



West Virginia Department of Administration General Services Division



CEOI 0211 GSD1700000003 Modernization of Freight Elevator Bldg. 5



04/11/17 10:24:48
WV Purchasing Division



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



April 10, 2017

Jessica S. Chambers
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Chambers;

McKinley & Associates is pleased to provide the West Virginia Department of Administration, General Services Division with our Expressions of Interest to provide you with an assessment for a full modernization of the Freight Elevator, located in Building #5. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

McKinley & Associates is a **full-service Architectural/Engineering firm** that has been providing design services since 1981. We are a 100% ESOP Company (Employee Stock Ownership Plan), **so our employees own 100% of our corporation!** With offices in **Charleston** and Wheeling, WV and Pittsburgh, PA, we support a professional staff of **Architects, a Historic Preservation Architect, Engineers, Construction Administrators, specialized LEED Accredited Professionals**, and more. Your Project Manager is **Thomas R. Worlledge, AIA, LEED AP BD+C, REFP**, our **Charleston Office Manager**, whom is an **Architect** and a **LEED Accredited Professional specializing in Building Design & Construction**. He will make sure your elevator project is designed to scope, schedule, and budget.

McKinley & Associates has been designing modernization projects for over 35 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 modernization experience** that could be directly implemented, and we know we have the ability to provide you with the services to make this project a success. This elevator experience includes historic structures, governmental facilities, commercial/office buildings, 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 this elevator modernization project.

We love what we do, so we care about the results you get. 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, and deliver**. So that you don't only have to take our word for it; we encourage you to speak with our references because we feel this is the best way that our abilities can be conveyed to you.

We are ready to begin immediately and will meet all your Goals and Objectives. Thank you for reviewing our submission and considering McKinley & Associates for your project. We are very excited about the possibility of working with you.

Sincerely,

Ernie Dellatorre
President
McKinley & Associates

CORPORATE INFORMATION & FACILITIES LOCATIONS

Firm History

Founded in 1981, McKinley & Associates is a multi-discipline full service Architectural & Engineering firm, offering comprehensive professional services in Architecture, MEP Engineering, Historic Preservation, LEED (Green) Design, Interior Design, Construction Administration, and more. We have a broad range of skill and experience for projects involving governmental, historic preservation, commercial, educational, and medical to name a few. We 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' Wheeling, WV Office

Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Operations

Gregg Dorfner, AIA, REFP
Director of Architecture

Date of Incorporation
July 1981

Number of Professionals

Total Size	26
Architects	6
Engineers	3
Construction Admins.	3
Arch./Eng. Designers	9
Interior Designer	1
Historic Preservationist	1
LEED AP BD+C	2
ALEP / CEFP	1
REFP	1
Commissioning Provider	1
MIS	1

McKinley & Associates' Wheeling, WV Office

Locations

1116 Smith Street
Suite 406
Charleston, WV 25301
P: 304-340-4267
F: 304-340-4269

32 Twentieth Street
Suite 100
Wheeling, WV 26003
P: 304-233-0140
F: 304-233-4613

416 Longridge Drive
Pittsburgh, PA 15243
P: 724-223-8250
F: 724-223-8252

Credentials

McKinley & Associates is a member of the following organizations:

A4LE (formerly CEFPI), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more



Follow Us

www.McKinleyAssoc.com
www.facebook.com/McKinleyAssoc
Instagram: @mckinley_and_associates



CONCEPT

First and foremost, McKinley & Associates can state that our large professional staff will devote whatever time is necessary to provide the West Virginia Department of Administration / General Services Division with a successful renovation project. If our project Team is chosen for this project; they are available to start **immediately** upon our being selected, will be dedicated to your project, and will provide the necessary hours to complete your project on time. This will allow for an ample design period to produce the required Construction Documents and we can still provide you with a **rapid** design service phase.

Elevator projects require **extensive investigation** prior to deciding what work needs to be accomplished. 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 **elevator modernization**, renovation and/or elevator addition projects which allow us to use that experience in your project. 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 modernizations or elevator and shaft additions. In addition, because of our firm's past projects, McKinley & Associates has the knowledge and experience to **meet your accelerated schedule**.

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 vast renovation experience and are familiar with projects that **respect the historic nature of the building**.

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. The Bennett Square business center renovation was completed in 3 phases from 2007 to 2013. Both of these examples are historic projects.

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 building and the options available to the Owner. To begin, McKinley & Associates will review any previous reports and also contact the elevator manufacturer to gather all the available information on the existing elevators. Next, an on-site meeting at Building 5 will be held with the General Services Division representatives, along with our architects and engineers, to inspect the existing conditions to verify the scope of work, to get detailed information early in the process to carefully map out the building systems that could impact the elevator work, and to assess the elevator cab, controls, motors, hoistways, supporting systems, and shaft. After we have completed gathering all the possible information on the existing elevator and equipment conditions, the Owners Project Requirements will be defined and documented to be used as a guideline through the design phases. This will target the areas of greatest need and control cost. We will then orchestrate a coordination design meeting with General Services Division and together we will determine the appropriate actions. The elevator modernization will include safety, functionality, code compliance, ease of maintenance, appearance and efficiency.



CONCEPT



In regards to this specific project; we understand the main project concerns are as such:

The Building 5 Freight elevator generator was recently rebuilt but does not meet your required lift capacity. In addition, there are issues with the controls which are manifesting in part by the cab not floor leveling at its stops and the elevator control room requires renovation to meet current day code requirements.

At this time, McKinley & Associates would propose **two potential repair/replacement options:**



Our **first option** would be to upgrade the existing geared machine, which is original to the building. We would retain the existing geared elevator machine by installing a new AC motor and generator along with new hoist ropes, new rope gripper, and wedge clamp shackles. Also, a new automatic self-leveling could be installed that can bring the elevator car level with the floor landings. Lastly, Smoke and Heat detector system will be installed in the elevator equipment room as the code requires. Shunt trip disconnect will need to be provided due to the fire sprinkler system in the elevator equipment room.

Our **second option** is to replace the existing geared machine with a new gearless elevator machine AC motor/brake. New microprocessor controls will be installed including upgrades to the hoist-way doors, door operation devices, car operating panels, car position indicator and hall buttons. Lastly, Smoke and Heat detector system will be installed in the elevator equipment room as the code requires. Shunt trip disconnect will need to be provided due to the fire sprinkler system in the elevator equipment room.

Again, if we are selected for this project our personnel will review the existing conditions and give you a detailed description of needed repairs with potential construction costs. From this information the combined team will then make an educated decision as to chosen scope of work so as to **best fit you and your future needs.**

McKinley & Associates will work with the manufacturer(s) to replace the working components of the elevator machine. Our next step is to contact the State Fire Marshal and the Elevator Inspectors to identify all of the required life safety and fire code upgrades, and ensure that they are addressed within the construction. We will see if we can restore or enhance the functionality of the elevators. We will work with the elevator vendor to incorporate features that may reduce the response time and increase the speed of the cabs. We will look at accessories that might make the freight elevator more functional; for instance, cab wall protection pads on the interior of the cab for use when transporting materials or furniture. Along with safety and functionality, we will also address the interiors of the cabs to enhance the appearance and to help make them more durable. Interior wall panels will be upgraded to newer finishes and the new flooring will be chosen for durability as well as style. Elevators now can be made more **efficient** through the use of smart controls and energy recovery systems. We will review these systems, and along with the General Services Division, determine if these systems are a good long term investment. This comprehensive approach is how we proceed with all of our projects. We pride ourselves on a hands-on approach to design, **working alongside our clients** instead of proposing solutions with little or no input from our clients. This interaction ensures not only the success of the project on the boards, but also fosters a relationship that endures beyond this project to possible future endeavors.

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 Department of Administration / General Services Division. In the past 36 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 **nineteen 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.

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 **State Agencies** such as the West Virginia State Police, WVARNG, DHHR, DRS, DOE, DOC, DOJS, DOT, West Virginia University, Marshall University, West Virginia School Building Authority, and the Division of Culture & History among others, and also Federal Agencies such as HUD, USPS, NPS, EPA, NASA, MSHA, VA, DOD, FAA, and to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well.

You appropriately recognize how **codes, and state / federal regulations** are important to a successful project. Our professional's design within these codes daily, as our practice is and remains a West Virginia practice and we are dedicated more than ever to the state in which we live. All documents will be prepared with the current WV State Building Code and WV State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. Furthermore, we are members of many organizations, and follow their various standards, such as the American Institute of Architects (AIA), National Electrical Code (NEC), National Fire Protection Association (NFPA), Building Officials and Code Administrators International (BOCA), A4LE (formerly CEFPI), AWI, WVEDC, NCARB, ASCE, ASPE, ASHRAE, as well as ACI International to name a few.

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

MANAGEMENT AND STAFFING CAPABILITIES

is constantly reviewing the process. 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 long before it was 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.

There are many ways in which **we will respond expeditiously to your needs**. Throughout the years we have worked on many projects with **accelerated schedules**, achieving success by **maintaining time and cost management, quality control and excellent communication amongst the client and contractors**. For example, the shell of the former Wheeling Stamping Building was designed and constructed in 6 months to attract a new tenant (it quickly became the home to the Orrick Corporation; their Global Operations Center); the TeleTech National Call Center was designed and constructed in 8 Months; and the WVU Tech Maclin Hall Dormitory was designed in 1 Month and renovated in 5 months; among others.



By virtue of our **location**, we can respond to your projects **expeditiously**. With our **Charleston Office** being only **1.4 miles (about 4 minutes)** from Building 5, you can be assured that you will receive the best service for your proposed projects. This office has been open for 12 years now! We will provide project services in an **economical, effective and efficient manner**.

Being from West Virginia, we have vast experience with our local conditions and unique landscape. McKinley & Associates has enjoyed success throughout West Virginia, the Tri-State region, and the mid-Atlantic states because of our unique understanding of the region's architecture. The buildings complement their surroundings and work to create an unparalleled atmosphere for the clients.

We can and will perform for you on time and to your budget.

QUALIFICATIONS

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

We have a **broad range of skills and experience** for projects involving **historic preservation, government agencies, medical, educational, manufacturers, and commercial projects** among others. In the past 10 years our firm has been awarded **4 prestigious AIA Honor and Merit Awards** for our works.



Artisan Center

Historic Preservation is a passion for our firm. We are committed to saving and rehabilitating our past. Having an in-house staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We have completed **over 75 historic projects** throughout the tri-state region. We even have an **Architect who specializes in Historic Preservation.**

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

Our Professional staff includes: Architects; Mechanical, Electrical, & Plumbing/Fire Protection (MEP) Engineers; Interior Designers; LEED Accredited Professionals; Qualified Commissioning Agents; Educational Planners; and more.



Parkersburg High School


HISTORIC PRESERVATION

Historic Preservation is a passion for our firm. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)**! We have completed **well over 75 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. 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**.

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

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

One McKinley & Associates employee, **Mike Price**, was recently **appointed by Governor Earl Ray Tomblin as a Board Member on the Capitol Building Commission - West Virginia Division of Culture & History.**



Another employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. **She has led the design on multiple reports, historic preservations, restorations, and modernization/renovation projects; such as West Virginia Independence Hall, USPS Clarksburg Finance Station, and the Wagner Building among many others.**

A few examples:

Artisan Centre
Bishop's Residence
Brock Reed & Wade Building
Capitol Theatre
Catholic Heritage Center
Chalfonte Hotel
Dad's Sweet Tooth
Dr. Morano; Warwick China
Edemar (Stifel Fine Arts Center)
Egerter Building
Federal Building
Hampshire County Courthouse
Harrison County Courthouse
Harry C. and Jessie F. Franzheim House
John McLure House
Klos Towers
Larkin Apartments
Madison Elementary School
Maxwell Centre
McLaughlin Building
Mount De Chantal Academy
Mount Saint Joseph Convent
Ohio County Public Library Building
Old Governors Mansion
Orrick's Global Operations Center
OVMC Nurses Residence Hall
Parkersburg High School
Phillips Gardill Building
Rectory, Diocese of Wheeling-Charleston
St. James Church
St. Matthew's Church
Shepherd College - Popodican
Stone & Thomas Building
Towngate Theatre
Union Cemetery Old Stone Bridge
US Postal Service (multiple facilities)
Wagner Building
West Liberty State College
West Virginia Capitol Complex
West Virginia Independence Hall
Wheeling Suspension Bridge
Willow Glen
WVNCC - B. & O. Building
WVNCC - Hazel Atlas Building
WVU - Colson Hall
WVU - Stewart Hall
WVU - Woodburn Hall
304 South Front Street
400 South Front Street
402 South Front Street

CONSTRUCTION ADMINISTRATION & ON-SITE REPRESENTATION

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

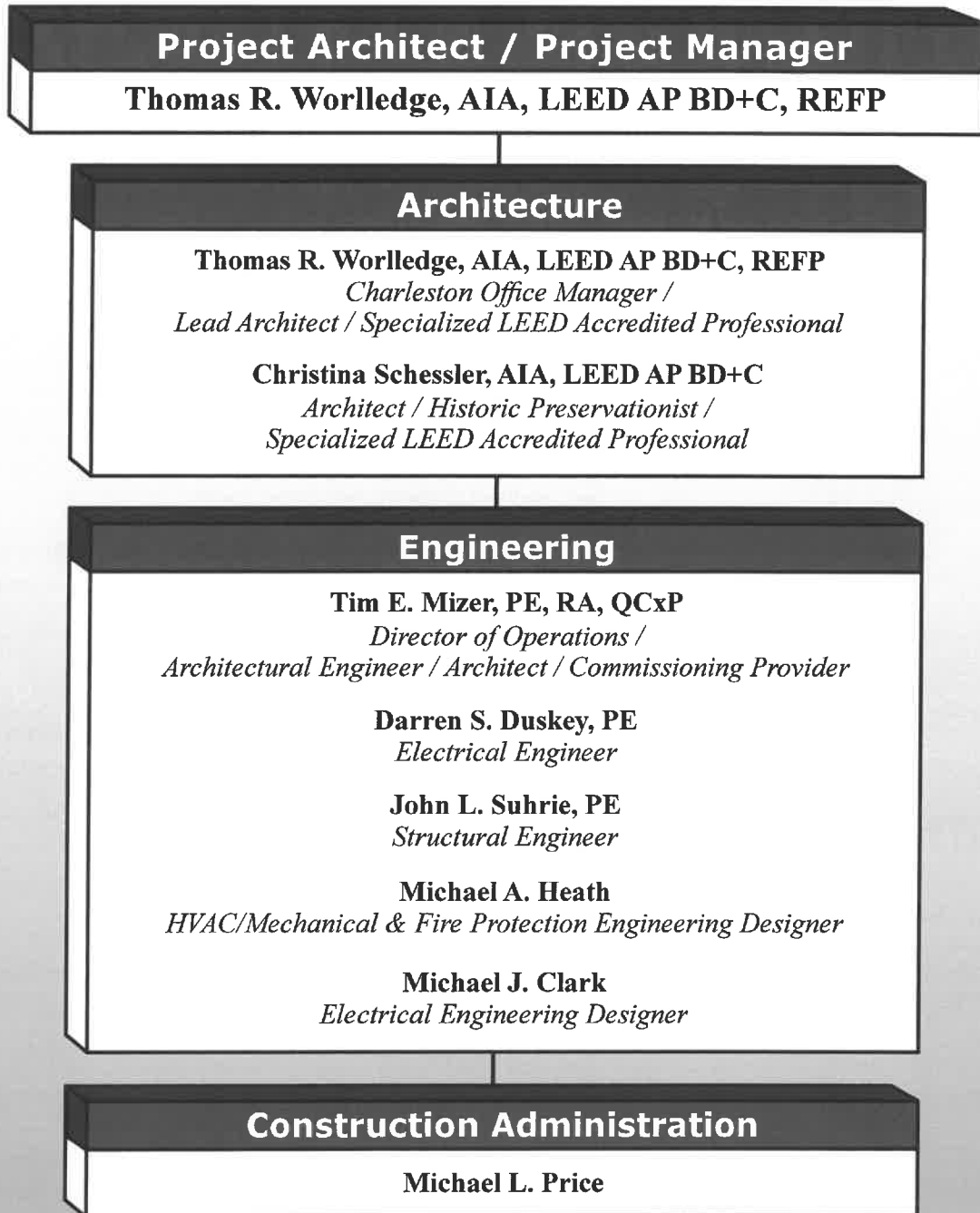
Verify Pay Application and Change Orders

**Typically On-Site Once Every Two Weeks
(Provide Additional On-Site Representation if Requested)**



Our **Construction Administrators** have an extra responsibility than what most firms' Construction Administrators 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 here from the beginning), so they know the ins-and-outs of the project. Our CAs have an important role as being the **liaison between the Owner, Contractor, and Architect**. The primary objective of the Construction Administration services is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Our CAs 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 Construction Administrator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

DESIGN TEAM FLOW CHART



**We are willing to dedicate more Architects, Designers, Construction Administrators, and more - if they are needed.*

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

Architect / Specialized LEED Accredited Professional

Charleston Office Manager / Southern-WV 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

Founder & Chairman of the Board:

US Green Building Council's WV Chapter

Former Voting Member:

ASHRAE 90.1 Int'l 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:

Mr. Worledge is a skilled **Architect** with over 30 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believes energy efficient design is simply good design practice. As a **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)** and a **recognized sustainable design expert**, he has **2 LEED Certified** projects, **multiple LEED Registered** projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

NOTABLE PROFESSIONAL ACHIEVEMENTS:

West Virginia Department of Health & Human Resources' Ohio County Office Building fit-out / renovations

Building 55: WV State Office Complex in Logan (**LEED Certified**)

Veterans Affairs Medical Centers - multiple VAMCs around WV and PA

United States Postal Service - multiple projects throughout WV

West Virginia State Police - new Logan Detachment

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

Fairmont State University - College Apartments Complex

WVU Institute of Technology - Maclin Hall Dormitory in Montgomery

West Virginia University - University Police Building renovations

Charleston Enterprise Center renovation (WV AIA Design Award)

Williamson SMART Office (LEED Registered / Placemaker Award)

Natural Energy Design (NĒD) Building (Placemaker Award)

Bellann in Oakhill, WV (LEED Registered)

Big Sandy Arena & Convention Center

Marshall County Schools - Hilltop Elementary School (**LEED Certified** - won multiple WV and National Awards & Recognitions)

Wood County Schools - Parkersburg High renovation (\$23 million) & Williamstown High renovation (\$13.5 million)

Christina Schessler, AIA, LEED AP BD+C

Historic Preservation Architect / LEED Accredited Professional



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:

Ohio
Pennsylvania
Virginia
West 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, medical and other project experience. She recently completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards 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.

NOTABLE PROFESSIONAL EXPERIENCES:

Ft. Henry Building historic preservation, renovations, grants,
Section 106 report

West Virginia Independence Hall on-site analysis and report, historic
preservation, renovations

Grave Creek Mound Museum and Archeology Complex renovations

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

The Towers exterior high-rise report, restorations, renovations

USPS Clarksburg Finance Station historic preservation, renovations

USPS Shenandoah Post Office historic condition report

USPS Altoona, PA historic preservation, renovations, Section 106 report

USPS Monongahela, PA historic preservation, renovations

Harrison County Courthouse, OH historic preservation, roof repair

Bennett Square Office Building historic preservation, renovations

Sisters of St. Joseph Convent historic preservation, renovations

Wagner Building - Multiple Office renovations, historic preservation

Lincoln National Bank, PA historic preservation, renovations

Washington & Jefferson College - Old Main Building historic preservation

The Linsly School - multiple buildings / historic preservation, renovations

Ohio Co. Schools - Madison Elementary historic preservation, renovations

Bishop's Chapel Mausoleum at Mt. Calvary Cemetery historic
preservation, renovations

City of Steubenville, OH historic façades & roofs rehabilitation program,
multiple projects across the city

Tim E. Mizer, PE, RA, QCxP

Architectural Engineer / Architect / Commissioning Provider

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:

Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
West Virginia Independence Hall historic preservation
Orrick Building historic preservation / adaptive reuse
Maxwell Centre historic preservation / adaptive reuse
Wagner Building historic preservation / adaptive reuse
Bennett Square Office Bldg. historic preservation / adaptive reuse
Catholic Heritage Center historic preservation / adaptive reuse
Sisters of St. Joseph's Convent historic preservation / renovations
Ohio Valley Towers Building renovations
Willow Glen (Johnson Camden McKinley House) historic preservation / renovations
Harry C. and Jessie F. Franzheim House historic preservation / renovations
John McLure House historic preservation / renovations
304 South Front St. residential historic preservation / renovations
400 South Front St. residential historic preservation / renovations
402 South Front St. residential historic preservation / renovations
Dr Ganzer Office Building adaptive reuse
Ohio County Justice Center renovations
WVU Colson Hall renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)
Marshall County Schools - Cameron MS/HS (LEED registered)

Darren S. Duskey, PE

Electrical Engineer

EDUCATION:

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

Marshall University
Graduate courses in Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Professional Engineer in:
West Virginia
Ohio
Pennsylvania

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Wheeling, WV (2002 to present)

Pickering Associates
Parkersburg, WV (1997-2002)

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

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

SUMMARY OF EXPERIENCE:

Mr. Duskey has over 20 years of experience in the governmental, residential, educational, industrial, commercial, and institutional markets with projects ranging from electrical design of schools, State Police detachments, health care facilities, large and small industrial projects, commercial properties, and more. 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:

Building 55: West Virginia State Office Complex (LEED Certified)
WV Department of Health & Human Resources Office Building
West Virginia Independence Hall renovations
Jefferson County Commission - Ohio Valley Towers renovations
Bennett Square Office Building renovations
Wagner Building renovations
Ft. Henry Building renovations
Fairmont State University - "University Terrace" College
Apartments Student Housing Complex
Sisters of St. Joseph - Mount St. Joseph Convent renovations
Candlewood Suites Hotels
Holiday Inn Express & Suites - 5 hotels in 4 States
Braxton County Senior Citizen Center
Charleston Enterprise Center Office renovations (2009 WV AIA
Design Award winner)
Wheeling Island Hotel•Casino•Racetrack renovations
United States Postal Service - statewide post offices
WVU Institute of Technology - Maclin Hall Dormitory
Jefferson County Jobs & Family Services renovations
Harrison County Jobs & Family Services renovations
West Virginia State Police - projects statewide
United States Postal Service - statewide post offices
Cabela's Eastern Distribution Center
Hilltop Elementary School (LEED Certified)
Cameron High School (LEED Registered)



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

John L. Suhrie, PE

Structural Engineer

EDUCATION:

Pennsylvania State University
B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Professional Engineer in:

Delaware
Kansas
Michigan
Ohio
Pennsylvania
West Virginia

Professional Land Surveyor in:

Pennsylvania

Member:

American Society of Civil Engineers
American Concrete Institute
American Institute of Steel Construction
National Academy of Building Inspection
Engineers
National Society of Professional Engineers

SUMMARY OF EXPERIENCE:

Mr. Suhrie has over 40 years of experience as a Professional Engineer with extensive and progressive experience in structural engineering, forensic inspections, project management, and engineering administrative with major engineering and construction firms. Responsibilities and experience includes forensic investigation of structural damage and building collapse, construction planning and scheduling, commissioning, construction problem trouble shooting investigation and development of resolutions, engineering and construction estimating, root cause investigations of engineering and construction problems using "Tap Root" and other investigation techniques, investigation of steel fabrication and field fit-up problems, structural engineering and design, structural inspections, as well as construction layout, surveying and field inspection

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia State Police - multiple projects
United States Postal Service - multiple projects
Cameron American Legion
Dr. Ganzer Medical Office Building
Lincoln National Bank
Wheeling Island Hotel•Casino•Racetrack - multiple projects
Wheeling Island Fire Station
Sisters of St. Joseph Convent
Braxton County Senior Citizen Center
Bennett Square business center
Wagner Building business center
Carenbauer Wholesale Corporation office & warehouse
West Virginia University - Colson Hall
The Linsly School - Baner Hall & Behrens Gym
Brooke Co. Schools - Follansbee Middle
Grant Co. Schools - Maysville Elementary
Marshall Co. Schools - new Cameron Middle/High (LEED Registered)
Ohio Co. Schools - Middle Creek Elementary
Tyler Co. Schools - Tyler Consolidated
Wetzel Co. Schools - Long Drain Elementary

Michael A. Heath

Mechanical/HVAC & Fire Protection Designer

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:

Building 55: WV State Office Complex in Logan (LEED Certified)
West Virginia Independence Hall historic preservation / renovations
Ft. Henry Building historic preservation / renovations
Capitol Theatre historic preservation / renovations
Bennett Square business center historic preservation / renovations
Ohio County Schools - Madison Elementary School historic preservation / renovations
WVDHHR's Ohio County Office renovations
West Virginia Army National Guard - multiple projects
For 14 West Virginia counties; provided Fire Protection and HVAC / Mechanical assessments at every school, for their 10-year Comprehensive Educational Facilities Plan (CEFP).
Panhandle Cleaning & Restoration warehouse & office building
Silver Company - Moss Neck Storage Building
Boone County Schools - multiple projects
Marshall County Schools - multiple projects
Ohio County Schools - multiple projects
Hancock County Schools - multiple projects
Ritchie County Middle/High School
Tyler County Schools - 3 HVAC projects
Wetzel County Schools - multiple projects
Holiday Inn Express Hotel & Suites
PWP Industries

Michael L. Price

Construction Administrator

EDUCATION:

Belmont Technical College
Certified Surveyor

Licensed E.I.F.S. Technician

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:

West Virginia Capitol Building Commission

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
Construction Administrator
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 over 30 years of experience in the construction industry, especially in the commercial, governmental, health care, education, and historic preservation construction, and his previous job was a Project Administration for the Carpentry Department at Wheeling Hospital. From this background he will bring vast insight to your project with his thorough understanding of building construction, codes, standards, and regulations. In addition, he has close work with architects and engineers in print takeoff and design. 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. **Mr. Price was recently appointed by Governor Earl Ray Tomblin to the Capitol Building Commission - West Virginia division of Culture & History.**

NOTABLE PROFESSIONAL EXPERIENCES:

Bennett Square business center - multiple renovations / adaptive reuse
WVDHHR Ohio County Office Building renovation / fit-out
Ft. Henry Building - multiple renovations / adaptive reuse / fit-outs
Wheeling Island Hotel•Casino•Racetrack - multiple projects
United States Postal Service - multiple projects across West Virginia and western Pennsylvania
Holiday Inn Express Hotels & Suites - 5 projects in WV, OH, PA, & MD
Main Street Bank, multiple locations
Carenbauer Wholesale Corp. warehouse addition and office renovations
Grave Creek Mound Museum renovations
West Virginia Independence Hall museum historic preservation / renovations
Candlewood Suites Hotel - Morgantown, WV
Capitol Theatre historic preservation / renovations
Bayer Heritage Federal Credit Union
Hampshire County Schools - Animal Vet Science Center
Marshall County - Washington Lands Elementary renovations
Ohio County Schools - multiple projects, including renovations and new additions
Ritchie County Middle/High School renovations
Tyler County Schools - multiple renovations
Wetzel County Schools - multiple renovations

Project Name

Wheeling Island Hotel•Casino•Racetrack - ADA Elevator Project

Project Location

Wheeling, West Virginia

Project Size

\$276,275

Description, Services, & Additional Info

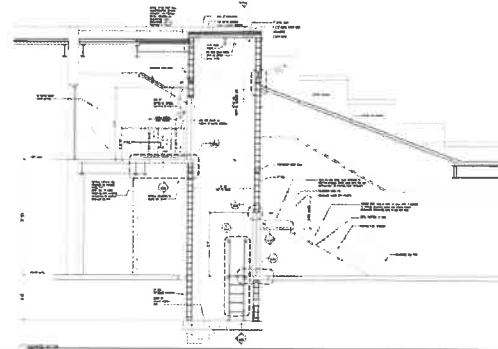
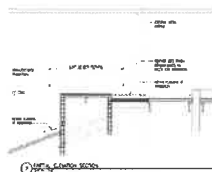
The Delaware North Companies requested an ADA Compliant Elevator to be added in their Wheeling Island Hotel•Casino•Racetrack. This project involved full design and build services to provide a new elevator to connect the greyhound racetrack, its entry, and shared corridor with the main gaming floor. Though 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!

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

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



Project Name

Fort Henry Building

Project Location

Wheeling, West Virginia

Project Size

40,000 SF approx.

Description, Services, & Additional Info

The Fort Henry Building was originally designed and built as a Federal Style mansion in the 1850s. Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding Fort Henry Club (*where it gets its present name*). It served as a social club and meeting places until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. **That's when Fort Henry LLC (McKinley & Associates' subsidiary company) stepped in to save the building from demolition.** To date, we have been successful in attracting 3 tenants, which has enabled us to commence with the development of the project. **There is an anchor tenant (West Virginia Department of Rehabilitation Services)** which occupies the entire second floor, while 2 other tenants just moved into portions of the first floor. Because the building had been in disrepair for many years, **these renovations included upgrades required to get the building up to current codes and standards, ADA lobby entrances, new freight and passenger elevators, windows rehab/replacement, masonry repairs, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, roof replacement, storm & sewage line separation, sidewalks, and much more.** The tenant space renovations included office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies, and data systems among other scope. Since the structure is included in the **Wheeling Historic District in the National Register of Historic Places**; the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building.

and AFTER

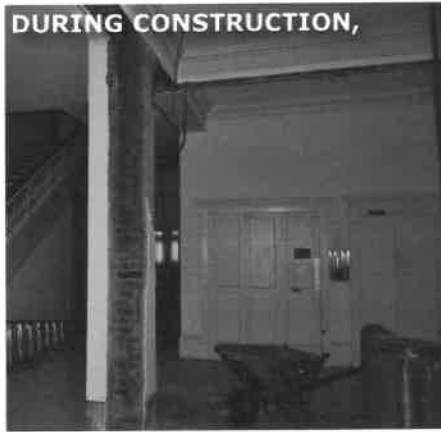
A major part of the renovations was to meet ADA compliance; critical to providing access were the alterations to the main lobby and bank of elevators modernization. This included lowering the lobby level and elevator access down to the street level; including major interior modifications. The freight elevator is a 6-stop originally installed by Otis Elevator in 1930 then modernized by Westinghouse in 1960. We designed an elevator modernization including an existing geared to gearless machine replacement, new rope gripper, all new doors, 2 completely new entrances, new door operators, new door equipment, new elevator cab enclosure, all new hall and car fixtures. The hand controls in one of the cars was salvaged. Shaft size constraints required that we provided custom cars to accommodate ADA size elevators; both car assemblies were replaced. As much as possible, any historic fabric, such as car finishes were replaced in kind.

Contact information for Project Owner

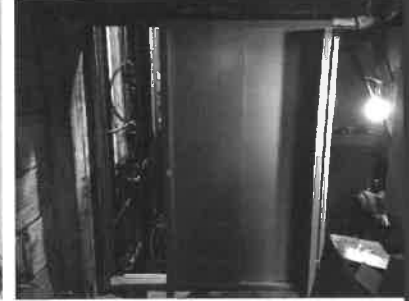
Mr. Ernest Dellatorre
Fort Henry LLC / McKinley & Associates
32 20th Street - Suite 100
Wheeling, WV 26003
304 / 233-0140



BEFORE,



DURING CONSTRUCTION,



and AFTER



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name

Orrick's Global Operations Center

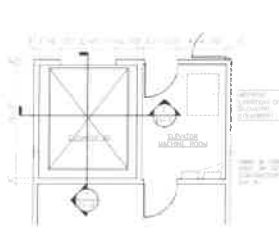
Project Location

Wheeling, West Virginia

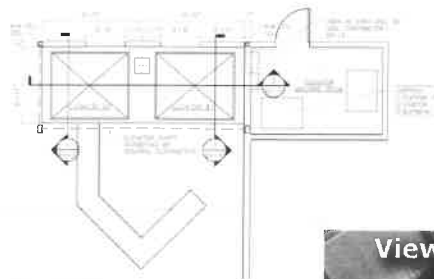
Project Size

88,000 SF

\$8 million



FLOOR PLAN



FLOOR PLAN



Description, Services, & Additional Info

This 4-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. Security for the facility was to be comparable to the rest of the firm's nationwide facilities; however, one of the challenges we had to overcome was creating a design which did not appear to be fortress-like. One unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, 2 new elevators, a stair tower, and multiple bridges/walkways. There is also a renovated freight elevator in the building. 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.



View from Elevators



Elevator



BEFORE and AFTER

Contact information for Project Owner

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

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

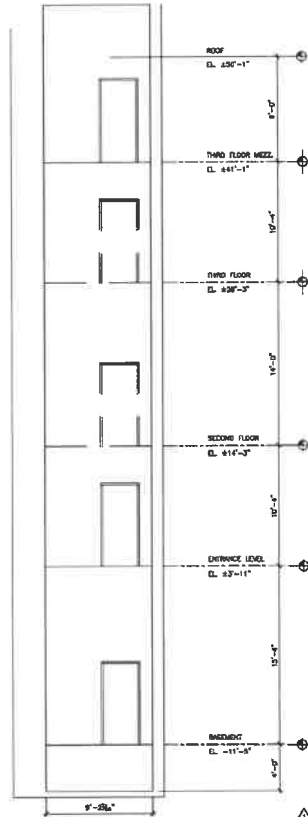
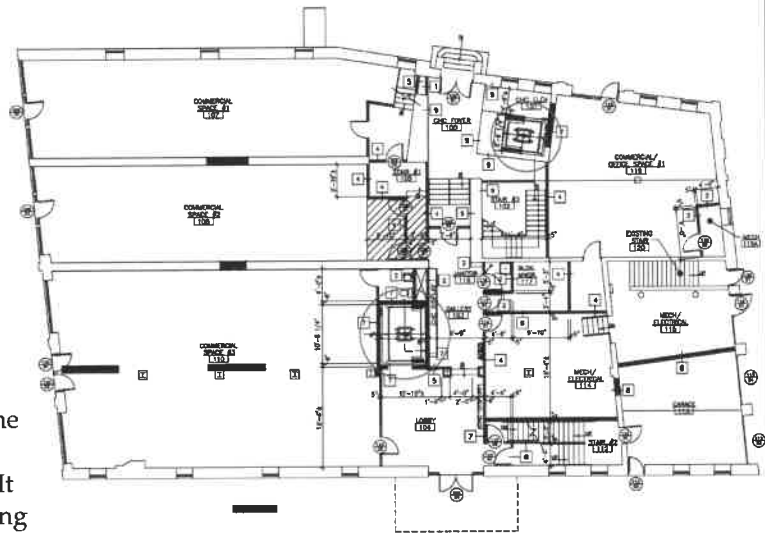
This renovation project of a 100 year old auto parts warehouse (former Seymour Auto Parts Building) is now the home to several private companies and State and Catholic Charities affiliated with the Wheeling-Charleston Diocese. It exists as a resource for improving, supporting, and educating the public 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.

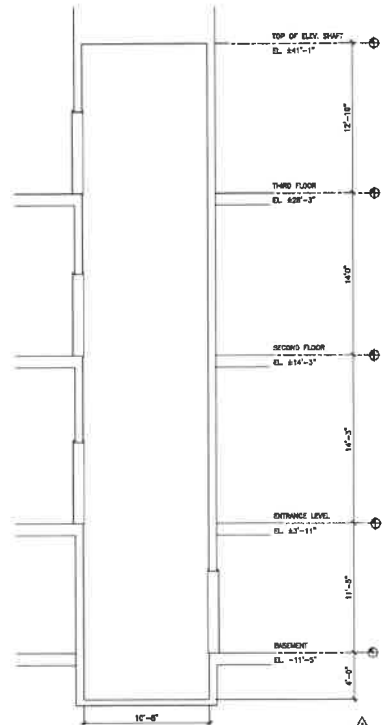
Original work also included selective demolition and renovation to the exterior elevations of the existing building, construction of 2 canopy additions affixed to the building, limited exterior foundation, concrete, masonry, framing, molded trim & cornice carpentry, EIFS, metal roofing, epdm/metal flashing, 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

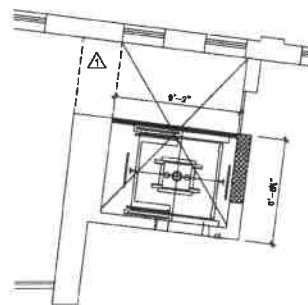
Mr. Darryl Costanzo
Diocese of Wheeling-Charleston
1307 Jacob Street
Wheeling, WV 26003
304 / 233-0880



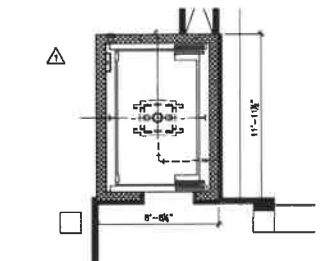
SECTION THRU ELEVATOR "A"
SCALE: 1/4"=1'-0"
NOTE: SEE-ON-PLAN FOR ELEVATOR PIT.



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



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



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

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 4th consecutive multiple year Indefinite Delivery / Indefinite Quantity (IDIQ) Open-Ended Contract for Architect / Engineering Services with the United States Postal Service for the Appalachian Area, which includes the State of West Virginia, and 49 counties and/or independent cities in Virginia. For the newest projects, they incorporate energy efficient design which follow the newest USPS Standards to provide a more efficient systems. We have also Historic Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.

One of our most recently completed projects for the USPS is a modernization of an elevator in the historic Clarksburg Finance Station, a former Federal Building (in the past, we also worked in this historic facility for office upgrades, historic window replacement, HVAC, and ADA handicapped ramp among other projects). This facility is a Post Office with rental spaces; the USPS retains ownership of the building, but also leases space on the second and third floors to the United States District Court. Like many projects in our IDIQ contract, this project started out only as a study, which included the site investigation of the existing elevator components. We then provided a 28 page report with condition/code assessment including compliance with current USPS standards (including the USPS Renovation Guidelines for Historic Facilities), options for repair/replacement with recommendations, photos and budget cost estimates, including design and construction administration costs. This also required a WV State Historic Preservation Office review since the building is a pivotal contributing structure in the Clarksburg Downtown Historic District in National Register of Historic Places (NRHP Reference #82004794). The existing elevator was manufactured by Otis. According to the Postmaster, the existing elevator is approximately 49 or 50 years old; and the Otis Elevator records indicate that the elevator was installed in June of 1963. There are no drawings from the installation, but the Schindler technician did provide some electrical drawings specific to the operation of the elevator.

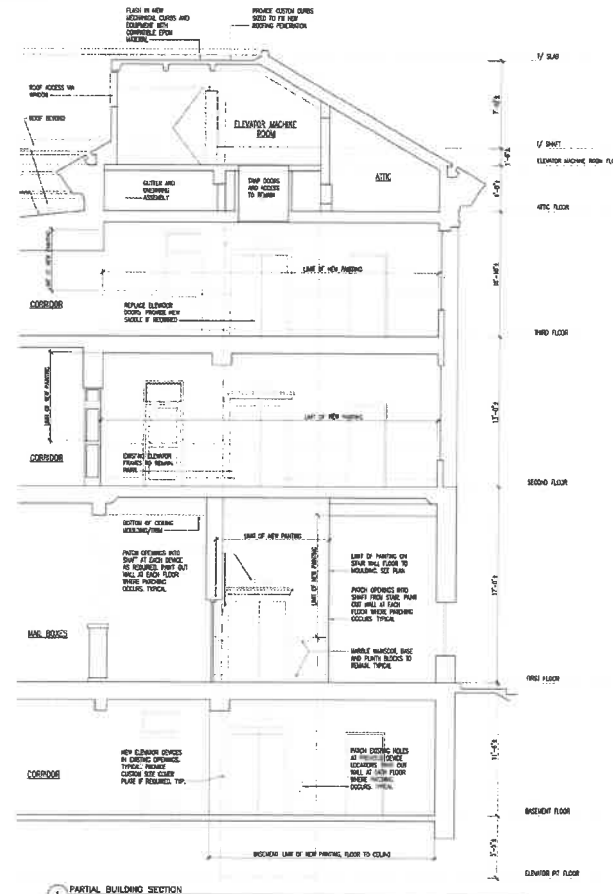


After reviewing our study, the USPS chose the complete replacement (known as a "modernization" in the elevator industry) option; remove and replace the entire elevator system and upgrade all non-code compliant conditions including Federal ADA regulations. The elevator is a four-story traction type with 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. There was water proofing of the water pit, and the addition of a handicapped chair lift. Project also included miscellaneous demo, as well as electrical, HVAC, fire alarm, and more. There were also a few door replacements, including a new fire rate door at the Penthouse elevator machine room. 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.

Contact information for Project Owner

Mr. Michael Douglass
United States Postal Service
27497 Albert Pick Road
Greensboro, NC 27498
336 / 665-2875



Project Name

Mount St. Joseph Convent Renovation Project

Project Location

Wheeling, West Virginia

Project Size

71,000 SF

\$ - (withheld at Owner's request)

Description, Services, & Additional Info

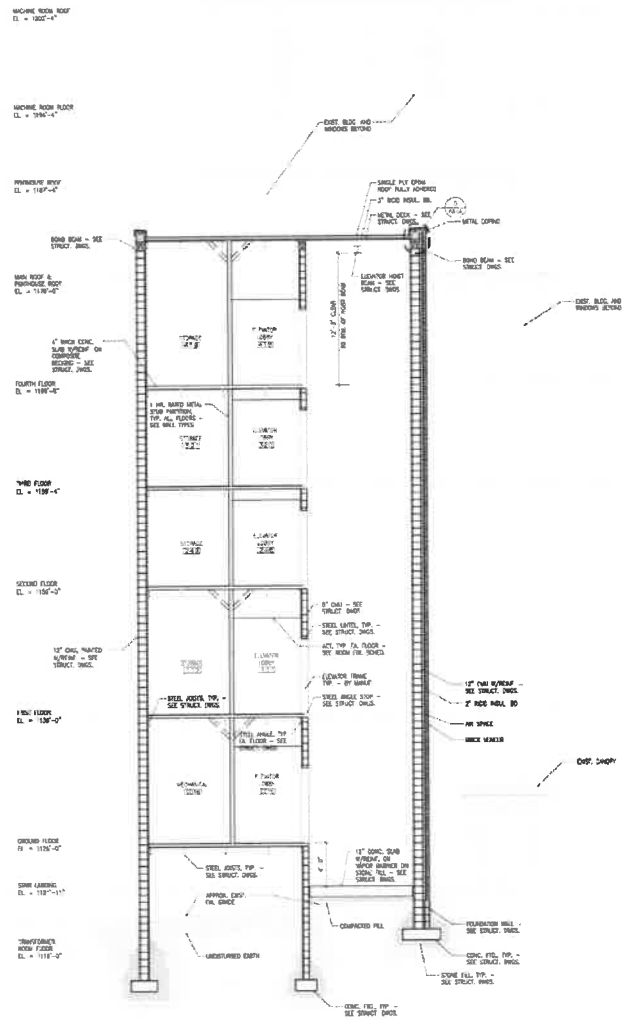
Listed on the **National Register of Historic Places**, the Mount St. Joseph Convent is a **five story building** that provides all living accommodations on site. In addition to upstairs individual apartments designed for independent living, the facility includes a floor dedicated to full nursing care 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.

In addition, 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.

Contact information for Project Owner

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. After the two elevator replacements were completed; when construction is on-going, the contractor has the ability to return one of the two elevators into temporary service as a construction lift. This project was challenging due to the fact that it was renovated on a floor-to-floor basis (in multiple phases); we recently completed renovations on the 5th floor in 2014. 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 7th 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 has firefighters services and emergency keyed switch

Car control and display panel (ADA compliant)

Restricted access switches

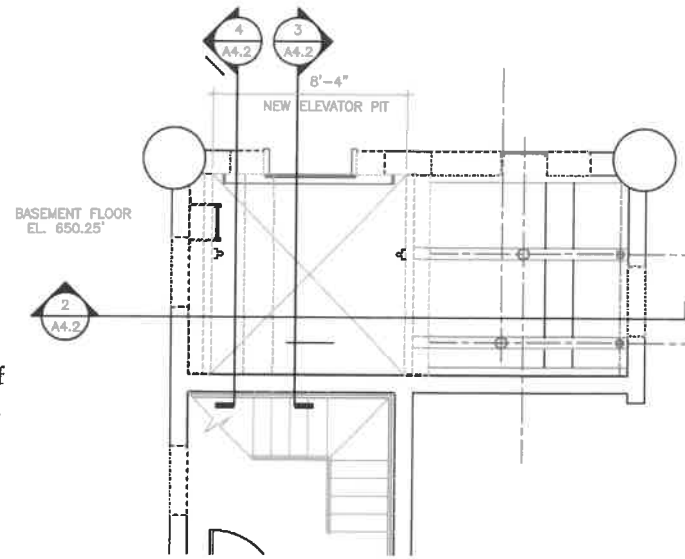
Emergency stop switch

Alarm button

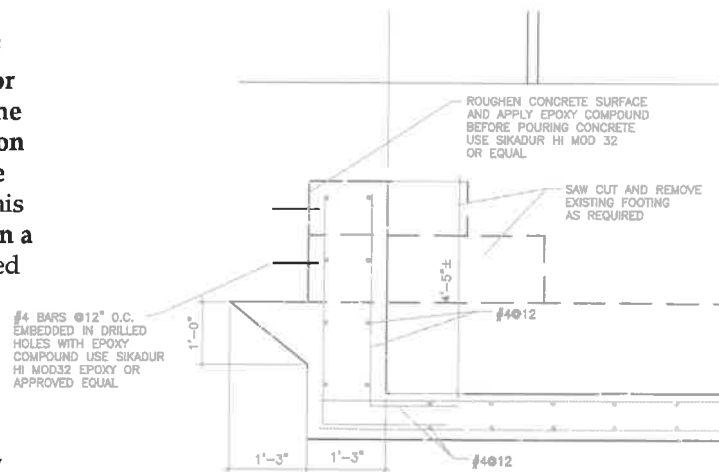
Telephone compartment

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"



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.

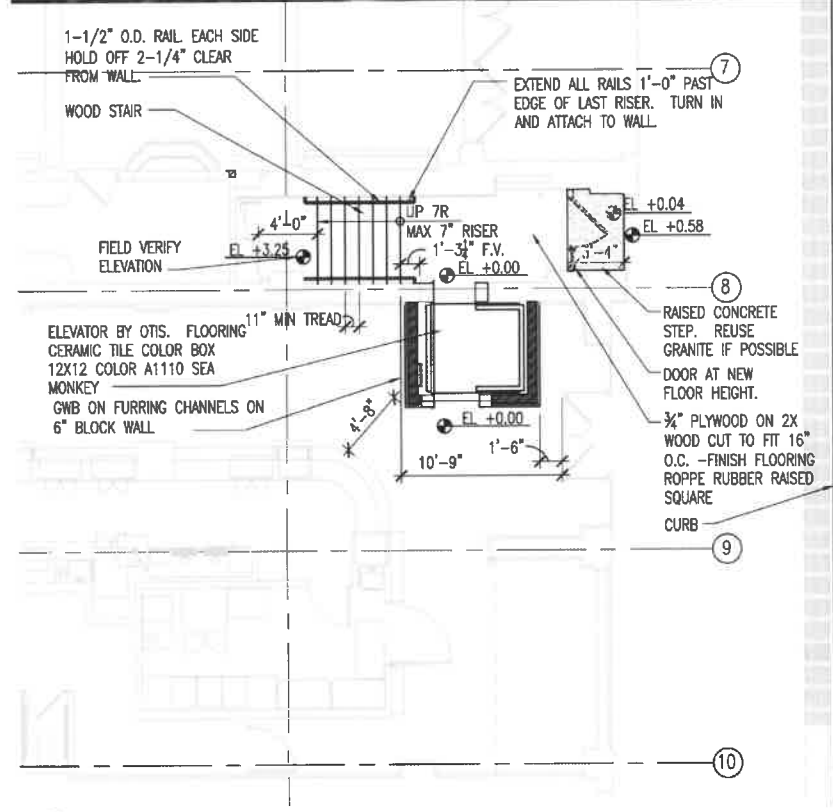
Working closely with the new owners, McKinley & Associates created a Master Plan to bring the building back to life. This multiple phase plan was successfully executed. Improvements in Phase 1 included full building sprinklering, full building fire alarm, and temporary bathrooms. Phase 2 included 2 six-foot 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



1 1ST FLOOR ELEVATOR
1/8" = 1'-0"



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Project Name

WVU Institute of Technology: Maclin Hall Dormitory

Project Location

Montgomery, West Virginia

Project Size

53,900 SF

\$5.4 million

Description, Services, & Additional Info

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.

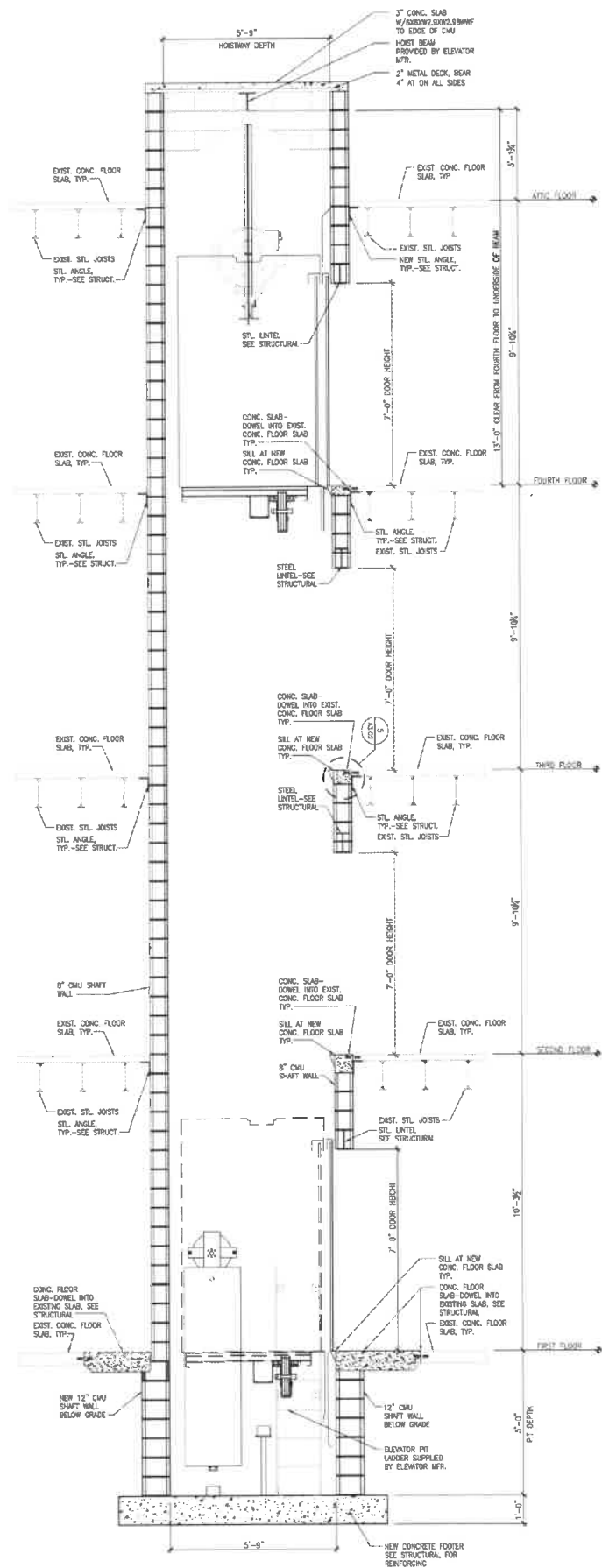
McKinley & Associates was selected to renovate the dorm and bring it up to current standards. Included in this renovation was the replacement of the elevator. The elevator had to be added to the inside of the building to meet the current accessibility law and to facilitate the movement of furniture and 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.

Contact information for Project Owner

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



4 SECTION • ELEVATOR
1/2\"/>



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



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

State of West Virginia
 Centralized Expression of Interest
 02 – Architect/Engr

Proc Folder: 308240

Doc Description: EOI Modernization of Building Five Freight Elevator

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2017-03-08	2017-04-12 13:30:00	CEOI 0211 GSD1700000003	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.
 1116 Smith Street - Suite 406
 Charleston, WV 25301
 (304) 340-4267

FOR INFORMATION CONTACT THE BUYER

Jessica S Chambers
 (304) 558-0246
 jessica.s.chambers@wv.gov

Signature X  FEIN # 55-0696478 DATE April 10, 2017
 All offers subject to all terms and conditions contained in this solicitation

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

 PRESIDENT
 (Name, Title)
 Ernest Dellatorre, President

 (Printed Name and Title)
 1116 Smith Street - Suite 406, Charleston, WV 25301

 (Address)
 (304) 340-4267 | (304) 340-4269

 (Phone Number) / (Fax Number)
 edellatorre@mckinleyassoc.com

 (email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated 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)

 PRESIDENT

 (Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

 (Printed Name and Title of Authorized Representative)

April 10, 2017

 (Date)

(304) 340-4267 | (304) 340-4269

 (Phone Number) (Fax Number)

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: April 10, 2017

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 10 day of April, 2017.

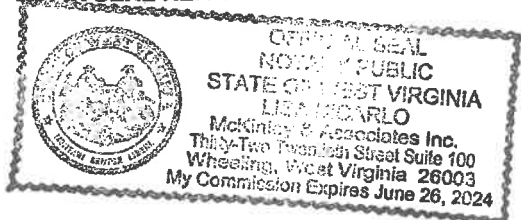
My Commission expires June 26, 2024.

AFFIX SEAL HERE

NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 08/01/2015)



WV Licenses & Registrations

For your convenience, you will see copies of our key individual's and firm's various licenses & registrations as evidence that we are currently registered in the State of West Virginia. On this page is Thom Worlledge's (*your Project Manager / lead Architect*) Registration and Authorization to Practice Architecture in West Virginia (Certificate #2874). We would be happy to provide you with copies of other Professionals' licenses if you wish to see them. In addition, a listing of all the professionals' certifications, degrees, and licenses are found on their resumes in the "Design Team" tab. Furthermore, on the following pages, you will see our firm's Certificate of Incorporation, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia.

The West Virginia Board of Architects

certifies that

THOMAS R. WORLLEDGE

is registered and authorized to practice
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued
by the authority of this board.

Certificate Number [REDACTED]

The registration is in good standing until June 30, 2017.



Lepa C. Lewis

Board Administrator

WV Licenses & Registrations

BOOK 66 PAGE 793



CERTIFICATE

I, Ken Hechler, 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 Hechler

Secretary of State.



WV Licenses & Registrations

State of West Virginia



Certificate

*I, Natalie E. Tennant, Secretary of State of the
State of West Virginia, hereby certify that*

MCKINLEY & ASSOCIATES, INC.

was incorporated under the laws of West Virginia and a Certificate of Incorporation was issued by the West Virginia Secretary of State's Office on December 15, 1989.

I further certify that the corporation has not been revoked by the State of West Virginia nor has the West Virginia Secretary of State issued a Certificate of Dissolution to the corporation.

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



*Given under my hand and the
Great Seal of the State of
West Virginia on this day of
October 27, 2015*

Natalie E. Tennant

Secretary of State

Notice: A certificate issued electronically from the West Virginia Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Validation Page of the Secretary of State's Web site, <https://apps.wv.gov/sos/businessentitysearch/validate.aspx> entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.

WV Licenses & Registrations

**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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WV Licenses & Registrations

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 E 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:*

January 1, 2015 - December 31, 2017

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

Insurance

Per your request, you will find copies of our various Insurance Coverages on this and the following page.

ACORD™		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 01/30/2017		
<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.): 304.233.3333 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:				
INSURED McKinley & Associates, Inc. The Maxwell Centre 32-20th Street Wheeling, WV 26003		INSURER(S) AFFORDING COVERAGE		NAIC #		
		INSURER A: Cincinnati Insurance Co.		10677		
		INSURER B: Brickstreet Ins		Brick		
		INSURER C:				
		INSURER D:				
		INSURER E:				
		INSURER F:				
COVERAGES CERTIFICATE NUMBER: 15/18 Liab w/workers comp REVISION NUMBER:						
<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>						
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	08/15/2015	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
A	AUTOMOBILE LIABILITY		EPP0146335	06/15/2015	06/15/2018	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 checked="" type="checkbox"/> HIRED AUTOS					PROPERTY DAMAGE (Per accident) \$
<input checked="" type="checkbox"/> NON-OWNED AUTOS					\$	
A	UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR	EPP0146335	06/15/2015	06/15/2018	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE					\$
	RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		WCB1018014	12/30/2016	12/30/2017	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> WV DELIBERATE INTENT COVERAGE INCLUDED "MANDOLIDIS"			E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					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) SPECIMEN COPY TO BE HELD BY MCKINLEY AND ASSOCIATES.						
CERTIFICATE HOLDER			CANCELLATION			
SPECIMEN			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  1/30/2017			
ACORD 25 (2009/09)			© 1988-2009 ACORD CORPORATION. All rights reserved.			
The ACORD name and logo are registered marks of ACORD						

Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/5/2016

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 The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		CONTACT NAME: Patricia Cholewa PHONE (A/C No. Ext): 216-839-2807 FAX (A/C No.): E-MAIL ADDRESS: PCholewa@oswaldcompanies.com	
INSURED McKinley & Associates, Inc. 32 20th Street #100 Wheeling WV 26003		INSURER(S) AFFORDING COVERAGE INSURER A: Continental Insurance Company NAIC # 18313 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 268224512** **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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Retro Date: 9/10/1981	N	Y	AEH591893924	10/10/2016	10/10/2017	Each Claim \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER Specimen For Purposes of Evidencing Coverage Only WV 26003	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
-----------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

