

# WEST VIRGINIA LOTTERY COMMISSION

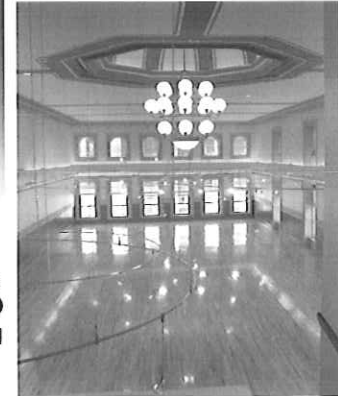
LOT502

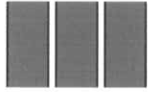
Professional Architectural /  
Engineering Design Services to  
Renovate Floors 7, 8, & 9 of the  
WV Lottery Headquarters



02/26/13 11:47:57 AM  
West Virginia Purchasing Division

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





February 22, 2013

Ms. Connie Oswald  
Department of Administration  
Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

Re: LOT502

Dear Ms. Oswald and Members of the Selection Committee;

We are pleased to provide the West Virginia Purchasing Division and the West Virginia Lottery Commission with our Expression of Interest for architectural/engineering services to renovate floors 7, 8, and 9 of the WV Lottery headquarters located at 900 Pennsylvania Avenue, Charleston, WV 25302, and to supervise completion of renovations. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

McKinley & Associates has been providing design services since 1981. With offices in Charleston and Wheeling WV, and Washington PA, McKinley & Associates supports a professional staff 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. **In addition, we recently became a 100% ESOP Company (Employee Stock Ownership Plan), so our employees now own 100% of our corporation!**

Your project will be led by **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**, our **Charleston Area Manager**, whom is an **Architect** as well as a **LEED Accredited Professional**. He has led multiple projects that have similar scopes. Some of his recent Office Buildings include the West Virginia State Office Building in Logan (LEED Registered), McKinley & Associates' Charleston Area Office renovation (2009 WV AIA Design Award winner), the NED (Natural Energy Design) Office Building, and the SMART Office (LEED Registered - seeking the Platinum level of LEED Certification). We are also proposing to dedicate additional professional design staff from our **Charleston Office**.

Our past experience will show our extensive experience in similar type projects. McKinley & Associates has designed over 1,000,000 SF of office space in the past 10 years. Moreover, the Maxwell Centre, Orrick's Global Operations Center, and McKinley & Associates' Charleston Area Office - three of our many office renovation projects - have all won awards from the American Institute of Architects. Each of the projects we have listed in our proposal will show you we can accomplish your goals.

With experience in renovation projects for multiple building types, we have gained the knowledge and insight to evaluate these projects, which helps us anticipate unforeseen existing elements that may occur in a renovation project. This knowledge will help save you time and valuable resources because we have been successful with many similar projects. 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 building and formulating a plan of action for repairs. **This process targets the areas of greatest need and helps to control cost. We find this**

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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.

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

We love what we do, so we care about the results you get. We know we can provide you with a successful project and are very excited to work with you. Thank you for reviewing our submission and considering McKinley & Associates for your proposed project.

Sincerely,



Ernest Dellatorre

President

McKinley & Associates

304-340-4267

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

Total Size	35
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

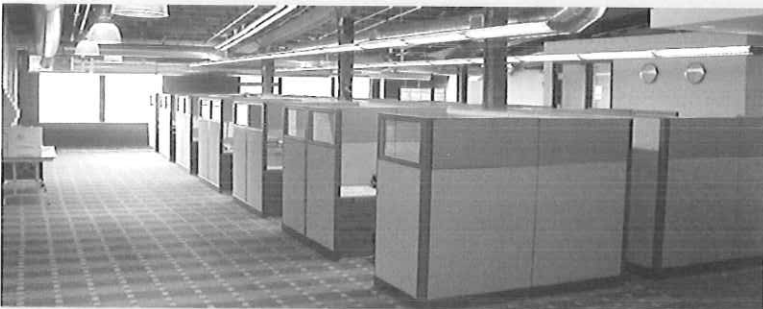
**F**ounded in 1981, McKinley & Associates has become generally accepted as the largest A/E firm in West Virginia. We provided design services for projects representing more than \$100,000,000 annually in construction value. We have a broad range of skills and experience for projects involving commercial, municipal, governmental, medical, religious, educational, manufacturers,

recreational operations, and more. In the past 10 years our firm has been awarded 4 prestigious AIA Honor and Merit Awards for our works.



TeleTech National Call Center

The McKinley experience in commercial projects include Corporate Office Complexes, Business Parks, Cultural Centers, Senior Centers, Daycare Facilities, National Call Centers, plus many more. We have vast office building experience with adaptive reuse/renovations, new buildings, as well as additions projects.



Orrick Building

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

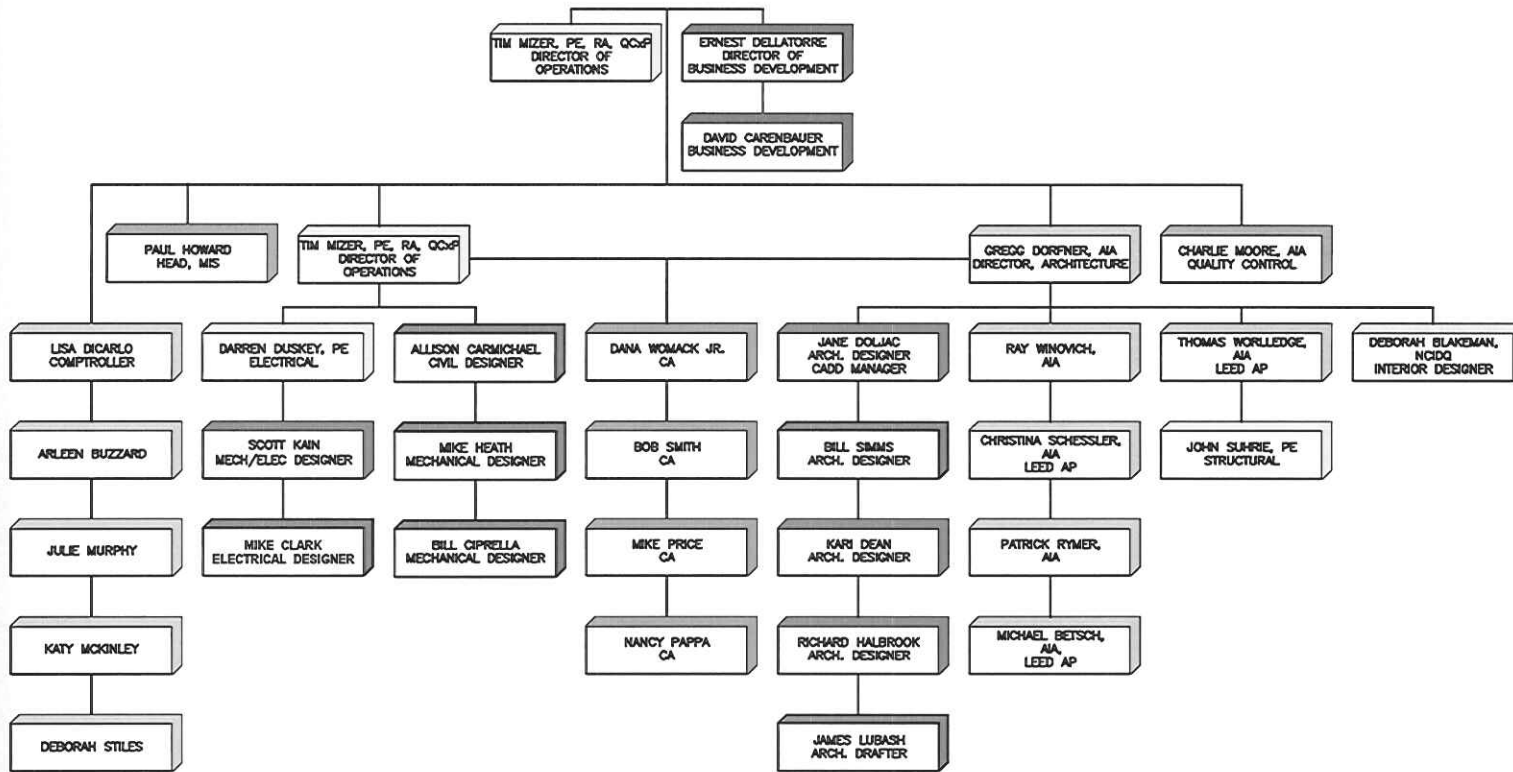


McKinley & Associates - Charleston Office

A particularly important and integral part of commercial work is our understanding of the permitting process and agency procedures regarding zoning and building codes, traffic and parking requirements, and environment impact assessments. In addition, your facility will have many different criteria to address, such as sensitivity to the people using the facility, safety and security, as well as cost and energy efficiency.

Generally recognized as West Virginia's largest A/E firm, our 35 person Professional staff includes: Architects; Civil, Electrical, Fire/Life Safety, Mechanical and Structural Engineers; Interior Designers, LEED Designers, Commissioning Agents, Construction Administrators, and more. We have provided professional services in all 55 counties of West Virginia.

# ORGANIZATION CHART



# 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 West Virginia Lottery Commission. 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, CEPPI, 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.

# FAST-TRACKING

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



TeleTech National Call Center

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



Cabela's Eastern Distribution Center

The **Cabela's Eastern Distribution Center** is a commercial warehouse that was completed in **two fast-tracked phases**. The building measures **1.2 million SF**, and is one of the largest buildings in the State of West Virginia. Included with the **\$40 million** structure are a 14,480 SF maintenance building, a 32,670 SF administrative office building, a 12,000 SF employee lunch room, 300 trailer parking spaces, 750 employee parking spaces, and 90 loading docks.



West Virginia University's Institute of Technology - Maclin Hall

In 2006, we designed an extensive (**\$6 million**) renovation of **Maclin Hall**, a historic **53,900 SF** dormitory building on the campus of WV Tech. This project had **two fast-tracked** aspects to it; there was only **1 month** for design, along with a construction time of only **6 months**. Even with **this extremely short timeline**, we were still able to bring the project in **under budget**. The project included redesigning the shared areas, new finishes, new roof, and restoration of the exterior, new HVAC, and more.

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



# LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings ([www.usgbc.org](http://www.usgbc.org)). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **3 LEED Accredited Professionals** (LEED AP and LEED AP BD+C) on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **3 LEED® Accredited Professionals** on staff:

Michael S. Betsch, AIA, LEED AP

Christina Schessler, AIA, LEED AP BD+C

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

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

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

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

**One of only 11 LEED Certified projects in all of West Virginia!**

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

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

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

SMART Office in Williamson, WV (LEED CI)

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

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



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

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



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

# SUSTAINABLE "GREEN" DESIGN

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

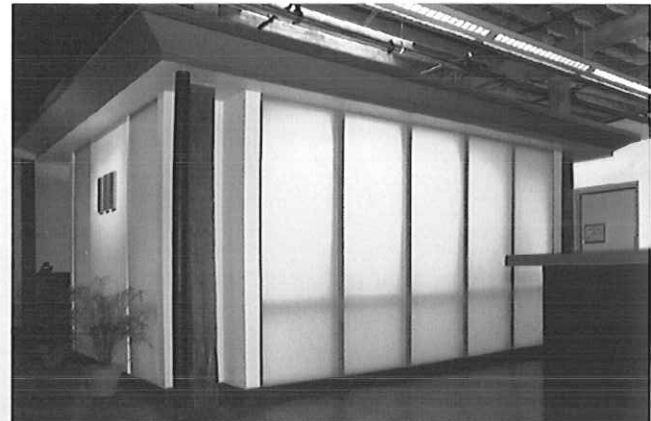
McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can work alongside local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

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

**Hilltop Elementary School** is one of our many projects that we designed using **energy efficient** and **sustainable design** approaches. It was not until after construction had commenced that the Owner decided to submit for LEED Certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009. **This is the first LEED Certified school in the state of West Virginia; one of only 11 Certified projects in the State!** Hilltop won a 2010 Gold Medal Green Building Award by Building of America. Hilltop also won the 2012 West Virginia Department of Environmental Protection's Clean Energy Environmental Award. Hilltop received the 2012 Black Bear Award for the Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program. In addition, in April 2012, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the first-ever U.S. Department of Education Green Ribbon Schools! Moreover, on February 2, 2013, Hilltop won a Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks, at The Building Conference in Morgantown.



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



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



# 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.



# INTERIOR DESIGN

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



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



# 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.

# REFERENCES



**Orrick's Global Operations Center**  
Mr. Will Turani  
Orrick, Herrington & Sutcliffe LLP  
2121 Main Street  
Wheeling, WV 26003  
304/231-2629



**LEED Project WV State Office Building in Logan**  
Mr. Robert P. Krause, PE, AIA  
State of West Virginia  
General Services Division  
1900 Kanawha Boulevard East  
Charleston, WV 25305  
304/558-9018



**Panhandle Cleaning and Restoration  
Office Building and Warehouse**  
Mr. Bob Contraguerro, Jr.  
Panhandle Cleaning and Restoration  
42 38th Street  
Wheeling, WV 26003  
304/232-2321



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

Earl Ray Tomblin  
Governor

Colonel C. R. "Jay" Smithers  
Superintendent

September 8, 2011

Subject: Reference for McKinley & Associates

To Whom It May Concern:

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

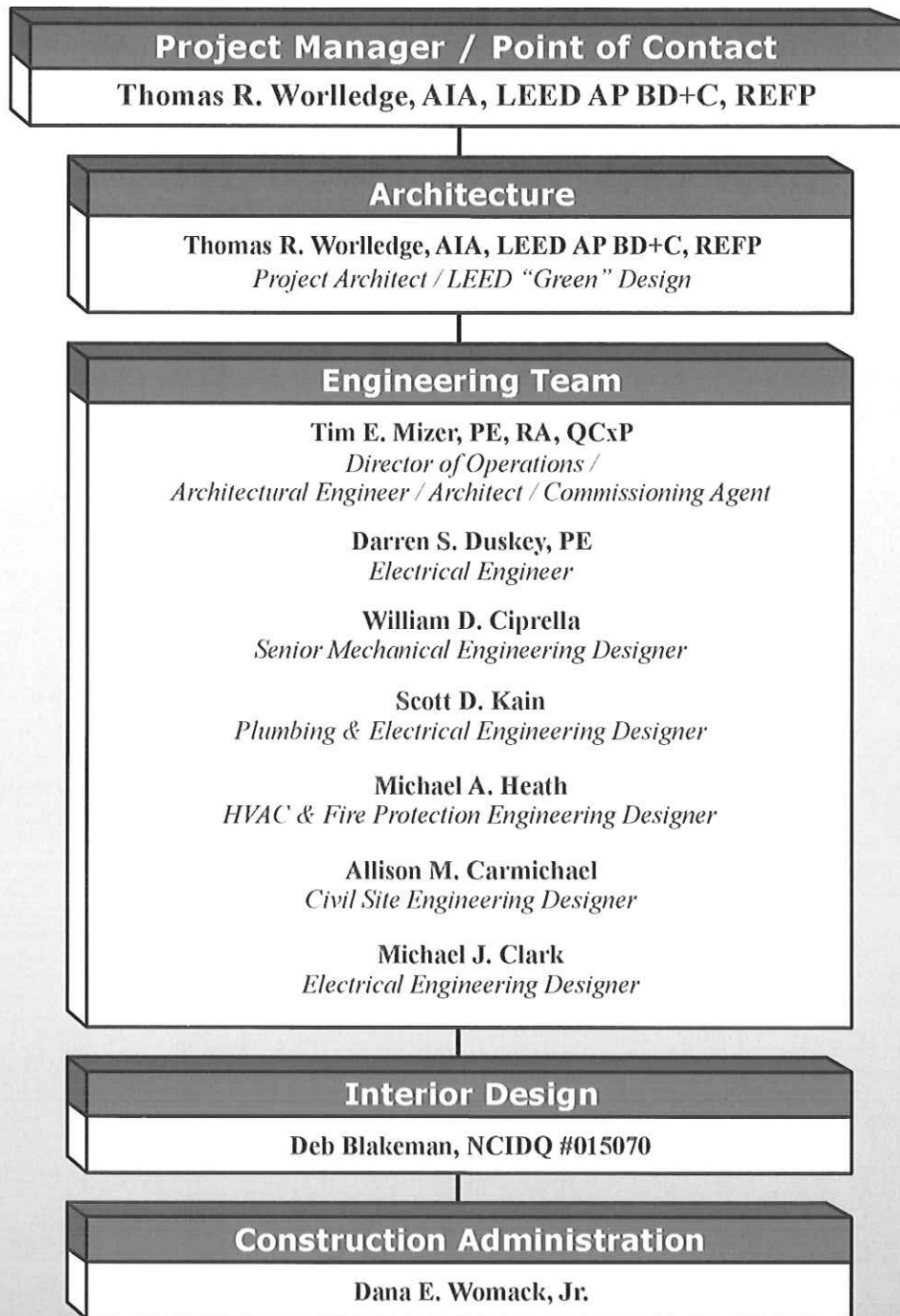
Sincerely,

A handwritten signature in cursive script that reads "Colonel C.R. 'Jay' Smithers".

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

Equal Opportunity Employer

# DESIGN TEAM FLOW CHART



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

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



Architect / LEED Accredited Professional

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

## Charleston Office Area Manager



### EDUCATION:

Virginia Polytechnic Institute & State University  
Master of Architecture - 1992

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

West Virginia  
Ohio  
Pennsylvania  
Tennessee  
Virginia

#### National Board Certification:

NCARB #48600

#### President:

West Virginia Society of Architects

#### Member:

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

#### Former voting member:

ASHRAE 90.1 International Energy Code  
Committee

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
*Manager, Charleston Office*  
Charleston, WV (2005 to present)

Proactive Architecture Inc.  
*President*  
Charleston, WV (1999-2005)

Silling Associates Inc.  
*Vice President*  
Charleston, WV (1992-1999)

TAG Architects  
Charleston, WV (1985-1990)

Alpha Associates Inc.  
Morgantown, WV (1983-1985)

### SUMMARY OF EXPERIENCE:

Thomas R. Worlledge is a skilled Architect with over 28 years experience who has received state wide design awards (including a West Virginia Chapter of the American Institute of Architects 2009 Merit Award) and placed in national design competitions. As a **LEED Accredited Professional** and a recognized sustainable design expert, he has had articles published in state and national trade publications, spoken before architectural students, ASHRAE chapters, and business groups on sustainable design issues and was also a featured speaker at the 2001 Governor's Conference on the Environment and the 2001 Sustainable fair. He also teaches other design professionals in the art of High Performance Building Industries Council. Mr. Worlledge has been involved in design of projects ranging in from a small home additions (one of which was featured on HGTV's New Spaces Show) to multimillion dollar projects such as the \$20 million Parkersburg High School renovation and historic preservation project, the fast-tracked \$6 million WVU IOT Maclin Hall renovation project, and the \$12 million West Virginia State Office Building in Logan to name a few. Mr. Worlledge is a former voting member of the ASHRAE 90.1 Standards committee that forms the basis of the International Energy Code and is the president of the state chapter of the AIA.

### NOTABLE PROFESSIONAL ACHIEVEMENTS:

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

West Virginia State Building in Logan (LEED Registered)

SMART Office in Williamson, WV (LEED Registered)

NED - Natural Energy Design Building

West Virginia State Police - Logan Detachment

WV State Police Academy - Renovations to Buildings A, B, and C; New Buildings D and Multi-Purpose Building

West Virginia University - University Police Building renovations

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

WVU Institute of Technology - Maclin Hall Dormitory renovations

Wood County Schools - Parkersburg High School renovations

Wood County Schools - Parkersburg High School Link project

Wood County Schools - Williamstown High School renovations

Boone County Schools - Honors Academy renovations

# Architectural Engineer / Architect / Commissioning

# Tim E. Mizer, PE, RA, QCCxP

## 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 State Building in Logan, WV (LEED Registered)  
West Virginia State Complex in Weirton, WV  
Millennium Centre Technology Park  
Orrick Global Operations Center (Office Building) renovations  
Maxwell Centre (Office Building) renovations  
Wagner Building (Office Building) renovations  
Bennett Square Office Building renovations  
Dr. Ganzer Office Building renovations  
Panhandle Cleaning & Restoration warehouse and office building  
WVU Colson Hall office and classroom building renovations  
Cabela's Eastern Distribution Center  
West Virginia Independence Hall renovations  
Capitol Theatre renovations  
Wheeling Island Casino - various renovation projects  
Marshall County Schools - Hilltop Elementary (LEED Certified)  
Marshall County Schools - Cameron Middle/High School (LEED Registered project)  
USPS - designed over 100 Post Offices throughout West Virginia for ADA compliance  
West Virginia State Police - renovations and new detachments  
Also surveyed, reviewed, projected, budgeted, and documented 72 police facilities statewide

## Electrical Engineer

# Darren S. Duskey, PE

### EDUCATION:

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

Marshall University  
Graduate courses in Engineering

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Professional Engineer in:**  
West Virginia  
Ohio  
Pennsylvania

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2002 to present)

Pickering Associates  
Parkersburg, WV (1997-2002)

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

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

### SUMMARY OF EXPERIENCE:

Mr. Duskey has over 19 years of experience in the industrial, commercial, institutional, and educational markets with projects ranging from State Police detachment offices, electrical design of schools, health care facilities, large and small industrial projects, and commercial properties. He has extensive knowledge and experience with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Electrical Engineer

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

West Virginia State Complex in Weirton, WV

Panhandle Cleaning & Restoration warehouse and office building

Bennett Square Office Building renovations

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

WVSP Headquarters (*Upgrade electrical service*)

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

West Virginia University - University Police Building

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

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

United States Postal Service - statewide post offices

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

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

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

Marshall County Schools - Hilltop Elementary (LEED Certified)

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

Hancock County Schools Bond Project (\$56 million)



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## 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:

West Virginia University - Colson Hall (office and classroom building renovations)

West Virginia Army National Guard - Multipurpose Building

United States Postal Service - Williamson, WV

United States Postal Service - HVAC in Grafton, WV

United States Postal Service - Clarksburg, WV

United States Postal Service - Charleston, WV

United States Postal Service - Huntington, WV

United States Postal Service - HVAC & Windows in Altoona, PA

United States Postal Service - New Cumberland, PA

United States Postal Service - Corry, PA

United States Postal Service - Monongahela, PA

United States Postal Service - HVAC in Washington, PA

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

# 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:

Bennett Square Office Building renovations  
Orrick Global Operations Center renovations  
Wagner Building (office building) renovations  
Maxwell Centre (office building) renovations  
Dr. Ganzer Office Building renovations  
Millennium Centre Technology Park  
West Virginia State Building in Logan, WV (LEED Registered)  
West Virginia State Complex in Weirton, WV  
Panhandle Cleaning & Restoration warehouse and office building  
Marshall County Schools - Hilltop Elementary School (LEED Certified)  
Marshall County Schools - Cameron Middle School / High School (LEED Registered project)  
West Virginia State Police - Logan Detachment  
West Virginia State Police - Academy  
Wood County Schools - Parkersburg High School  
Wood County Schools - Parkersburg South High School  
Wood County Schools - Williamstown High School  
Wood County Schools - Comprehensive Educational Facilities Plan  
West Virginia University - Colson Hall (office building)  
West Virginia University - New State Fire Training Academy  
Hancock County Schools - Oak Glen High School  
Hancock County Schools - Oak Glen Middle School  
Hancock County Schools - Weir Middle School / High School  
Logan County Schools - Chapmanville Regional High School  
WVU Institute of Technology - Maclin Hall

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

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

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

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

Capitol Theatre renovations

West Virginia Independence Hall renovations

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

#### Boone County Schools:

Comprehensive Educational Facilities Plan  
Ashford Rumble Elementary School Computer Lab  
Boone County Honors Academy  
Brookview Elementary School  
Madison Elementary School Additions/Renovations

#### Marshall County Schools:

Cameron Elementary School addition  
Cameron Middle School/High School (LEED Registered)  
John Marshall Fieldhouse  
McNinch Elementary School  
Sherrard Middle School

#### Ohio County Schools:

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

Tyler County Schools - 3 HVAC projects

Wetzel County Schools - Long Drain Elementary HVAC



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## 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

## Interior Designer

# Deb Blakeman, NCIDQ #015070



National Council for  
Interior Design Qualification

### EDUCATION:

University of Charleston  
Bachelor of Arts, Interior Design - 1992

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

### Associate Member:

The American Institute of Architects

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Charleston, WV (2004 to present)

HDMR Group Inc  
Charleston, WV (2000-2004)

Custom Office Furniture  
Charleston, WV (1994-2000)

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

Interior Design  
Charleston, WV (1992-1994)

Freeland Furniture Company  
Charleston, WV (1981-1987)

Interior Reflections  
Logan, WV (1980-1981)

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

#### Interior Designer

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

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

Panhandle Cleaning & Restoration Office Building

Bennett Square Office Building renovation

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

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

Marshall County Schools - Hilltop Elementary School (LEED Certified)

West Virginia State Police Academy

West Virginia University - State Fire Training Academy

WVU Institute of Technology - Maclin Hall Dormitory

Braxton County High School - Fairmont State addition

West Virginia University - Colson Hall Office Building renovation

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

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

Braxton County Senior Center renovation project

#### Interior Designer / Sales

WV Graduate College (Furnishings)\*

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

#### Adjunct Professor

University of Charleston

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



## Construction Administrator / Project Coordinator

# Dana E. Womack, Jr.

### EDUCATION:

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

### PROFESSIONAL EMPLOYMENT:

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

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

Providence Construction  
Superintendent  
Teays Valley, WV (2007)

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

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

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

### SUMMARY OF EXPERIENCE:

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

### NOTABLE PROFESSIONAL EXPERIENCES:

**Construction Administrator (Project Coordinator)** for:  
*West Virginia State Office Building in Logan, WV (LEED Registered)*

*Cement Mason Training Building in Parkersburg*

*West Virginia State Police Academy renovations*

*WVSP Logan Detachment*

*Brookview Elementary - Boone County Schools*

*Honors Academy - Boone County Schools*

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

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

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

*Ritchie County Middle/High School HVAC - Ritchie County Schools*

*Summers County High - Summers County Schools*

### Project Manager

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

### Superintendent

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

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

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

# Global Operations Center ORRICK BUILDING



## Wheeling, West Virginia

Owner  
Orrick Corporation

Size  
88,000 SF approx.

Construction Cost  
\$8 million

Project Architects-Engineers  
McKinley & Associates

Project Architect  
David B. McKinley, PE

Contractor  
John Russell Construction

This four-story, 88,000 SF former historic warehouse is now "Class A" office space, found in the Wheeling Warehouse Historic District of the National Register of Historic Places. This 100 year old warehouse was adaptive reused and renovated to create some of the most creative office space in the State. 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). This building soon 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. This \$8 million dollar project won a West Virginia AIA Merit Award. The building was partially occupied while renovations continued. Architecture & engineering design was completed in-house and included structural, mechanical, civil, electrical and fire suppression systems. Security for the facility was to be comparable to the rest of the firm's nation-wide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. 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.



# MAXWELL CENTRE

## Wheeling, West Virginia

Owner  
The Maxwell Partners

Size  
51,000 SF approx.

Construction Cost  
\$2.3 million

Project Architects-Engineers  
McKinley & Associates

Project Architect  
Denis P. Gill, AIA

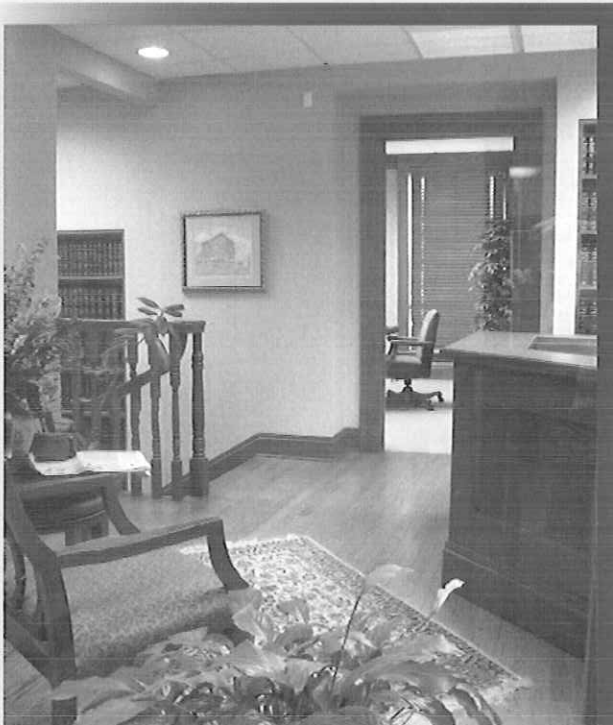
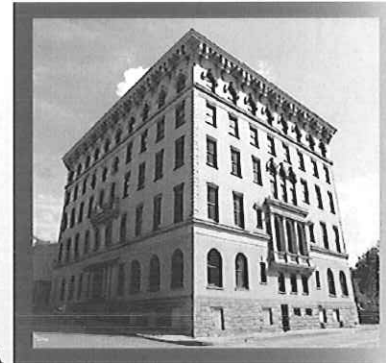
Contractor  
Walters Construction

The Maxwell Centre is now Wheeling's premier business address. In just over a year, this former YMCA facility is now the home for over 100 professionals in two law firms, an accounting company, and McKinley & Associates. Dedicated to saving the past and long known as one of the state's leading historic preservation firms, McKinley & Associates led the way for this adaptive reuse project that included a total renovation and restoration of a 1908 structure listed in the National Register of Historic Places.

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

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

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



BEFORE  
and AFTER



# WAGNER BUILDING

## Wheeling, West Virginia

Owner  
The Maxwell Partners

Size  
60,000 SF approx.

Construction Cost  
\$6.2 million

Project Architects-Engineers  
McKinley & Associates

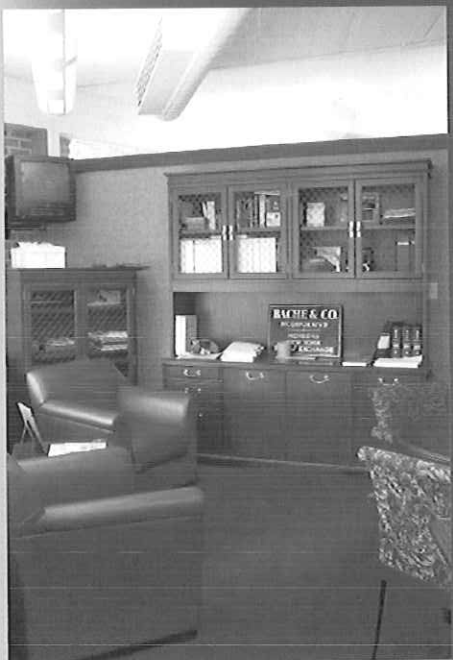
Project Architect  
Gregg P. Dorfner, AIA, REFP

Contractor  
Pat R. Ionadi Corp. & Davison Electric

Located in the midst of the renaissance of downtown Wheeling, the historic Wagner Building is listed on the **National Register of Historic Places** and is the centerpiece of the new 10-acre Celoron Plaza Office Park. The Wagner Building was an **old sugar warehouse** built in the **1930s**, and after being vacant for over 30 years, McKinley & Associates **totally renovated** this **7-story structure** in phases, and **adaptively reused** it into a corporate center that includes beautiful **Class "A" office suites** as well as a new bank.

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

BEFORE  
and AFTER



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# BENNETT SQUARE

Wheeling, West Virginia

Owner  
McKinley Properties, LLC

Size  
22,000 SF approx.

Construction Cost  
\$6.8 million (Phase I only)

Project Architects-Engineers  
McKinley & Associates

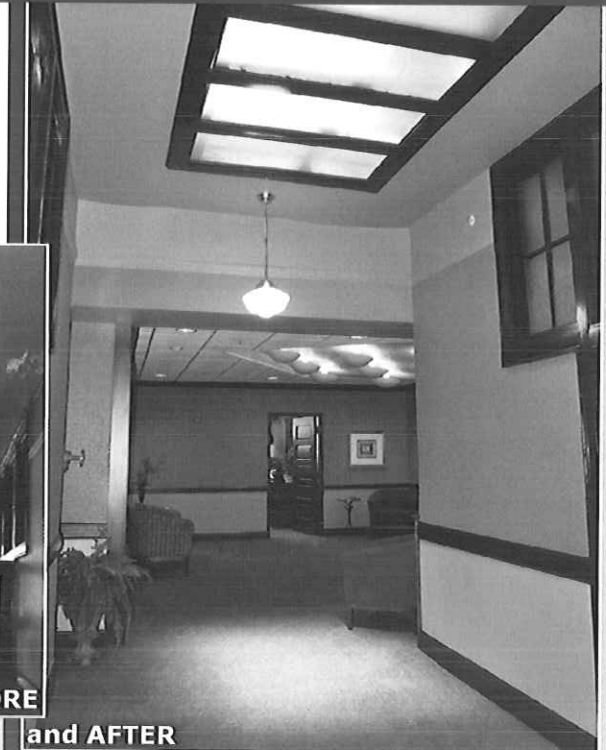
Project Architect  
Christina Schessler, AIA, LEED AP BD+C

Contractor  
Walters Construction

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



BEFORE



and AFTER



**McKINLEY & ASSOCIATES**  
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# WEST VIRGINIA STATE BUILDING

## Weirton, West Virginia

Owner  
State of West Virginia

Size  
39,500 SF

Construction Cost  
\$4 million

Project Architects-Engineers  
McKinley & Associates

Project Architect  
Gregg P. Dorfner, AIA, REFP

Contractor  
Walters Construction

The Weirton State Office Building (Building 34) in Weirton is a \$4 million state-of-the-art building that houses **judicial offices** along with **storage and office space**. This **two-story, 39,500 SF office building** was constructed with a structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, rooftop HVAC System, and building automation system. Also included was site work. This State Office Building accommodates the Division of Rehabilitation Services, the Bureau of Employment Programs, the Department of Health and Human Resources, the Division of Motor Vehicles, the Lottery Commission and the Work Force Investment Board. For security, the entire building has swipe-card access, CCTV video monitoring and other surveillance equipment, an x-ray machine, metal detector, an employee-only entrance, uninterruptible power supply, bullet-proof glazing and tinted/reflective glazing.



# WV STATE OFFICE BUILDING

## Logan, West Virginia

Owner  
State of West Virginia

Size  
52,300 SF approx.

Project Architects-Engineers  
McKinley & Associates

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

Contractor  
Massaro Corporation

Commissioning Agent  
Iams Consulting, LLC



Construction is nearing completion on this West Virginia State Office Building for the West Virginia General Services Division. This new **5 story, 53,200 SF** building is intended to consolidate office space of state agencies currently located in Logan, West Virginia as well as provide moderate space for future customers. This **office building** will be part of a new generation of State office buildings that will provide **flexibility** for future growth and/or office renovations and be **cost effectively adaptable** when relocating other agencies into the space. The building is steel-framed. The shell of the building consists of Architectural Pre-Cast concrete units, either brick-faced or stone-faced, which were fabricated off-site by Gate Precast Company in Winchester, Kentucky. These were shipped on trucks, and installed with a crane.

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

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



# McKinley & Associates CHARLESTON OFFICE

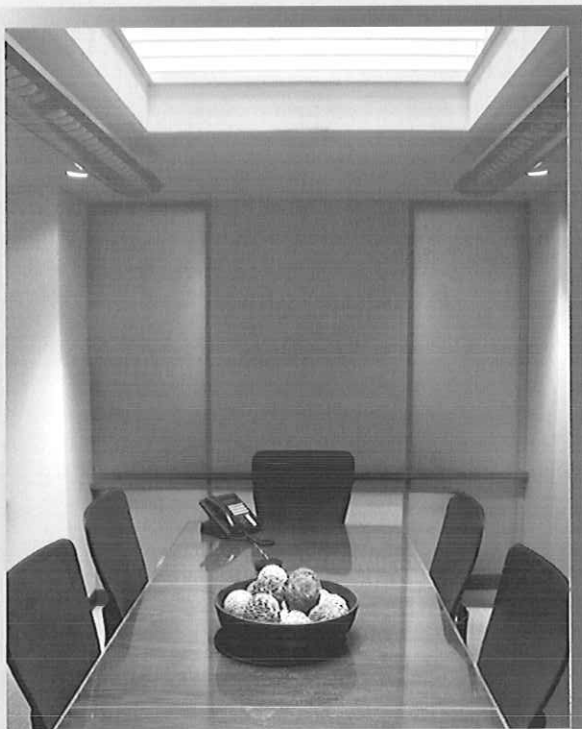


## Besides the paint, what makes this office "green"?

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

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

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



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

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

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

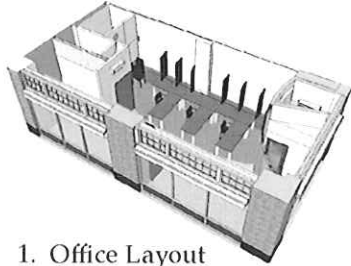
The window blinds allow the control of glare while maintaining the view and minimizing heat gain. The direct/indirect lights are controllable so we can adjust the amount of electric lighting dependant on the amount of natural light coming in from the windows and the skylight. Even the bowl on the conference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



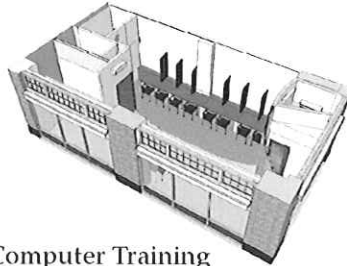
# WILLIAMSON SMART OFFICE

## What Is So Smart About the Smart Office?

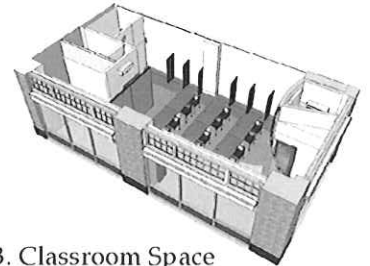
In the small town of Williamson, West Virginia, something unique is happening in a tiny storefront office on Second Avenue. Situated next to the Tug Valley Chamber of Commerce, otherwise known as the "Coal House" because it is almost entirely made of coal, is an exciting project that very well could be the most sustainable space in central Appalachia. The Smart Office will serve as headquarters for Williamson Redevelopment Authority's comprehensive project entitled "Sustainable Williamson" whose mission is to re-energize the local economy by connecting health, wealth and innovation to attract past, present, and future generations to Williamson.



1. Office Layout



2. Computer Training



3. Classroom Space

Using the above adaptive design with movable walls and transformable space (from left to right), the Smart Office will simultaneously operate as a welcome center and office for Sustainable Williamson (1), a highly interactive space for workforce development and sustainable construction training (2), a community space for stakeholder participation (3), a technology demonstration center, and perhaps most importantly it provides an integrated design approach with the goal of revitalizing an otherwise stagnant rural community. Additionally, its cutting edge approaches to energy optimization simultaneously demonstrate smart-grid, renewable energy, and energy efficiency technologies, including transparent photo-voltaic (PV) windows and demand response technologies.

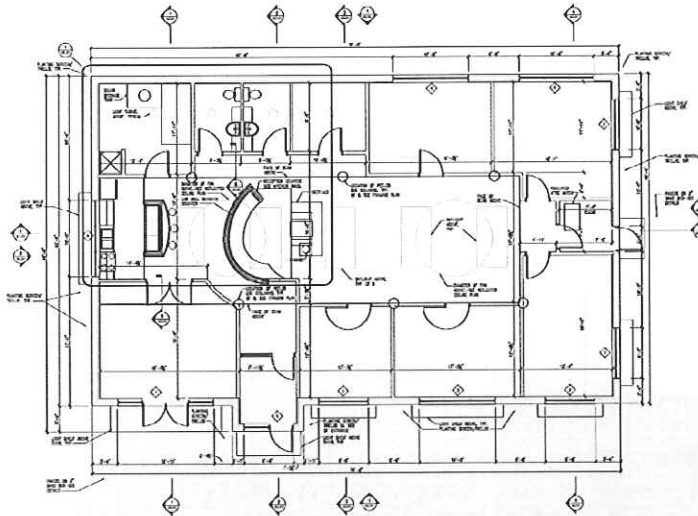
Designed and developed by McKinley & Associates along with other WV based firms and institutions, the Smart Office project is seeking the Platinum level of LEED Certification (Leadership in Energy and Environmental Design) and Living Building Challenge Criteria. On February 2, 2013, this project already won a 2013 Placemaker Award of Excellence (Unbuilt) from West Virginia GreenWorks, at The Building Conference in Morgantown.

Passive solar, phase-change heat storage, living walls, and gray water systems are featured in the design. In addition, Solar PV panels and heat pipe solar thermal collectors will be added to the roof of the hotel to provide power and heat to the space. The exterior of the hotel will remain unchanged except for the addition of some retractable awnings for solar control. The new walls in the Smart Office, built with synthetic gypsum used to clean exhaust from a local coal-fired power plant, and the plaza bricks made with fly ash, a by-product of coal combustion, provide a bridge between the new sustainable construction industry and traditional extraction industries.

West Virginians are a very self-sufficient people, known for tenacity and hard work. With a little inspiration, like the radio signal from a distant satellite that sparked interest for a young Homer Hickman, is all that is needed to open opportunities beyond the traditional. By showcasing new technology and providing education resources in the center of the coal fields, the Smart Office will offer that spark of imagination for another generation of creative West Virginians.



# NēD - NATURAL ENERGY DESIGN



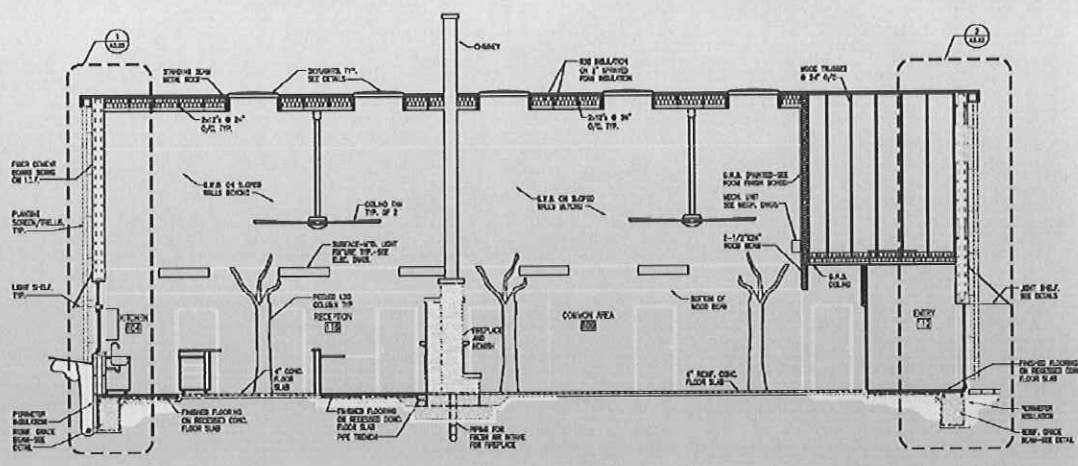
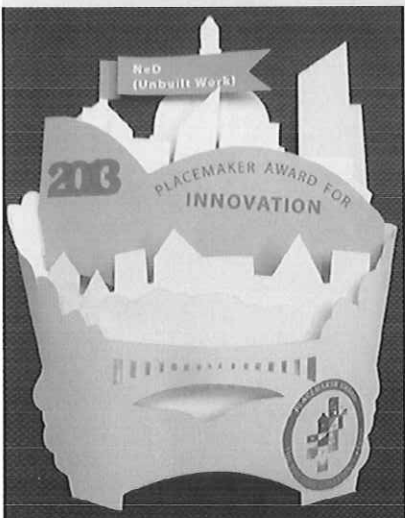
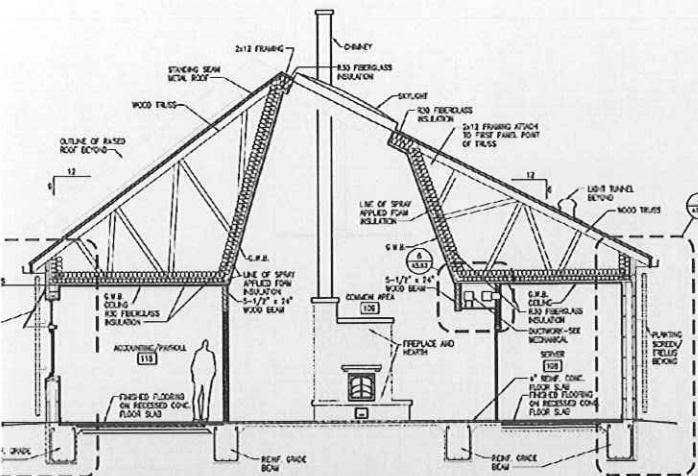
The Natural Energy Design Building (NēD) was born of a desire to maximize the use of natural resources in a new office for the client's operations. Designed to have a homelike feel and peaceful atmosphere, the new office provides a large, free-flowing space for the sometimes frenetic nature of the business. With little need to entertain visitors, most of the entry is filled with a communal kitchen and dining area that can occasionally serve as a conference room.

The focal point of NēD is a masonry stove that heats the building, makes hot water, and bakes fresh bread. The stove's heat is stored and released slowly into the central core. Sixteen acres of hardwoods can be replanted and harvested sustainably to maintain a constant source of onsite fuel. In addition to the woodstove, a highly insulated exterior envelope and passive solar heating in the south facing offices make NēD a warm comfortable workplace.

Cooled by natural ventilation from operable windows augmented with large ceiling fans, each office has a direct view to the outside and ample natural light. Insulated skylights fill the interior spaces with soft daylight, playing off peeled log columns to give a feeling of an old growth forest. Standing seam metal roofing collects rain water and provides a surface for mounting solar PV panels that provide power to offset the building's electrical consumption. Exterior walls sheathed with a vine-covered trellis integrate NēD into the landscape.

Nature supplies all the energy the occupants of this space need to do their job efficiently and comfortably for decades.

On February 2, 2013, this project already won a 2013 Placemaker Award for Innovation (Unbuilt) from West Virginia GreenWorks, at The Building Conference in Morgantown.

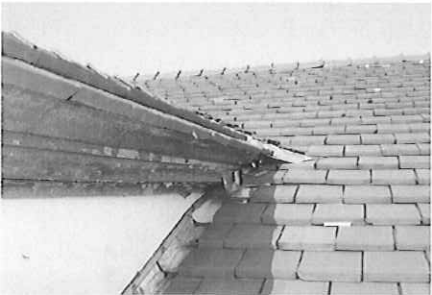


# RESTORATION & RENOVATION PROJECTS

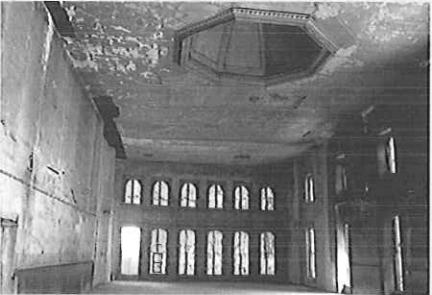
## Before & After



**ORRICK BUILDING**  
Wheeling, West Virginia



**WVU - COLSON HALL**  
Morgantown, West Virginia



**CATHOLIC HERITAGE CENTER**  
Wheeling, West Virginia



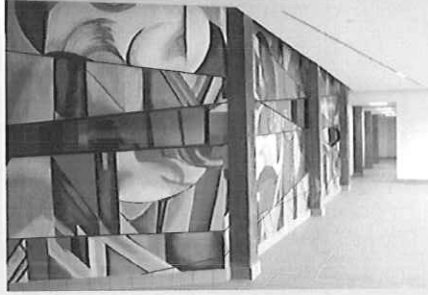
**ARTISAN CENTER**  
Wheeling, West Virginia

# RESTORATION & RENOVATION PROJECTS

Before & After



**CATHOLIC HERITAGE CENTER**  
Wheeling, West Virginia



**WVNCC - ED CENTER**  
Wheeling, West Virginia



**WAGNER BUILDING**  
Wheeling, West Virginia



**ORRICK BUILDING**  
Wheeling, West Virginia

# RESTORATION & RENOVATION PROJECTS

Before & After



**BENNETT SQUARE**  
Wheeling, West Virginia



**WAGNER BUILDING**  
Wheeling, West Virginia



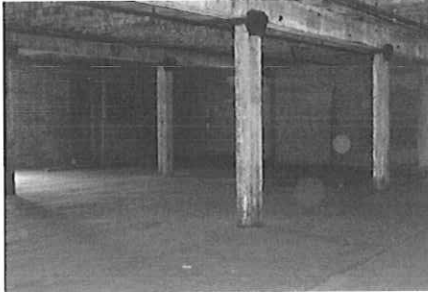
**DR. GANZER OFFICE BUILDING**  
Wheeling, West Virginia



**CATHOLIC HERITAGE CENTER**  
Wheeling, West Virginia

# RESTORATION & RENOVATION PROJECTS

## Before & After



WVNCC - ED CENTER  
Wheeling, West Virginia



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



BENNETT SQUARE  
Wheeling, West Virginia



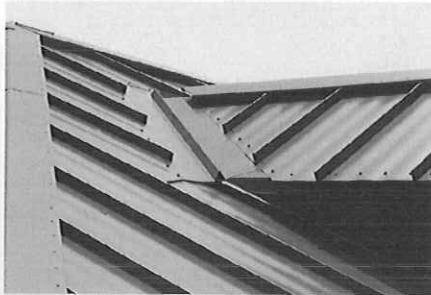
WV INDEPENDENCE HALL  
Wheeling, West Virginia

# RESTORATION & RENOVATION PROJECTS

## Before & After



**WAREHOUSE TO OFFICE BUILDOUT**  
Charleston, West Virginia



**WVU - STALNAKER HALL**  
Morgantown, West Virginia



**WVNCC - ED CENTER**  
Wheeling, West Virginia



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

# RESTORATION & RENOVATION PROJECTS

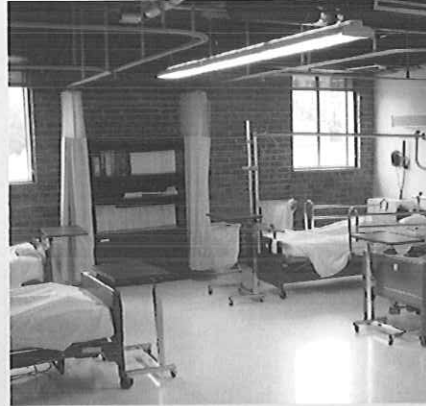
## Before & After



WVU TECH - MACLIN HALL  
Montgomery, West Virginia



BRAXTON CO. SENIOR CENTER  
Gassaway, West Virginia



WVNCC - ED CENTER  
Wheeling, West Virginia



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

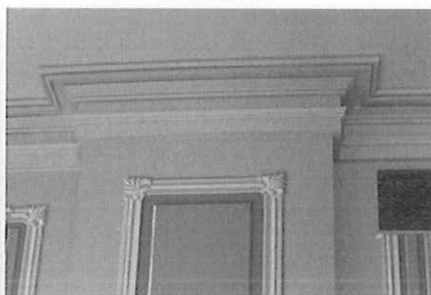
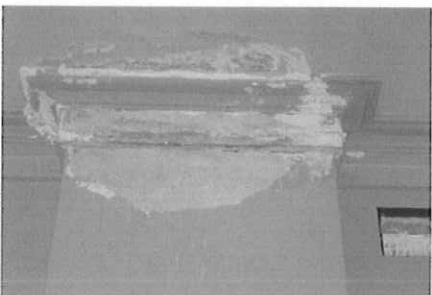


# RESTORATION & RENOVATION PROJECTS

## Before & After



MAXWELL CENTRE  
Wheeling, West Virginia



WV INDEPENDENCE HALL  
Wheeling, West Virginia



WVU TECH - MACLIN HALL  
Montgomery, West Virginia



WVNCC - ED CENTER  
Wheeling, West Virginia



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

**Solicitation**

NUMBER
LOT502

PAGE
1

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

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

SHIP TO	WEST VIRGINIA LOTTERY
	900 PENNSYLVANIA AVE
	CHARLESTON, WV
	25302 304-558-0500

DATE PRINTED
01/29/2013

BID OPENING DATE: 02/27/2013 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	JB		906-00-00-001		
<p>EXPRESSION OF INTEREST (EOI)</p> <p>THE WEST VIRGINIA PURCHASING DIVISION FOR THE AGENCY, THE WV LOTTERY, IS SOLICITING AN EXPRESSION OF INTEREST FOR PROFESSIONAL ARCHITECTURAL ENGINEERING DESIGN SERVICES TO RENOVATE FLOORS 7, 8 &amp; 9 OF THE WV LOTTERY LOCATED AT 900 PENNSYLVANIA AVENUE, CHARLESTON, WV 25302 PER THE ATTACHED BID REQUIREMENTS AND SPECIFICATIONS.</p> <p>ARCHITECT/ENGINEERING SERVICES, PROFESSIONAL</p> <p>FOR RENOVATION OF FLOORS 7, 8 &amp; 9 OF THE WEST VIRGINIA LOTTERY PER THE ATTACHED BID REQUIREMENTS AND SPECIFICATIONS.</p> <p>REFERENCE ATTACHED INSTRUCTIONS TO BIDDERS AND GENERAL TERMS &amp; CONDITIONS.</p> <p>***** THIS IS THE END OF RFQ LOT502 ***** TOTAL:</p>						

SIGNATURE <i>[Signature]</i>	TELEPHONE (304) 340-4267	DATE 2/22/2013
TITLE President	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

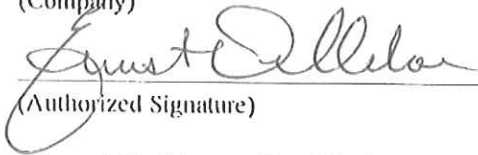
WHEN RESPONDING TO SOLICITATION, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

CERTIFICATION AND SIGNATURE PAGE

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

McKinley & Associates

(Company)



(Authorized Signature)

Ernest Dellatorre, President

(Representative Name, Title)

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

(Phone Number)

(Fax Number)

February 22, 2013

(Date)

ADDENDUM ACKNOWLEDGEMENT FORM

SOLICITATION NO.: LOT 502

**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

*Ernest Delle*  
Company

Authorized Signature

February 22, 2013

Date

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

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: [Signature] Date: February 22, 2013

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 22 day of February, 2013.

My Commission expires August 16, 2020.

AFFIX SEAL HERE



NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 07/01/2012)