

# WEST VIRGINIA DIVISION OF NATURAL RESOURCES

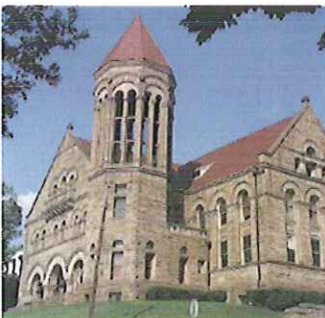
DNR-213073  
Belleville Field Station



05/20/13 11:13:26 AM  
West Virginia Purchasing Division



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







May 17, 2013

Guy Nisbet, Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

Re: DNR-213073 – Belleville Field Station

Dear Mr. Nisbet and Members of the Selection Committee;

We are pleased to provide the West Virginia Division of Natural Resources with our Expression of Interest for Architectural and Engineering services for the repair of the damaged roofs and a walking gutter on two buildings at the DNR Belleville field station in Wood County. Your project will be led by **Christina Schessler, AIA, LEED AP BD+C**, whom is a **Historic Preservation Specialist** and an **Architect**. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

**Historic Preservation is a passion for our firm.** McKinley & Associates has been designing restoration and renovation projects since 1981. With offices in Wheeling and Charleston, WV and Washington, PA, we support a professional staff of 35 that includes: Architects; mechanical, electrical, plumbing / fire protection Engineers (MEP Engineers); Construction Administrators; LEED Accredited Professionals; Qualified Commissioning Agents; as well as a certified Interior Design department. **We recently became a 100% ESOP Company (Employee Stock Ownership Plan), so our employees now own 100% of our corporation!**

We have been involved with many different renovation projects, including multiple types of roof replacement projects, which allow us to use that experience in your project. Having an “in-house” staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia)!** We have completed historic projects throughout the state, and have worked on many buildings that are over 100 (and even buildings over 150) years old.

**McKinley & Associates has recently completed the renovation and restoration to what many consider the most historically important building in the State of West Virginia - Independence Hall in Wheeling; known as the Birthplace of West Virginia.** This was built in 1859, added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. This stone structure was restored inside and out using careful research and coordination with the State Historic Preservation Office. **The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed.** On September 23, 2011, McKinley & Associates was presented with the **2011 Heritage Tourism Award** from the **Preservation Alliance of West Virginia**, for our achievements in preserving Independence Hall.

**We are committed to saving and rehabilitating our past.** Projects such as the Maxwell Centre and the Orrick Building were built by following the Secretary of the Interior Standards, and these buildings both won awards from the American Institute of Architects. The Maxwell Centre also won a Governor’s Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council &



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Mayor's Award for Preservation, and a City of Hope Preservation Award. For the relighting project of the Wheeling Suspension Bridge, a **National Historic Landmark** built in 1849, we won an Illuminating Engineering Society of North America's 2002 International Illumination Design Award of Merit, as well as a Best Outdoor Lighting Project award from the Electric League of Western Pennsylvania.

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

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

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

McKinley has even participated in several restoration/preservation projects which would have been abandoned, had we not engaged in open discussions with clients about costs and about historic possibilities. Our commitment to historic preservation has turned many renovation projects into carefully orchestrated preservation projects.

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

Sincerely,



Ernest Dellatorre

President

McKinley & Associates

edellatorre@mckinleyassoc.com



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



# CORPORATE INFORMATION

## Firm History

Founded in 1981, McKinley & Associates is a multi-discipline full service Architectural & Engineering firm, offering comprehensive professional services in Architecture, MEP Engineering, Commissioning, LEED (Green) Design, Interior Design and Construction Administration. We have a broad range of skill and experience for projects involving historic preservation, governmental, educational, medical, commercial, and more. McKinley & Associates recently became a 100% ESOP Company (Employee Stock Ownership Plan), which is a benefit plan that gives our employees stock ownership in 100% of our company. This is a contribution to the employee, not an employee purchase.



McKinley & Associates' Charleston, WV Office



McKinley & Associates' Washington, PA Office

## Firm Information

**Ernest Dellatorre**  
President

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

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

## Date of Incorporation

1981 Wheeling, West Virginia

## Number of Professionals

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

## Location

### Headquarters

#### The Maxwell Centre

Thirty-Two - Twentieth Street  
Suite 100

Wheeling, West Virginia 26003

P: 304-233-0140

F: 304-233-4613

### Satellite Offices

#### Charleston Enterprise Center

1116 Smith Street

Suite 406

Charleston, West Virginia 25301

P: 304-340-4267

F: 304-340-4269

#### Washington Trust Building

6 S. Main Street

Suite 1028

Washington, Pennsylvania 15301

P: 724-223-8250

F: 724-223-8252

## Credentials

McKinley & Associates is a member of the following organizations

CEFPI, AWI, WVEDC, AIA, NFPA, NCARB, ASCE, ASPE, BOCA, ASHRAE, ACI International

McKinley & Associates' Wheeling, WV Office





# QUALIFICATIONS

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

Willow Glen (listed on the National Register of Historic Places)

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



**Historic Preservation** is a passion for our firm. We are committed to saving and rehabilitating our past. Having an in-house staff of architects and engineers has

allowed us to provide innovative, cost effective rejuvenation of historic buildings. We have completed **over 60 historic projects** throughout the tri-state region.

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

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

Parkersburg High School (listed on the National Register of Historic Places)





# MANAGEMENT AND STAFFING CAPABILITIES

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the Division of Natural Resources. In the past 32 years we have extensive experience with similar projects. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort. We are available to start immediately upon our being selected. We can and will perform for you on time. This team is an "In-House" team that works together everyday and has done most of the projects here as a group. These team members have been working up to sixteen years together at McKinley & Associates. The technical depth of our professional staff indicates that this project can be accomplished without overloading our group or computer graphics systems.

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

The areas of expertise for each member coincides with his/her Role in this Contract. With our large staff we have the ability to have **registered architects and engineers designing within their area of expertise**. HVAC design by a Mechanical Engineer, electrical design by an Electrical Engineer, fire and life safety design by a Fire Protection Engineer. The Professional Engineers (PE) are not only "In-House," we also have **depth in numbers** of each discipline in our firm.

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

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

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

You appropriately recognize how **codes, and state / federal regulations** are important to a successful project. Our professional's design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, CEFPI, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International.

Our **Eleven Month Walk-Through** is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for 15 years which has now been adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs.



# 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.





# 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 4 Project Coordinators / Construction Administrators 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.



# HISTORIC PRESERVATION



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

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

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

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



(continued)

# HISTORIC PRESERVATION

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

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

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

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

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

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

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



# NATIONAL REGISTER OF HISTORIC PLACES

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



WV Independence Hall (former Wheeling Custom House)\*  
Wheeling, WV (NRHP Reference #: 70000660)  
Customer: West Virginia Division of Culture & History  
Project Cost: \$1.2 million  
Reference: Travis Henline  
304/238-1300



Wheeling Suspension Bridge relighting\*  
Wheeling, WV (NRHP Reference #: 70000662)  
Customer: Wheeling National Heritage Area Corporation  
Project Cost: \$285,000  
Reference: Jeremy Morris  
304/232-3087



Catholic Heritage Center (formerly an auto parts warehouse)  
Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)  
Customer: Catholic Diocese of Wheeling / Charleston  
Project Cost: \$2.9 million  
Reference: Darryl Costanzo  
304/233-0880



Orrick Global Operations Center (former Wheeling Stamping Building)  
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)  
Customer: Orrick, Herrington & Sutcliffe LLP  
Project Cost: \$8 million  
Reference: Will Turani  
304/231-2629



Wagner Building (formerly a sugar warehouse)  
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)  
Customer: The Maxwell Partners  
Project Cost: \$6.2 million  
Reference: Dennis Kozicki  
304/232-2280

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

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



# NATIONAL REGISTER OF HISTORIC PLACES

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



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



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



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



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



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



# NATIONAL REGISTER OF HISTORIC PLACES

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



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



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



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



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



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



# NATIONAL REGISTER OF HISTORIC PLACES

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



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



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



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



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



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



# NATIONAL REGISTER OF HISTORIC PLACES

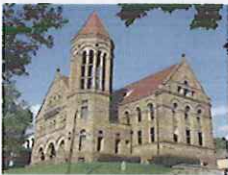
*(continued) The following represents our renovation work on buildings on the National Register:*



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



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



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



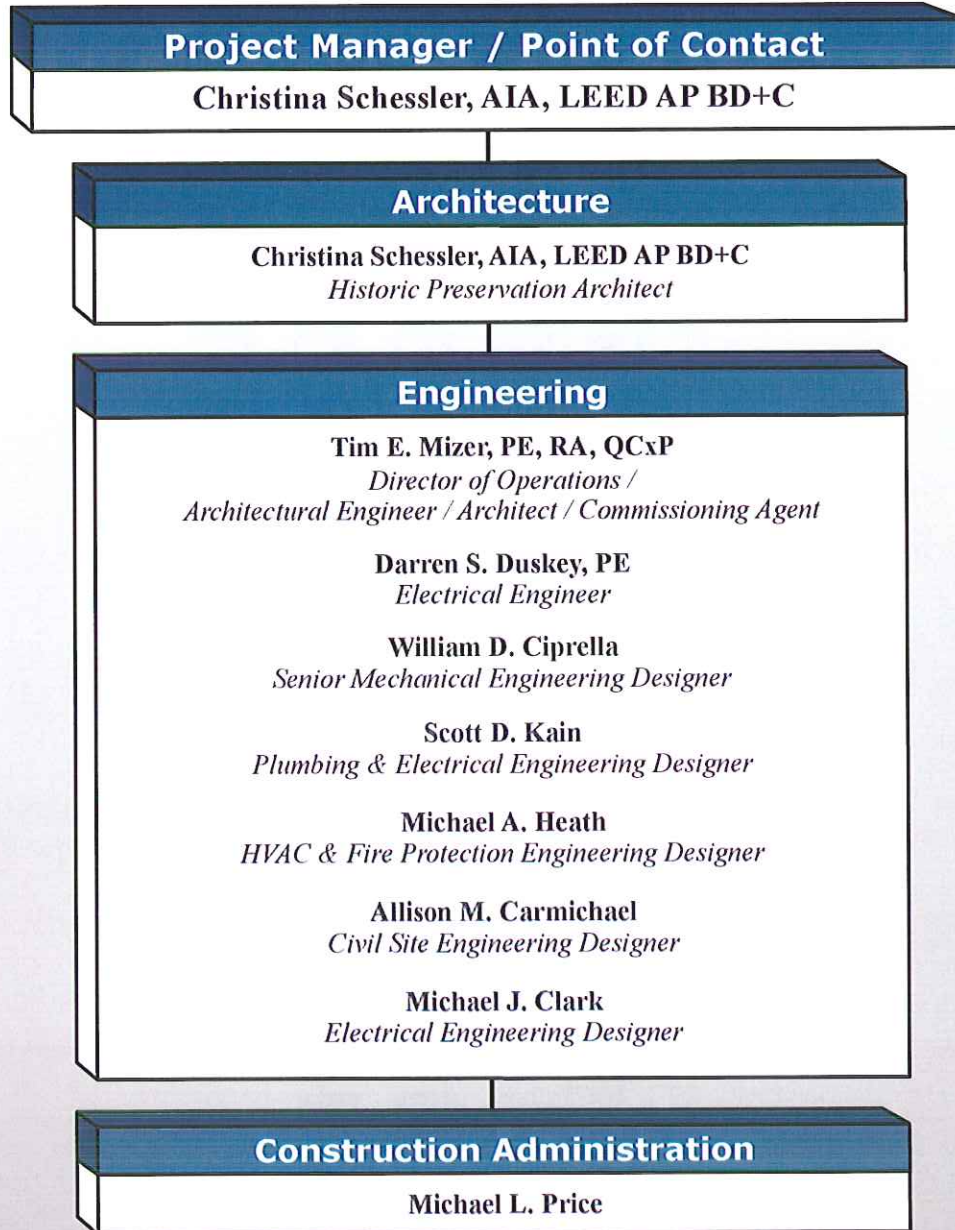
Mount de Chantal Visitation Academy  
Wheeling, WV (NRHP Reference #: 78002808)  
Customer: Sisters of the Visitation



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



# DESIGN TEAM FLOW CHART

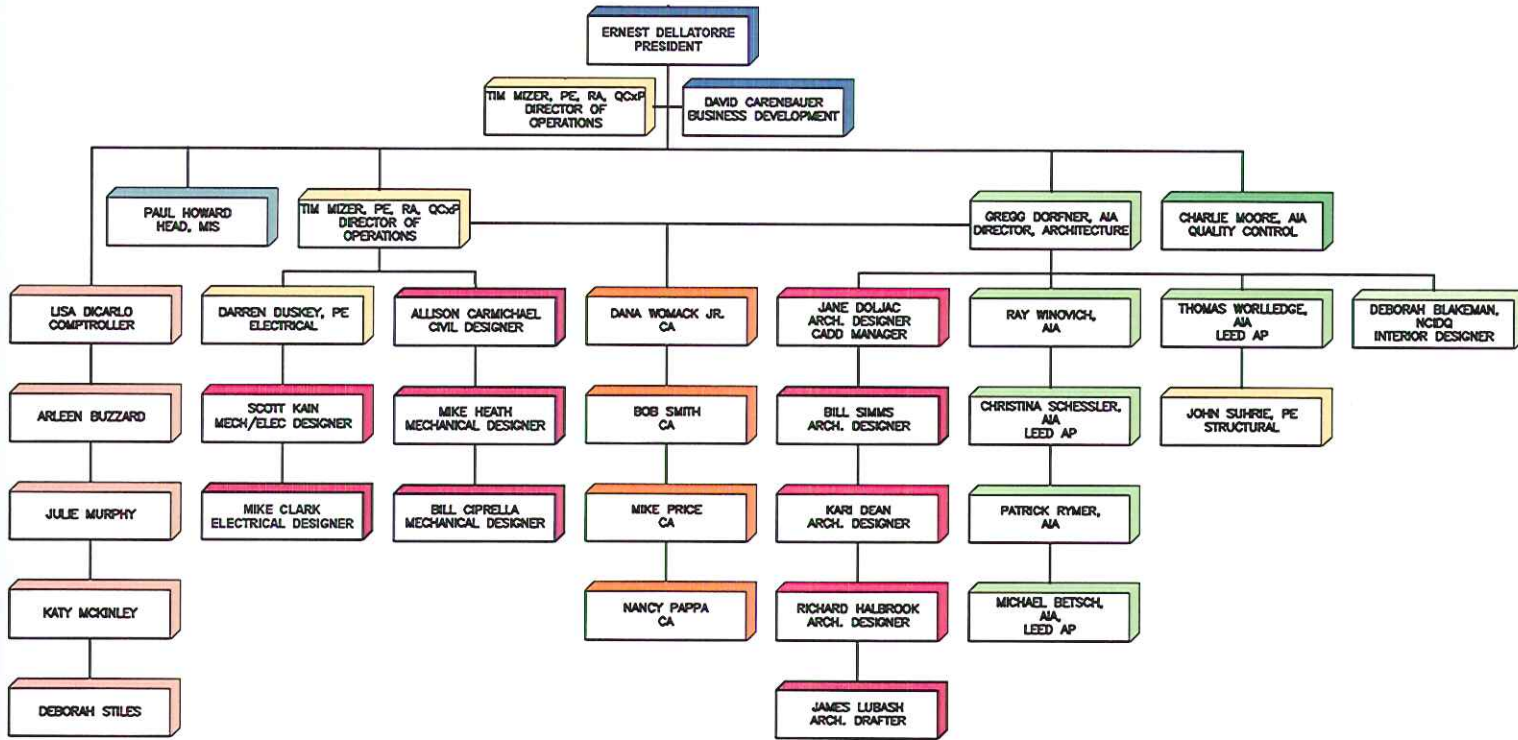


\* McKinley & Associates is willing to dedicate more Architects, Engineers, LEED Accredited Professionals, Interior Designers, and Construction Administrators if they are needed.

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



# ORGANIZATION CHART





# Historic Preservation Architect / LEED Accredited Professional

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



### EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)  
Masters in Historic Preservation - 2012

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Ohio  
Pennsylvania  
Virginia

#### NCARB Certificate - 2005

#### LEED® Accredited Professional

#### Member:

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

#### Former Member, Board of Director, & Treasurer:

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

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2004 to present)

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

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Project Architect

WV Independence Hall historic preservation

Bennett Square Office Building historic preservation and adaptive reuse project

Sisters of St. Joseph Convent historic preservation

Wagner Building historic preservation and adaptive reuse project

Lincoln National Bank historic preservation and adaptive reuse project

Wheeling Island Fire Station adaptive reuse project

Braxton County Senior Citizen Center adaptive reuse project

Grant Co. Schools - Union Educational Complex renovations

Panhandle Cleaning & Restoration warehouse and office building

Fairmont State University addition and renovations at Braxton County High School

City Theatre, storefront restorations / Pittsburgh, PA\*

Steel Valley Regional Transit Authority renovations

The Linsly School renovations and additions

#### Architect

The Midwife Center for Birth & Women's Health, Birthing Suites / Pittsburgh, PA\* (**Non-Profit**)

Indiana University of PA, Uhler Hall additions and renovations\*

#### Project Designer

United Cerebral Palsy Center, renovations and additions / Washington, PA\* (**Non-Profit**)

Children's Home of Pittsburgh, interior renovations\* (**Non-Profit**)

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



# Architectural Engineer / Architect / Commissioning

## Tim E. Mizer, PE, RA, QCxP

### Director of Operations

#### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

#### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
West Virginia  
Ohio

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process Provider**

#### PROFESSIONAL EMPLOYMENT:

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

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

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

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

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

#### SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a Registered Architect and Professional Engineer. In addition, he is also a Qualified Commissioning Provider. He joined McKinley & Associates in 1995, and has over 25 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. As the Director of Operations, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

#### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation

Orrick Building historic preservation / adaptive reuse

Maxwell Centre historic preservation / adaptive reuse

Wagner Building historic preservation / adaptive reuse

Bennett Square Office Bldg. historic preservation / adaptive reuse

Catholic Heritage Center historic preservation / adaptive reuse

Willow Glen (Johnson Camden McKinley House) historic preservation / renovations

Harry C. and Jessie F. Franzheim House historic preservation / renovations

John McLure House historic preservation / renovations

304 South Front St. residential historic preservation / renovations

400 South Front St. residential historic preservation / renovations

402 South Front St. residential historic preservation / renovations

Sisters of St. Joseph's Convent historic preservation / renovations

Dr Ganzer Office Building adaptive reuse

Ohio County Justice Center renovations

WVU Colson Hall renovations

West Virginia State Building in Weirton, WV

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

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



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

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Electrical Engineer

West Virginia Independence Hall renovations/historic preservation  
Capitol Theatre renovations/historic preservation  
Bennett Square Office Building adaptive reuse/historic preservation  
Dr Ganzer Office Building renovations/upgrades  
West Virginia State Office Building in Logan, WV (LEED registered)  
West Virginia State Office Building in Weirton, WV  
WVSP Headquarters (*Upgrade electrical service*)  
United States Postal Service - statewide post offices  
West Virginia Army National Guard - Mountaineer Challenge Academy at Camp Dawson in Kingwood, WV  
West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV  
West Virginia Northern Community College - The Education Center (*Upgrade electrical service, renovations*)  
Marshall County Schools - Hilltop Elementary (LEED Certified)  
Marshall County Schools - Cameron MS/HS (LEED registered)  
Cabela's Eastern Distribution Center [*New large (~1,000,000 SF) distribution center services, electrical design*]  
West Virginia University - Colson Hall (*Upgrade electrical service, including medium voltage distribution, renovations*)  
WVU Institute of Technology - Maclin Hall (*Upgrade electrical service, renovations*)  
WVU State Fire Training Academy in Jackson's Mill, WV  
Chapmanville Regional High School - Logan County Schools  
Panhandle Cleaning & Restoration warehouse and office building



## Senior Mechanical Engineering 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 over 45 years experience designing HVAC systems for educational, industrial, institutional, and commercial facilities. He has over 26 years experience using Autocad software, and over 15 years using Microstation software. In addition, Bill has over 35 years experience using computerized heating and cooling load calculation software. Bill has worked on dorms, such as Maclin Hall, and has experience on various high-rise buildings like the Presbyterian Hospital of Pittsburgh and the Children's Hospital of Pittsburgh; both around 25 stories high.

### NOTABLE PROFESSIONAL EXPERIENCES:

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

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

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

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 University - Colson Hall

West Virginia Army National Guard - Multipurpose Building



# 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 electrical, plumbing, and fire protection. He has been utilized for various McKinley & Associates' projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley & Associates.

### NOTABLE PROFESSIONAL EXPERIENCES:

WV Independence Hall historic preservations and renovations  
Capitol Theatre historic preservations and renovations  
Catholic Heritage Center historic preservations and renovations  
Maxwell Centre historic preservations and renovations  
Orrick Building historic preservations and renovations  
Wagner Building historic preservations and renovations  
Bennett Square Office Building historic preservations and renovations  
Sisters of St. Joseph's Convent historic preservations and renovations  
West Virginia Northern Community College - B&O Building historic preservations and renovations  
Wood County Schools - Parkersburg High School historic preservations and renovations  
Willow Glen (Johnson Camden McKinley House) historic preservations and renovations  
Dr. Ganzer Office Building renovations  
OVMC Nurses Residence Hall renovations  
West Virginia University - Colson Hall renovations/upgrade  
West Virginia University - Stalnaker Hall roof replacement  
WVU Institute of Technology - Maclin Hall renovations  
West Virginia Northern Community College - Education Center renovations  
United States Postal Service - multiple projects  
West Virginia State Police - multiple projects  
West Virginia State Office Building in Logan, WV (LEED Registered)  
Cameron Middle School/High School (LEED Registered)  
Hilltop Elementary School (LEED Certified)



# HVAC & Fire Protection Engineering Designer

## Michael A. Heath

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
HVAC & 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:

West Virginia Independence Hall historic preservation and renovations

Capitol Theatre historic preservation and renovations

Madison Elementary School renovations

John Marshall Fieldhouse renovations

McNinch Elementary School renovations

Sherrard Middle School renovations

Cameron Elementary School addition

Tyler County Schools - 3 HVAC projects

Wetzel County Schools - Long Drain Elementary HVAC

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

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

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



## Civil Site Engineering Designer

# Allison M. Carmichael

### EDUCATION:

Norwich University  
Masters in Civil Engineering - 2011

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 Civil Engineering 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, permit paper 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

Secured project approvals through local, state and federal governmental organizations

Examples of projects include: residential subdivisions; residential retirement facility site development; 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

Write and file Municipal Separate Storm Sewer System (MS4) Water Management permits



## Construction Administrator (Project Coordinator)

# Michael L. Price

### EDUCATION:

Belmont Technical College  
Certified Surveyor

Licensed E.I.F.S. Technician

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Member:

Wheeling Central Catholic Boosters  
Our Lady of Peace Church  
O.L.P. Basketball Coach

#### Vice President:

Circus Saints & Sinners

#### Former President:

Mt. Olivet Baseball Association

### PROFESSIONAL EMPLOYMENT:

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

Wheeling Hospital  
Project Administration Carpentry Dept.  
Wheeling, WV (2006-2009)

Main Street Bank  
Foreclosure Property Inspector  
Wheeling, WV (2003-2009)

Michael Price Construction, LLC  
Owner  
Wheeling, WV (2004-2007)

J.D. Fletcher Construction  
Foreman, Supervisor and Estimator  
St. Clairsville, OH (1989-2004)

National Road Utility Company  
Sales, Product Inventory and Delivery  
(1987-1989)

Real Contracting and Drywall  
Framer, Finisher  
(1985-1987)

### SUMMARY OF EXPERIENCE:

Mr. Price has nearly 30 years of experience in commercial and residential construction, and his previous job was a Project Administration for the Carpentry Department at Wheeling Hospital. He will bring the following expertise to your projects: Qualified in commercial buildings; Responsible for scheduling and project completion; Supervisor over employees and subcontractors; Management experience as job superintendent and owner; Quality control of all trades; Maintained good working conditions and safety standards according to building codes; Close work with architects, project managers in print takeoff and redesign; Performed purchasing and inventory of construction project materials; Experience in bidding and estimating; Excellent communication skills, works extremely well with employees and customers, highly dependable and responsible; Highly skilled in framing and finished carpentry, synthetic stucco, all types of drywall work; Qualified heavy machine operator such as skid steer and backhoe, etc.; Qualified residential housing inspector for Main Street Bank; and finally, Technical experience in plumbing and electrical.

### NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation and renovations

Capitol Theatre historic preservation and building renovations

West Virginia Health & Human Resources Wheeling Office renovations

#### Ohio County Schools:

Elm Grove Elementary renovations

J.B. Chambers Performing Arts Center at Wheeling Park High School

Madison Elementary renovations

Middle Creek Elementary renovations

#### Marshall County Schools:

John Marshall Fieldhouse renovations

Washington Lands Elementary renovations

#### Tyler County Schools:

Arthur I Boreman Elementary School renovations

Sistersville Elementary School renovations

Tyler Consolidated High School renovations

Tyler Consolidated Middle School renovations

#### Wetzel County Schools:

Long Drain School renovations

Magnolia High School renovations

New Martinsville School renovations

Carenbauer Wholesale Corporation warehouse addition and renovations

Wheeling Island Casino-Elevator Addition

Main Street Bank, Moundsville Branch



## Project Name

West Virginia Independence Hall

## Project Location

Wheeling, West Virginia

## Project Description

Originally built in 1859 in Wheeling, WV, the **Wheeling Custom House** is considered to be the **birthplace of West Virginia**. The building, now appropriately renamed **West Virginia Independence Hall**, was added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic Landmark** in 1988. On September 23, 2011, McKinley & Associates was presented with the 2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall. The building is now a museum. Tours include authentically restored rooms, Civil War exhibits and an interpretive film. The newest display is a special exhibit of thirteen original Civil War battle flags.

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

**The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed.** Plaster repair work included new ceiling surfaces and custom decorative mouldings. A portion of the interior plastering in the third floor Courtroom and the entire first floor exhibit area were restored, eliminating or concealing previously botched attempts. All of the double-hung wood windows (44 windows; 5'W x 9'H with an arched top sash) have been fully restored and reglazed.

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

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

## Type of Services

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

## Project Size

\$1,200,000  
22,000 SF

## Name of Project Owner

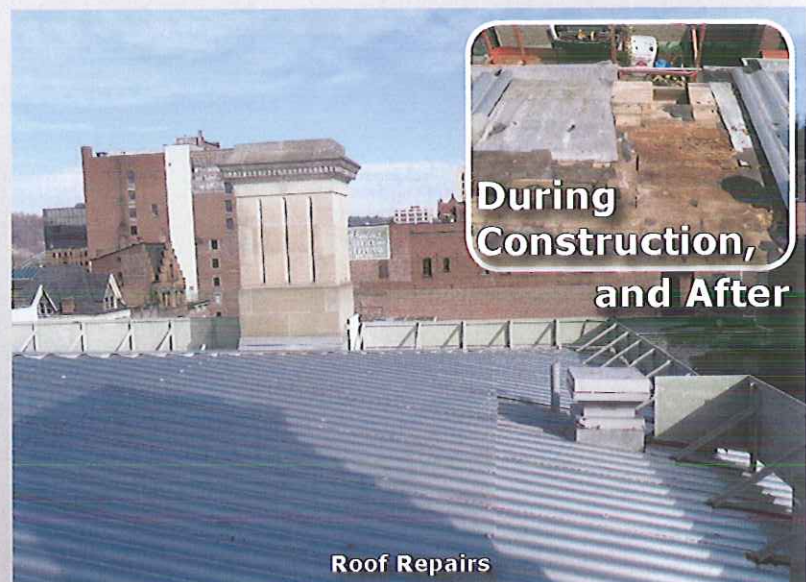
Mr. Randall Reid-Smith  
WV Division of Culture & History  
1900 Kanawha Boulevard, East  
Charleston, WV 25305  
304/558-0220

## Date of project completion

2012

## Any additional information deemed relevant

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





## Project Name

Orrick's Global Operations Center

## Project Location

Wheeling, West Virginia

## Project Description

This four-story, 88,000 SF former historic warehouse is now "Class A" office space in downtown Wheeling. The shell was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the international law firm Orrick). The building was partially occupied while renovations continued. This 100 year old warehouse was adaptive reused and renovated to create some of the most creative office space in the State. Architecture and engineering design was completed in-house and included structural, mechanical/HVAC, civil, electrical and fire suppression systems. There was a complete roof replacement; the work included tear off and replacement of the existing roof and miscellaneous decking and joist replacement. There was patching, plywood was used instead of gypsum, and new gutters/downspouts, hatches/ladders, and scuppers. One unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, 2 new elevators, a stair tower, and multiple bridges/walkways. This project won a West Virginia AIA Merit Award.

## Type of Services

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

## Project Size

\$8 million  
88,000 SF

## Name of Project Owner

Mr. Will Turani  
Orrick, Herrington & Sutcliffe LLP  
2121 Main Street  
Wheeling, WV 26003  
304/231-2500

## Date of project completion

2002

## Any additional information deemed relevant

This building became the company's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock.





## Project Name

Bishop Bernard Schmitt Catholic Heritage Center

## Project Location

Wheeling, West Virginia

## Project Description

This **adaptive reuse/renovation project** of a 100 year old auto parts warehouse (former Seymour Auto Parts Building) is now the home of all informational records and artifacts of the Wheeling-Charleston Diocese. It exists as a resource for educating and enriching the public about the state's Catholic heritage through exhibits, special programs, outreach activities, access to historical records, and promoting historical research. The building was remodeled to include space for diocesan offices and archives on the second floor, 3,700 SF of museum-quality exhibits and a conference area on the third floor, as well as retail establishments that rent out the first floor. The building is found in the Centre Market Square Historic District, in the **National Register of Historic Places**.

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

## Type of Services

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

## Project Size

\$2.9 million  
40,000 SF

## Name of Project Owner

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

## Date of project completion

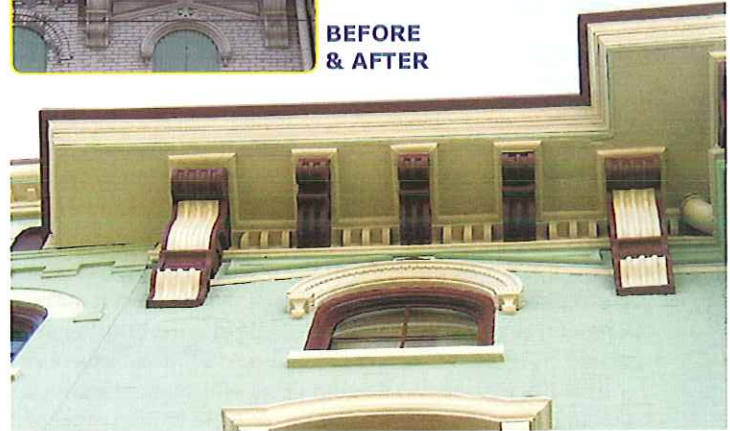
2007

## Any additional information deemed relevant

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



BEFORE  
& AFTER



BEFORE & AFTER



**Project Name**  
Lincoln National Bank

**Project Location**  
Avella, Pennsylvania

**Project Description**

The Avella Area Community Association, in association with the Redevelopment Authority of the County of Washington, are in the process of restoring the historic Lincoln National Bank Building in multiple phases. For Phase I, we replaced the roofing, rebuilt the masonry parapet, removed and reinstalled the stone copings, and also cleaned and restored the exterior masonry. In addition, we incorporated a new ADA entrance and incoming utility services for future interior renovations.

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

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

**Type of Services**

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects

**Project Size**

\$288,400  
3,570 SF

**Name of Project Owner**

Ms. Susan Morgan  
Redevelopment Authority of the County of Washington  
100 West Beau Street, Suite 603  
Washington, PA 15301  
724/228-6875

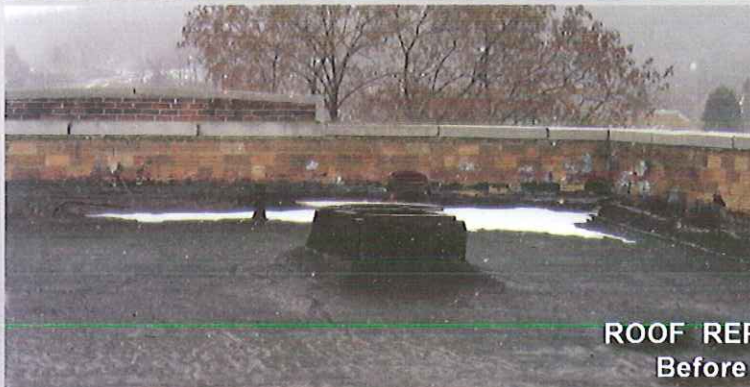


**COPING AND PARAPET WALL UPGRADES**  
Before & After

Date of project completion  
2012

Any additional information  
deemed relevant

When all Phases are completed,  
the building will look completely  
rejuvenated from the exterior.



**ROOF REPLACEMENT**  
Before & After



## Project Name

Steel Valley Regional Transit Authority  
Administrative and Maintenance Complex roof

## Project Location

Steubenville, Ohio

## Project Description

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

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

## Type of Services

Roof Replacement  
Existing Building Renovations  
HVAC Upgrades

## Project Size

\$275,000  
15,614 SF

## Name of Project Owner

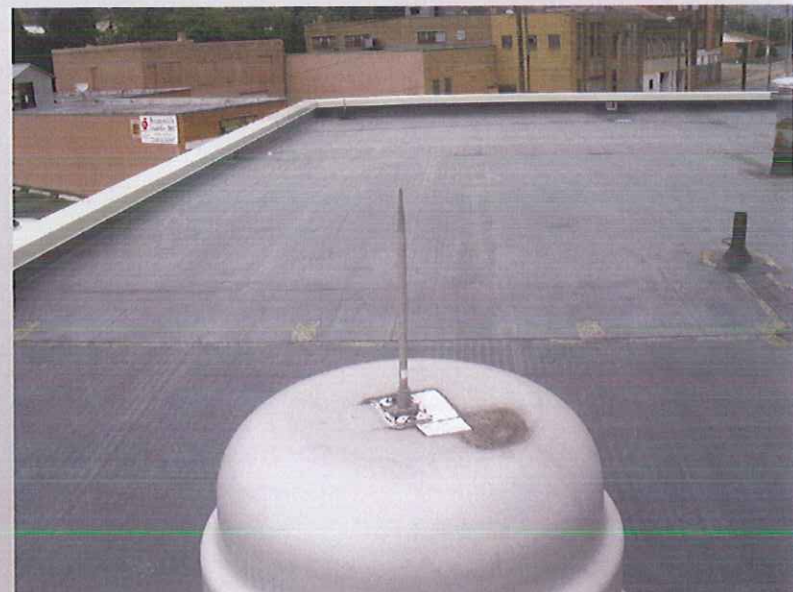
Mr. Frank Bovina  
Steel Valley Regional Transit Authority  
555 Adams Street  
Steubenville, OH 43952  
740/282-6145

## Date of project completion

2009

## Any additional information deemed relevant

This new roof project is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project.





**Project Name**  
Maclin Hall

**Project Location**  
Montgomery, West Virginia

**Project Description**

A comprehensive renovation to the historic **Maclin Hall dormitory** on the campus of WV Tech in Montgomery, WV. The project was **designed in less than a month**, and included redesigning the roof, ceilings, shared areas, elevator, new finishes, and restoration of the exterior. **There was water damage throughout the building, and WVU Institute of Technology even used tarps and buckets in the attic to catch the leaks (as seen in the pictures to the right).** We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms. In this 53,900 SF building, we added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. We completely regutted the restrooms and provided new shower facilities. **This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year. Even with this extremely short timeline, we were still able to bring the project in under budget.**

**Type of Services**

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

**Project Size**

\$6 million (Main Project only)  
53,900 SF

**Name of Project Owner**

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

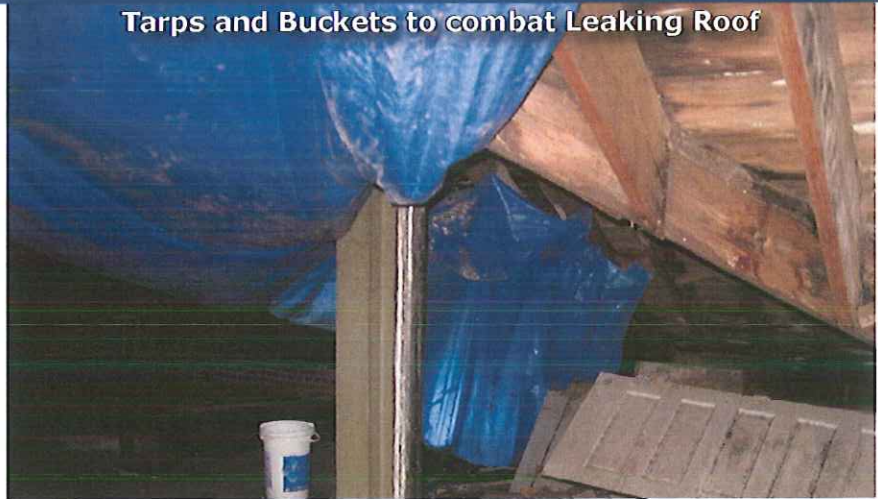
**Date of project completion**

Main Project - 2007 (Boilers completed in 2012)

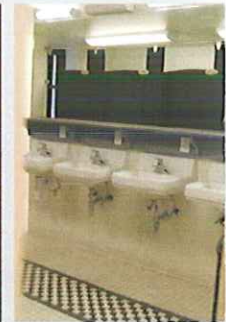
**Any additional information deemed relevant**

There has been subsequent phases; we recently completed a \$240,000 boiler replacement which is used by both Maclin Hall and Conley Hall.

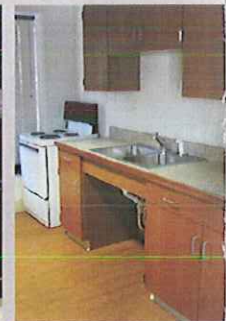
**Tarps and Buckets to combat Leaking Roof**



**Water Damage**



**BEFORE and AFTER**





## Project Name

Colson Hall

## Project Location

Morgantown, West Virginia

## Project Description

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

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

## Type of Services

- Roof Replacement
- Existing Building Renovations
- Historical Preservation Projects
- HVAC Upgrades
- Electrical Upgrades
- Sprinkler and Fire Alarm Projects

## Project Size

\$5.6 million  
35,000 SF

## Name of Project Owner

Mr. Robert Moyer  
West Virginia University  
979 Rawley Lane  
Morgantown, WV 26506  
304/293-2873

## Date of project completion

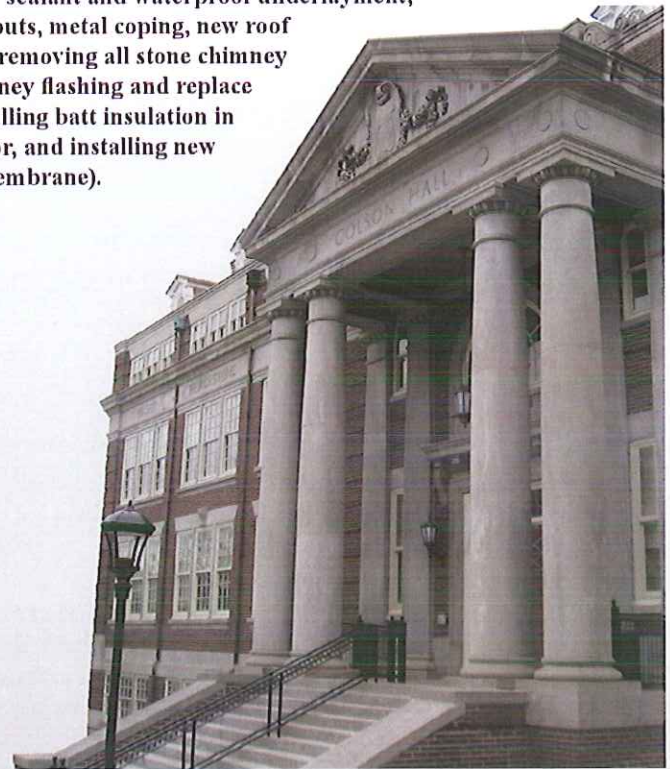
2007

## Any additional information deemed relevant

Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements, while at the same time still keeping the original design from 1923 in tact.



**BEFORE and AFTER**





## Project Name

Old Main Building roof

## Project Location

Washington, Pennsylvania

## Project Description

McKinley & Associates is working on a **roof restoration** and masonry repair project on the Old Main Building in Washington, Pennsylvania, which is the original historic classroom building of the college, and is now the main academic building at Washington & Jefferson College. **The intent of this project is to repair and or replace the existing flat roofed areas, flashing, skylights, and slate mansard roof.** The masonry restoration is for the front facade between the towers, along with the back side of the towers. The exterior brick and stone is to be tuck-pointed and repaired as necessary, and the bronze clad doors are to be renovated.

There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting and damaged, and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed. Careful attention was used to identify and preserve the original, unique roof designs. The replaced roof system included about 12,000 SF of new flat EPDM roofing, and spot-repair of a large slate mansard that wraps around the entire perimeter. The new EPDM was installed with 3" rigid insulation, and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well.

## Type of Services

Roof Replacement  
Existing Building Renovations  
Historical Preservation Projects

## Project Size

12,000 SF

## Name of Project Owner

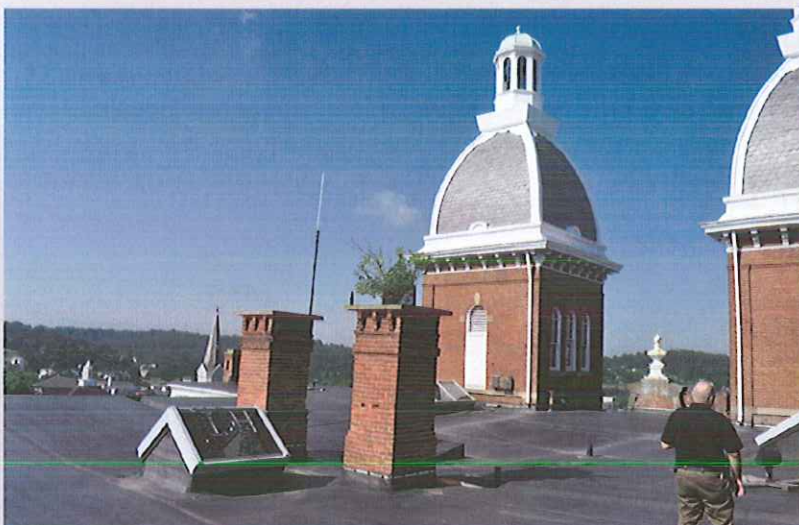
Mr. Ed Chavern, LEED AP  
Washington & Jefferson College  
60 South Lincoln Street  
Washington, PA 15301  
724/223-6534

## Date of project completion

2012

## Any additional information deemed relevant

Original construction for Old Main was commenced in 1834, an addition was added in 1850, and its two identical towers were added in 1875 to symbolize the union of Washington College and Jefferson College to form Washington & Jefferson College. There has also been further renovations and restorations in the 1900s and 2000s. The building is found in the **National Register of Historic Places**; located in the East Washington Historic District (NRHP Reference: #84000547).





## Project Name

SWVCTC Williamson Campus HVAC and Roof

## Project Location

Williamson, West Virginia

## Project Description

For the HVAC portion of this project, which is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project, we expanded the existing digital controls system to incorporate new equipment. Duct and grille modifications were made to correct insufficient airflows within the system. Reheat coils were added to provide proper separation of HVAC zones. In addition, a 13 ton rooftop unit, a 23,500 cfm supply fan, and a return fan were replaced. **The Owner was also experiencing water penetration in several areas of the facility; due to our findings during the HVAC renovations, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design.**

The building included multiple construction types and multiple HVAC systems. The budget did not allow for a complete renovation to the HVAC, so McKinley & Associates identified the problem areas, prioritized them, and designed solutions. The end result was occupant comfort in all areas of the building for the first time in many years. In addition, corrections made to the supply and return fan corrected a building structural vibration issue. **Moreover, the 8,664 SF roof replacement project was designed, specified, bid, awarded and constructed in 8 weeks. The Owner had a very tight timeline due to funding restrictions placed by the federal government. This project was successful in part due to our relationship, developed prior to the project's inception, with the roofing consultant. This relationship allowed McKinley & Associates to develop clear and concise estimates for the Owner to determine what product best suited their situation and needs, as well as bring in a viable number on bid day. The roof was substantially completed in order to meet the Owner's Deadline of June 30, 2010.**

## Type of Services

Roof Replacement  
Existing Building Renovations  
HVAC Upgrades

## Project Size

\$763,635

## Name of Project Owner

Mr. Samuel Litteral  
Southern WV Community & Technical College  
2900 Dempsey Branch Road  
Mount Gay, WV 25637  
304/896-7426

## Date of project completion

2010

## Any additional information deemed relevant

Due to the restrictions from the funding source, the project was designed in a **shortened timespan**. This project is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project.





## Project Name

McNinch Elementary School

## Project Location

Moundsville, West Virginia

## Project Description

This project included 47,423 SF of renovations, along with 6,307 SF of additions. **Renovations included a roof;** existing interior building space; includes gypsum board partition enclosure of open-plan instructional spaces in areas of renovation; HVAC, electrical, and sprinkler work necessary to accommodate the renovations; cosmetic upgrades of floor, wall & ceiling finishes; replacement of accessories (display boards, etc.); as well as minor "wet wall" & underslab work at selected toilet rooms.

**The 47,423 SF roof replacement included the removal & replacement of the existing roofing/insulation system with non-ballasted EPDM over Iso. This single ply fully adhered membrane system, over tapered 2" minimum roof insulation, includes all cants, flashings, etc. on the main building. The 5,767 SF roof expansion included the removal & replacement of existing expansion joint system with EPDM-compatible "soft" joint; selective undefined removal/replacement of existing drainage elements such as roof drains. This single ply fully adhered membrane system over 2" minimum roof insulation was a sloped roof structure for drainage at the addition. At both roofs, there was new aluminum copings, flashings, scuppers with downspouts, metal decking, an insulated roof hatch, and a roof access ladder.**

## Type of Services

Roof Replacement  
Existing Building Renovations  
HVAC Upgrades  
Electrical Upgrades  
Sprinkler and Fire Alarm Projects

## Project Size

\$4 million  
53,730 SF

## Name of Project Owner

Mr. Wayne Simms  
Marshall County Schools  
Post Office Box 578  
Moundsville, WV 26041  
304/843-4407

## Date of project completion

2010

## Any additional information deemed relevant

The renovation of the HVAC system consisted of installing VVT Zone Dampers onto the existing ductwork to create a zoned system. A bypass line was installed between the return and the supply main. The Electrical was upgraded as necessary to accommodate renovations outlined above. We made the building handicapped accessible and provided new wheelchair stair lifts. For building security, we replaced the existing exterior entry doors and provide new interior foyer with electric access control; added security barrier cross-corridor doors and security gate at lobby area. Additions included a roof, multi-use room with Physical Education space, a kitchen addition, a new classroom, and a new art room. The HVAC in these areas included Single Zone Packaged Rooftop Units with DX Cooling and Electric Heating (gas heating for the kitchen) and low-pressure ductwork. There was electrical upgrades for these areas as well.







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

**Solicitation**

NUMBER
DNR213073

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:  
 GUY NISBET  
 804-558-8802

**VENDOR**  
 RFQ COPY  
 TYPE NAME/ADDRESS HERE  
 \*709060537  
 McKinley & Associates  
 32 20th Street  
 Suite 100  
 Wheeling, WV 26003

**SHIP TO**  
 DIVISION OF NATURAL RESOURCES  
 ROUTE 1, BOX 1A  
 BELLVILLE, WV  
 26133

DATE PRINTED
04/12/2013

BID OPENING DATE: 05/21/2013 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-00-00-001		
ARCHITECT/ENGINEERING SERVICES, PROFESSIONAL						
EXPRESSION OF INTEREST (EOI)						
THE WEST VIRGINIA PURCHASING DIVISION, FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF NATURAL RESOURCES (WVDNR) IS SOLICITING "EXPRESSION OF INTEREST" FROM QUALIFIED ARCHITECTURAL AND ENGINEERING FIRMS FOR THE REPAIR OF DAMAGED ROOFS ON BUILDINGS AT THE WEST VIRGINIA DIVISION OF NATURAL RESOURCES, BELLEVILLE FIELD STATION, IN WOOD COUNTY, PER THE ATTACHED SPECIFICATIONS.						
***** THIS IS THE END OF RFQ DNR213073 ***** TOTAL:						

SIGNATURE <i>Guy Nisbet</i>	TELEPHONE (304) 233-0140	DATE 5/17/13
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)

  
Ernest Dellatorre

(Authorized Signature)

Ernest Dellatorre, President

(Representative Name, Title)

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

(Phone Number)

(Fax Number)

May 17, 2013

(Date)



STATE 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 & Associates

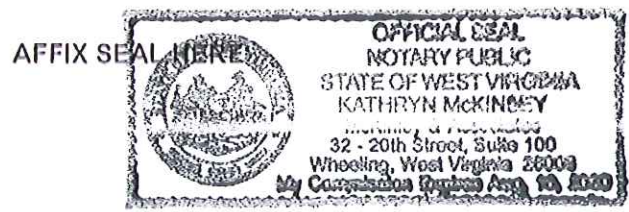
Authorized Signature: *Ernst Olliver* Date: May 17, 2013

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 17 day of May, 2013.

My Commission expires August 16, 2020.



NOTARY PUBLIC *Kathryn McKinley*



**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.:** DNR213073

**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:**

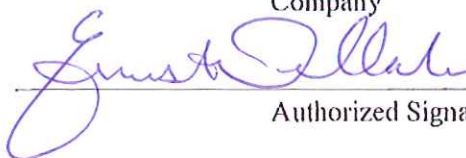
(Check the box next to each addendum received)

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

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

McKinley & Associates

Company



Authorized Signature

May 17, 2013

Date

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





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/14/2013

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).

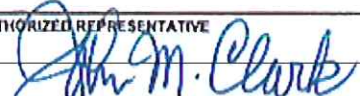
<b>PRODUCER</b> Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123		<b>CONTACT NAME:</b> PHONE (AG, No, Ext): 304.233.3303 FAX (AG, No): 304.233.7524 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:	
<b>INSURED</b> McKinley & Associates Inc The Maxwell Centre 32-20th Street Wheeling, WV 26003		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Brickstreet Ins HAIC # Brick INSURER B: INSURER C: Brickstreet AVERAGE INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 12/13 WC 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 VARY BY THE POLICIES DESCRIBED PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SOURCE INSR: WYD	POLICY NUMBER	DATE BEG	POLICY PAID CL (MM/YY)	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  GENL 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 - COMPROP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$						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	AIMS-MADE Y/N Y	WCB1018014 BROAD FORM INCLUDING	12/30/2012	12/30/2013	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTHER	E L EACH ACCIDENT \$ 1,000,000 E L DISEASE - EA EMPLOYEE \$ 1,000,000 E L DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES: The workers compensation policy serves as proof of insurance coverage to West Virginia and Pennsylvania locations. This certificate serves as proof of insurance.

<b>CERTIFICATE HOLDER</b> MCKINKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO THE MAXWELL CENTRE 32-20TH STREET 003 WHEELING, WV 26003	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/14/2012

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

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

PRODUCER <b>Pauli Associates</b> 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123	CONTACT NAME: <b>III, Lee Pauli</b> PHONE (A/C, No, Ext): <b>304.233.3303</b> E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: INSURER(S) AFFORDING COVERAGE INSURER A: <b>Cincinnati Insurance Co.</b> INSURER B: INSURER C: A.B. INSURER D: <b>INS Cir</b> INSURER E: INSURER F:	FAX (A/C, No): <b>304.233.7524</b> NAIC #
INSURED <b>McKinley &amp; Associates, Inc.</b> The Maxwell Centre 32-20th Street Wheeling, WV 26003		

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR	WVD	POLICY NUMBER	ISSUED (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			EPP014-6335	06/15/2012	06/15/2015	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 - COMP/OP AGG \$ 2,000,000	
	GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							
	A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			EPP014-6335	06/15/2012	06/15/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$			EPP014-6335	06/15/2012	06/15/2015
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			Y/N					WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
PURCHASE ORDER #DPS0843  
ARCHITECTURAL/ENGINEERING SERVICE

CERTIFICATE HOLDER STATE OF WEST VIRGINIA DEPARTMENT OF WORKERS COMPENSATION PURCHASING DIVISION 2019 WASHINGTON STREET EAST P O BOX 50150 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 <i>Lee C. Pauli</i>
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