

WEST VIRGINIA SCHOOLS FOR THE DEAF AND THE BLIND

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WVSDB Architect & Engineering Support



Schools for the Deaf and the Blind

Excellence in Education Since 1870



12/16/14 09:56:10
West Virginia Purchasing Division

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



December 15, 2014

Evelyn P. Melton
Department of Administration
Purchasing division
2019 Washington Street, East
Charleston, WV 25305

Dear Members of the Selection Committee;

We are pleased to provide the West Virginia Schools for the Deaf and the Blind with our proposal to provide professional architectural/engineering services for the projects at the Elementary School for the Deaf and the School for the Deaf/Secondary. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

McKinley & Associates has been designing restoration / renovation / upgrade projects since 1981. We support a professional staff that includes: **Architects**; mechanical, electrical, plumbing / fire protection **Engineers** (MEP Engineers); Construction Administrators; LEED Accredited Professionals; Qualified Commissioning Agents; as well as a certified Interior Design department. These professionals are all In-House, and we have depth in each discipline. In addition, we recently became a **100% ESOP Company (Employee Stock Ownership Plan)**, so our employees now own 100% of our corporation! Your Project will be led by **Christina Schessler, RA, AIA, LEED AP**, whom is a registered **Architect** as well as a **LEED Accredited Professional**. She has recently completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects**. Christina has a vast array of education experience, including **Hampshire County Schools' Animal Veterinary Science Center**, multiple renovations for Grant County Schools, and has designed multiple school renovation and rehabilitation projects across the State.

McKinley & Associates takes great pride in our designs, and **"Educational Facilities"** is the primary focus market for our Firm. **Our education design has won multiple state and national awards and recognitions!** We have designed over a hundred educational projects that involved HVAC Renovations, and dozens included roof replacements as well. Our mechanical / HVAC engineering staff has recently had special opportunities and experience related to various typical and atypical building types. For example, our engineering department has designed the first Chilled Beam HVAC System in West Virginia, as well as one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State. Testing, adjusting and balancing HVAC equipment are always required by a third party entity to insure proper operation of MEP equipment. The Eleven-Month Walk-thru is specified to follow-up on the status of the completed work and to make it possible to review equipment maintenance and operation before the warranties expire. Lastly, we utilize modern HVAC systems with electronic monitoring options so that alerts are issued immediately upon detection. In addition, third party monitoring agreements of HVAC systems and Security Systems can be specified.

We have been involved with many different renovation projects, including multiple types of roof replacement and HVAC projects, which allow us to use that experience in your project. Many of these occurred while the building was occupied. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We are very familiar with the Secretary of Interior (NPS) Standards and have completed many listings on the National Register as well as projects listed as a National Historic Landmark! We have completed over 60 historic projects throughout the tri-state, and have worked on many buildings that are over 100 (and even buildings over 150) years old. **The roofs on many historic buildings are one of the most important aspects of the architectural character of those buildings.**

One relevant roofing project was at the Cadiz Presbyterian Church where we completed a total roof replacement, including rebuilding sections of Built-in Box gutter. This 2010 project came in on time and on budget. The contractor for the project was N.F. Mansuetto & Sons Inc.

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

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

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

One of the more exciting aspects of our job is listening to YOU, our client, in how you envision this project, and transforming your ideas into realities. This can only be accomplished by effectively working together with you. We are committed to each of our projects and encourage you to check with our references. Most of our clients are repeat, which is a good indication of the services we provide. The main reason we have been able to maintain this relationship is because we LISTEN to their needs. We encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

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

Sincerely,



Ernest Dellatorre

President

McKinley & Associates



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

"Vendors will provide information regarding its employees, such as staff qualifications and experience in completing similar projects ...

First and foremost, we can state that our large professional staff will devote the time necessary to provide the West Virginia Schools for the Deaf and the Blind with successful projects.

Your project will be managed by *Christina Schessler, AIA, LEED AP BD+C*; she is an **Architect** (and **Historic Preservation Architect**) as well as a **LEED Accredited Professional**. For over 25 years, Ms. Schessler has garnered a wide range of **educational, historical preservation, governmental, commercial, emergency service, building forensics, medical, and residential project experience**. **She is currently working in Romney on a Animal Veterinary Science Center for Hampshire County Schools**. Some of her projects have included **specialized design subjects** such as **special needs (for students of all ages)**, funeral homes, and orphanages to name a few. **She was also an Architect for several Western Pennsylvania School for the Deaf interior and exterior renovations.*** Christina also completed a Master Plan study for DePaul Institute for the hearing impaired in Pittsburgh, PA.* She is able to successfully design these specialized facilities by adapting her architectural skill set to accommodate the unique features of the structures and the needs of the users.

She has completed work with similar details to your projects. Ms. Schessler has worked on **multiple roofing projects**, such as Steel Valley Regional Transit Authority roof repair, Ohio Valley Towers main roof & mezzanine roof replacement, and many US Postal Facilities. She has also worked on **dormitories** (and living/residential projects), and multiple projects that involved **HVAC replacement and repairs**. **Christina is presently leading a roof replacement for a historically listed building Cadiz, Ohio County Hall Building that involves many of elements relevant to your renovations including existing slate roof and internal metal gutter repair, and replacement and also existing flat roof concrete deck repair and reroof.**

For **educational projects**, in addition to the **Hampshire County Schools** project mentioned above, she has also worked on Braxton County High School renovations/addition; Grant County Schools' Maysville Elementary renovations, Petersburg Elementary renovations, Petersburg High renovations, and Union Educational Complex renovations/addition; Hancock County Schools' A.T. Allison Elementary renovations and New Manchester Elementary renovations; Ohio County Schools' Middle Creek Elementary renovations; as well as The Linsly School's 200th Anniversary Campaign - multiple buildings / historic preservation / renovations. She also has multiple projects in the higher educational field. This includes multiple **dormitory projects**.

She recently completed her **Masters in Historic Preservation**, and has a passion for restoration, renovation, and modernization projects. **For WV Independence Hall historic preservation / renovations, 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.*** Christina has worked on other historic preservation projects including Washington & Jefferson College's Old Main Building, USPS Clarksburg Finance Station, Ft. Henry Club, Bennett Square Office Building, Sisters of St. Joseph Convent, Wagner Building, Lincoln National Bank. **All of these projects included roof repairs and restorations.**

As a volunteer and as a professional, Ms. Schessler has developed several projects for non-profit agencies on limited budgets including The Midwife Center for Birth & Women's Health,* The United Cerebral Palsy Association* and the New Hope Youth Home.* Christina will also be able to provide direction on your projects should you wish to develop a design that is intended to achieve LEED Certification. Christina's LEED AP Specialty Logo (with a Building Design and Construction specialty) signifies advanced knowledge in green building practices and specialization in commercial design and construction.

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

(continued) "Vendors will provide information regarding its employees, such as staff qualifications and experience in completing similar projects ..."

The engineering will be led by *Tim E. Mizer, PE, RA, QCxP*, our **Director of Operations** who is an **Architectural & Mechanical Engineer**, an **Architect**, and a **Qualified Commissioning Process Provider**. He joined McKinley & Associates in 1995, and has over 30 years of experience. Mizer's background as **both** 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. He has worked on many relevant projects, including multiple schools, dormitories, and every example project seen in our proposal.

The electrical design will be completed by *Darren S. Duskey, PE*, an **Electrical Engineer** who has over 20 years of experience in similar projects. He has extensive knowledge 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. He has designed the electrical on many relevant projects, such as dozens of schools, dormitories, historic preservation projects, and more.

Michael L. Price is your **Construction Administrator (CA)**, who has over 30 years of experience in the construction industry. Mr. Price became Certified Surveyor from Belmont Technical College, and is also a Licensed E.I.F.S. Technician. Mr. Price was recently appointed by Governor Earl Ray Tomblin to the Capitol Building Commission. Mike is also a Member of Wheeling Central Catholic Boosters, the Our Lady of Peace Church, O.L.P. Basketball Coach, Vice President of Circus Saints & Sinners, and the Former President of Mt. Olivet Baseball Association. He joined McKinley & Associates in 2009 as a Construction Administrator; observing the construction progress of multiple notable projects, such as the award-winning West Virginia Independence Hall historic preservation project, the Capitol Theatre rehabilitation, and the award-winning J.B. Chambers Performing Arts Center at Wheeling Park High School among others. He has worked on multiple PK-12 renovation projects at Ohio, Ritchie, Tyler, and Wetzel Counties. **Furthermore, he is the CA on the Hampshire County Schools' Animal Vet Science Center, so he is familiar with your area.**

If our project team is chosen for these projects; **they are available to start immediately upon our being selected, and will provide the necessary hours to complete your project on time.** In addition to these 4 team members, we can also attribute more professionals from our various trades. Not only do we have 6 licensed Architects on staff, we also have 2 licensed Engineers, 1 licensed Interior Designer, 2 licensed LEED Accredited Professionals (who can add energy efficient "**green**" aspects into your project), 1 licensed Commissioning Process Provider, Construction Administrators, as well as architectural and engineering designers among others. Our "in-house" registered professional architects and engineers work together everyday and have done most of the projects here as a group, **which gives us the ability to develop quality construction documents that an exclusively architectural firm cannot match.**

(continued) "Vendors will provide information regarding its employees, such as staff qualifications and experience in completing similar projects ...

Our portfolio includes many projects that involve multiple renovations. This involves everything listed in your Solicitation for Expressions of Interest including new roofs, parapet repair, repointing, gutter replacement, fascia replacement, roof membrane, drains, flashing, building sprinklers, heat pumps, roof top units, air handlers, other HVAC repairs and upgrades and more.

Our renovation projects range from clients from various sectors of business including PK-12 educational clients, higher ed (including dormitories), governmental, hospitality, health care, commercial/distribution centers, and more. No project is too large or small; we have designed projects ranging from a few thousand dollars to multi-million dollar projects.

Additionally, we have renovated numerous buildings and facilities while they are occupied. We also have experience with renovation projects with multiple Phases. If we have to sequence/phase the new installations, say for example, as to create the least amount of disruption for the current occupants of the buildings; we have vast experience with phasing from our hundreds of renovation projects, and will coordinate the renovations as required.

Our approach to design requires a dialog with the owners and the end users of the facility. This helps us to determine the present inadequacies with this facility. Secondly, we send our team of professionals to complete a building evaluation of all the pertaining elements and existing conditions that will be included within the specific project, as well as documenting any code deficiencies that will be addressed during the design. Throughout the design process, we can hold design workshops at the discretion of the owner to get the critical information needed to achieve a design that meets your needs and budget.

McKinley & Associates is now a 100% ESOP Company (Employee Stock Ownership Plan); from this, our employees now own 100% of our corporation! We believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. And we're structured for efficiency; our Architects, Engineers, and technicians are all in-house, creating optimum communication and collaboration, which results in outstanding service to our clients. All of our project managers, Architects and Engineers, write their own specifications for a project. By doing so, the specifications are written for - and pertinent to - only your project.

McKinley & Associates is on the forefront of innovative design. We have designed LEED Certified and Registered projects. Not only have we won multiple State awards and recognitions for our designs, we have also won many National awards and recognitions.

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

(continued) "Vendors will provide information regarding its employees, such as staff qualifications and experience in completing similar projects ..."

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

Sustainable Design (whether it is LEED or any other type of Energy Efficient "Green" Building) is a fastly growing and supported philosophy. Buildings designed today will need to meet the demands of the future; McKinley & Associates identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We approach ecological design from a business perspective, offering proactive solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality. With commercial and institutional project experience, the McKinley Team can provide sustainable design and construction guidance to your project. We also offer full architectural design services and guided design workshops on sustainable design issues.

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

We have **2 LEED Accredited Professionals** with a **Building Design and Construction specialty (LEED AP BD+C)** on staff (**Christina Schessler, AIA, LEED AP BD+C** and **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**). Both Christina's and Thom's **LEED AP Specialty Logo** signifies advanced knowledge in green building practices and specialization in commercial design and construction. We have **2 LEED Certified Projects (LEED Rating System in parentheses): Building 55: West Virginia State Office Complex in Logan, WV (LEED NC 2.2) and Hilltop Elementary School in Sherrard, WV (LEED for Schools 2.0).**

Over the years, our firm has won multiple local, State, and National awards and recognitions for our works. Some of the Design Awards we have won are: West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, West Virginia AIA Craftsmanship Award, 5 Placemaker Awards (Energy Efficient "Green" Design), Building of America - Gold Medal Green Building Award, Governor's Award for Historic Preservation, 2 Preservation Alliance of West Virginia - Heritage Tourism Awards, West Virginia Department of Environmental Protection - Clean Energy Environmental Award, 2 U.S. Department of Education Green Ribbon Schools, 2 WV Department of Education's West Virginia Sustainable Schools - Black Bear Award for the Highest Achievement, American School & University Magazine's Architectural Portfolio - Outstanding Design, Best Outdoor Lighting Design in Western Pennsylvania Area, Friends of Wheeling - Architectural Preservation Award, Wheeling Victorian Society - Property Improvement Award / Adaptive Reuse, Civitans Award - Grand Victorian Property Improvement Award, and the City Council & Mayor's Award for Preservation to name a few.

... references ...

We feel that the best way to demonstrate our strengths and leadership in design is by referring to our past and present clients. We have an ever-growing list of repeat clients, which include having multiple open-end contracts; many of these are in the educational and the governmental sector. We have worked with many school counties around the state, including Hampshire County Schools. We have multiple open-ended contracts with organizations such as the United States Postal Service in the Appalachian Area, the United States Postal Service in the Erie/Pittsburgh District in Pennsylvania, and the West Virginia State Police to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; here is a list of references that we encourage you to call:

(Animal Veterinary Science Center)

Ms. Marianna Leone

Superintendent

Hampshire County Schools

111 School Street

Romney, WV 26757-1522

304/822-3528 x121

Ms. Denise R. Hott

CFO, Treasurer / CSBO

304/822-3528 x133

Mr. Alfred Foster

Coordinator of Services

304/822-3528 x170

(Multiple School Renovations)

Ms. Suzan Smith

Superintendent

Hancock County Schools

104 North Court Street

New Cumberland, WV 26047

304/564-3411

*(Multiple WVSP Facilities State-Wide, including
Romney Detachment & WVSP Academy)*

Colonel C. R. "Jay" Smithers

West Virginia State Police

725 Jefferson Road

South Charleston, WV 25309

304/746-2115

(Multiple School Renovations)

Mr. Brent Nelson

Director of Facilities and Maintenance

Grant County Schools

204 Jefferson Avenue

Petersburg, WV 26847

304/257-1011 x18

*(Multiple WVU Facilities, including Colson Hall
& WVU IOT Maclin Hall Dormitory)*

Mr. David J. Smith, PE

West Virginia University

160 Jackson's Mill Road

Weston, WV 26452

304/269-5100 x112



... copies of any staff certifications or degrees applicable to this project ...

Christina Schessler, AIA, LEED AP BD+C (*your project manager / Architect / LEED Accredited Professional / Historic Preservation Architect*) has a Bachelor of Architecture from The Pennsylvania State University (1986) and has a Masters in Historic Preservation from the Savannah College of Art & Design (2012). She is a Registered Architect in Ohio, Pennsylvania, Virginia and West Virginia. She received her National Board Certification (NCARB) Certificate in 2005. She is a member of The American Institute of Architects (AIA), US Green Building Council (LEED AP BD+C), City of Wheeling - Building Codes Board of Appeals, Preservation Alliance of West Virginia, and The Association for Preservation Technology International. She is also a Former Member, Board of Director, & Treasurer of The Midwife Center for Birth & Women's Health in Pittsburgh, PA. Included is a copy of Christina's Registration & Authorization Certificate to provide Architectural Services in West Virginia (Certificate Number 3810):



Tim E. Mizer, PE, RA, QCxP (*your lead Engineer - Architectural/Mechanical*) has a B.S. Architectural Engineering from Kansas State University (1983) and a degree in Architecture from the University of Cincinnati. He is a Registered Professional Engineer (PE) in Ohio and West Virginia, as well as a Registered Architect (RA) in Ohio. Furthermore, he is also a Qualified Commissioning Process Provider (QCxP - as a QCxP, Tim has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your buildings efficiently). His WV State Board of Registration for Professional Engineers license number is WV PE # 013169.

Darren S. Duskey, PE (*your Electrical Engineer*) has a B.S. Electrical Engineer from The Ohio State University (1993) and had Graduate courses in Engineering from Marshall University. He is a Registered Professional Engineer in Ohio, Pennsylvania, and West Virginia. His West Virginia State Board of Registration for Professional Engineers license number is WV PE # 015507.

Michael L. Price (*your construction administrator*) is a Certified Surveyor from Belmont Technical College, and is also a Licensed E.I.F.S. Technician. Mr. Price was also recently appointed by Governor Earl Ray Tomblin to the Capitol Building Commission.

We can also provide more copies of certifications/degrees/licenses of other Professionals if you wish to see them. In addition, copies of our firm's various licenses are found on the following pages.



CERTIFICATE

*I, Ken Heckler, Secretary of State of the
State of West Virginia, hereby certify that*
by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia
Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

conform to law and are filed in my office. I therefore declare the organization to
be a Corporation for the purposes set forth in its Articles, with the right of perpetual
existence, and I issue this

CERTIFICATE OF INCORPORATION

to which I have attached a duplicate original of the Articles of Incorporation.

*Given under my hand and the
Great Seal of the State of
West Virginia, on this*

FIFTEENTH day of

DECEMBER 19 89

Ken Heckler

Secretary of State.



**WEST VIRGINIA
STATE TAX DEPARTMENT
BUSINESS REGISTRATION
CERTIFICATE**

ISSUED TO:
**MCKINLEY & ASSOCIATES INC
32 20TH ST
WHEELING, WV 26003-3750**

BUSINESS REGISTRATION ACCOUNT NUMBER: **1040-9524**

This certificate is issued on: **06/28/2011**

*This certificate is issued by
the West Virginia State Tax Commissioner
in accordance with Chapter 11, Article 12, of the West Virginia Code*

*The person or organization identified on this certificate is registered
to conduct business in the State of West Virginia at the location above.*

This certificate is not transferrable and must be displayed at the location for which issued.
This certificate shall be permanent until cessation of the business for which the certificate of registration
was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

Change in name or change of location shall be considered a cessation of the business and a new
certificate shall be required.

TRAVELING/STREET VENDORS: Must carry a copy of this certificate in every vehicle operated by them.
CONTRACTORS, DRILLING OPERATORS, TIMBER/LOGGING OPERATIONS: Must have a copy of
this certificate displayed at every job site within West Virginia.

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CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

MCKINLEY & ASSOCIATES, INC.

C00366-00

Engineer in Responsible Charge: TIM MIZER - WV PE 013169

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

July 1, 2014 - June 30, 2015

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL, AND SIGNED BY THE PRESIDENT OF SAID BOARD.

BOARD PRESIDENT

... proposed staffing plan ...

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 Schools for the Deaf and the Blind. In the past 33 years we have extensive experience with similar renovation/upgrade projects.

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 way that we have historically achieved success with ANY construction project is by understanding fully the needs pertinent to the project by reviewing with the building Owner as early on as possible. Initial meetings with the users and staff will incorporate references to the standard with the object goal of determining budget, design and logistical priorities for the project.



To start your project, a kickoff meeting will be held with all pertaining Owners 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 phase. After this, we will verify existing conditions against any available building drawings and/or documentation. We will use all this information to aid in the design of the project. We can also provide multiple options pertaining to the quality and style of replacement or repair as related to the potential cost of construction.

Our philosophy regarding these types of work requires an intimate knowledge of the building/facility so we can determine how to most effectively use the existing resources. Early activity includes carefully mapping out any damaged areas and formulating a plan of action for repairs. This process targets the areas of greatest need and helps to control cost. It is with this experience that we are able to bring insight to the design to retain and improve your long term value. We can and will perform for you on time and within your budget.

... (continued) proposed staffing plan ...

Over the years, McKinley & Associates has built a vast knowledge of the efforts involved in studying and producing corrective designs that are inherent to any building renovation and maintenance project. We have designed many projects involving roofs, HVAC, life safety, sprinklers, ADA compliance, as well as other renovations, upgrades, historic preservation, and repairs. During this time our expertise has been called upon many times to evaluate existing building deficiencies and propose corrective measures. We know our team possesses the required expertise to address all facets of your included projects. Also, as your Architects and single point of responsibility, you can be reassured of smooth project delivery and sensitivity to all relevant guidelines in our state.

Additionally, we have renovated numerous buildings and facilities while occupied, turning outdated and inefficient buildings into more modern energy conscience facilities, and brought historic treasures back to life while minimizing interruptions to the everyday usage of the facility. We know we have the ability to provide you with the services to make your projects a success. We have completed many renovation projects which gives us invaluable experience to utilize within your project, and we currently support clients on a number of significant renovation / upgrade projects that illustrate this ability; these are seen on the following pages. We also have experience with renovation projects with multiple Phases. If we have to sequence/ phase the new installations, say for example, as to not disrupt the current occupants of the buildings; we have vast experience with phasing from our hundreds of renovation projects, and will coordinate the renovations as required.

As mentioned before, your project will be managed by Christina Schessler. As mentioned before, she has worked on similar projects, including Western Pennsylvania School for the Deaf interior and exterior renovations, as well as a Master Plan study for DePaul Institute for the hearing impaired. She understands construction work might affect the students in various ways, and



we will try to schedule construction to be when there is less activity in the buildings. She understands that the electric ballasts need the correct frequency to not interact with cochlear implants, and other systems must also be designed and situated so not to interfere with the operation of hearing aids and cochlear implants. Her work on those previous projects has given her a sensitivity toward special needs users and compliance with local and federal requirements.

In addition, Christina, along with your entire design team, worked on the Hampshire County Animal Vet Science Building, so they know your area.



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

... Descriptions of past projects completed entailing the location of the project, project manager name and contact information, type of project, and what the project goals and objectives were and how they were met."

Hampshire County Schools - Animal Veterinary Science Center

Location: Romney, West Virginia

Contact: Ms. Marianna Leone
Superintendent
Hampshire County Schools
111 School Street
Romney, WV 26757-1522
304/822-3528 x121

Ms. Denise R. Hott
CFO, Treasurer / CSBO
304/822-3528 x133

Mr. Alfred Foster
Coordinator of Services
304/822-3528 x170

Type of Project: Educational

Project Description, Goals, and Objectives: Construction is nearly complete on a new \$1.5 million Animal Veterinary Science Center for Hampshire Senior High School. **Christina Schessler, AIA, LEED AP BD+C, your project manager, led the design on this project.** This veterinary assistant trade school training program will be the first of its kind in the State. This is a part of the Hampshire County High School Career Training Center where students are provided the opportunity to receive

job training while in school. The students are more prepared to enter the work force or continue their education in the related field of study. Their current Animal Vet Science program is an award winning program; for the past 4 years the program was named the Premier Exhibitor at the Keystone International Livestock Exposition in Harrisburg, Pa, and they have won multiple individual awards as well. The Veterinary Assistant training will be a welcome addition to their current program.

This project is a School Building Authority of West Virginia 3% grant project, and it also utilized local funding. The 4,800 SF facility includes a classroom for 24 students, biology lab, surgery room with pre and post-op spaces, grooming/bathing room, dog room with 6 indoor/outdoor kennels connected by dog doors, cat room with 3-tiered modular suites, laundry, instructors office, showering & rest rooms facilities, specialty HVAC, and a 16' long display case for awards and recognition student achievements.



Grant County Schools renovation projects

Location: County-Wide

Contact: Mr. Brent Nelson

Director of Facilities and Maintenance

Grant County Schools

204 Jefferson Avenue

Petersburg, WV 26847

304/257-1011 x18

Type of Project: Educational

Project Description, Goals, and Objectives:

McKinley & Associates is proud to have worked with Grant County Schools on multiple projects recently, including renovations at Maysville Elementary School, Petersburg Elementary School, Petersburg High School and Gym, and the Union Educational Complex. Your project manager, Christina Schessler, AIA, LEED AP BD+C, was the project manager for all of these projects.

For one project, the \$1.3 million **Union Educational Complex renovation and addition** project in Mt. Storm, WV involved 3,500 SF of locker room renovations, a new 1,200 SF ADA entry, and 300 SF of renovated toilet rooms. The Complex is a PreK-12 school accommodating approximately 270 students from three schools: Union Elementary (Pre-K-4), Union Middle (5-8), and Union High School (9-12). The project also included **HVAC, ADA entrance improvements**, a new building skin/facade, 200 lockers, benches, shelving, toilet partitions and accessories, walls and ceilings painting, floors and ceiling tiles, wood repairs, plumbing, and electrical and to name a few. This project also included window replacements, which combine design flexibility and high performance. "Fenestration" for this day and age involves form, function, performance, and security. Some windows allow daylight, but also obstruct exterior vision (looking in). In addition, there were 26 new exterior and interior doors; every door with windows had fire rated glass.

For another project, the \$1.25 million, 26,640 SF **Maysville Elementary School renovation project** in Petersburg, WV involved a **reroofing, soffits, fascia, gutters and downspouts; new Gym RTU; removal of furnace and installation of new HVAC System in Pre-K wing; HVAC controls;** exterior masonry repointing and repairs; security film on existing doors; the replacement of 47 large windows and several smaller sizes; the installation of acoustic tile ceiling in classrooms, Pre-K, Kindergarten wing, café, lounge, toilets, storage rooms, kitchen, etc., which includes lighting, diffusers, duct extensions, FA changes, and more; patching and painting of hard ceilings; lead based paint abatement; new fire alarm panel and devices; new boiler room fire-rated door and frame; exterior steps and sidewalks. All exterior wall brick infill that matched existing adjacent masonry in color, texture and size.



and AFTER



and AFTER



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West Virginia Independence Hall

Location: Wheeling, West Virginia

Contact: Mr. Randall Reid-Smith

WV Division of Culture & History

1900 Kanawha Boulevard, East

Charleston, WV 25305

304/558-0220

Type of Project: Governmental

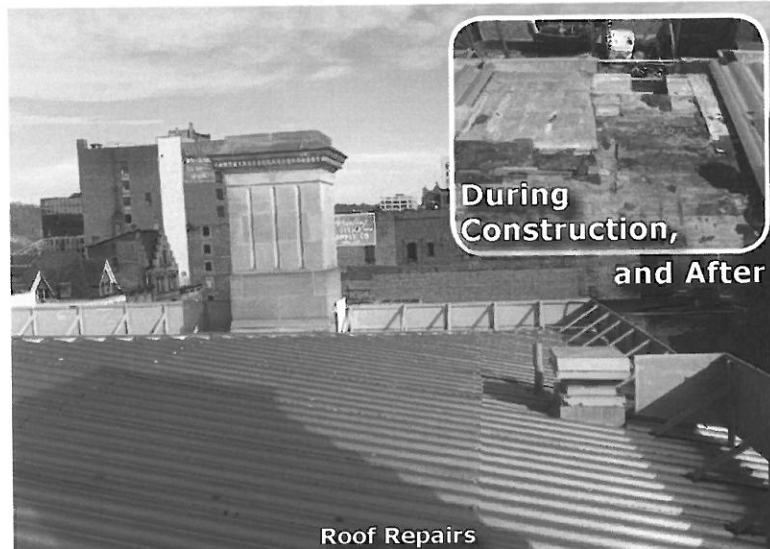
Project Description, Goals, and Objectives:

Originally built in 1859 in Wheeling, WV, the Wheeling Custom House is considered to be the birthplace of West Virginia. The building, now appropriately renamed **West Virginia Independence Hall**, was added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988. On September 23, 2011, McKinley & Associates was presented with the **2011 Heritage Tourism Award** from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall. The building is now in its 154th year. We are proud to say, that with our contribution, Independence Hall is prepared for the next 150 years.

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

A combination of water intrusion conditions existed at the beginning of the restoration of Independence Hall. The building had a failed roofing system, failed box guttering, broken stone, broken stone cornice, missing mortar and deteriorated wooden windows. Restoration work of the building addressed all of these issues. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. Of particular concern was the face of the stone material. Over time, the stone face has deteriorated due to weathering and ground water absorption. This has permitted water penetration at the surface of all the facades. Restoration scope included pointing and stone cornice replacement, and resurfacing of some of the stone using 2 inch thick slabs pinned to the existing backup stone.

Plaster repair work included new ceiling surfaces and custom decorative mouldings. A portion of the interior plastering in the third floor Courtroom and the entire first floor exhibit area were restored, eliminating or concealing previously botched attempts. All of the double-hung wood windows have been fully restored and reglazed. In addition to the aesthetic improvements, a new HVAC system, fully automatic sprinkler system, and fire alarm detection system have been installed and designed to be completely concealed within the existing walls and ceilings. Rough-in work for the metal ducts, sprinkler piping and fire alarm conduit required channeling of the existing masonry walls and replastering to appear seamless.



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Maclin Hall Dormitory (and WVU Open-End Contract)

Location: Montgomery, WV (and State-Wide, West Virginia)

Contact: Mr. James Darling

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

Type of Project: Dormitory / Higher Education

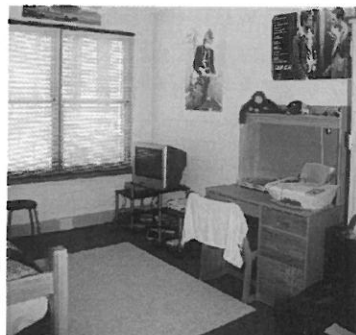
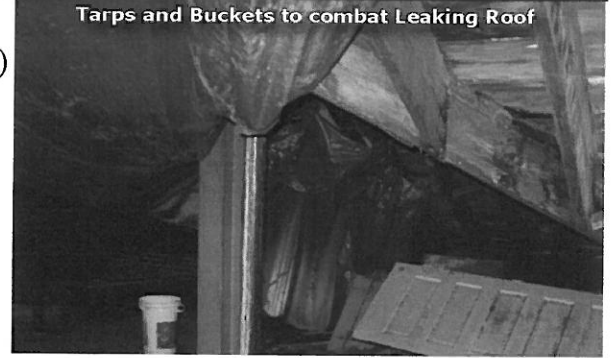
Project Description, Goals, and Objectives:

McKinley & Associates has completed many project for West Virginia University and their affiliated campuses through multiple Open-End Architectural / Engineering Services contracts (our newest one was just renewed on May 18th, 2014, and it runs thru May 17, 2016). Projects included **renovations**, additions, and new buildings. Many of these projects have similar scope to your proposed projects.

One example is the **comprehensive renovation** to the historic Maclin Hall dormitory. There was **water damage throughout the building**, and WVU IOT even used tarps and buckets in the attic to catch the leaks in the roof (*as seen to the top right*). There was wall, ceiling, and floor damage in most rooms, and mildew damage in some rooms as well. The project included **redesigning the roof, ceilings**, shared areas, elevator, new finishes, and restoration of the exterior. **Also involved asbestos abatement**. We also **replaced the entire HVAC, lighting, sprinklers and fire protection**, data systems and renovated the shared restrooms.

In this 53,900 SF building, we added a theater room, exercise area, laundry room, studies, computer rooms, tv rooms for video games, student commons areas, and lounges. We completely regutted the restrooms and provided new shower facilities. This project had **two fast-tracked** aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. **This project was built throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year.** Even with this extremely short timeline, we were still able to bring the project in under budget. The project has had subsequent phases, and in 2012 we completed a \$240,000 **boiler replacement** which is used by both Maclin Hall and Conley Hall.

Tarps and Buckets to combat Leaking Roof



Colson Hall (and WVU Open-End Contract)

Location: Morgantown, WV (and State-Wide, West Virginia)

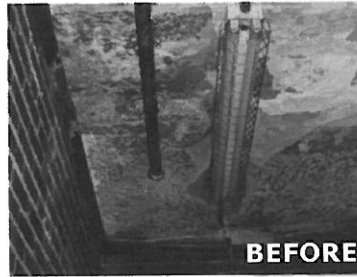
Contact: Mr. Robert Moyer
West Virginia University
979 Rawley Lane
Morgantown, WV 26506
304/293-2873

Type of Project: Higher Education

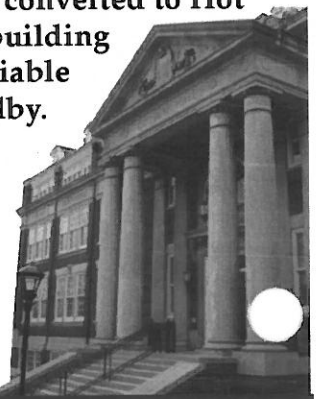
Project Description, Goals, and Objectives:

Another project for West Virginia University was a renovation/restoration project on the **historic Colson Hall** at the downtown campus of WVU. The scope of work was to take this existing building and readapt it for use as a faculty office building with **additional classrooms**. Work included architectural elements as well as major electrical and **mechanical systems design**. The building was renovated and provided with all new systems. **There was also moisture penetration issues that were addressed in the roof, ceiling, and walls; especially with the tile for the front porch.** Since this building is now the home to offices, we had to create a **quiet and comfortable HVAC system**, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements, while at the same time still keeping the original design from 1923 in tact.

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



The HVAC System consists of (2) Variable Volume Air Handling Units with Hot Water and Chilled Water Coils, and Enthalpy Controlled Economizer. The AHUs provide heating and cooling through a series of Variable Air Volume Boxes with Hot Water Reheat Coils. The exterior spaces also have finned tube radiation to compensate for the building envelope loss. The Chilled Water is provided from the campus Chilled Water Plant and is fed through the building with (2) Base Mounted pumps with variable speed drives, configured as duty / standby. The Hot Water is developed through a Shell-n-Tube Heat Exchanger. The steam, from the Campus System is converted to Hot Water and distributed throughout the building with (2) Base Mounted pumps with variable speed drives, configured as duty / standby. A complete Direct Digital Control System was installed to provide all programming and alarm notification. The upgraded boiler system was tied into the medium pressure, central campus chiller and steam system, and reduce to low pressure for heating.



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SWVCTC Williamson Campus

Location: Williamson, WV

Contact: Mr. Samuel Litteral

Southern WV Community & Technical
College

2900 Dempsey Branch Road

Mount Gay, WV 25637

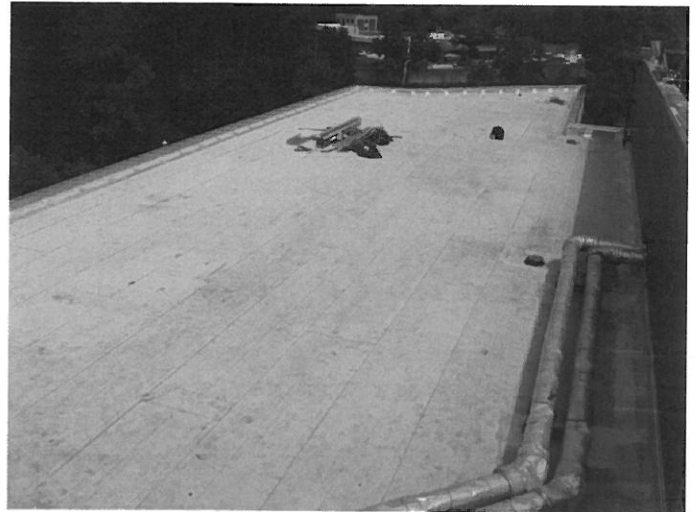
304/896-7426

Type of Project: Higher Education

Project Description, Goals, and Objectives:

This \$763,635 Southern WV Community & Technical College project **started with an HVAC upgrade where we expanded the existing digital controls system to incorporate new equipment. Duct and grille modifications were made to correct insufficient airflows within the system. Reheat coils were added to provide proper separation of HVAC zones. In addition, a 13 ton rooftop unit, a 23,500 cfm supply fan, and a return fan were replaced.** The Owner was also experiencing water penetration in several areas of the facility; **due to our findings during the HVAC renovations, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design.**

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



BEFORE



and AFTER

West Virginia State Police Open-End Contract (including Romney Detachment & WVSP Academy)

Location: State-Wide, West Virginia

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

Type of Project: Governmental / Dorm / Classroom

Project Description, Goals, and Objectives:

For over the past 18 years, McKinley & Associates has been honored to have been selected for 3 consecutive West Virginia State Police open-ended contracts for all architectural and engineering services throughout West Virginia. Many of our projects are just like your proposed projects. McKinley & Associates have completed **numerous renovations** as well as additions on police detachments throughout the State, such as in Martinsburg, Clarksburg, Franklin, Jackson County, Lewisburg, and Moundsville to name a few. Moreover, we also have completed design services on multiple new detachments in Logan, Morgantown, Rainelle, and Wheeling to name a few. Various detachments have E911 Centers. McKinley & Associates is proud to showcase continuous work for the West Virginia State Police throughout our region, and we are pleased to say that we have also surveyed, reviewed, projected, budgeted, and documented 72 police facilities throughout the state.

We have built multiple new West Virginia State Police detachments which include E-911 Communications Stations, such as this **Romney Detachment**. Located in **Hampshire County**, this 7,375 square foot facility included an approximately 1,000 square foot 911 Communications Center with a separate secured entrance, raised access floors, an uninterrupted power supply (UPS), and an emergency generator. Also included were multiple offices, **sleeping quarters**, kitchen/lounge area, squad room, evidence storage room, interview rooms, B.C.I. space, M.V.I. space, D.M.V. testing space, and other support spaces.



Academy Dormitory Buildings A, B, & C Renovations



BEFORE

and AFTER



For another example, the \$4.5 million **West Virginia State Police Academy** included **renovation of 3 existing dormitory / classroom buildings**, the demo of a shooting range and replacing that building with a brand new upgraded shooting range control center, and the new training & assembly Multi-Purpose Building. This Academy project was completed in **phases**, on a **building-by-building basis**, **were fully occupied during construction**, and the 5 buildings were all completed between June 2010 thru July 2012. The Academy's 27,708 SF **Building A** is a **2-story dormitory (for 160 cadets) with classrooms** that was built in 1968. This **renovation project** included **upgraded HVAC, new boiler and chiller, roof, fire alarm and sprinkler system, new floor tile to replace asbestos tile, ADA compliance, electrical, new building skin/facade, windows and doors, site lighting, signage and much more**. The 8,985 SF **Building B** is a **2-story dorm (for 10 female cadets) and classrooms (for 100+ cadets)** that was built in 1949. This **renovation project** included **ADA compliance, flooring, walls, ceiling tile, new building skin/facade, windows and doors, and more**. The 21,966 SF **Building C** is a **2-story dormitory (for 48 cadets) with classrooms (for 100 cadets) and cafeteria** that was built in the 1970s. This **renovation project** included **HVAC, sprinkler system, ADA compliance, fire alarm, new building skin, windows and doors, floors, and lighting among others**. There was complete removal of **Building D** (shooting range), and replacement with a new 3,098 SF shooting range with tower. Finally, the new 12,500 SF **Multi-Purpose Building** is a training, classroom and assembly building. This was built with **energy efficiency** in mind, with the use of natural daylighting, self-supporting translucent skylights, kalwalls, and more.

4.1. Goal/Objective 1: To provide a detailed approach and methodology on how the design and estimate cost/timeline for the project is going to be met.

With our "in-house" registered professional architects and engineers, we have the ability to complete all of the services listed in your Request for Expressions of Interest.

The project begins with the initial project activity and continues through document submissions, construction and owner occupancy. The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to the schedule.

During the design phases all needed personnel become fully versed in the Client's program, project requirements and design standards. The design team is responsible for identifying for the Client any potential conflicts between program criteria and design standards and resolving those conflicts to the client's satisfaction.

As the schematic/concept plans are developed, your Project Manager (Christina Schessler) will present the plans for review and comments to a plan group depending on the nature of the work; e.g. architects critiquing the architecture and engineers commenting on the engineering. Once a consensus is reached, the plans advance in the process.

Prior to the completion of each phase, a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time: Drawings and specifications for program compliance; Drawings and specifications for internal coordination; Cost effectiveness of the design; Drawing accuracy; and Compliance with appropriate codes and client standards.

After coordination check corrections are completed, Ms. Schessler will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. Copies of the final documents will be distributed to you for final review and approval. All comments will then be incorporated into the documents prior to issuance for bidding and construction.

At this point, McKinley & Associates will submit these final approved constructions documents to all of the pertaining code review agencies for their approval and permitting of the construction project. This drawing submission code review will not be the first time communicating with these code officials, as it is our common practice to engage these personnel with any questions we may have during the design process. We have found over the years that this early communication (during design stage) is a lot more cost and time effective while any needed changes can occur on paper not reconstruction.

After all reviews are completed and permits retained, the bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by the Project Manager. The standard turnaround for the receipt, logging, review and return of submittals is 10 working days. Complicated or specialized submittals may require additional time. Urgent items can often be expedited to satisfy the construction schedule.

With our previous experience on hundreds of renovation, maintenance, upgrade, and repair projects; our vast experience with codes; and our great working relationship with various state agencies; we felt we have proven the talent and personnel needed to make your project a success by designing to your overall project cost and timeline requirements.

4.2. Goal/Objective 2: To be able to describe in detail how to work with and facilitate the coordination of meeting regulatory requirements among the stakeholders.

We are confident we can meet your needs and objectives. 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, laws, 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.

We hold weekly meetings to discuss your project requirements, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the Owner to participate in as many of these meetings as possible. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process.

Our ability to design within budget is shown in the following, which represent some of our recently bid projects:

PROJECT	BUDGET	ACTUAL	DIFFERENCE	+ / -
WV State Office Building in Weirton	\$4,291,000	\$4,083,000	\$208,000	-5.09%
WVU IOT - Maclin Hall Dormitory	\$6,150,283	\$5,954,125	\$196,158	-3.19%
Wheeling YMCA	\$2,200,000	\$2,100,000	\$100,000	-4.76%
Maxwell Centre	\$1,800,000	\$1,734,000	\$66,000	-3.81%
WV Northern Comm. College - B&O Building	\$1,200,000	\$1,194,000	\$6,000	-0.50%
WV Northern Comm. College - Ed Center	\$7,900,000	\$6,850,000	\$1,050,000	-15.33%
West Virginia University - Colson Hall Office Bldg	\$5,400,000	\$5,500,000	\$100,000	+1.85%
Boone Co. Schools - Brookview Elementary	\$1,599,366	\$1,581,346	\$18,020	-1.13%
Hancock Co. Schools - Oak Glen Middle	\$11,000,000	\$11,260,000	\$260,000	+2.36%
Marshall Co. Schools - Central Elementary	\$3,037,000	\$3,017,000	\$20,000	-0.66%
Wood Co. Schools - Parkersburg South High	\$23,340,807	\$23,022,544	\$318,263	-1.36%
Wood Co. Schools - Williamstown High	\$11,635,000	\$11,253,000	\$382,000	-3.39%

The Hancock County School Bond Project's total budget is \$56,000,000. This is wrapping up, and the entire Bond work is currently less than 1% in total change orders!

One of the Hancock Bond projects is the New \$26.5 million Weirton Elementary School, which has only one-third of 1% in total change orders!

4.3. Goal/Objective 3: To provide guidance regarding the reasonableness and feasibility of construction bids.

With the experience we have shown to you within this proposal, McKinley & Associates has proven that we hold the expertise in this type of construction (both roofing renovations and HVAC replacement). Within this vast experience comes a database of knowledge, with not only how to best represent the needed renovations on construction documents but also how to best schedule and phase the actual construction. We utilize this knowledge to help you retain the best construction bids. Submitting these documents for bids at the proper time during the yearly construction schedule makes all the difference for securing the best possible outcome for overall cost and construction schedule.

McKinley and Associates will be present for the pre-bid meeting and also during the bid opening meeting to help you make the best possible decision as to the proper contractor/s to provide to perform the work of your project. We perform this duty on all of our design projects and feel that this is a very important part of the overall construction process.

Finally, we feel the best way to insure a successful project is to engage the owner and end users of the facilities we design from the beginning of the process. You have provided us with a clear definition of work and have clearly thought out the scope of this and how it fits into the Master Plan of the WVSD. Therefore, with our (McKinley & Associates) experience with this type of project and your foresight, we feel with proper scheduling of this project it will be yet another success.

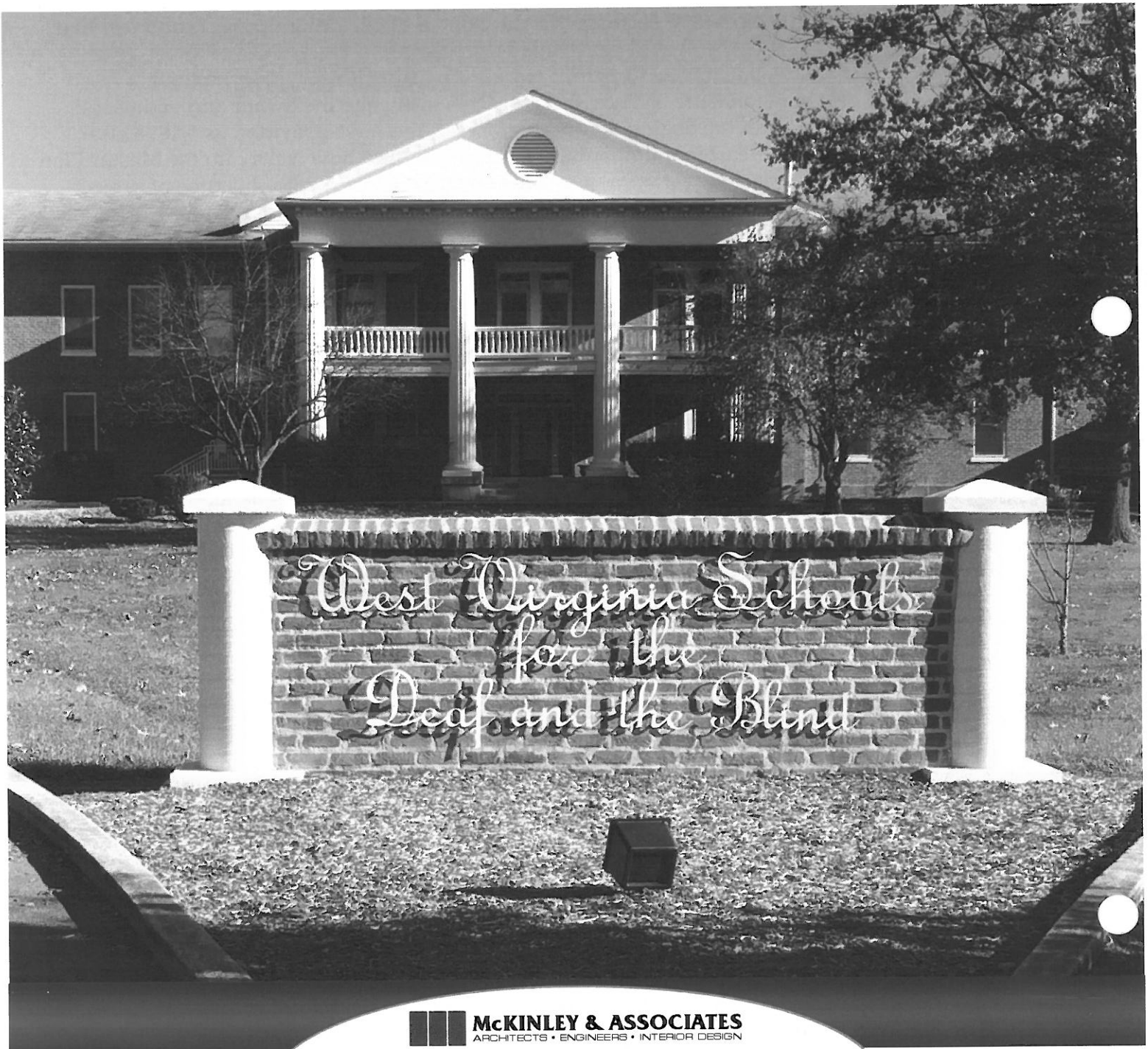
4.4. Goal/Objective 4: To provide a detailed account on how to assist the Agency in the Construction Management as needed.

Our Construction Administrators (CA) have an extra responsibility than what most firms' CAs have; our CAs are a part of the design process from Day 1 (they are not thrown into the project only when construction starts; they are involved from the beginning), so they know the ins-and-outs of the project. Your CA, Mike Price, has an important role as being the liaison between the Owner, Contractor, and Engineer/Architect. **The primary objective of this service is to ensure completion of work the way the client wants it - as scheduled and as budgeted. Mr. Price will evaluate the quality of the work to verify that it meets the level required by clients; in addition, he will monitor the contractor's progress to ensure that they are following the Construction Documents.** He will observe the construction progress, is responsible for all construction meetings and minutes, and will verify pay application and change orders.

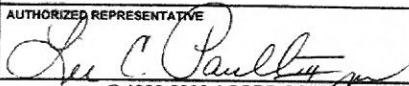
Moreover, our Eleven Month Walk-Through is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for 17 years which has now been adopted as an AIA 101 Standard. We also routinely conduct Post Occupancy Evaluations with the Owner to find out how well we matched the Owners' needs on all of our projects.

4.5. Goal/Objective 5: To provide a detailed proposal on how to complete As-Built drawing plans or documentation after completion of projects/construction.

With the continued involvement of our personnel from the Project Manager in the beginning of design through the design and bidding process including product Cut-sheet approval to the Construction Administrators attendance at construction phase meetings we will maintain an intimate relationship with your project. With this project knowledge we will work with all contractors to ensure that you are provided with up to date and as accurate As-built drawing plans as possible for your future use and needs. McKinley and Associates has found that this relationship built between contractor and design firm aids in the production and ultimately the delivery of these documents to the owner upon project closeout. The above mentioned 11-month walkthrough is also just another opportunity to secure all of this needed information to be instilled into these As-built documents.



Per your request on the "General Terms and Conditions" Part 8 "Required Documents" (page 20-21 of CEOI_DBS1500000001), here you will see a copy of our Commercial General Liability Insurance showing more than 1,000,000 in coverage:

ACORD™		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 06/14/2012																																																																																																																																																								
<p>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.</p> <p>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).</p>																																																																																																																																																												
PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123			CONTACT NAME: III, Lee Paul PHONE (A/C, No, Ext): 304.233.3303 FAX (A/C, No): 304.233.7524 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:																																																																																																																																																									
INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003			INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:																																																																																																																																																									
<p>COVERAGES CERTIFICATE NUMBER: 12/15 Liability REVISION NUMBER:</p> <p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>INSR LTR</th> <th>TYPE OF INSURANCE</th> <th>ADDL SUBR INSR WVD</th> <th>POLICY NUMBER</th> <th>POLICY EFF (MM/DD/YYYY)</th> <th>POLICY EXP (MM/DD/YYYY)</th> <th>LIMITS</th> </tr> </thead> <tbody> <tr> <td rowspan="5">A</td> <td>GENERAL LIABILITY</td> <td></td> <td>EPP0146335</td> <td>06/15/2012</td> <td>06/15/2015</td> <td>EACH OCCURRENCE \$ 1,000,000</td> </tr> <tr> <td><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY</td> <td></td> <td></td> <td></td> <td></td> <td>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000</td> </tr> <tr> <td><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR</td> <td></td> <td></td> <td></td> <td></td> <td>MED EXP (Any one person) \$ 5,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>PERSONAL & ADV INJURY \$ 1,000,000</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>GENERAL AGGREGATE \$ 2,000,000</td> </tr> <tr> <td></td> <td>GEN'L AGGREGATE LIMIT APPLIES PER:</td> <td></td> <td></td> <td></td> <td></td> <td>PRODUCTS - COMPIOP AGG \$ 2,000,000</td> </tr> <tr> <td></td> <td><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC</td> <td></td> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td rowspan="5">A</td> <td>AUTOMOBILE LIABILITY</td> <td></td> <td>EPP0146335</td> <td>06/15/2012</td> <td>06/15/2015</td> <td>COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000</td> </tr> <tr> <td><input type="checkbox"/> ANY AUTO</td> <td></td> <td></td> <td></td> <td></td> <td>BODILY INJURY (Per person) \$</td> </tr> <tr> <td><input type="checkbox"/> ALL OWNED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td>BODILY INJURY (Per accident) \$</td> </tr> <tr> <td><input type="checkbox"/> SCHEDULED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td>PROPERTY DAMAGE (Per accident) \$</td> </tr> <tr> <td><input checked="" type="checkbox"/> HIRED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td><input checked="" type="checkbox"/> NON-OWNED AUTOS</td> <td></td> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td rowspan="5">A</td> <td>UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR</td> <td></td> <td>EPP0146335</td> <td>06/15/2012</td> <td>06/15/2015</td> <td>EACH OCCURRENCE \$ 1,000,000</td> </tr> <tr> <td>EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE</td> <td></td> <td></td> <td></td> <td></td> <td>AGGREGATE \$ 1,000,000</td> </tr> <tr> <td>DEDUCTIBLE</td> <td></td> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td>RETENTION \$</td> <td></td> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td rowspan="5">A</td> <td>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</td> <td></td> <td></td> <td></td> <td></td> <td>WC STATU-TORY LIMITS OTH-ER</td> </tr> <tr> <td>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? 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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 																																																																																																																																																									
ACORD 25 (2009/09) © 1988-2009 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD																																																																																																																																																												



Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest

Proc Folder: 32915

Doc Description: A&E EOI for Existing Projects at the WV Schools for the Deaf

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2014-10-20	2014-12-16 13:30:00	CEOI 0403 DBS1500000001	1

BID RECEIVING LOCATION

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV

25305

US

VENDOR

Vendor Name, Address and Telephone Number:

*000000206862

McKinley & Associates, Inc.

32 20th Street - Suite 100

Wheeling, WV 26003

304/233-0140

FOR INFORMATION CONTACT THE BUYER

Evelyn Melton

(304) 558-7023

evelyn.p.melton@wv.gov

Signature X

FEIN # 55-0696478

DATE December 15, 2014

All offers subject to all terms and conditions contained in this solicitation

STATE OF WEST VIRGINIA
Purchasing Division
PURCHASING AFFIDAVIT

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley & Associates

Authorized Signature: [Signature] Date: December 15, 2014

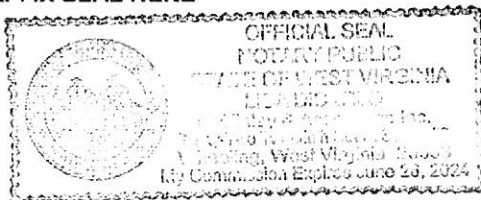
State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 15 day of December, 2014.

My Commission expires June 26, 2024.

AFFIX SEAL HERE



NOTARY PUBLIC

[Signature]


Purchasing Affidavit (Revised 07/01/2012)

CERTIFICATION AND SIGNATURE PAGE

By signing below, or submitting documentation through wvOASIS, 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, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

McKinley & Associates

(Company)

 Ernest Dellatorre, President
(Authorized Signature) (Representative Name, Title)

304/233-0140 | 304/233-4613 | 12/15/14

(Phone Number) (Fax Number) (Date)



Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest

Proc Folder: 32915

Doc Description: ADDENDUM NO. 1 - A&E EOI for Existing Projects at WV DBS

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2014-11-20	2014-12-16 13:30:00	CEOI 0403 DBS1500000001	2

BID RECEIVING LOCATION

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

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Evelyn Melton

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Signature X 

FEIN # 55-0696478

DATE December 15, 2014

All offers subject to all terms and conditions contained in this solicitation

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: DBS150000001

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:

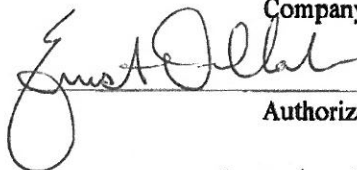
(Check the box next to each addendum received)

<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, Inc.

Company



Authorized Signature

December 15, 2014

Date

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