

West Virginia Division of General Services

*Architectural and Engineering Services
for the Upgrades and Modifications
of Elevator Equipment, Equipment
Rooms, Controls, and the Replacement
of Wheelchair Lifts to 19 Elevators
in 11 DOA Buildings*

Requisition #GSD146401

*August 13, 2013
1:30 PM*

08/13/13 09:51:18 AM
West Virginia Purchasing Division



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

RFQ No. GSD146401STATE OF WEST VIRGINIA
Purchasing Division**PURCHASING AFFIDAVIT**

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

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

DEFINITIONS:

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

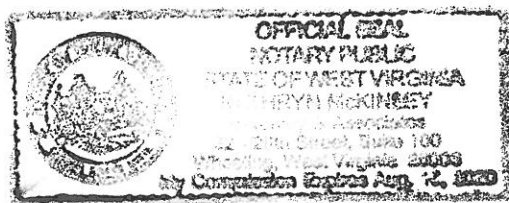
"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers'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

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

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

WITNESS THE FOLLOWING SIGNATURE:Vendor's Name: McKinley & AssociatesAuthorized Signature: [Signature] Date: August 8, 2013State of West VirginiaCounty of Ohio, to-wit:Taken, subscribed, and sworn to before me this 8 day of August, 2013My Commission expires August 16, 2020**AFFIX SEAL HERE**NOTARY PUBLIC [Signature]

Purchasing Affidavit (Revised 03/01/2012)





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

Solicitation

NUMBER
GSD146401

PAGE
1

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

RFQ COPY

TYPE NAME/ADDRESS HERE

***709060537**
McKinley & Associates
The Maxwell Centre
32 20th Street - Suite 100
Wheeling, West Virginia 26003

DEPARTMENT OF ADMINISTRATION
VARIOUS LOCALES AS INDICATED
BY ORDER

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DATE PRINTED
07/12/2013

BID OPENING DATE: 08/13/2013

BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-07		
DESIGN SERVICES TO MODERNIZE VARIOUS DOA ELEVATORS						
EXPRESSION OF INTEREST (EOI)						
THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES, IS SOLICITING EXPRESSIONS OF INTEREST FROM QUALIFIED FIRMS TO PROVIDE DESIGN OF MODERNIZATION AND UPGRADES TO VARIOUS ELEVATORS IN DEPARTMENT OF ADMINISTRATION OWNED BUILDINGS PER THE ATTACHED SPECIFICATIONS.						
***** THIS IS THE END OF RFQ GSD146401 ***** TOTAL:						

SIGNATURE <i>Krista Ferrell</i>	TELEPHONE (304) 233-0140	DATE 8/8/13
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)



(Authorized Signature)

Ernest Dellatorre, President

(Representative Name, Title)

(304) 233-0140 / (304) 233-4613

(Phone Number)

(Fax Number)

August 8, 2013

(Date)



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

Solicitation

NUMBER
GSD146401

PAGE
1

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

V E N D O R	RFQ COPY
	TYPE NAME/ADDRESS HERE
	*709060537
	McKinley & Associates
	The Maxwell Centre 32 20th Street - Suite 100 Wheeling, West Virginia 26003

S H I P T O	DEPARTMENT OF ADMINISTRATION
	VARIOUS LOCALES AS INDICATED BY ORDER

DATE PRINTED
08/08/2013

BID OPENING DATE: 08/13/2013 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO.01						
THIS ADDENDUM HAS BEEN ISSUED TO AMEND THE ORIGINAL SOLICITATION PER THE ATTACHED DOCUMENTATION.						
0001	1	LS	906-07	DESIGN SERVICES TO MODERNIZE VARIOUS DOA ELEVATORS		
***** THIS IS THE END OF RFQ GSD146401 ***** TOTAL:						

SIGNATURE <i>Krista Ferrell</i>	TELEPHONE (304) 233-0140	DATE 8/8/13
TITLE President	FEIN 55-0696478	ADDRESS CHANGES TO BE NOTED ABOVE

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

SOLICITATION NUMBER: GSD146401

Addendum Number: 1

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

Applicable Addendum Category:

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

Description of Modification to Solicitation:

To correct the EOI opening date to August 13, 2013 at 1:30

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

Terms and Conditions:

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

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD146401

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

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

Addendum Numbers Received:

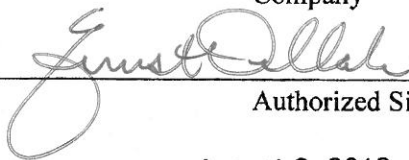
(Check the box next to each addendum received)

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

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

McKinley & Associates

Company



Authorized Signature

August 8, 2013

Date

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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).

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR: WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	<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"/> PROJECT <input type="checkbox"/> LOC					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<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					
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DEDUCTIBLE RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		WCB1018014	12/30/2012	12/30/2013	INCLUDING BROAD FORM X WC STATU- TORY LIMITS E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

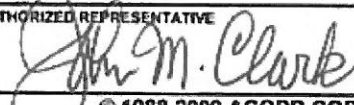
The workers compensation policy affords coverage to West Virginia and Pennsylvania locations. This certificate serves as proof of insurance.

CERTIFICATE HOLDER**CANCELLATION**

MCKINLEY & ASSOCIATES, INC.
 ATTN: LISA DICARLO
 THE MAXWELL CENTRE
 32-20TH STREET
 WHEELING, WV 26003

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.

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PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123	CONTACT NAME: III, Lee Paul PHONE (A/C, No, Ext): 304.233.3303 FAX (A/C, No): 304.233.7524 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:														
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INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER: 12/15 Liability

REVISION NUMBER:

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

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

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

PURCHASE ORDER #DPS0843
 ARCHITECTURAL/ENGINEERING SERVICES

CERTIFICATE HOLDER

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

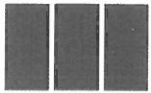
CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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August 8, 2013

Krista S. Ferrell, Buyer Supervisor
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305-0130

Re: GSD146401 Elevator Upgrades in Various DOA Buildings

Dear Ms. Ferrell and Members of the Selection Committee;

We are pleased to provide the West Virginia Division of General Services and the WV Department of Administration with our Expression of Interest for Architectural/Engineering Services for the upgrades and modifications of elevator equipment, equipment rooms, controls, and the replacement of wheelchair lifts to 19 elevators in 11 DOA buildings. 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 Wheeling and Charleston, WV and Washington, PA, we support a professional staff of **Architects; Engineers; Construction Administrators; Commissioning Agents; LEED Accredited Professionals; Recognized Educational Facility Professionals;** as well as a certified Interior Design department.

Your Project Manager is **Christina Schessler, AIA, LEED AP**, whom is a registered **Architect** as well as a **LEED Accredited Professional**. Christina has recently completed her **Masters in Historic Preservation**, and has a passion for restoration, renovation, and modernization projects. Some of her most recent elevator projects are the USPS Clarksburg Finance Station elevator, Wheeling Island Hotel-Casino-Racetrack elevator, West Virginia Independence Hall elevator study, and the Ft. Henry Club elevator study.

McKinley & Associates has been designing renovation projects for over 30 years, and has developed a reputation as experts in building renovating and upgrading. We have completed hundreds of projects, small and large, gaining experience that we can apply to your project. We also have pertinent elevator replacement experience that could be directly implemented. We know we have the ability to provide you with the services to make this project a success. This elevator upgrade experience includes offices, warehouses and manufacturing facilities, commercial/retail, historical buildings, emergency facilities, schools, and much more. The projects we have submitted in our proposal are very similar to your proposed projects; and most of our multi-story building renovation projects include elevator upgrades or elevator and shaft additions. We have also completed many elevator replacements/upgrades on various projects listed in the National Register of Historic Places, which you will see in the Projects tab. This experience should clearly demonstrate our ability to handle these elevator upgrade projects.

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

Sincerely,

Ernie Dellatorre
President
McKinley & Associates

CONCEPT

McKinley & Associates has prepared a response to the evaluative criteria listed in the request for proposal's Concept section.

- *Provide a general discussion of the project and the firm's approach to addressing issues and concerns including anticipated concepts, proposed methods of design and project sequence as explained in the Background, Project and Goals. Include a discussion of similar previous projects and how these issues were resolved.*

Over the years, McKinley & Associates has developed a reputation as experts in building renovating and upgrading. We have renovated numerous office spaces while occupied, turned eyesore buildings into modern offices, and brought historic treasures back to life. We have completed hundreds of projects, small and large, gaining experience that we can apply to your project. We also have pertinent elevator replacement experience that could be directly implemented. We know we have the ability to provide you with the services to make this project a success.

To begin, a kickoff meeting will be held with the DOA representatives, along with a facility walkthrough for all the design professionals. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phases.

Our philosophy regarding this type of work requires an intimate knowledge of the existing conditions (on-site investigation) so that we can determine how to most effectively use the existing resources, enhance what can be maintained, and replace what may require improvement. All three of these aspects need to be integrated to accomplish the work. Our approach to any renovation project involves spending time analyzing the buildings and the options available to the Owner. We will send our team of architects, and engineers to get detailed information early in the process to carefully map out the building systems that could impact the elevator work. We can target the areas of greatest need and control cost.

For addressing possible issues; challenges are best handled when encountered as early as possible; thus justifying early on-site investigations. Challenges could include physical limitations of the shaft (dimensions), the condition of the shaft walls both for fire safety and mechanical installation of the new equipment, the availability of power, how ventilation requirements might penetrate existing construction, compatibility with any existing systems such as the fire alarm, lead times for equipment, downtime for the tenants, budgeting and long term quality. To address these items, we will focus on finding the issues early, engaging consultants with technical abilities directly from the elevator industry, conducting open and frank discussions about solutions in-house and then with you. We will implement our peer review process and brainstorm to develop the most appropriate solution that can be accomplished with the available funds. If possible, given the complete parameters of the projects, we can develop a range of options that can be fully considered by the DOA. Part of establishing options includes our assisting you in determining what "must" be done to meet codes from what you would like to do to enhance user comfort.

CONCEPT

Schedule of Work:

Within the design and document period set by the DOA, the following process shall occur:

(note: a budget review would be part of each phase)

Site Investigation, Report and Pre Design:

1. Verify existing condition of the elevators and associated equipment
2. Draft plan, section and include information from existing drawings gathered from the DOA
3. Consult applicable codes
4. Consult elevator manufacturers modernization (replacement) options
5. Develop optimum approach thru a process of elimination based on practical measures and existing conditions
6. Draft preliminary drawings
7. Create a preliminary budget(s)

Schematic Design and Design Development:

1. Include selected modernization ideas and information pertinent to each situation
2. Consider ADA constraints
3. Consider Life Safety Code
4. Consider WV Elevator Code
5. Draft construction documents
6. Generate draft specifications within the contract documents
7. Generate Front end and Technical specifications based on equality in manufacturer's products
8. Update budget(s)

Construction Documents:

1. Owner review, including, but not limited to:
 - DOA Building Improvement Division
2. Complete construction documents
3. Complete specifications within the contract documents
4. Complete Front end and Technical specifications based on equality in manufacturer's products
5. Confirm budget(s)

Bidding:

1. Prepare Bid Sets
2. Assist Owner in advertising Work
3. Answer Bidder's Questions
4. Conduct Prebid

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 Division of General Services and the WV Department of Administration. 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 **16 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.

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.


TEAM QUALIFICATIONS

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

- o **Provide the name, address, phone number, e-mail address and signature of the firm's contact person responsible for the project and having full authority to execute a binding contract on behalf of the firm submitting the proposal.**

McKinley & Associates
The Maxwell Centre
32 20th Street - Suite 100
Wheeling, West Virginia 26003
P - (304) 233-0140
F - (304) 233-4613
edellatorre@mckinleyassoc.com

Signed:


Ernest Dellatorre
President

- o **Provide the names, function and resume of individuals within the lead firm's organization who will be assigned to this project.**

Project Manager / Point of Contact / Lead Architect / Historic Preservation Specialist / LEED Accredited Professional: Christina Schessler, AIA, LEED AP BD+C

Architect / LEED Accredited Professional: Thomas R. Worlledge, AIA, LEED AP BD+C, REFP

Architectural Engineer / Commissioning Agent: Tim E. Mizer, PE, RA, QCxP

Electrical Engineer: Darren S. Duskey, PE

Senior Mechanical Engineering Designer: William D. Ciprella

HVAC & Fire Protection Engineering Designer: Michael A. Heath

Plumbing & Electrical Engineering Designer: Scott D. Kain

Electrical Engineering Designer: Michael J. Clark

Civil Site Engineering Designer: Allison M. Carmichael

Construction Administrator: Michael L. Price

Construction Administrator: Robert E. Smith

*** The resumes are found within this "4.2 - Firm / Team Qualifications" tab.**

TEAM QUALIFICATIONS

- ***The project team should have expertise in the A/E areas previously mentioned and required to complete this project. ~~Provide information on all other project consultants, sub-consultants, and firms proposed to be employed by the lead firm for this project.~~***

For this project, our technical expertise resides in-house. Our multi-discipline, full service professional staff includes Architects, Engineers, as well as Construction Administration services. ***Relevant project examples are seen within the "Experience in Similar Projects" tab.***

- ***Provide a statement of the firm's ability to handle the project in its entirety.***

With our previous experience on hundreds of projects which involve elevator renovations, upgrades, and repairs; our vast experience with codes; and our great working relationship with various state agencies; we are confident that we have the talent and technology needed to make this successful. Also, as your Engineers/Architects and single point of responsibility, you can be reassured of smooth project delivery and sensitivity to all relevant guidelines in our state. McKinley & Associates is also willing to dedicate more Architects and Designers, Engineering Designers, Commissioning Agents, Interior Designers, LEED Accredited Professionals, and Construction Administrators - if they are needed - to make this project a success.

McKinley & Associates has a good working relationship with the Fire Marshal and we will design to the States Fire and Life Safety code. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards, including State and Federal Agencies. 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.

- ***Provide a statement of the firm's acceptance and full understanding that any and all work produced as a result of the contract will become property of the Agency and can be used or shared by the Agency as deemed appropriate.***

If and when McKinley & Associates is honored to be offered a contract for the EOI #GSD146401 Elevator Upgrades in Various DOA Buildings project; we would have no issues including this into the contract documents.

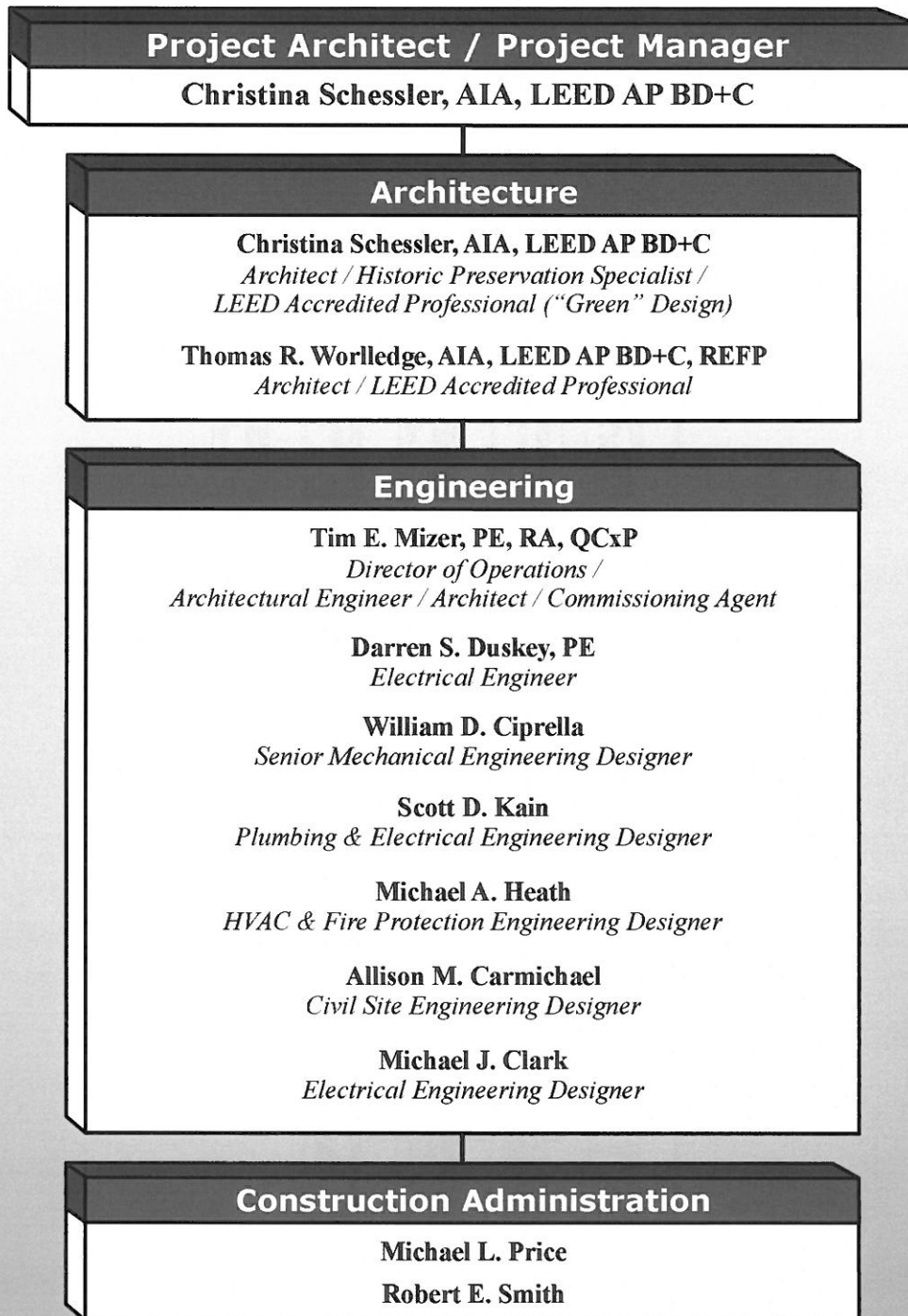
- ***Provide a description of any litigation or arbitration proceedings, including vendor complaints filed with the State's Purchasing Division, disputes with other Agencies of the State of West Virginia that involved legal representation by either party relating to the firm's delivery of design services, if applicable. Also, any disputes with other Agencies of the State of West Virginia that involved legal representation by either party.***

McKinley & Associates has not been involved in any litigation over the past five years. Our Firm's commitments to projects start with partnering with our clients and consultants as a preventive measure to disputes. By clarifying roles, responsibilities, and expectations we are able to minimize our litigation exposure. As the lead Architect, if a dispute does occur, our objective becomes to get the problem resolved by getting all parties involved together to resolve the matter without litigation.



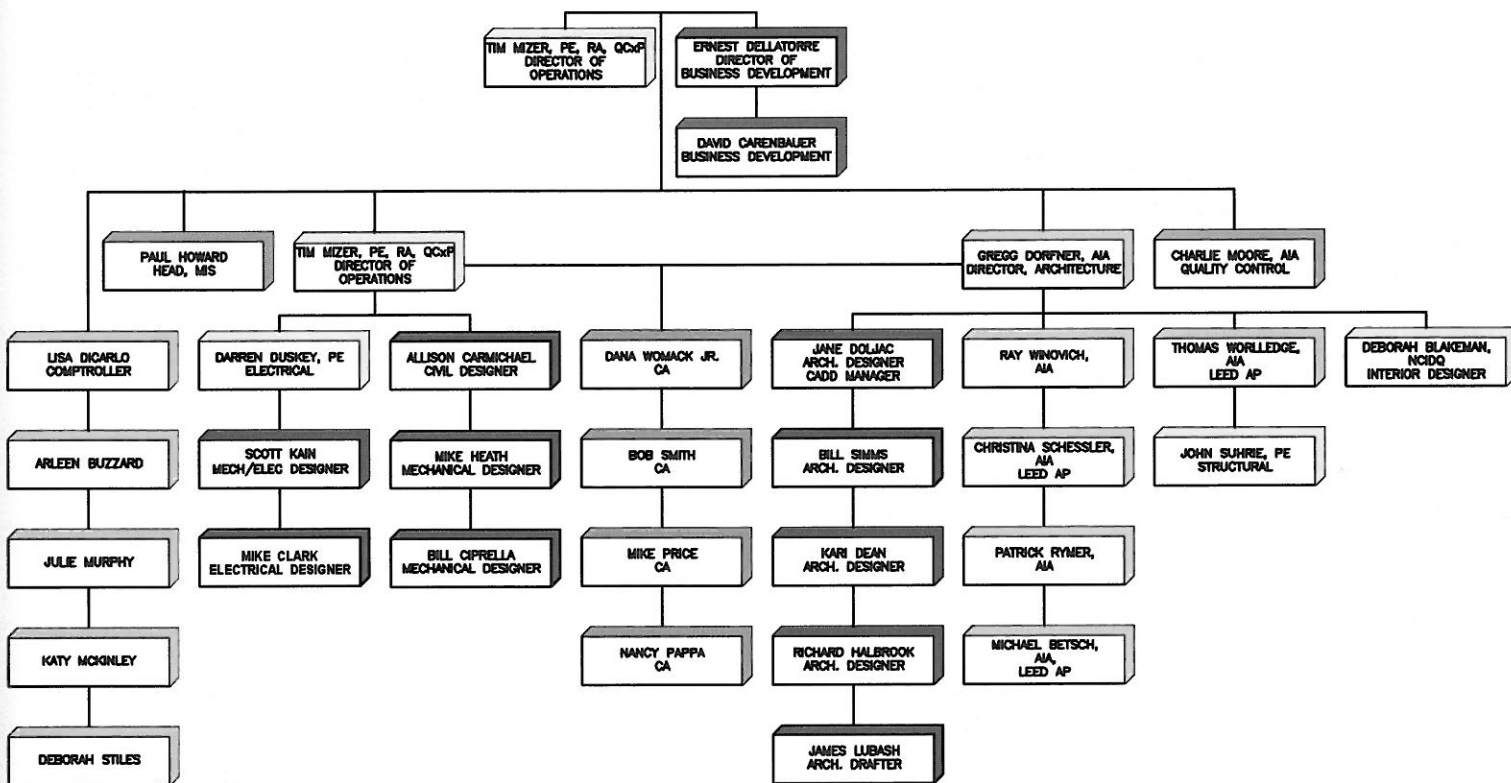
McKINLEY & ASSOCIATE
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

DESIGN TEAM FLOW CHART



With our large staff size, McKinley & Associates is willing to dedicate more Architects & Designers, Engineers & Designers, Interior Designers, LEED Accredited Professionals, and Construction Administrators if they are needed.

ORGANIZATION CHART



Historic Preservation Architect / LEED Accredited Professional

Christina Schessler, AIA, LEED AP BD+C



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1986

Savannah College of Art & Design (SCAD)
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 **historical preservation**, office/commercial, educational, liturgical, forensic, and medical 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. **For WV Independence Hall, she won a Heritage Tourism Award from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project.** 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, she 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

West Virginia Independence Hall historic preservation project (and elevator study)

USPS Clarksburg Finance Station elevator

Wheeling Island Hotel•Casino•Racetrack elevator

Ft. Henry Club historic preservation and elevator study

Bennett Square Office Building historic preservation project

Sisters of St. Joseph Convent historic preservation project

Wagner Building - Multiple Office projects / historic preservation

Lincoln National Bank historic preservation project

The Linsly School - Administration Building / historic preservation

Wheeling Island Fire Station renovations

Braxton County Senior Citizen Center renovations

Panhandle Cleaning & Restoration office building and warehouse

Fairmont State University addition and renovations at Braxton County High School

Steel Valley Regional Transit Authority renovations

City Theatre, storefront restorations / Pittsburgh, PA*

Architect

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

Indiana University of PA, Uhler Hall additions and renovations*

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

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

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

NOTABLE PROFESSIONAL ACHIEVEMENTS:

West Virginia State Office Building in Logan (LEED Registered)

West Virginia Department of Health & Human Resources Office renovation in Wheeling

SMART Office renovation in Williamson, WV (LEED Registered)

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

Wood County Schools - Parkersburg High School renovations

Wood County Schools - Williamstown High School renovations

WVU Institute of Technology - Maclin Hall renovations

West Virginia University - University Police Building renovations

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

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

Hancock County Schools - Weir High School renovations

Boone County Schools - Brookview Elementary School renovations

Boone County Schools - Honors Academy renovations



McKINLEY & ASSOCIATE
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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 State Building in Logan, WV (LEED Registered)

WV Department of Health & Human Resources Office Building

West Virginia Independence Hall renovations

West Virginia State Office Complex in Weirton, WV

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

Millennium Centre Technology Park

Orrick Global Operations Center (Office Building)

Maxwell Centre (Office Building)

Wagner Building (Office Building)

Bennett Square Office Building

Dr. Ganzer Office Building

Panhandle Cleaning & Restoration warehouse and office building

WVU Colson Hall office and classroom building renovations

Cabela's Eastern Distribution Center

Wheeling Island Casino - various projects

Marshall County Schools - Hilltop Elementary (LEED Certified)

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

Wood County School Bond Project (\$63 million)

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 governmental, 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)

WV Department of Health & Human Resources Office Building

West Virginia Independence Hall renovations

West Virginia State Office Complex in Weirton, WV

Panhandle Cleaning & Restoration warehouse and office building

Bennett Square Office Building

Dr. Ganzer Office Building renovations/upgrades

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

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)



McKINLEY & ASSOCIATE
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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 governmental, 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 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:

West Virginia State Office Building in Logan, WV (LEED Registered)
West Virginia State Office Complex in Weirton, WV
West Virginia Health & Human Resources Wheeling Office
WV Independence Hall renovations
Catholic Heritage Center (office building) renovations
Maxwell Centre (office building) renovations
Orrick Building (office building) renovations
Wagner Building (office building) renovations
Bennett Square Office Building renovations
Sisters of St. Joseph's Convent renovations
West Virginia Northern Community College - B&O Building renovations
West Virginia Northern Community College - Education Center renovations
Wood County Schools - Parkersburg High School renovations
Wood County Schools - Parkersburg South High School renovations
Capitol Theatre renovations
Dr. Ganzer Office Building renovations
OVMC Nurses Residence Hall renovations
West Virginia University - Colson Hall (office bldg.) renovations/upgrade
WVU Institute of Technology - Maclin Hall renovations
United States Postal Service - multiple projects
West Virginia State Police - multiple projects
Cameron Middle School/High School (LEED Registered)
Hilltop Elementary School (LEED Certified)
Panhandle Cleaning & Restoration warehouse and office building



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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 Health & Human Resources Wheeling Office

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

West Virginia Independence Hall renovations

Bennett Square Office Building renovations

Dr. Don Chapman D.D.S. / Keep Smiling Family Dentistry Office

Holiday Inn Express Hotel & Suites

Capitol Theatre renovations

West Virginia Army National Guard - Multipurpose Building at Camp Dawson

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

Hancock County Schools:

- A.T. Allison Elementary renovations
- John D. Rockefeller Career Center renovations
- New Manchester Elementary renovations
- Weir Middle renovations

Ohio County Schools:

- Bridge Street Middle School renovations
- Madison Elementary School renovations

Ritchie County Middle/High School renovations

Tyler County Schools - 3 HVAC projects

Wetzel County Schools:

- Long Drain Elementary renovations
- New Martinsville Elementary renovations

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 governmental, commercial, industrial, institutional, educational, 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

Secured project approvals through local, state and federal governmental organizations

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

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 Health & Human Resources Wheeling Office renovations
West Virginia Independence Hall renovations
Capitol Theatre renovations
United States Postal Service - multiple projects
Carenbauer Wholesale Corporation warehouse addition and renovations
Wheeling Island Casino renovations
Main Street Bank, Moundsville Branch
Holiday Inn Express Hotel & Suites
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
Ritchie County Middle/High School HVAC replacement
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

Construction Administrator (Project Coordinator)

Robert E. Smith

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

United States Air Force Academy
B.S. Behavioral Science /
Human Factors Engineering - 1983

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

President:

Mingo Business Association (2007 to present)

Commander:

American Legion Post 351 (2008 to present)

Board Member:

Indian Creek School District (elected in 2009)

PROFESSIONAL EMPLOYMENT:

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

Jefferson County Regional Planning Commission
Regional Planner
Steubenville, OH (2008-2009)

Edison Local School District
Director of Operation (1999-2008)
Transportation Supervisor (1998-1999)
Hammondsville, OH

MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH
Chief B-2, Block 20 Field Retrofit
B-2 Systems Program Office (1994-1996)
Team Leader, Process Improvement Technology
Armstrong Laboratory (1989-1994)

Randolph Air Force Base - San Antonio, TX
Chief, Test Construction Section
Occupational Measurement Center (1987-1988)
Quality Control Psychologist
Occupational Measurement Center (1985-1987)
Supervisor of Test Construction Team
Occupational Measurement Center (1983-1985)

SUMMARY OF EXPERIENCE:

Mr. Smith is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer.

NOTABLE PROFESSIONAL EXPERIENCES:

Construction Administration/Project Coordination for:

Follansbee City Building renovations
USPS Clarksburg, WV Financial Office renovations & elevator
Cameron American Legion renovations
Lincoln National Bank Building historic preservation
The Linsly School - Banes Hall renovations
The Linsly School - Behrens Gym renovations
Steel Valley Regional Transit Authority renovations
Jefferson County (OH) Jobs & Family Services renovations
USPS Clarksburg, WV Financial Office
Cabela's Eastern Distribution Center
Brooke County Schools - Follansbee Middle
Grant County Schools - Maysville HVAC/Windows
Grant County Schools - Union Educational Complex Locker Rooms
Hampshire County Schools - Animal Vet Science Center
Hancock County Schools - A.T. Allison Elementary
Hancock County Schools - John D. Rockefeller Career Center
Hancock County Schools - New Manchester Elementary
Hancock County Schools - Oak Glen High HVAC and renovations
Hancock County Schools - Oak Glen High Field of Dreams
Hancock County Schools - Oak Glen High Multi-Sports Complex
Hancock County Schools - Oak Glen High Wrestling Room
Hancock County Schools - Weir High Multi-Sports Complex
Hancock County Schools - Weir MS/HS HVAC
Hancock County Schools - NEW Weirton Elementary
Marshall County Schools - NEW Cameron Middle / High School
(LEED Registered)
Marshall County Schools - NEW Hilltop Elementary School
(LEED Certified)
Tyler County Schools - 3 HVAC projects
Tyler County Schools - Bus Maintenance Garage



McKINLEY & ASSOCIATE
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

PROJECT ORGANIZATION

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

- o ***Provide information on the personnel who will manage and persons proposed to be assigned to the project. Provide locations of firm's offices and indicate from where the project will be managed and the work performed. Provide a project organizational chart including key personnel and the proposed organization of the project team.***

Please see the "Firm / Team Qualifications" tab to see the personnel assigned to this project, along with the project organizational chart/proposed project team (the "Design Team" page). The locations of our office where the project will be managed and the work performed is:

Charleston Enterprise Center
1116 Smith Street- Suite 406
Charleston, WV 25301

The Maxwell Centre
32 Twentieth Street - Suite 100
Wheeling, WV 26003

- o ***Provide a statement or evidence of the firm or team's ability to provide services.***

We know we have the ability to provide you with the services to make this project a success. We have completed multiple elevator assessments and studies, completed reports, and designed multiple upgrades, replacements, additions, and elevator renovation projects which allow us to use that experience in your project. We have experience with many projects listed on the National Register of Historic Places, as well as projects that are National Historic Landmarks (2 out of the 16 in West Virginia!). We have the ability to handle multiple projects simultaneously. We have experience with projects that involve Phasing.

We have vast renovation experience and are familiar with projects that respect the historic nature of the building. 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 also have experience working with projects that were completed in multiple phases, as well as constructed while the building was occupied. The Wagner Building was designed and constructed on a floor-by-floor basis; specialized for each tenant in this 7-story office building. Phase I for the Bennett Square office building renovation was recently completed and occupied, and involved the first and third floors; Phase II is currently under construction, and will complete the "Class A" office fit-out for the second floor. The \$14 million Linsly 2014 Campaign is broken up into 3 Phases, and will include renovations on multiple buildings. All 3 of these examples include historic projects.

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



Project Name

Wheeling Island Hotel•Casino•Racetrack - ADA Elevator Project

Project Location

Wheeling, West Virginia

Project Size

\$276,275

Description, Services, & Additional Info

The Delaware North Companies requested an ADA Compliant Elevator to be added in their Wheeling Island Hotel•Casino•Racetrack. This project involved full design and build services to provide a new elevator to connect the greyhound racetrack, its entry, and shared corridor with the main gaming floor. Though the shaft reached only modest heights, work involved the partial demolition of an existing stairway, and a challenging design and installation. The elevator shaft had to be designed as an independent structure within the building using deep pile foundations immediately adjacent to existing grade beams and deep caissons. In addition, the elevator and floor structure to it, though sized only to meet ADA minimums for access, also had to potentially carry the heavy weight of coin carts just in case staff decided to take a short cut!

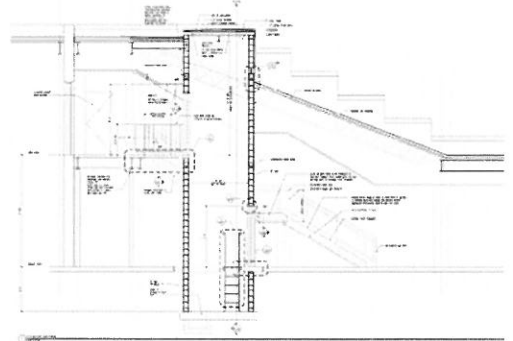
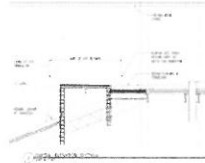
Other objectives for the design required a tie-in to the existing fire alarm, sprinklering, and a compressed schedule. We have completed dozens of other projects in this facility over the years; this was the most recent. This elevator project was recently completed in June of 2013.

The elevator is a traction elevator using the state-of-the-art small control closet option rather than a full elevator machine room. The system controls are within the frame of the elevator jamb at the upper level to keep them out of the floor zone. Power is provided from a nearby closet, also on the upper level, and it has the shut-off and fire alarm service connection. Standard interior finishes were used but stainless steel was specified for the corridor side of the elevator doors so that they matched the other elevators in the facility.

Contact information for Project Owner

Jeff Sellers
Director of Construction
Delaware North Companies, Inc.
40 Fountain Plaza
Buffalo, NY 14201
716/858-5518

Greg Salomon
Director of Services & Facilities
Wheeling Island Hotel•Casino•Racetrack
1 South Stone St.
Wheeling, WV 26003
304/231-1788 or 304/215-2770



BEFORE



DURING CONSTRUCTION



AFTER



McKINLEY & ASSOCIATES
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Project Name

Bishop Bernard Schmitt Catholic Heritage Center

Project Location

Wheeling, West Virginia

Project Size

40,000 SF

\$2.9 million

Description, Services, & Additional Info

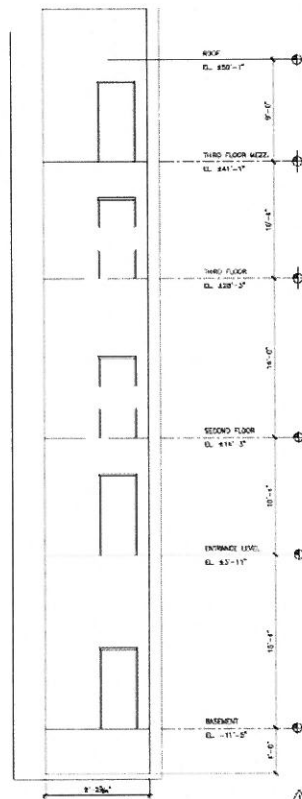
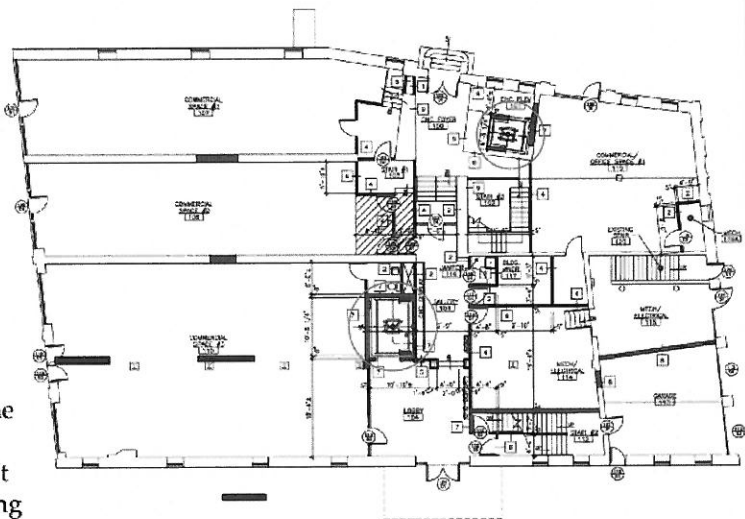
This renovation project of a 100 year old auto parts warehouse (former Seymour Auto Parts Building) is now the home to several private companies and State and Catholic Charities affiliated with the Wheeling-Charleston Diocese. It exists as a resource for improving, supporting, and educating the public about the state's special programs and outreach activities. The building was remodeled to include space for diocesan **offices** on the third floor and a conference hall on the third floor. The building is found in the Centre Market Square Historic District, in the **National Register of Historic Places**. The original project was a complete renovation completed in 2004, where subsequent phases were for various retail and office build-outs.

There were two passenger elevator replacements in the original project. The 20th Street entrance includes an elevator and convenience stair designed for exclusive Diocese use. This elevator has a 2100 lb capacity and travels at 150 feet per minute. The 21st Street entrance (fronting the parking lot) is the "public" and ADA accessible entrance. This entrance lobby includes an elevator and stair for access to all upper-floor building occupancies, as well as the basement storage areas. The Diocese spaces are likewise linked to this "public" entrance on all floors via north-south corridor connections to the elevator lobbies. This elevator has a 4500 lb capacity and travels at 150 feet per minute.

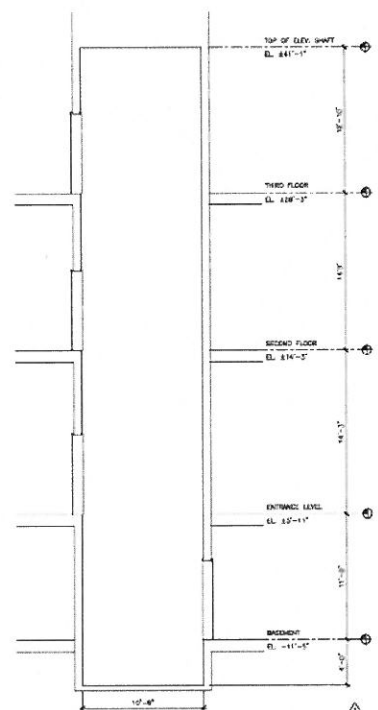
Original work also included selective demolition and renovation to the exterior elevations of the existing building, construction of 2 canopy additions affixed to the building, limited exterior foundation, concrete, masonry, framing, molded trim & cornice carpentry, EIFS, metal roofing, epdm/metal flashing, sealing, guttering & spouting, painting, roof drainage, storm sewerage trades, removal and replacement of the building's windows, all new systems throughout the structure, flood-proofing, fire protection, and ADA compliance. The Archive spaces utilized specialized HVAC and sprinkler systems. Previous phases involved offices for various private companies, and offices for a couple different branches of the Wheeling-Charleston Diocese.

Contact information for Project Owner

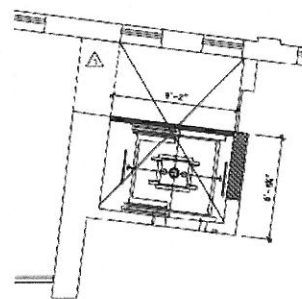
Mr. Darryl Costanzo
Diocese of Wheeling-Charleston
1307 Jacob Street
Wheeling, WV 26003
304/233-0880



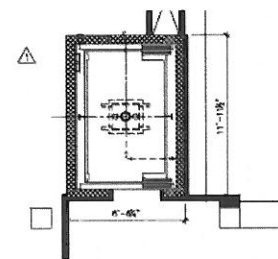
SECTION THRU ELEVATOR "A"
SCALE: 1/4"=1'-0" NOTE: SEE ELEVATOR HOISTWAY FOR ELEVATOR PIT



SECTION THRU ELEVATOR "B"
SCALE: 1/4"=1'-0" NOTE: SEE ELEVATOR HOISTWAY FOR ELEVATOR PIT



PLAN ELEVATOR "A"
SCALE: 1/4"=1'-0"



PLAN ELEVATOR "B"
SCALE: 1/4"=1'-0"



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Project Name

Orrick's Global Operations Center

Project Location

Wheeling, West Virginia

Project Size

88,000 SF
\$8 million

Description, Services, & Additional Info

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 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. **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.** There is also a renovated freight elevator in the building. 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.

The 3 elevators are single direct acting hydraulic cylinder in well hole. The Freight Elevator is 5000 pounds, and travels at 125 fpm. This is 5' 11" wide x 8' 6" deep, with an 8' cab height. The 2 Passenger Elevators are 3500 pounds, and travel at 150 fpm. These are 6' 8" wide x 5' 5" deep, with an 8' cab height. These have a Duplex Collective Operation; by using a microprocessor-based controller, the operation shall be automatic by means of the car and hall buttons. In the absence of system activity, one car can be made to park at the pre-selected main landing. The other (free) car shall remain at the last landing served. Only one car shall respond to a hall call. If either car is removed from service, the other car shall immediately answer all hall calls, as well as its own car calls.

Contact information for Project Owner

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



BEFORE and AFTER



View from Elevators



McKINLEY & ASSOCIATES
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Project Name

Capitol Theatre

Project Location

Wheeling, West Virginia

Project Size

82,000 SF

\$2.3 million

Description, Services, & Additional Info

The Capitol Theatre (also known as the Capitol Music Hall) was originally built in 1928 and is found in the Wheeling Historic District in the **National Register of Historic Places**. In 2007, it was closed due to code violations. Two years later, the theater was acquired by the Wheeling Convention & Visitors Bureau who wished to save this historic and iconic building. McKinley & Associates was honored to be selected as the Architects and Engineers on this restoration project.

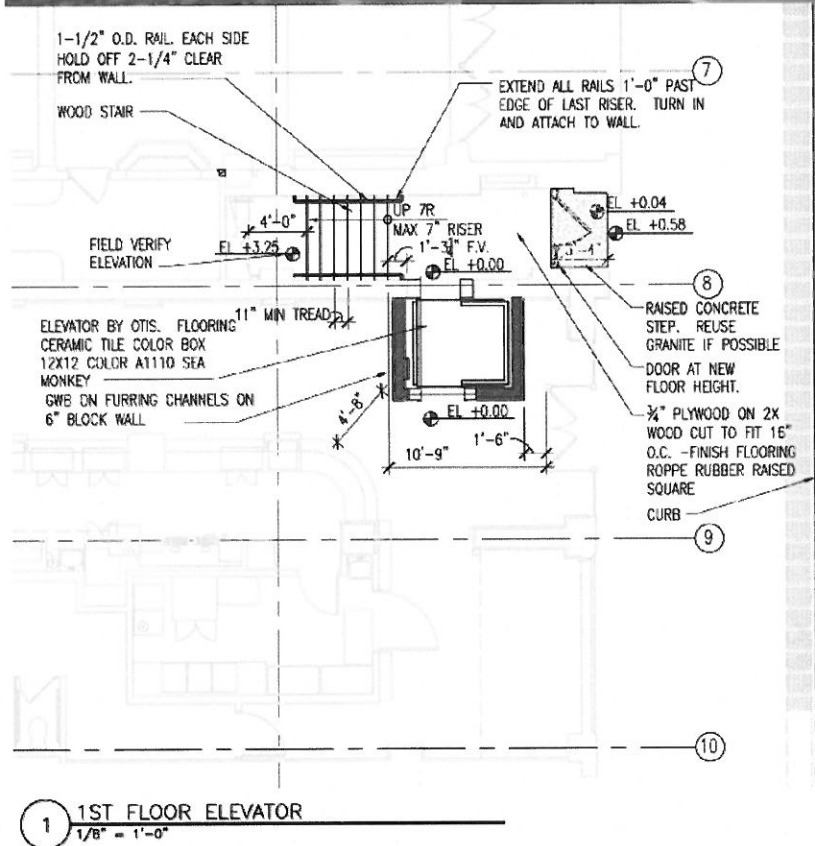
Working closely with the new owners, McKinley & Associates created a Master Plan to bring the building back to life. This multiple phase plan was successfully executed. Improvements in Phase 1 included full building sprinklering, full building fire alarm, and temporary bathrooms. Phase 2 included 2 six-foot wide, 5 story, free standing exit stairs with a scissor configuration. Finally, Phase 3 included **a new elevator and shaft**, ADA compliance, and a concession and restroom build out.

The theatre was successfully reopened on September 23, 2009 after Phase 1, which mostly consisted with improvements to the life safety aspects of the building which had caused the building to be closed initially. With a tight schedule of 6 months from master planning to occupancy, **a hands on approach was used to ensure the historic fabric of this building was maintained** while these improvements were implemented.

As stated above, the new elevator was included in Phase 3; funding of which came from a grant to improve the accessibility of the building. A main key to the design was maintaining the historical value of the existing building while adding the modern functionality of the elevator. McKinley & Associates is very proud with how well the historical value of the building was protected during this modernization.

Contact information for Project Owner

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



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Project Name

USPS Clarksburg Finance Station - Elevator Renovation

Project Location

Clarksburg, West Virginia

Project Size

\$375,000

Description, Services, & Additional Info

McKinley & Associates is currently under our **third consecutive multiple year open-ended contract with the United States Postal Service in West Virginia**. We provide design services all over the state. Our newest contract, which was awarded on December 13, 2011, is an **Indefinite Quantity Contract for Architect / Engineering Services (Contract 360070-11-J-0012) for the Appalachian Area**. The Appalachian Area includes the State of West Virginia with 55 counties, 34 counties and 9 independent cities in Southwest Virginia, as well as parts of Tennessee. In addition, we have a second open-end IQ contract for the USPS in the Erie/Pittsburgh region.

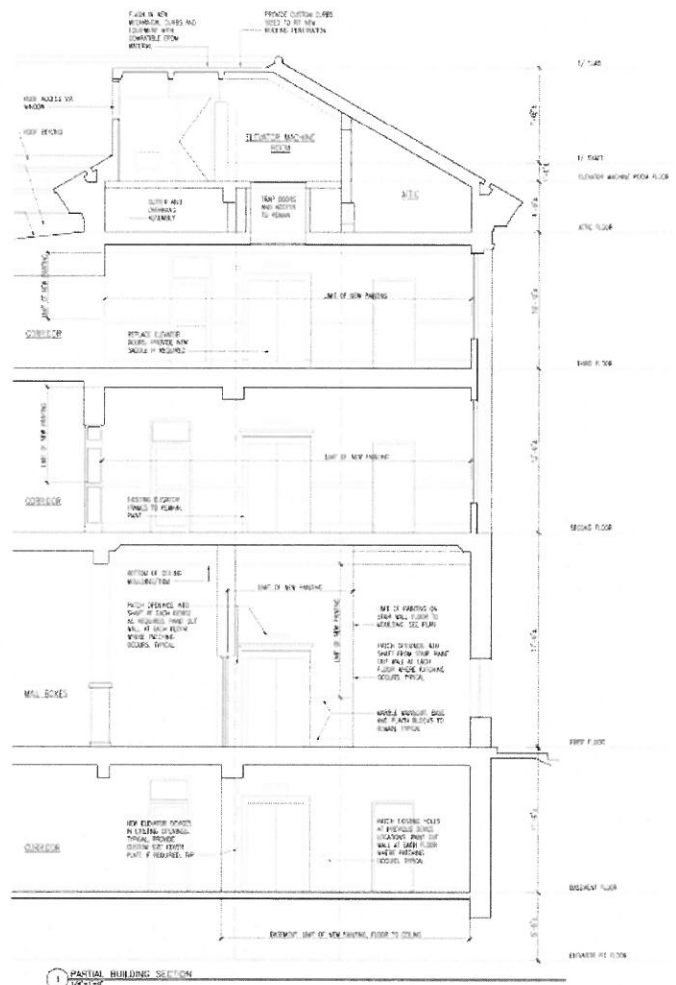
One of our most recent projects for the USPS is the Clarksburg Finance Station elevator renovation. This project started out only as an elevator study, which included the site investigation of the existing elevator components. We then provided a report with condition/code assessment including compliance with current USPS standards, options for repair/replacement with recommendations, photos and budget cost estimates, including design and construction administration costs.

After reviewing the study, the USPS chose the complete replacement option. Replacement, known as a "modernization" in the elevator industry, required a WV State Historic Preservation Office review since the building is listed on the National Register. The document preparation also included collaboration with on-site staff to provide for on-going occupancy of the building so that the Federal Judge and US Marshals may continue operations during the fit out. This project is about to be under construction.

The elevator is a four-story traction type with a ventilated, traditional machine room at the attic level. Repairs to the shaft include: patching holes, removing non-code compliant conduits and data cabling, a complete cab, platform and equipment replacement, new controller, new ladder and patching historic finishes at the hoistway openings.

Contact information for Project Owner

Alvin Tamura
United States Postal Service
Eastern R & A Team A
62 Stratford Drive
Bloomington, IL 61817-7000
630/295-6258



Existing Elevator Door Openings



Mount St. Joseph Convent Renovation Project

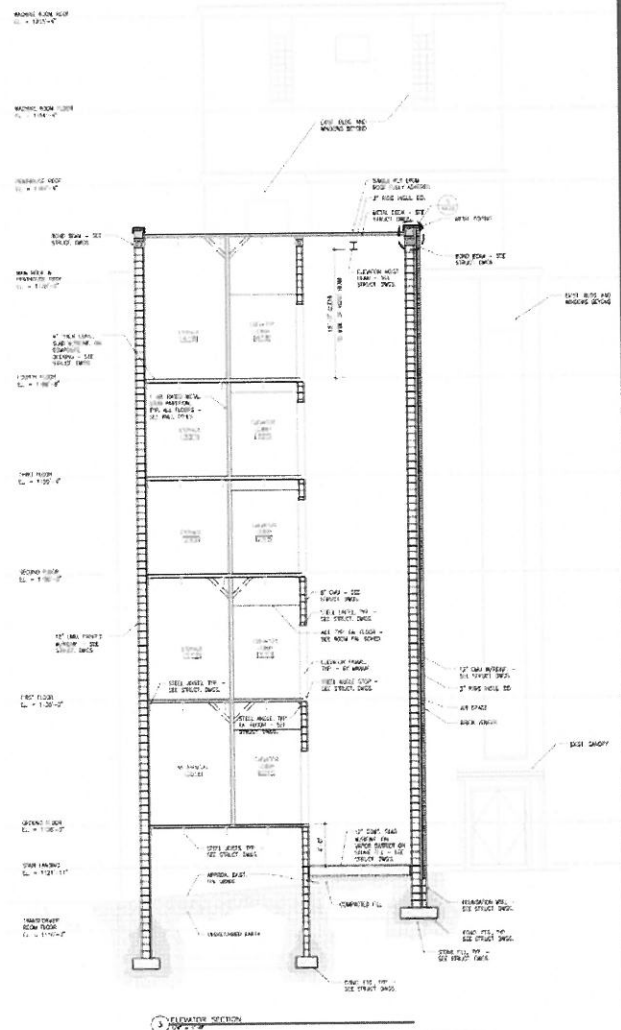
Wheeling, West Virginia

71,000 SF

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

To preserve the historic nature of the building, the existing elevator was left in place with only cosmetic alterations made. A new elevator was added on to the rear of the Convent. It was important to design the addition exterior to complement the existing historic masonry. This Otis Hydraulic Elevator has 5 stops, can carry a 4500 lb load, and moves at 150 fpm. The inside car dimensions are 5' 8" wide x 7' 11" deep, which is plenty of room for the Sisters that use wheelchairs or walkers. This passenger elevator met all applicable codes, including ANSI A117.1, ADAAG, ANSI/NFPA 70, ANSI/NFPA 80, ASME/ANSI A17.1, ANSI/UL 10B, Model Building Codes, and all other local applicable codes. The elevator type was a single direct acting hydraulic cylinder in a well hole, and utilizes a Simplex collective operation.

Sister Marguerite O'Brien
Sisters of St. Joseph
137 Mount St. Joseph Rd
Wheeling, WV 26003
304/232-8160



Project Name

Wagner Building

Project Location

Wheeling, West Virginia

Project Size

60,000 SF

\$6.2 million

Description, Services, & Additional Info

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 turned it into a **corporate center** that includes beautiful **Class "A" office suites** as well as a new bank.

Work on this 60,000 square foot structure included total design of mechanical, electrical and fire suppression systems as well as all architectural components, exterior renovations, window replacements, ADA compliance design, and a total gut of the interior. **Two elevator replacements were also a major part of this project. This included an upgrade to the existing elevator penthouse (additional hoist beam), support rails, etc.** This project was challenging due to the fact that it was renovated on a floor-to-floor basis (in multiple phases). After the two elevator replacements were completed; when construction is ongoing, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. We are currently working on renovations on the 5th floor. This tower dominates the waterfront skyline and affords tenants incredible and unsurpassed panoramic views of the majestic Ohio River.

Here are some of the Elevator specifications:

#2500 lb. Traction elevator

Travel distance: Basement to seventh floor approximately 80'-0"

Speed: 200 ft./min.

Doors: Center opening

Cab: Standard manufacture's cab with plastic laminate trim and stainless steel handrails

Building Code and ADA compliant

Individual-floor lockout capability

Corridor push buttons and hall lanterns each floor.

First floor to have firefighters services and emergency keyed switch.

Car control and display panel (ADA compliant)

Restricted access switches

Emergency stop switch

Alarm button

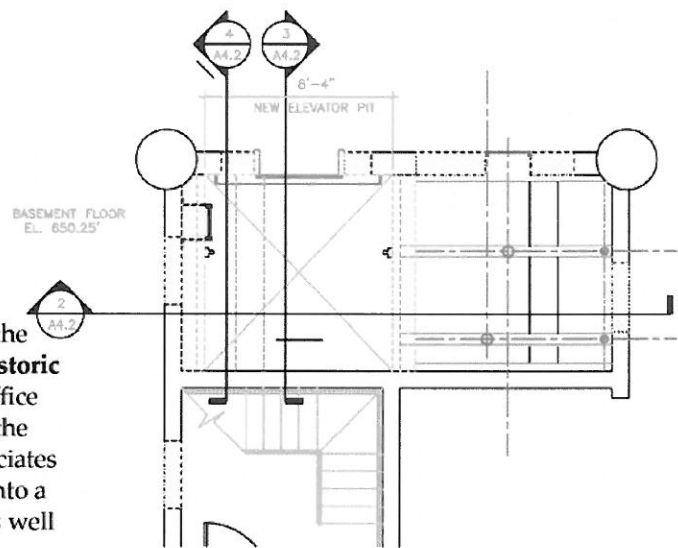
Emergency stop switch

Door open button

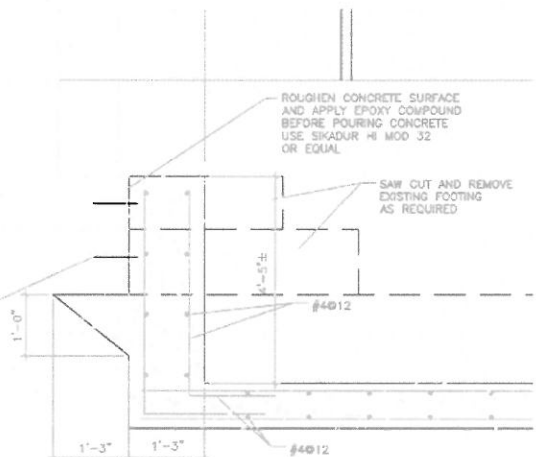
Telephone compartment

Contact information for Project Owner

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



1 BASEMENT ELEVATOR PLAN
SCALE: 1/4"=1'-0"



5 DETAIL
SCALE: 3/4"=1'-0"



McKINLEY & ASSOCIATES
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Project Name

Fort Henry Club Building

Project Location

Wheeling, West Virginia

Project Size

40,000 SF approx.

Description, Services, & Additional Info

The old James Fitzsimmons Residence (circa 1850) was a classical revival townhouse altered in the 1880s to its present heavy Neo-Classical styling. It was purchased in 1890 and became the Fort Henry Club; an exclusive private club. This club lasted for over 100 years, only recently closing its doors in September of 2011. The structure is in the **Downtown Wheeling Historic District** and it is included in the **National Register of Historic Places**.

Fortunately, a group of investors wanted to save this property from imminent demolition.

McKinley & Associates was brought in to do various feasibility studies in hopes of finding new tenants and new life to the building. Some potential options include offices, restaurants, apartments, and a new private club.

A major part of the future renovations will be **ADA compliance**. Critical to providing access will be the alterations to the main lobby and bank of elevators. The hand controls in one of the cars will be salvaged. Shaft size constraints require that we provide custom cars to accommodate ADA size elevators; both car assemblies will need to be replaced. As much as possible, any historic fabric, such as door frames will be retained. Car finishes will be replaced in kind.

Contact information for Project Owner

Rev. Mark Seitz
St. Matthews Episcopal Church
1410 Chapline Street
Wheeling, WV 26003
304/233-0133



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name

Colson Hall

Project Location

Morgantown, West Virginia

Project Size

35,000 SF

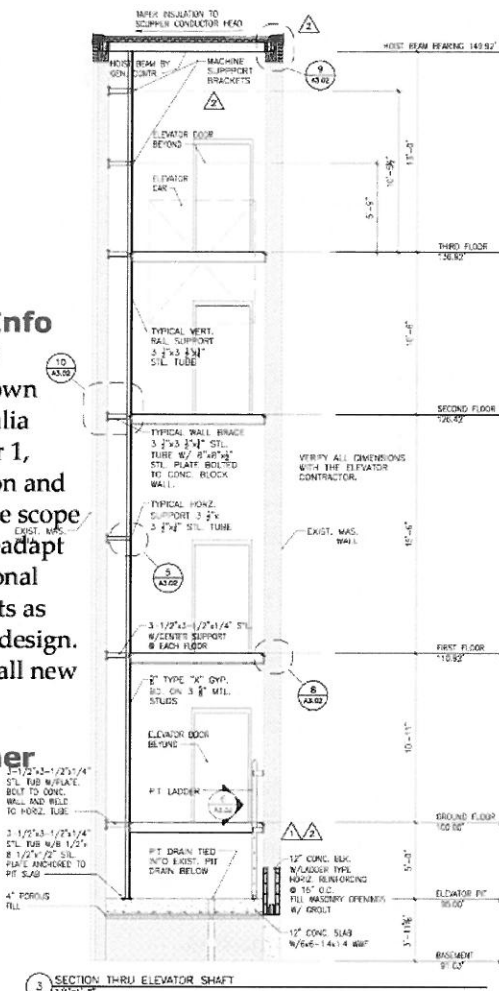
\$5.6 million

Description, Services, & Additional Info

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 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, and there was an elevator renovation.

Contact information for Project Owner

Arlie Foreman, PE
West Virginia University
979 Rawley Lane
Morgantown, WV 26506
304/293-2878



Colson Hall Elevator Notes:

1. PROVIDE A CLEAR, PLUMB HOISTWAY OF THE SIZE SHOWN ON THE FINAL KONE LAYOUT. VARIATIONS MUST NOT EXCEED 1". (TOLERANCE = -0" + 1")
2. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS (INCLUDING DIVIDER BEAMS FOR MULTIPLE ELEVATORS IN A COMMON HOISTWAY) FROM PIT FLOOR TO THE TOP OF THE HOISTWAY AND NOT SPANNING FURTHER THAN ALLOWED BY THE GOVERNING CODE AUTHORITY. FIREPROOFING SHALL BE AFTER INSTALLATION OF BRACKETS.
3. HOISTWAY VENTILATION SHALL BE PROVIDED PER CODE REQUIREMENTS
4. ENSURE THAT ANY PROJECTION GREATER THAN 2" IS BEVELED AT AN ANGLE NOT LESS THAN 75 DEGREES FROM HORIZONTAL
5. PROVIDE REMOVABLE, OSHA COMPLIANT BARRICADES AROUND ALL HOISTWAY OPENINGS AND BETWEEN ELEVATORS INSIDE OF THE HOISTWAY AS REQUIRED. PROVIDE TWO LIFELINE ATTACHMENTS AT THE TOP, FRONT OF THE HOISTWAY.
6. ARRANGE FOR ALL BLOCK OUT / CUTOUT OF OPENINGS TO INSTALL HALL PUSHBUTTONS, SIGNAL FIXTURES, AND HATCH DUCT.
7. PROVIDE A DRY PIT REINFORCED TO SUSTAIN VERTICAL FORCE FROM RAILS AND BUFFERS. REFERENCE THE REACTION LOAD TABLES FOR VERTICAL FORCES. SUMPS AND / OR PUMPS (WHERE PERMITTED) LOCATED WITHIN THE PIT MAY NOT INTERFERE WITH THE ELEVATOR EQUIPMENT.
8. PROVIDE SUITABLE LIGHTING FOR THE MACHINE SPACE WITH A LIGHT SWITCH LOCATED IN THE HOISTWAY. PROVIDE A LIGHT FIXTURE WITH AND A SEPARATE GFCI PROTECTED DUPLEX CONVENIENCE OUTLET IN THE ELEVATOR PIT.
9. ENTRANCE WALLS ARE TO BE LEFT OPEN UNTIL THE ELEVATOR EQUIPMENT IS INSTALLED. ADEQUATE SUPPORT FOR ENTRANCE ATTACHMENT POINTS IS REQUIRED ALL LANDINGS. ALL FINISHED FLOORING AND GROUTING IS TO BE INSTALLED AFTER THE ENTRANCE FRAMES ARE INSTALLED.
10. A PIT LADDER IS SUPPLIED BY KONE UNLESS OTHERWISE NOTED ON THE LAYOUT DRAWING. LOCATE AND INSTALL PER KONE FINAL LAYOUT DRAWINGS.
11. AN I-BEAM, PROVIDED BY KONE, MUST BE INSTALLED IN THE ELEVATOR HOISTWAY OVERHEAD PER THE KONE FINAL LAYOUT DRAWINGS.
12. FOR PROPER EQUIPMENT OPERATION; THE MACHINE SPACE AT THE TOP OF THE HOISTWAY MUST BE PROPERLY VENTED PER CODE REQUIREMENTS. MAX ALLOWED HUMIDITY IS 95% NON-CONDENSING. HOISTWAY MUST MAINTAIN A TEMPERATURE BETWEEN 41 F AND 104 F.
13. THE ACCESS DOOR TO THE CONTROL SPACE OR THE CONTROL ROOM MUST BE SECURED AGAINST UNAUTHORIZED ACCESS. IT SHALL BE SELF LOCKING AND SELF CLOSING.
14. PROVIDE A 15-AMP 102V AC FUSED SERVICE WITH GROUND (VIA EMERGENCY LIGHT SUPPLY IF AVAILABLE) CONNECTED TO EACH CONTROL CABINET FOR LIGHTING AND FAN. PROVIDE DEDICATED PHONE LINE TERMINATING AT THE ELEVATOR CONTROL CABINET.
15. FOR CONTROL SPACES LOCATED REMOTELY FROM THE ELEVATOR HOISTWAY, PROVIDE A GOVERNOR ACCESS DOOR OF SIZE AND LOCATION PER KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS.
16. PROVIDE A SUITABLE WORKING ENVIRONMENT INCLUDING ADEQUATE ACCESS TO THE BUILDING, PROPER LIGHTING IN ALL AREAS, CLEAN AND SAFE STORAGE ADJACENT TO THE HOISTWAY, AND SUFFICIENT ON-SITE REFUSE CONTAINERS FOR THE DISPOSAL OF ELEVATOR PACKING MATERIALS.
17. THIS DRAWING MUST BE REVIEWED AND APPROVED BY A LICENCED PROFESSIONAL TO ENSURE COMPLIANCE WITH LOCAL BUILDING CODES.
18. THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND MUST NOT BE USED FOR CONSTRUCTION PURPOSES. FULLY DETAILED CONSTRUCTION DRAWINGS ARE AVAILABLE FROM THE PRODUCT MANUFACTURER.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

WVU Institute of Technology: Maclin Hall Dormitory

Montgomery, West Virginia

53,900 SF
\$5.4 million

A comprehensive renovation to the **historic** Maclin Hall dormitory, originally built in 1938, on the campus of WV Tech. The project was designed in less than a month, and included redesigning the shared areas, new finishes, new roof, and restoration of the exterior. We also replaced the entire HVAC, lighting, fire protection, fire alarm system, 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 to be fast-tracked with a construction time of only 6 months. This project was built throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year.

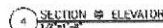
The Contractor for this project was Wiseman Construction.

McKinley & Associates was selected to renovate the dorm and bring it up to current standards. Included in this renovation was the replacement of the elevator. The elevator had to be added to the inside of the building to meet the current accessibility law and to facilitate the movement of furniture and equipment throughout the building. The placement of the elevator shaft was critical; it had to be accessible and the client did not want the elevator penthouse to be exposed on the exterior of the building.

By placing the new elevator shaft centered on the peak of the attic we were able to enclose the entire shaft inside the structure and not spoil the historic character of the building.

By careful planning we were able to meet all of the ADA requirements, save the client the cost of reroofing, and bring the building up to the standards required for a modern dormitory.

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