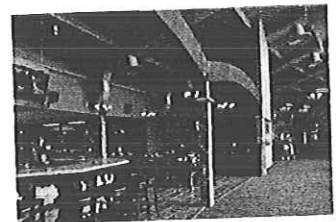
- Bidding supervision/coordination
- Owner's representation through construction
- Quality assurance and reporting



Great Wolf Resorts  
Nationwide



CoCoKey Resorts  
Nationwide



Wilderness Territories  
Nationwide



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Wisconsin Dells, WI



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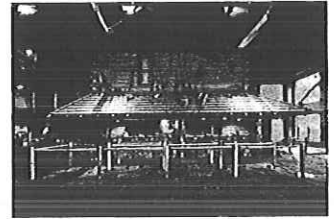
# Sustainable Design

Adaptive • Collaborative • Innovative

Sustainability may be today's buzzword; however at ADCI it has been a standard practice that we have been implementing for the past 20+ years. Sustainable design doesn't just happen, it is a conscious decision that is made at project conception and carries through the lifecycle of the building.

ADCI's LEED Accredited Professionals are uniquely qualified to lead the process, whether it be incorporating a few sustainable elements into a project or obtaining certification through one of the many certifications systems available, including - LEED, Green Globes, Green Seal, Ecotel and Energy Star.

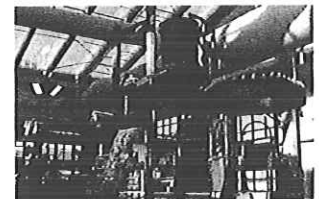
Sustainability at ADCI includes existing buildings as well. ADCI believes there is great opportunity to reduce the negative global impact buildings have on the environment. Through sustainability assessments performed on existing buildings, ADCI is able to discover opportunities for buildings to reduce their energy consumption. These may include increasing the energy efficiency of the building envelope, improving indoor air quality, reducing the amount of water used, and many other exciting possibilities.



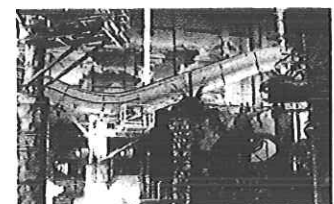
Great Wolf Resorts  
Nationwide



House on the Rock Welcome Center  
Spring Green, WI



Wilderness Territories  
Nationwide



Chula Vista Resort  
Wisconsin Dells, WI



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# ADCI Interior Design

Attentive • Resourceful • Innovative

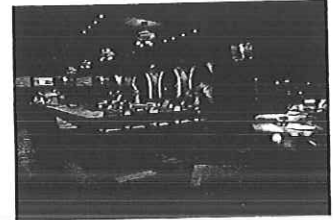
ADCI's Interior Design Division brings all the details together. As a collaborative architectural team, total project design is fully integrated providing clients with the most cost effective and coordinated project possible.

Working from schematic design along side the architect, our concept is applied in space planning, building orientation and exterior aesthetics as they relate to the interior environment resulting in a product that considers the total client experience, each building block supportive of the next.

Creativity is key for ADCI Interiors. Working hand in hand with clients marketing and branding divisions, or assisting directly in marketing and brand discussions early in the design process integrates all considerations into every decision, lending creative opportunity to selections throughout the interior environment from color scheme to theme.

As the stewards of interior product specifications, we apply sustainable best practices to everything we do. From day-lighting and air quality, considered by the entire project team, to sustainable interior finish material selection, our LEED certified designers review each project. As a member firm of the USGBC (United States Green Building Council), ADCI applies this knowledge in guiding the client towards material selections that are not only durable and beautiful, but have responsibly considered the impact to future generations.

Interior Design carries with it the responsibility of the first impression of the interior quality of every project designed at ADCI. This is a responsibility and privilege that is never taken lightly. ADCI promises an integrated interior environment that delivers the on time and on budget statement of quality your project deserves.



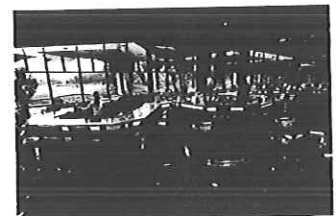
Chula Vista Resort  
Wisconsin Dells, WI



Kalahari Ny-Um-Ba Condos  
Wisconsin Dells, WI



Trapper's Turn Clubhouse  
Wisconsin Dells, WI



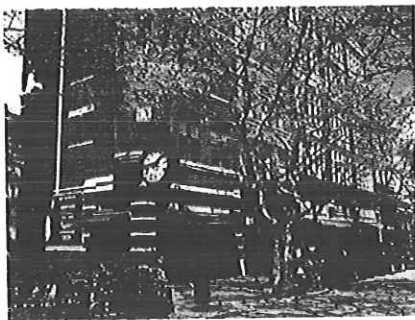
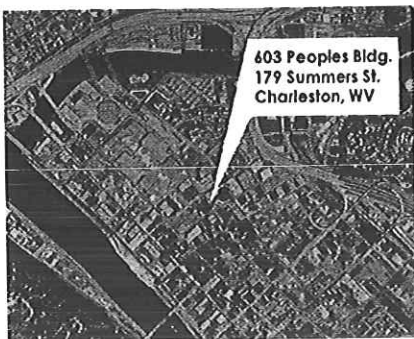
Trapper's Turn Clubhouse  
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# Background



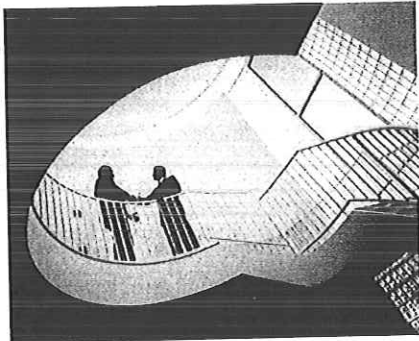
Moment Engineers, Inc. is a professional consulting firm specializing in structural engineering. We serve the architectural and building construction communities throughout West Virginia. Based in Charleston, West Virginia at 179 Summers Street, Moment Engineers was founded by Douglas Richardson in early 2005.

During his more than 20 years of experience, Mr. Richardson has had sole responsibility for the structural engineering design of more than 5 million square feet of built space. The construction costs of these projects exceeded a half billion dollars. His experience, which ranges from small to very large multi-phase projects, is invaluable in providing the technical expertise and creative flexibility to deliver results in a prompt and reliable manner.

Our staff's experience encompasses a wide variety of building types and sectors, and our expertise includes design analysis for steel, concrete, masonry, and wooden structures.



## Approach



At Moment Engineers, we recognize that the architect is the primary contact for the building owner. Our role is to strengthen that relationship by producing high quality designs in a prompt and cost effective manner. To that end, we emphasize incorporating traditional and technical means of communication and data transfer to ensure a seamless integration of structural integrity and architectural creativity.

We believe that the practice of engineering is the point at which science and society meet. We also believe that the architects and builders we serve are essential in the development of the fundamental dignity of the community. Moment Engineers is strongly committed to developing structural solutions which bring permanence and strength to the expression of architectural thought.



## Stafford Consultants, Inc. Profile

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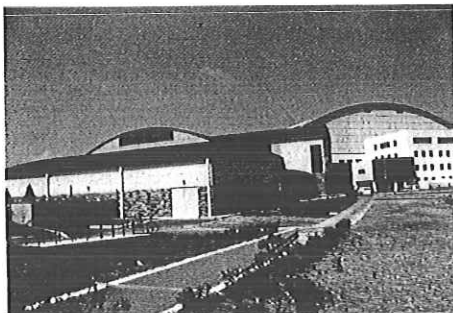
Stafford Consultants Inc. was formed in 1985 from a core group of employees of Gates Engineering Company. After many successful years of operation, Gates Engineering Company was bought by a large design / build firm that later decided to divest the consulting engineering firm. Two original partners and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

Currently, Stafford Consultants employs a total staff of twenty-five, including six registered professional engineers. Our high ratio of professional to total employees is indicative of the importance we place on providing professional service to our clients. Mr. C. Dean Upton, P.E. now serves as president of the firm. Mr. Upton is a past president of the West Virginia Society of Professional Engineers, having served in 1998-99.

Our firm is a full service Engineering firm that provides services in Civil, Structural, Highway, Bridge, Airport, Environmental, and Sanitary Engineering. We have been providing engineering services for water, sewer and general civil projects for more than twenty five years. Although our main emphasis is toward the municipal utility market, our firm is highly qualified and capable of completing varied civil and structural projects. The football stadiums at West Virginia and Marshall University, buildings at Virginia Tech, sidewalks for the City of Princeton, artificial turf for the Princeton Senior High School football field, and master planning of athletic facilities at Virginia Tech and Marshall are prime examples.

Stafford has provided site civil and structural engineering design services in association with architectural firms since the firm was founded. Representative projects include Chapmanville High School, Parkersburg High School, Parkersburg South High School, Williamstown High School, Hilltop Elementary School, Wheeling Park High School, Cameron High School, the Chuck Mathena Center for Performing Arts in Princeton, and the Merriman Athletic Facilities Building at Virginia Tech.

All structural projects and site civil projects at Stafford are managed by Kenneth R. Crowe, P.E. Kenneth has over thirty years of structural, transportation and site civil engineering experience. He is assisted in this work by Kevin Smith, engineering technician, and Don Parsons, CADD technician. Kevin is experienced and particularly adept at site grading, pavement, drainage, and water and sewer layout. Don has worked closely with Kenneth for more than fifteen years on drafting of structural projects.



The Merriman Athletic Facilities Building at Virginia Tech and the tennis court at Williamstown High School are representative of Stafford's structural and site development capabilities.

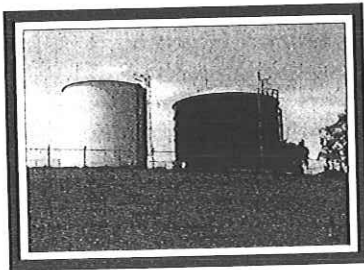


## Water

### Summersville Water Plant



- ▶ Over 30 storage tanks ranging from 30,000 to 750,000 gallons
- ▶ Surface water treatment plants from 50 to 2,000 gallons per minute
- ▶ Transmission and distribution systems ranging in costs from \$100,000 to over \$30,000,000
- ▶ Pumping stations designed with the needs and desires of the client in mind



Alderson Water Storage Tanks

## Site Development



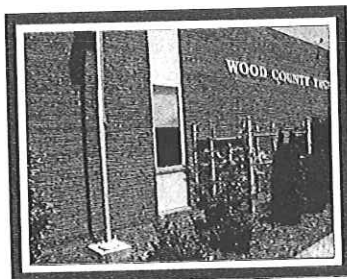
Glade Springs Village

Stafford Consultants provides engineering services to public and private clients such as:

- ▶ grading
- ▶ site utilities
- ▶ stormwater permitting
- ▶ structural analysis
- ▶ construction monitoring
- ▶ expert witness

Typical projects like Chapmanville, Williams-town, Parkersburg and Parkersburg South High Schools included:

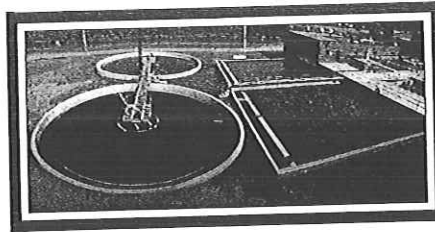
- ▶ site grading
- ▶ utilities
- ▶ stormwater



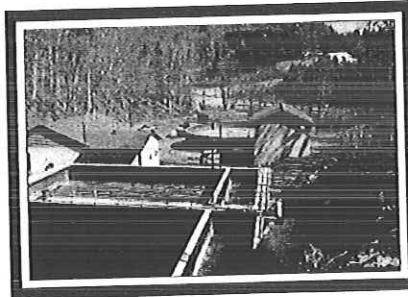
Parkersburg South High School

## Wastewater

### Princeton Wastewater Treatment Plant



### Athens Wastewater Treatment Plant



Stafford projects include:

- ▶ treatment systems from 10,000 gallons per day to 5 million gallons per day
- ▶ conventional activated sludge, extended aeration, "orbal" oxidation ditch and sequencing batch reactor treatment systems
- ▶ conventional sewer systems and innovative systems such as pressure systems, vacuum systems, septic tank effluent systems and constructed wetlands

## Some of Stafford's Satisfied Clients

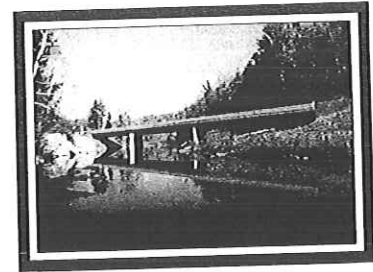
Town of Alderson, West Virginia  
 Alleghany County, Virginia  
 Town of Ansted, West Virginia  
 Town of Athens, West Virginia  
 Big Bend P.S.D., Talcott, West Virginia  
 Town of Blacksburg, Virginia  
 City of Bluefield, West Virginia  
 Bluefield Sanitary Board, Bluefield, Virginia  
 Town of Bramwell, West Virginia  
 Bramwell P.S.D., Bramwell, West Virginia  
 Cooper Land Development, Inc., Beaver, WV  
 City of Gary, West Virginia  
 Greenbrier Valley Airport, Lewisburg, WV  
 City of Hinton, West Virginia  
 City of Lewisburg, West Virginia  
 Logan County PSD, Logan, West Virginia  
 Marshall University, Huntington, West Virginia  
 McDowell County PSD, Coalwood, West Virginia  
 Mercer County Commission, Princeton, WV  
 New Haven PSD, Fayetteville, WV  
 Nicholas County Commission, Summersville, WV  
 Oakvale Road PSD, Princeton, West Virginia  
 City of Princeton, West Virginia  
 Princeton Sanitary Board, Princeton, West Virginia  
 City of Welch, West Virginia  
 WV Division of Highways, Charleston, WV  
 WV Department of Environmental Protection, WV  
 White Oak PSD, Scarbro, West Virginia  
 Wilderness PSD, Mt. Nebo, West Virginia

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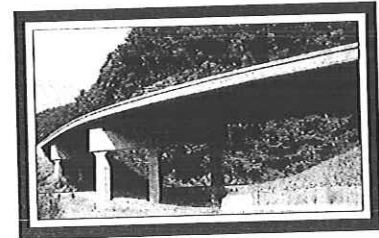
Lyle Huntington, Manager of Oakvale Road PSD says: "Oakvale Road has done service with Stafford Consultants since 1989. They have handled over \$50,000,000 worth of water and sewer projects. Stafford Consultants does exceptional work. You will not be disappointed if you should choose Stafford Consultants. I will continue to use them for future projects."

## Transportation

### Devil's Backbone Bridge



- ▶ 19 bridge design projects for WV Division of Highways
- ▶ 5 roadway design projects for WV Division of Highways
- ▶ 3 Engineering Achievement Awards for Bridge and Roadway Designs



Mullens Bridge

## A Client-Caring and Serving Company

# STAFFORD CONSULTANTS INCORPORATED



Whether your needs are for utilities, transportation, athletic facilities, structures or site development, you can trust the **EXPERIENCED** Engineers at **STAFFORD CONSULTANTS**.

## Engineering, Design and Consulting

C. Dean Upton, P.E., President  
 1105 Mercer Street  
 Post Office Box 5849  
 Princeton, West Virginia 24740  
 Phone: (304) 425-9555  
 Fax: (304) 425-9557  
 E-Mail: [staffordconsultants@frontiernet.net](mailto:staffordconsultants@frontiernet.net)

Each successful project is achieved through *communication, commitment, and creativity* ADCl's 3-Cs of Service.

## CoCo Key Franchise

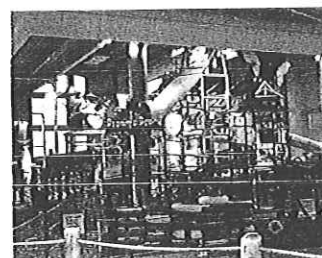
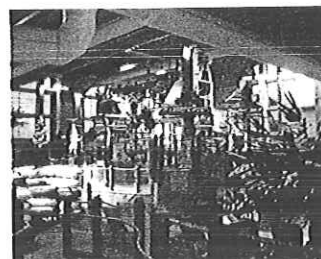
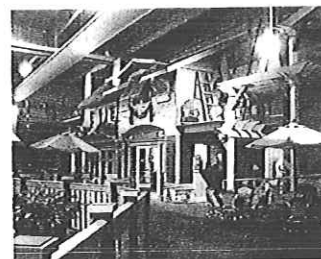
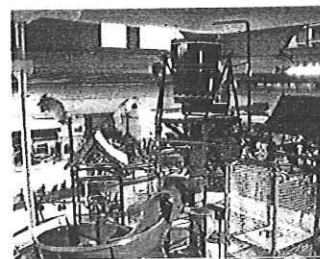
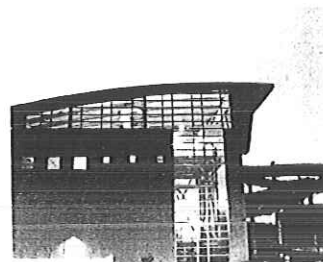
Nationwide

Mixing business with pleasure is not always easy, but it can be rewarding. This was the mission charged to ADCl with our client's plan was to expand five existing business class hotels in major metropolitan markets across the United States with waterpark amenities. The total effort completed in 3 years (design through construction) results in approximately 300,000 sf. of aquatics areas and over 100,000 million dollars in construction.

The team developed a design that created a brand identity, CoCo Key, which had to be flexible enough to be added to multiple hotel brands on unique sites and disparate markets yet still reap some of the economies of proto-typical building design. The result is an expanded business model that increases facility usage and marries the standard business/convention hospitality business with the cool trade winds of the Florida Keys. The proto-type approach to the buildings allowed the creation of a destination resort, while maintaining very tight budgets and space allocation.

This country-wide expansion program, has 6 sites completed and opened with their locations and sizes as follows:

Vicinity	Waterprk Area
Chicago IL	64,000
Boston, MA	52,000
Omaha, NE	54,000
Kansas City, MS	48,000
Waterbury, CT	43,000
Fitchburg, MA	35,000



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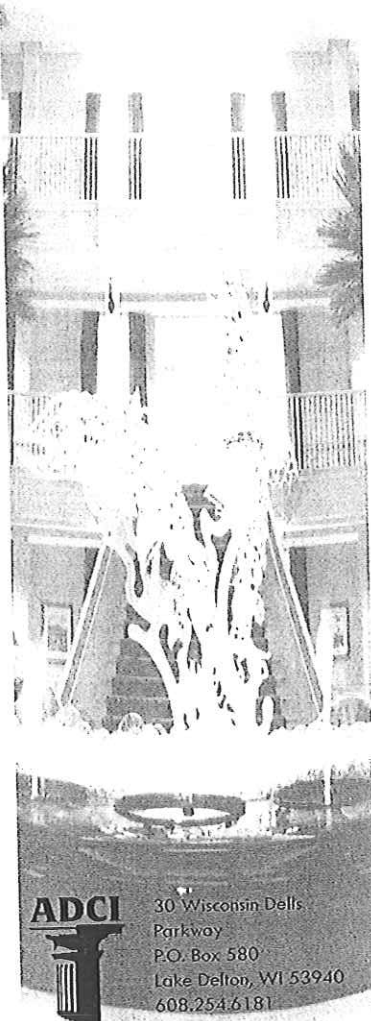
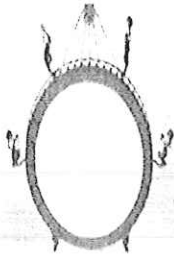
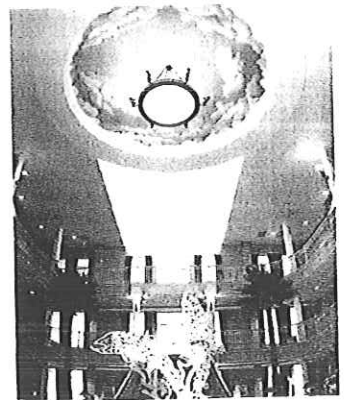
## Blue Harbor Resort Center

Sheboygan, Wisconsin

Great Wolf Resorts in cooperation with the City of Sheboygan, Wisconsin commissioned Architectural Design Consultants, Inc. to create a new "turn of the century", Victorian, lake side resort. Great Wolf Resorts challenged ADCl to:

Develop a destination resort brand that would be fresh and interesting. Revitalize an unused land resource along Lake Michigan. Design a structure that could be supported by poor soils while remaining within budgetary requirements. Finally, facilitate a project schedule that allowed the total project to be completed within 314 days.

The result is the Blue Harbor Resort; 260,000 square feet of Victorian elegance with stunning lake view condominiums and hotel units, a 40,000 sf. Indoor Waterpark, a signature restaurant, two themed restaurants, gift shops, grand lobby, Elements Spa, Scoops Kids Spa, and conference center. Patrons experience the nostalgia of a grand Victorian lakeside resort combined with the excitement and fun of a state of the art waterpark. This award winning resort was completed within budget and on time for the 2004 PGA Championship Tournament.



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achieved through *communication,*  
*commitment, and creativity*  
ADCI's 3-Cs of Service.

## Great Wolf Resorts

Nationwide

As the original design architect for the Great Wolf Lodge concept, ADCI created this nationally recognized "north woods lodge" themed destination brand.

Creating the first nationally recognized brand of Hotel Waterpark Resorts has posed some singular challenges. The design team created a consistent brand while tailoring facilities to site and market specific requirements. This process of continuous improvement and enhancements in design has allowed the incorporation of new and exciting waterpark attractions and has provided Great Wolf Resorts the base from which they have maintained their leadership within this increasingly competitive industry.

Great Wolf Resorts boast highly themed lobbies, restaurants, full service spa amenities, conference and meeting space, and other support facilities that enhance the "lodge" experience.

Properties range from 250 to over 600 rooms and 40,000 to 110,000 square feet of cutting edge water attractions at the following locations:

Great Wolf Lodge • Wisconsin Dells, WI

Great Wolf Lodge • Sandusky, OH

Great Wolf Lodge • Traverse City, MI

Great Wolf Lodge • Kansas City, KS

Great Wolf Lodge • Tannersville, PA

Great Wolf Lodge • Williamsburg, VA

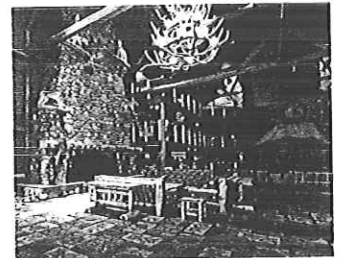
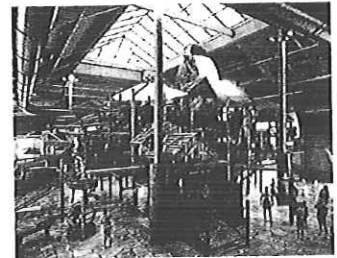
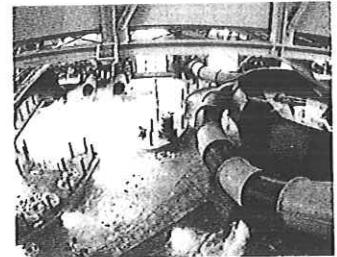
Great Wolf Lodge • Mason, Oh

Great Wolf Lodge • Concord, NC

Coming Soon:

Great Wolf Lodge • Garden Grove, CA

Great Wolf Lodge • Pittsburgh, PA



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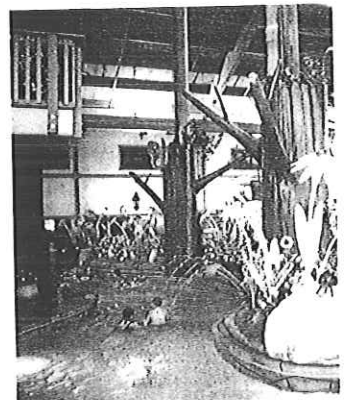
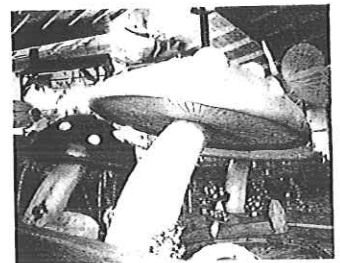
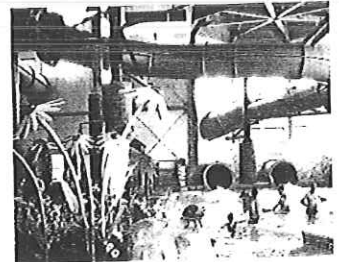
## Zehnder's Splash Village

Frankenmuth, Michigan

Beginning with the owner's vision of a themed hotel waterpark resort, ADCI began the transformation of the existing limited service hotel into a regional destination resort. The design focused on our client's primary objectives:

Create a family destination which would increase hotel occupancy and room rates. Design a new family waterpark that complements and extends the theming of the existing hotel. Design larger hotel rooms that accommodate families of six or more. Redesign the façade of the existing building to integrate seamlessly with the new facilities. Maintain existing hotel operations during construction.

The design began with careful master planning of the facility and the site that allowed for the continued hotel operations and that also accommodated future growth. The identity and brand were then developed playing upon the existing Bavarian theming by creating a fairy tale adventure that centers on the mythical elves and fairies that are the cornerstone of the classic children's stories. Weaving this theme throughout the 30,000 square foot waterpark and 20,000 sf. arcade creates a unique experience and level of excitement that has provided a competitive advantage for Zehnder's Splash Village.



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## Wilderness Frontier

Lake Delton, Wisconsin & Sevierville, Tennessee

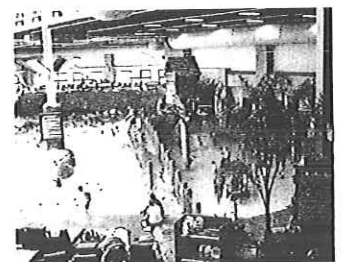
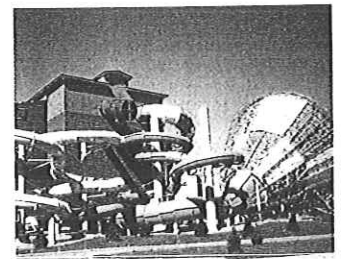
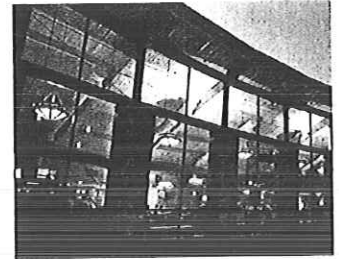
Wilderness Territory is billed as America's Largest Waterpark Resort. Its locations include Wilderness on the Lake, Glacier Canyon, as well as Wilderness Resort all located in Lake Delton, Wisconsin.

Attractions for guests include the areas only Texlon covered waterpark, plus three other indoor waterparks, three outdoor waterparks surrounded by luxurious villas, condos and cabanas along with the northwoods style hotel accommodations.

Providing something for everyone, the complex has a 60,000 square foot conference facility, championship golf course, Canyon Zip line and many other attractions to keep customers coming back.

Wilderness at the Smokies is their latest resort venture including a resort connected to the existing Sevierville Event Center, Condo Hotel and Waterpark located in the Smoky Mountains of Sevierville, Tennessee. Utilizing their signature rustic mountain-modern charm with world class amenities, the resort features a three acre outdoor waterpark and a 60,000 square foot indoor waterpark space complete with racing slides, water play features, a surfing machine and wave pools.

Plans are already in process for the expansion of the waterpark space to include additional waterpark space, mini-golf, arcade, laser tag, and entertainment space on the upper level. Multi-room suites boost capacity and provide a variety of accommodations families.



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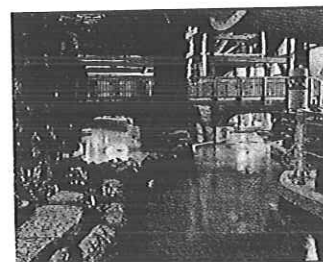
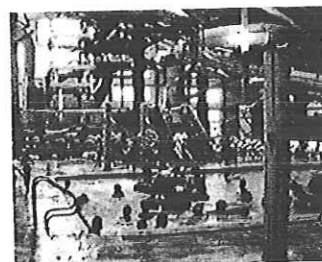
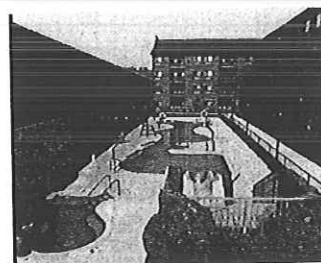
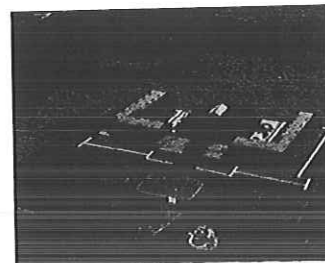
Each successful project is  
achieved through *communication*,  
*commitment*, and *creativity*  
ADCI's 3-Cs of Service.

## Timber Ridge Lodge

Lake Geneva, Wisconsin

Timber Ridge Lodge is located in Lake Geneva, Wisconsin, a popular family drive-to vacation destination. The Lodge provides 225 spacious all-suite rooms, complete with personal balconies. Moose Mountain Falls is a 50,000 sf. indoor waterpark that provides a delightful mix of attractions such as two 35-foot heated waterslides, a lazy river, indoor and outdoor activity pools, three whirlpools and two splash pools.

Other amenities include Crazy Coyotes Arcade, providing over 60 games, Smokey's Bar-B-Que family dining, Hungry Moose Snack Bar and a 3,500 sf. meeting facility that can accommodate parties of 200 comfortably.



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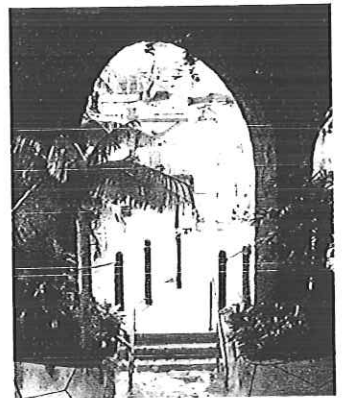
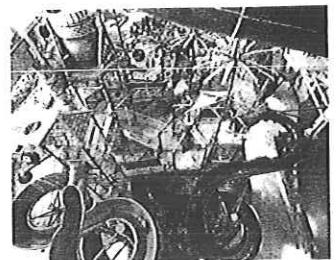
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## Chula Vista Resort & Conference Center

Wisconsin Dells, Wisconsin

Chula Vista Resort has been a family owned enterprise since the 1930's with a long history as a vacation destination in the Wisconsin Dells area. In 2002, the most recent generation of owners decided to propel the resort to the next level and beyond with the addition of hundreds of luxury condominium/hotel units tucked along the beautiful Wisconsin River and meandering through the Cold Water Canyon Golf Course. Of course, several new amenities were required to attract the new condominium buyers. These include brand new conference facilities, casual and signature fine dining restaurants, a spectacular indoor waterpark, new outdoor waterparks, one of which offers stunning river views, and a state of the art sports facility capable of hosting major sporting events.



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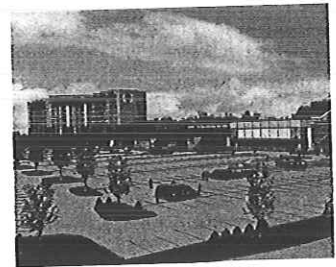
## Kalahari Resort

Fredericksburg, Virginia

The new Kalahari Resort, planned for Fredericksburg, Virginia promises to be a model for the next generation of indoor water park resort design. Kalahari Resorts selected ADCI to lead their project team in the design of this dream concept, the culmination of all the best of Kalahari as well as a host of new and improved plans possible only with the experiences gleaned from their years as an industry leader within this market.

ADCI designed the Kalahari, Fredericksburg Resort to conform to and capitalize on the rolling hills adjacent to the Rappahannock River. Soaring to eleven stories, this first high rise version of Kalahari will be both recognizable in theme and evolutionary in design from the moment guests enter the drive until they return home. The building levels layer to form an efficient and appealing experience-driven environment for visitors. From innovations in operational efficiencies, employment of environmentally astute systems, design of upscale interior selections, and incorporation of amenities at an unheard of scale, ADCI has journeyed with Kalahari Resorts as a team to create a one-of-a-kind project that sets the bar far higher than any other waterpark resort.

With the largest indoor water park in the United States, five restaurants, nightclub, state-of-the-art convention center which attaches to an existing expo center, enormous 15,000 sf luxury spa, indoor theme park and extensive retail shopping area, ADCI has been tasked to merge what is truly many projects into one grand design.



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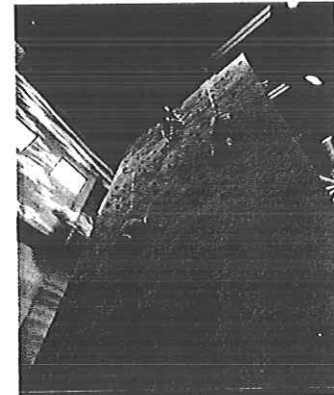
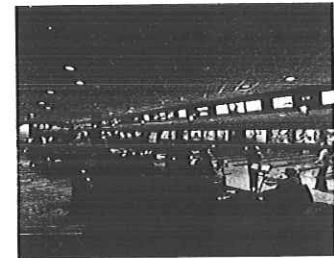
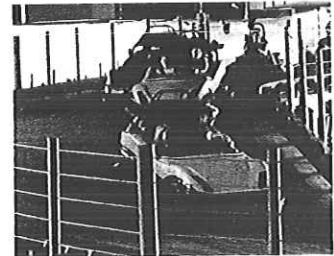
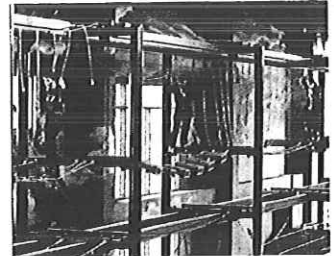
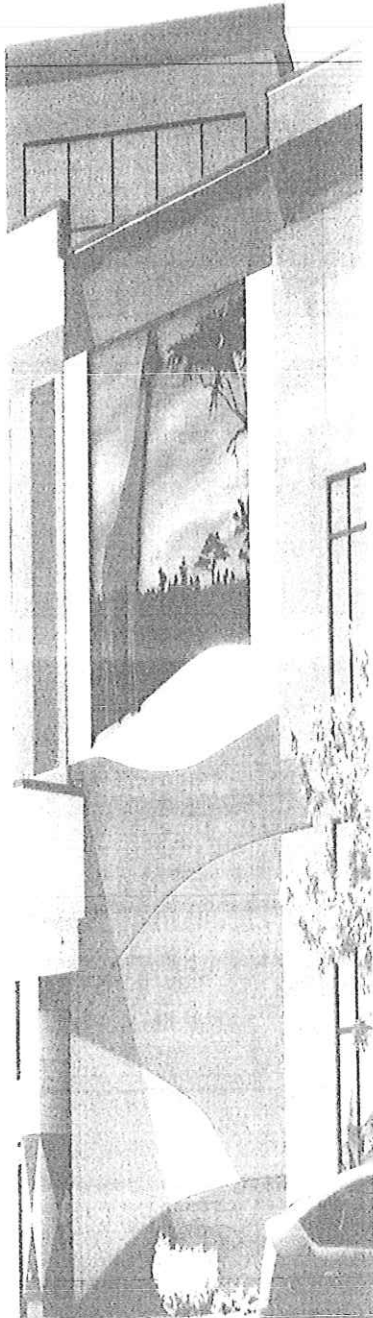
Each successful project is achieved through *communication, commitment, and creativity* ADCI's 3-Cs of Service.

## Kalahari Indoor Theme Park

Lake Delton, Wisconsin

Kalahari Owners approached ADCI to create a dream design for a new family entertainment center. Totalling 110,000 sq. ft. on three levels, this entertainment hub includes a 6-story Ferris wheel, 3-story Ropes Course, Elevated Go-Kart Track, Carousel, Laser Tag, Kiddie Play structure, 24 Bowling lanes, and Golf simulators. Kalahari's Indoor Theme Park has the amenities to meet the recreational needs for kids and adults of all ages and athletic abilities. Since all of the amenities are indoors, they will be available for use 365 days of the year, rain or shine.

The Theme Park (ITP) continues the authentic African theme Kalahari is well known for in its Resorts, Water parks and Convention Centers. The journey from the Resort to the ITP is seamless via a new indoor walkway which connects the resort to the ITP, and also an existing Damon's Restaurant and Star Cinema.



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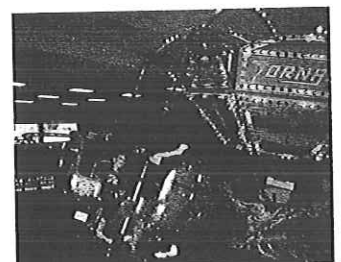
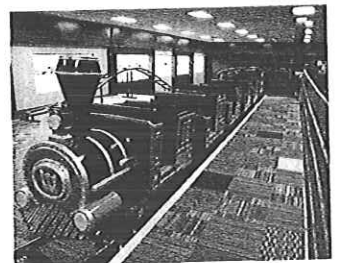
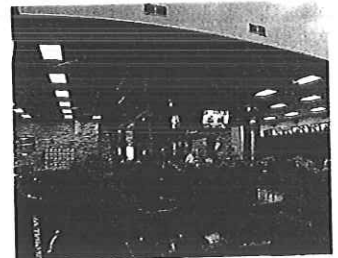
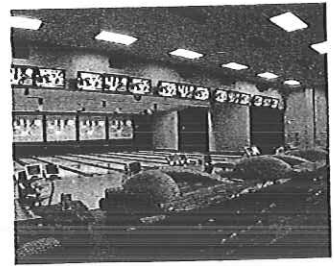
## Knucklehead's F.E.C.

Lake Delton, Wisconsin

Longtime ADCI clients Judy and Turk Waterman had a dream and a solid business concept: to create a dry indoor entertainment destination to enhance and complement the existing amenities of the Wisconsin Dells Area. Once the home of the Wisconsin Dells Greyhound Park, this thriving, revitalized property includes Knuckleheads Family Entertainment Center and Buffalo Phil's Bar and Grill. Totalling 79,900 sf this is no simple arcade. Attractions include a 4-D theater, go-karts, 24 lanes of bowling, dry play area, and many other rides and arcade games.

To conserve the client's budget as well as achieve some "green" goals, the existing facility was used to the maximum extent possible with approximately half of the entire square footage completed as a renovation to the existing structure and half as an addition. A combination of materials was used to produce a functional and fully themed environment including structural steel frame with long span joists to achieve wide open floor spaces and enormous full log trusses that provide an authentic western rustic feel.

The result is more than just beautiful, it's entertaining. It's crowd pleasing. And it's nearly 80,000 sf of revenue generation.



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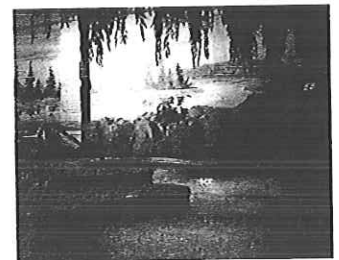
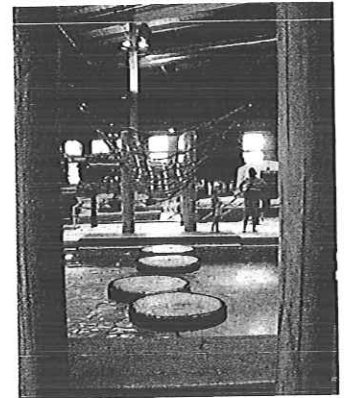
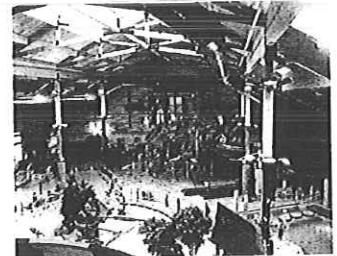
## Grand Lodge by Stoney Creek

Rothschild, Wisconsin

The Lodge at Cedar Creek was developed with a Northwoods logging theme in mind. Opening in 2004 in Wausau, Wisconsin, Lodge at Cedar Creek provides a large, 45,000 sq. ft. indoor waterpark complete with a tree house featuring an 800 gallon dumping bucket, lazy river, kiddie pool, twisting water slides, basketball, floating logs and a large water bowl ride.



The 140 suite hotel facility is a rustic Northwoods design complete with Sawmill Grill, a casual family restaurant, Buzz Saw Bar and Cookhouse Snack Bar located near the Indoor Waterpark.



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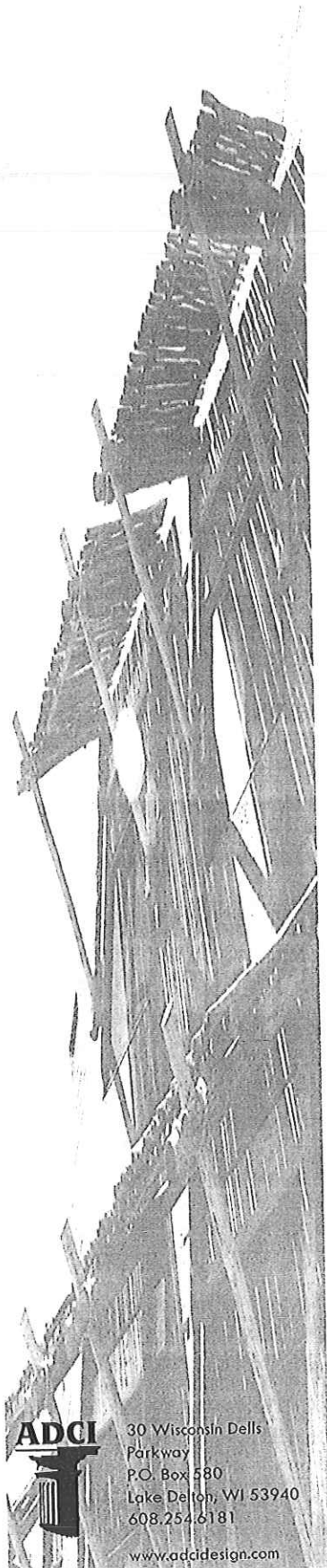
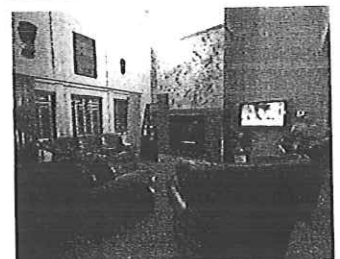
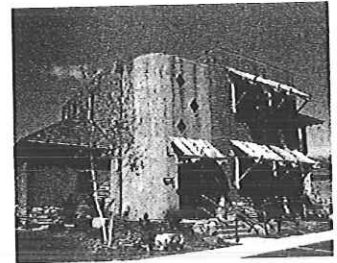
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## Ny-Um-Ba Condominiums

Lake Delton, Wisconsin

Kalahari Resorts Ny-um-ba Condominiums bring the feel and essence of an African Village to the Wisconsin Dells area. These luxury condominiums are replete with authentic African details including eucalyptus window awnings, break away brick and plaster, and hand peeled cedar posts. The striking exterior design gives way to the luxurious accommodations through the hand carved elephant motifs that adorn the vaulted front entry. Inside, your attention turns to the great room with its marble faced fireplace and inviting leather sectional. Designed to sleep up to twenty guests, the fully tiled contemporary kitchen is an ideal setting for the entire group to congregate, mingle, and break bread.

The lower level recreational space is an entertainment destination with a full bar, home theater with reclining leather theater seating, fireplace, pool table, poker table, dart board, and walk-out patio with an eight-person hot tub. Even though these "Kondos" are a vacation retreat unto themselves, the Ny-um-ba village is located just up the hill from the primary Kalahari Resort and all its amenities.



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# HOLIDAY INN EXPRESS & SUITES

## Triadelphia, West Virginia

**Owner**  
Wheeling Hospitality, LLC

**Size**  
54,636 SF

**Project Architects-Engineers**  
McKinley & Associates

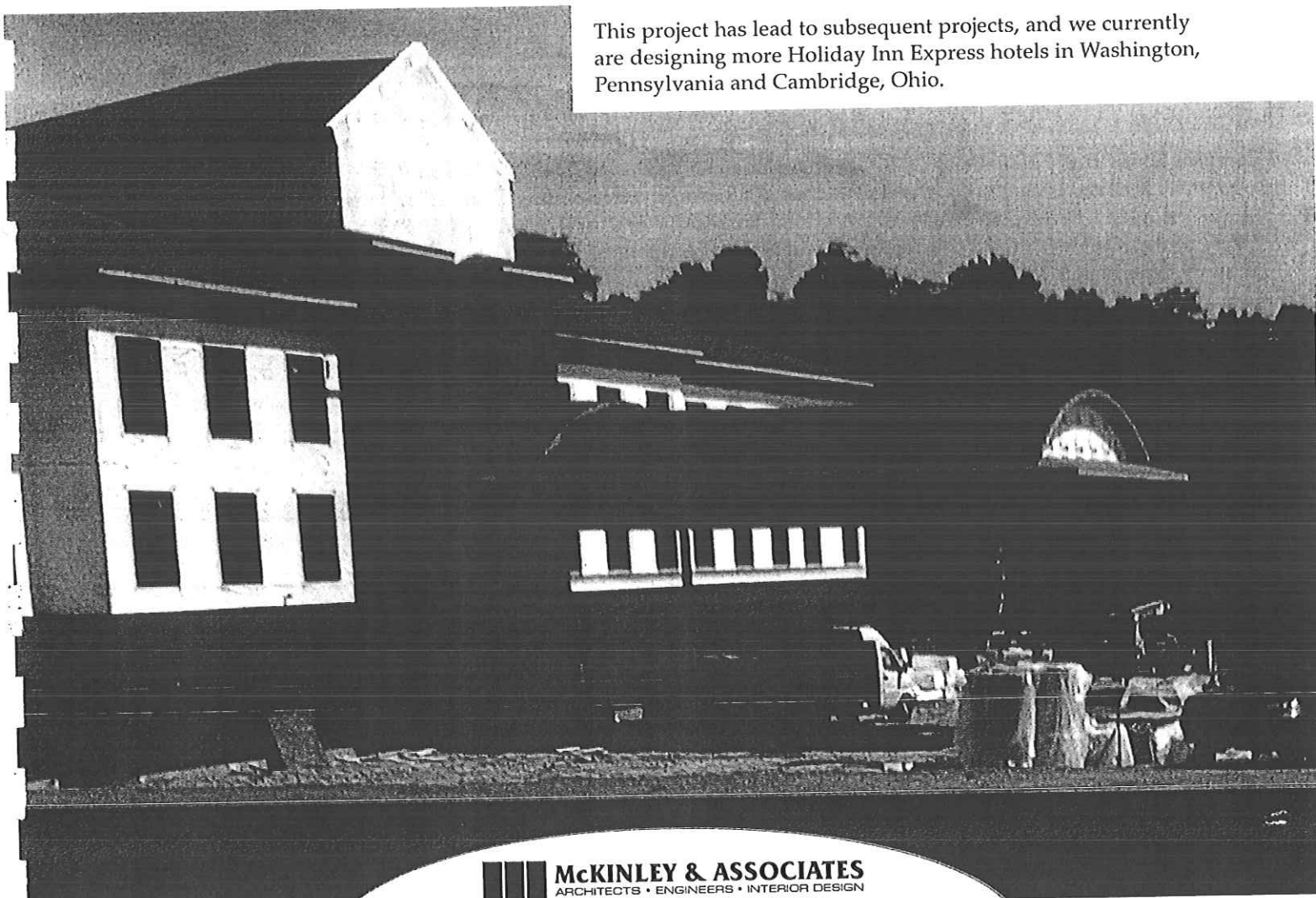
**Project Architect**  
Ray Winovich, RA

**Contractor**  
Double J (*the Owner's contractor*)

A Holiday Inn Express is currently under construction in The Highlands development in Triadelphia, West Virginia, located on the east-bound side of I-70 near the Robinson and Straub auto dealerships. This three-story hotel consists of 87 units with a lobby, pool building, and entrance canopy. There is a maximum occupancy of 684. The primary structure is wood framed except for several structural steel transfer beams. The porte-cochère is a decorative, drive-under design with a stamped concrete drive. The single-story, 3,000 SF pool building includes a pool, spa, exercise room, and equipment room. The 21,108 SF first floor, in addition to the pool building and 17 units, also consists of a 1,500 SF meeting room, 2,700 SF of office/laundry/pantry/misc, and a 2,800 SF great room/breakfast room/lobby. There is a vending area adjacent to the elevators on every floor. The second and third floors are both 16,764 SF, and both consist of 35 units.

The 87 rooms consists of 54 King units and 33 Queen units. There are 5 ADA rooms. The King rooms consist of 6 Single Business Suite A, 2 Single Business Suite B, 1 Single ADA Business Suite C, 16 Single Suite D, 19 Single C, 1 Single D, 2 Single D1, 1 Single ADA Roll-In, 4 Single Executive B, and 2 Single Executive B1 units. The Queen rooms consist of 1 Double ADA Business Suite, 2 Double Business Suite, 2 Double Executive B1, 2 Double Executive B2, 2 Double ADA, and 24 Double A.

This project has lead to subsequent projects, and we currently are designing more Holiday Inn Express hotels in Washington, Pennsylvania and Cambridge, Ohio.



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



# WHEELING ISLAND HOTEL • CASINO • RACETRACK

## Wheeling, West Virginia

### Owner

Delaware North Companies  
Gaming & Entertainment

### Construction Cost

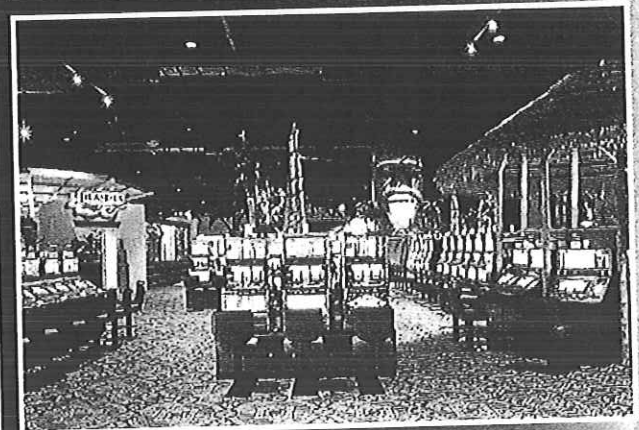
multiple projects

### Project Architects-Engineers

McKinley & Associates  
JCJ Architects

Wheeling Island Hotel • Casino • Racetrack is a prime example of exciting entertainment with class, various events including dog racing, live performances and excellent accommodations. McKinley & Associates is proud to have participated in creating this state of the art gaming facility and hotel by teaming up with JCJ Architects. Our involvement in this project included engineering and construction administration.

Our various projects have included Auger Piles, Boiler Relocation, Clubhouse Addition, Clubhouse Sprinkler Design, Electrical Power Upgrades, Entertainment Center, Exposition Hall Structural Analysis, Fairgrounds Remodeling and Renovations, Gaming And Entertainment Facility, Grandstand, HVAC, Island Kennel Site Study, Kennels, Kennels Site Studies, Kennels Sprint Track, Main Floor Table Gaming, Money Room Design, Money Room Renovations, New Paddock & Ginny Pit, Original Racetrack & Casino Expansion, Paddock - Entrance/Service Building, Phase II Site Presence, Riverboat Study, Serving Line Restoration, Showroom Structural Evaluation, Simulcast - Electrical Evaluation, Site Development & Lighting, Starbucks, State Lottery Gaming & Office Design, Structural Analysis for Boilers, Track Lighting Redesign, UPS Capacity Study, Video Lottery Expansion II, Various Structural Elements, and more.



# Convent Renovation Project SISTERS OF ST. JOSEPH

Wheeling, West Virginia

Owner  
Sisters of St. Joseph

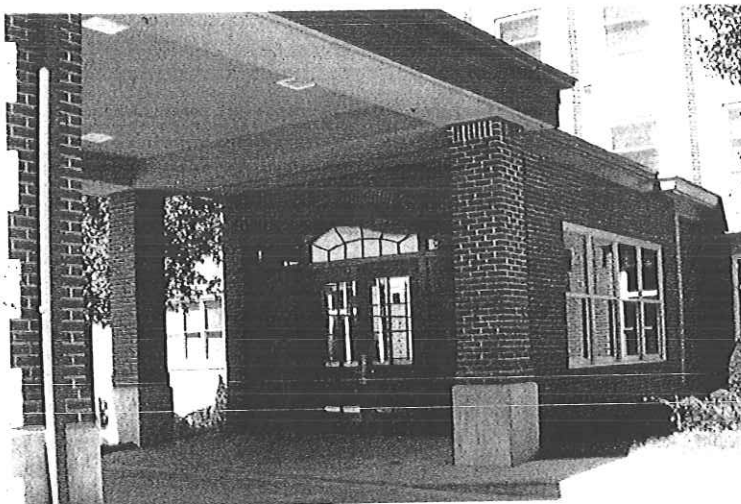
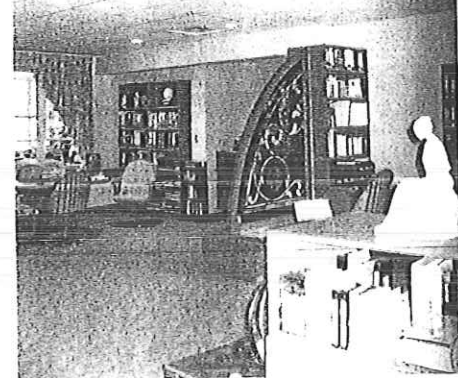
Size  
71,000 SF approx.

Project Architects-Engineers  
McKinley & Associates

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

Contractor  
Cattrell Construction

Listed on the National Register of Historic Places, the Mount St. Joseph Convent is a five story building that provides all living accommodations on site. In addition to upstairs individual apartments designed for independent living, the facility includes a floor dedicated to full nursing care and a floor especially for assisted (limited or select services) living accommodations. There is also a library, a hair salon, laundry services, social hall, formal dining room for 100, a complete commercial kitchen, a chapel and an exercise space. Meeting rooms and private apartments are also available for visiting lecturers and seminars. Modern infrastructure was installed to accommodate state of the art video conferencing equipment in the main conference room, dining room and social hall. Except for non-public service entrances and mechanical spaces, we upgraded the building to be fully ADA accessible. This project was completed in multiple phases.



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# Institute of Technology: Maclin Hall Dormitory WEST VIRGINIA UNIVERSITY

## Montgomery, West Virginia

### Owner

WV Institute of Technology  
West Virginia University

### Size

53,900 SF approx.

### Construction Cost

\$6 million

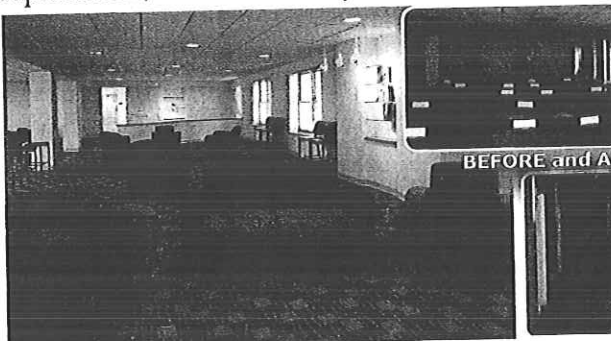
### Project Architects-Engineers

McKinley & Associates

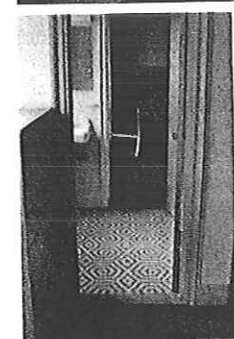
### Project Architect

Thomas Worlledge, AIA, LEED AP BD+C

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, new roof, and restoration of the exterior. 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 1 month, along with a construction time of only 5 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.



BEFORE and AFTER



**McKINLEY & ASSOCIATES**  
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# WVSP Academy WEST VIRGINIA STATE POLICE

## Dunbar, West Virginia

Owner  
West Virginia State Police

Size  
4 Buildings / 61,757 SF

Construction Cost  
\$2.9 million

Project Architects-Engineers  
McKinley & Associates

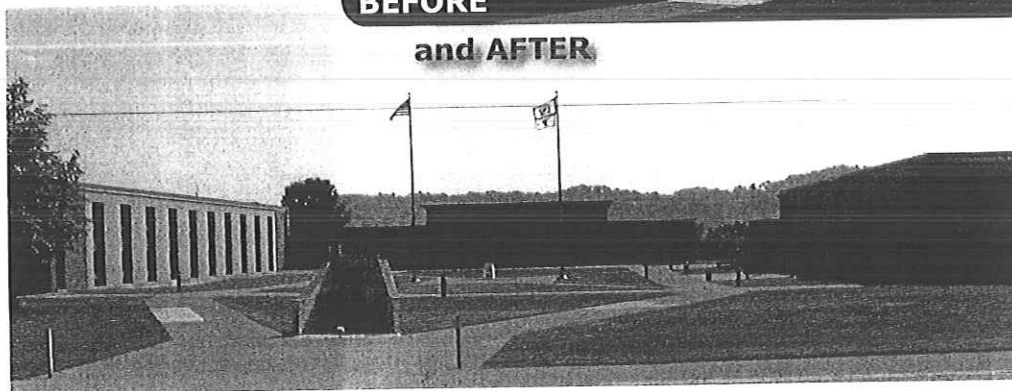
Project Architect  
Thomas R. Worledge, AIA

Contractor  
Multiplex, Inc.



**BEFORE**

**and AFTER**



Completed in June of 2010, the \$2.9 million West Virginia State Police Academy project included renovation of 3 existing buildings, as well as the demo of a shooting range and replacing that building with a brand new upgraded shooting range control center. This project was completed in phases, on a building-by-building basis.

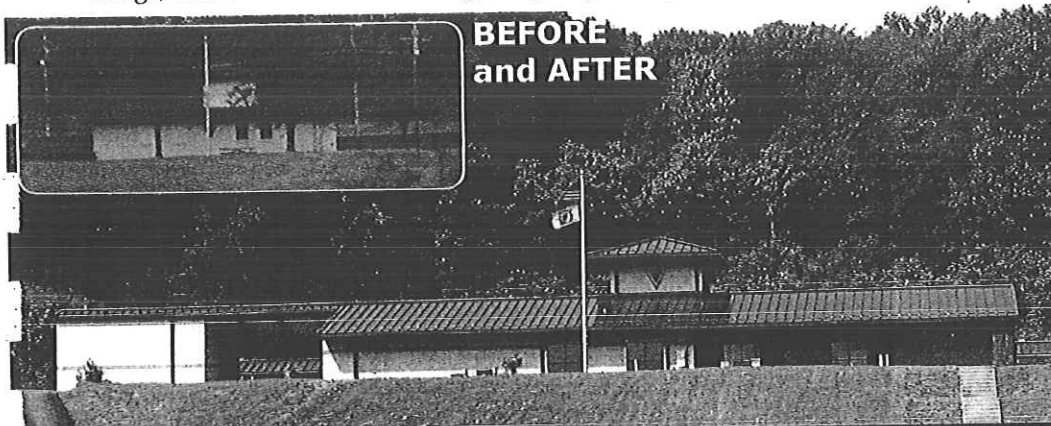
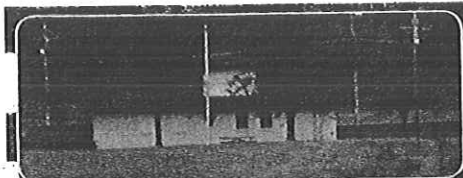
The 27,708 SF **Building A** is a 2-story dormitory (for 160 cadets) with classrooms that was built in 1968. This renovation project included upgraded HVAC, new boiler and chiller, a new building skin/facade, new windows, an elevator, new floor tile to replace asbestos tile, replacing the shield at the entry, new built-in furniture, repairing the sauna and steam room, new fire alarm and sprinkler system, security system, network computers, electrical, site lighting, signage, and ADA compliance.

The 8,985 SF **Building B** is a 2-story classroom (for 84 cadets) with dorm (for 10 cadets) that was built in 1949. This renovation project included a new building skin/facade, new windows, new flooring, new walls, new ceiling tile, and ADA compliance.

The 21,966 SF **Building C** is a classroom (for 100 cadets) with dormitory (for 48 cadets) and cafeteria that was built in the 1970s. This renovation project included HVAC, new building skin, new windows, new vestibule, security system, elevator, ADA compliance, new fire alarm, new floors, sprinkler system, lighting, data, signage, and sidewalks.

There was complete removal of **Building D** (shooting range), and replacement with a new 3,098 SF shooting range with a tower at the center. The tower area has space for four seats and circulation clearance, windowed on three sides and full view of the range, counters with under storage, target system, power and data. The staging area is enclosed with a glass wall toward the

**BEFORE  
and AFTER**



range, with space for 40-50 cadets with tables for gun cleaning and check. The armament room has a separate entrance from the target room, an office area, three standing work benches with power, peg board for tools, open shelving, one small sink, circulation for 7 people, and is vault locked to separate the office space from the armament area. There is also a break room, restrooms, and a target storage room. In addition, the bunker is a controlled environment with alarm system, that has storage for ammunition.



# Mountaineer Challenge Academy WV ARMY NATIONAL GUARD

Kingwood, West Virginia

Owner  
WV Army National Guard

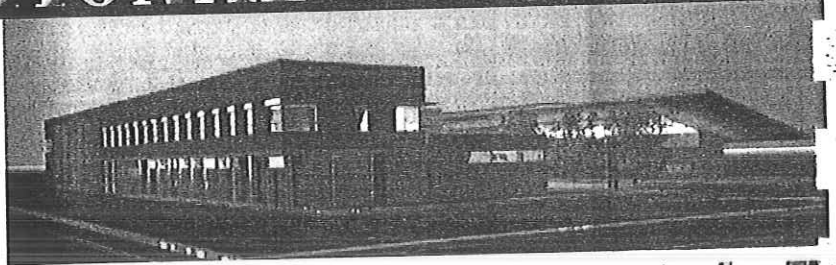
Size  
54,800 SF approx.

Construction Cost  
\$12.7 million

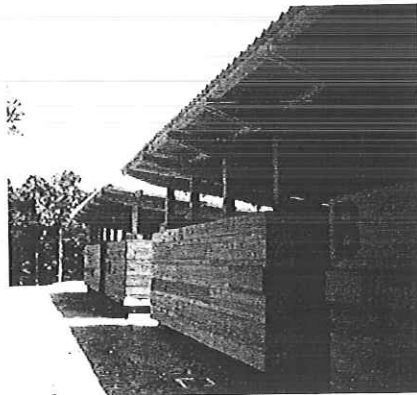
Project Architects  
Assemblage Architects

Project Engineers  
McKinley & Associates

The Mountaineer Challenge Academy is located at Camp Dawson in Kingwood, WV, and is the first nationwide educational program for at-risk children in a quasi-military setting. Design was in conjunction with Assemblage Architects. Our involvement in this project includes MEP engineering and construction administration. **This project won a 2011 West Virginia AIA Merit Award.** The building program includes staff offices, counselors offices, support staff areas and a medical assistance space to accommodate the needs of the **student residents**. The residents require classrooms, an exercise area and a full service kitchen with dining facility; these spaces will house **160 young adults living at Camp Dawson as part of the Challenge Academy**. The gymnasium accommodates physical activity, weight training, and serves as the central hub of the complex. Drill exercises and formations, as well as graduation ceremonies are held here.





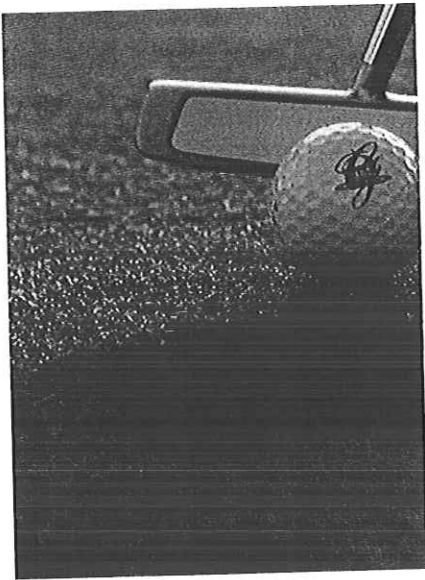
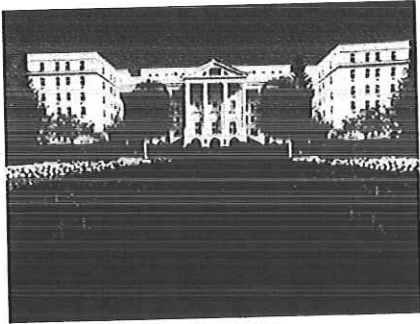


## Sample Project List

Moment Engineers staff experience includes a wide variety of new building design and existing building renovation. The list below is a small sample of the projects for which our staff has had responsible charge of the structural engineering, design and contract document production. A more extensive list is available upon request.

<u>Project</u>	<u>Sq. Ft.</u>
Blackwater Falls State Park Addition	9,350
Cacapon State Park Addition	9,840
Summit Bechtel Reserve Bathhouses (358 units)	646 ea.
Comfort Inn Pool and Guest Rooms Addition	17,700
Mountaineer Challenge Academy	47,790
Kappa Alpha Fraternity House, WVU	14,000
Greenbrier East H.S. Renovations & Additions	205,060
Lincoln Co. High School	216,500
Wayne Co. Spring Valley High School	175,000
Cabell West Elementary School	55,790
Judge Donald F. Black Courthouse Annex	37,000
WV Hospital Association Office Building	29,710
Glen Jean - AFRC	107,090
Camp Dawson - AFRC	56,200
Sears, Chesterfield Mall, Richmond VA	146,980
Alderson Federal Prison Dormitory	60,620
Western Juvenile Detention Center	29,020
Lewisburg United Methodist Church	12,800
West Liberty University Health Sciences Bldg	70,500
Goodwill Industries Renovation and Addition	15,460
NGK-NTK Production Facility	78,000
Advantage Valley Advance Technology Center	55,040

## Sample Project



### The Greenbrier Resort Golf Clubhouse Renovation

Long established as a premier destination for luxurious resort accommodations and beautiful but challenging golf courses, The Greenbrier in White Sulphur Springs, WV undertook a significant renovation of their golf clubhouse in 1995. A unique challenge in providing the structural engineering for this building was to strengthen the floors, remove elevation differences between rooms, accommodate a new elevator and HVAC upgrades, enclose an open porch for restaurant use, all while maintaining the historical integrity and visual character of the original structure. The total square footage of the renovation was 33,000.

## SITE WORK

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**PROJECT:** Williamstown High School Site Work

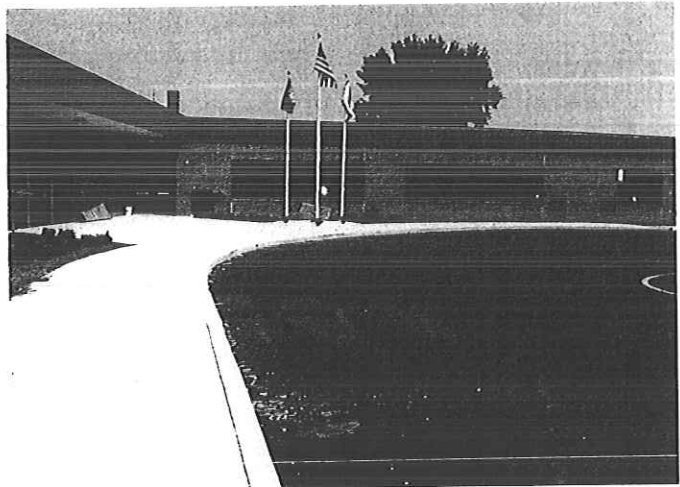
**Owner:**  
Wood County Board of Education

**Location:**  
Williamstown, West Virginia

**Construction Cost:**  
\$700,000 (Site Work Only)

**Project Architect-Engineers:**  
McKinley & Associates  
Stafford Consultants

**Description:**  
Building addition with associated parking and sidewalk improvement. Also constructed new basketball court and tennis court facility.



 **STAFFORD  
CONSULTANTS  
INCORPORATED**  
*Engineering Design and Consulting*

## SITE WORK

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### PROJECT: Hilltop Elementary School Site Work

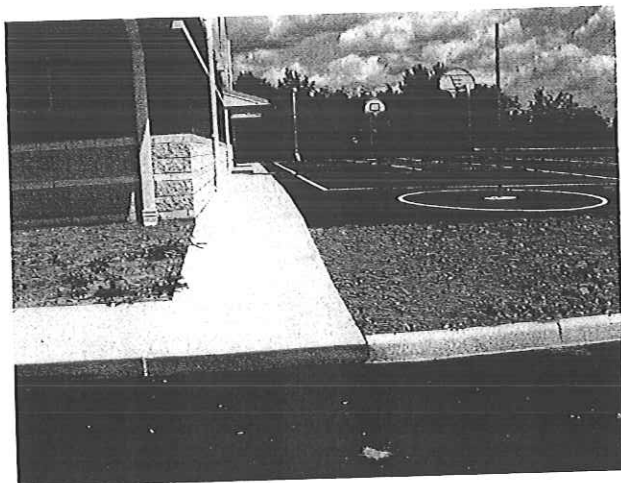
**Owner:**  
Marshall County Board of Education

**Location:**  
Sherrard, West Virginia

**Construction Cost:**  
\$400,000 (Site Work Only)

**Project Architect-Engineers:**  
McKinley & Associates  
Stafford Consultants

**Description:**  
New elementary school with associated parking, sidewalks, and storm drainage. Also included a small playground area and paved basketball court.



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## SPORTS FACILITIES

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### PROJECT: Marshall University Football Stadium

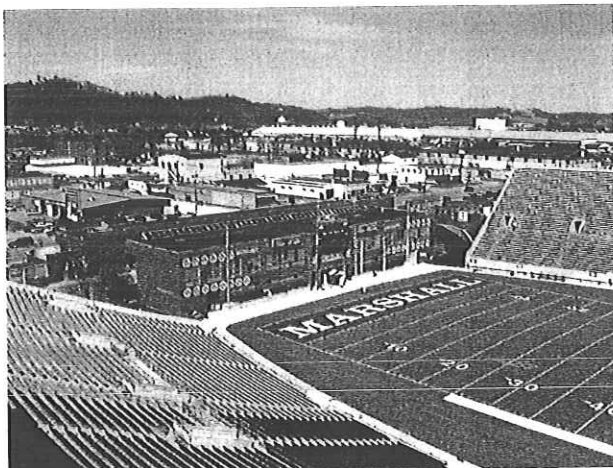
**Owner:**  
Marshall University

**Location:**  
Huntington, WV

**Construction Cost:**  
\$33 million

**Project Architect-Engineers:**  
Stafford Consultants, Civil & Structural  
In Association with Rosser/Fabrap of  
Atlanta, GA

**Description:**  
30,000 seat stadium, home of the  
Marshall University Thundering Herd.



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## SPORTS FACILITIES

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**PROJECT:** West Virginia University Football Stadium

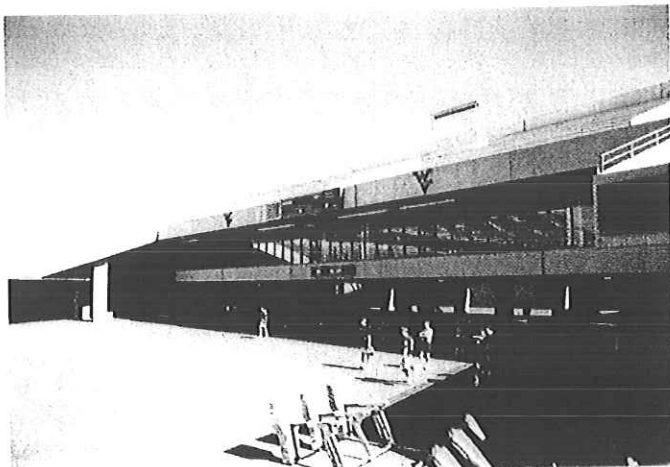
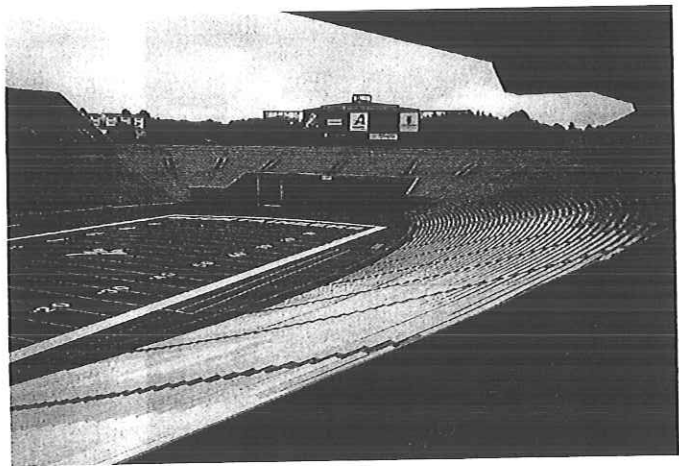
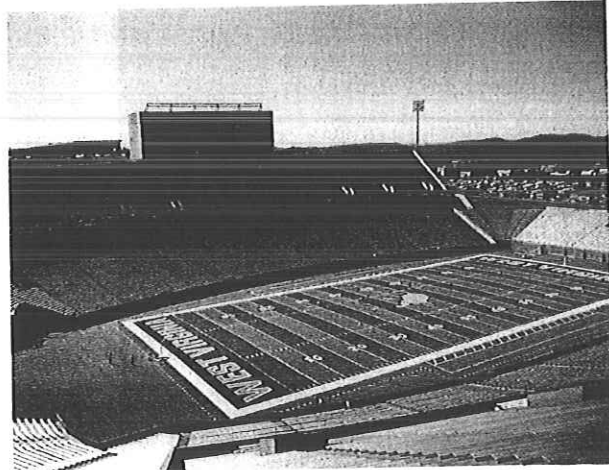
**Owner:**  
West Virginia University

**Location:**  
Morgantown, WV

**Construction Cost:**  
\$35 million

**Project Architect-Engineers:**  
Stafford Consultants, Civil & Structural  
In Association with Rosser/Fabrap of  
Atlanta, GA

**Description:**  
60,000 seat stadium, home of the West  
Virginia University Mountaineers.



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