



West Virginia Division of Natural Resources

CEOI 0310 DNR1700000003

**Blackwater Falls State Park
Lodge Boiler Replacement**



05/03/17 09:56:24
WV Purchasing Division



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN



May 1, 2017

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

Dear Mr. Nisbet and Members of the Selection Team,

McKinley & Associates is pleased to provide the West Virginia Division of Natural Resources and the Blackwater Falls State Park with our Expression of Interest for professional engineering/architectural design services as well as construction contract administration services for the to replace the existing gas boilers and related work at the Blackwater Falls State Park Lodge. We understand the project will include the design and specification of all necessary improvements to the building to accommodate new boilers, flue and required piping, and we have vast experience with similar HVAC and boiler replacement projects. As you review this submission, we emphasize the following strengths of McKinley & Associates with respect to your project:

McKinley & Associates has been providing design services since 1981. We support a professional staff of **MEP Engineers, Architects, an HVAC Qualified Commissioning Process Provider, Construction Administrators, a Historic Preservationist, LEED Accredited Professionals** specializing in Building Design and Construction, and an Interior Designer among other disciplines. We are a 100% ESOP Company (Employee Stock Ownership Plan), **so our employees own 100% of our corporation!**

You will see in our submittal that we have **vast experience with similar projects**, which can be found under the "*Projects*" tab. We have designed **boiler replacements** in dozens of buildings across West Virginia and other States, including multiple State Government and Federal projects. This includes multiple projects for the United States Postal Service in both WV and PA. In addition, our Qualified Commissioning Process Provider has been formally trained to fully understand how integrated boiler/HVAC systems function and how systems interface with others to run your building efficiently. He understands that the boiler systems' performance can reduce operating and maintenance costs, improve the comfort of a building's occupants, and extend the life of equipment.

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 the West Virginia Division of Natural Resources!

Sincerely,

Ernest Dellatorre
President

McKinley & Associates
304-233-0140
edellatorre@mckinleyassoc.com

Corporate Information

Firm History

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



Charleston Enterprise Center - McKinley & Associates' Charleston, WV Office

The Maxwell Centre



McKinley & Associates' Wheeling, WV Office

Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Operations

Gregg Dorfner, AIA, NCARB
Director of Architecture

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Number of Professionals

Total Size	30
Architects	6
Engineers	3
Construction Admins.	3
Arch./Eng. Designers	9
Interior Designer	1
LEED AP BD+C	2
ALEP (CEFP) / REFP	2
Commissioning Provider	1
Historic Preservationist	1
MIS	1

The Maxwell Centre - McKinley & Associates' Wheeling, WV Office

Locations

32 Twentieth Street - Suite 100
Wheeling, West Virginia 26003

P: 304-233-0140

F: 304-233-4613

1116 Smith Street - Suite 406
Charleston, West Virginia 25301

P: 304-340-4267

F: 304-340-4269



416 Longridge Drive
Pittsburgh, PA 15243

P: 724-223-8250

F: 724-223-8252

www.McKinleyAssoc.com

www.facebook.com/McKinleyAssoc

Instagram: @mckinley_and_associates

Credentials

McKinley & Associates is a member of the following organizations:

AIA, NCARB, NFPA, ASCE, ASPE, BOCA, ASHRAE, A4LE, AWI, WVEDC, ACI International



Project Approach

Over the years, McKinley & Associates has designed **hundreds of projects which involve boiler and HVAC assessments, reports, renovations, replacements, upgrades, and/or repairs**. During this time our expertise has been called upon many times **upgrading outdated machinery, bringing the systems and load requirements up to compliance**, and even evaluating and correcting errors in existing design (pipe sizing, piping material errors, control valving etc). With our **vast boiler and HVAC renovation experience, understanding of codes, and our great working relationship with various State agencies**; we are confident that we have the talent and technology needed to make this successful.

Also, as your **MEP Engineers/Architects and single point of responsibility**, you can be reassured of **smooth project delivery and sensitivity to all relevant guidelines in our state**. In addition to A/E design, we also have a **Qualified Commissioning Process Provider; Tim E. Mizer, PE, RA, QCxP, your project manager**. From this, we commission multiple HVAC project to ensure everything is working properly, and to teach the maintenance personnel how to use the machinery and gives them all the correct manuals.

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.

To start your project, a kickoff meeting will be held with the **West Virginia Division of Natural Resources, the Blackwater Falls State Park representatives, along with all our design professionals**. From this meeting the Owners Project Requirements will be defined and documented, to be used as a guideline through the design phase. **We will go on-site to the lodge, and verify the existing conditions of the facility through the review of the existing conditions, existing drawings if available, and with discussions with the Owner**. We will then use all this information to design and specify new equipment and boiler/HVAC systems to better fit the standards of design today.

We hold **weekly meetings** to discuss your project, the budget, schedule and quality assurance. We provide **Documented Minutes** of all of our meetings and encourage the Owner to participate in these meetings. Our **Quality Assurance Program** starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. Additionally, at our regularly scheduled project meetings the entire design team is constantly reviewing the process.

We will help with the bidding, and will complete construction administration services.

Additionally, McKinley & Associates can work with the Contractors and Testing Adjusting & Balancing Company to verify proper system operation. The purpose of the verification is to verify all systems and equipment are operating as intended, and to the designed efficiency.



Our **Eleven Month Walk-Through** is a process where our professionals return to your facility eleven months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for **19 years**; long before it being 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.

We will meet your goals and objectives.

Management and Staffing Capabilities

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia Division of Natural Resources at Blackwater Falls State Park. 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.

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 areas of expertise for each member coincides with his/her Role in this Contract. With our large staff we have the ability to have registered architects and professional engineers designing within their area of expertise. HVAC design by a Mechanical Engineer, electrical design by an Electrical Engineer, etc. These professionals are not only "In-House," we also have depth in numbers of each discipline in our firm.

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

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

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been **able to comply with their various requirements and standards**; we also have experience with owner standards from local, **State**, and Federal agencies, such as the City Municipalities, County Commissions, the State of West Virginia, State Police, DOD, WVARNG, VA, FAA, SBA, HUD, USPS, EPA, NPS, MSHA, NASA, DOE, DHHR, DRS, DOC, DOJS, DOT, and WVU 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.

We are also members of many organizations, and follow their standards, such as NFPA, A4LE (CEFPI), AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International among others.

Qualifications

Founded in 1981, McKinley & Associates provides design services for projects representing more than \$100,000,000 annually in construction value. Our professional staff includes Architects, Engineers, LEED Accredited Professionals (Sustainable and Energy Efficient "Green" Design), a Historic Preservationists, an Interior Designer, Commissioning Provider, and more. We have a **broad range of skills and experience**

Cameron Middle/High School (LEED Registered)



HVAC at LEED Certified Hilltop Elementary School



West Virginia State Office Complex (Building 34) in Weirton



for projects involving government agencies, office/commercial, medical, educational, manufacturers, and much more. We have provided professional services in all 55 counties of West Virginia. In the past 10 years our firm has been awarded 4 prestigious AIA Honor and Merit Awards for our works, along with an AIA Craftsmanship Award. We have also won **multiple State and National awards and recognitions**; most recently, the J.B. Chambers Performing Arts Center was just selected as an Outstanding Design by the American School & University Magazine's Architectural Portfolio.

For all of our Clients we require a set of **Operation & Maintenance Manuals** be submitted as Close-out Documents. Often a videotaped demonstration of the instruction session(s) for each piece of equipment is required for future reference by the Owner's staff. Equipment specific Maintenance Agreements can be incorporated into the construction documents if the Owner believes staff availability might be sporadic. Also, testing, adjusting and balancing are provided by a third party entity to insure proper operation of MEP equipment. The **Eleven-Month Walk-thru** is specified to follow-up on the status of the completed work and to make it possible to review equipment maintenance and operation before the warranties expire. Lastly, **modern HVAC systems** have electronic monitoring options so that alerts are issued immediately upon detection. In addition, third party monitoring agreements of HVAC systems and Security Systems can be specified.

Our **mechanical/HVAC engineering staff** has recently had **special opportunities** and experience related to various typical and atypical building types. For example, our engineering department has designed the first Chilled Beam HVAC System in the State of West Virginia (*in the \$32 million, 130,000 SF Cameron Middle/High School - pictured top left*), one of the first Variable Refrigerant Volume / Air-Cooled DX Multi-Zone System in the State, one of the first Variable Refrigerant Flow (VRF) HVAC systems in WV, and more. We have a well-rounded range of experiences, we have designed multiple **energy efficient systems**, we know the new technology, and more importantly, **we know how and when to apply it effectively.**

Construction Administration & On-Site Representation

Construction Administrator Involved from the Beginning of the Design Phase

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.

Sustainable "Green" Design

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

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

Our Philosophy is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. Function, economics and versatility, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals. **For a few recent sustainable awards**, we were honored to have **won 5 Placemakers Awards from West Virginia GreenWorks** at the Building Conference in Morgantown. In addition, **Cameron Middle/High School won the 2014 Black Bear Award for the Highest Achievement for the West Virginia Sustainable Schools program**, and was just selected on April 22nd as a **2014 U.S. Department of Education Green Ribbon School!**

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



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



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



U.S. DEPARTMENT OF EDUCATION

GreenRibbonSchools



Leadership in Energy and Environmental Design





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

We have **LEED® Accredited Professionals specializing in Building Design & Construction** on staff:

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

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

-  **Hilltop Elementary School** in Sherrard, WV (LEED for Schools 2.0)
- **The First LEED Certified School in the State of West Virginia!**
-  **Building 55: West Virginia State Office Complex** in Logan, WV (LEED NC 2.2)

All of our current **LEED Registered** Projects are either under construction or in design with potential **LEED Platinum Certification** or potential **LEED Silver Certification**. Our LEED Registered Projects are (LEED Rating System in parentheses):

- Bellann in Oakhill, WV (LEED EB O&M)
- Cameron Middle/High School in Cameron, WV (LEED for Schools 2.0)
- SMART Office in Williamson, WV (LEED CI)

The LEED AP Specialty Logos signify advanced knowledge in green building practices and specialization in a particular field.



The LEED AP BD+C designation that both Thom and Christina have achieved represents specialization in commercial design and construction.



Thomas R. Worlledge, AIA, LEED AP BD+C, REFP has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School design. He is also a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter.



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

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

Quality Control

Quality control at McKinley & Associates, Inc. is a constant process which **begins with the initial project activity and continues through document submissions, bidding, construction and owner occupancy.** The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to this process.

During the design phases, all personnel become fully versed in the client's program, project requirements and design standards. The design team is responsible for identifying for the West Virginia Division of Natural Resources and Blackwater Falls State Park any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.

As the schematic/concept plans are developed, Tim E. Mizer, PE, RA, QCxP, your Project Manager, will present plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture (*a peer review with Architects, along with a Construction Administrator, is seen below*). Once a consensus is reached, the plans advance in the process.

Prior to the completion of each phase, a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time:

- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

After coordination check corrections are completed, Tim will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A review set will be sent to the WVDNR, Blackwater Falls State Park, the Fire Marshal and other governing authorities for preliminary review.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are once again checked by the Project Manager and appropriately referenced on the drawings. Copies of the final documents will be distributed to the West Virginia Division of Natural Resources and Blackwater Falls State Park for final review and approval. A set is sent to the Fire Marshal and other governing authorities for final review comments. Comments are incorporated into the documents prior to issuance for advertising, bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda. We will provide assistance in analyzing and evaluating bids for construction, and assist with awarding the construction contracts.



During the construction, the processing of shop drawings and submittals will be controlled and monitored by Mr. Mizer, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule. In addition, Mike Price, your Construction Administrator, will monitor the contractor's progress to ensure that they are following the Construction Documents, and verify that closeout documents are submitted in a timely manner upon Substantial Completion.

Design Team Flow Chart



Project Manager / Point of Contact

Tim E. Mizer, PE, RA, QCxP

Engineering Team

Tim E. Mizer, PE, RA, QCxP

*Director of Operations /
Architectural Engineer / Architect / Commissioning Provider*

Darren S. Duskey, PE

Electrical Engineer

Michael A. Heath

HVAC/Mechanical & Fire Protection Engineering Designer

Michael J. Clark

Electrical Engineering Designer

Scott D. Kain

Electrical & Plumbing Engineering Designer

Architecture

Christina Schessler, AIA, LEED AP BD+C

*Architect / Historic Preservationist / LEED Accredited Professional
specializing in Building Design & Construction*

Construction Administration

Michael L. Price

** McKinley & Associates is willing to dedicate more professionals if they are needed; including more Architects and Designers, LEED AP BD+Cs, CAs, and more.*



McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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
Director of Operations
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:

A very talented and unique professional who is registered **both** in **engineering** and **architecture** which has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a **Qualified Commissioning Process Provider**, he has been formally trained to fully understand how integrated boiler / HVAC systems function and how systems interface with others to run your building efficiently. He joined McKinley & Associates in 1995, and has over 30 years of experience. 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:

Wheeling Park Commission - Wilson Lodge steam boiler replacement
Wheeling Park Commission - Wilson Lodge's Glassworks HVAC
Wheeling Park Commission - Wilson Lodge pizza concession
Wheeling Park Commission - Pine Room HVAC study & design
Wheeling Park Commission - White Palace HVAC Control
Wheeling Park Commission - White Palace Office HVAC

Wheeling Island Hotel•Casino•Racetrack multiple projects

Sisters of St. Joseph - Mount St. Joseph Convent Living renovations

Holiday Inn Express & Suites - multiple locations

WVU Institute of Technology - Maclin Hall Dormitory renovations

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

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

Building 34: WV State Office Complex in Weirton

USPS - worked on a multitude of Post Offices in WV & PA, including
dozens of HVAC projects

Chambers YMCA renovations

WV Army National Guard - Multi-Purpose Building

WV Army National Guard - Mountaineer Challenge Academy

Grant County Schools - multiple projects

Ohio County Schools - multiple projects

The Towers Building - multiple phases, including boiler

Orrick's Global Operations Center office building fit-out

West Virginia State Police - dozens of renovations, additions, and new
detachments, including multiple HVAC projects

Raleigh County Emergency Services Authority HVAC renovations

Hilltop Elementary School (LEED Certified)

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:
Ohio
Pennsylvania
West Virginia

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 with projects ranging from electrical design of health care facilities, a wide array of generators and emergency power systems projects, governmental, higher educational, PK-12 schools, State Police detachments, large and small industrial projects, energy efficient buildings, and much more. He has extensive knowledge with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - Wilson Lodge electrical to Chalets
Wheeling Park Commission - Zoo Discovery Lab renovations
Wheeling Park Commission - Schenk Lake lighting

Holiday Inn Express & Suites Hotels - multiple projects

Candlewood Suites Hotels

Fairmont State University - 3 new College Apartment Buildings

WVU Institute of Technology - Maclin Hall Dormitory

Sisters of St. Joseph - Mount St. Joseph Convent

Wheeling Island Hotel • Casino • Racetrack

Ohio Valley Towers office building renovations

WVDHHR's new Ohio County office building fit-out

United States Postal Service - multiple projects across WV & PA

Building 55: West Virginia State Office Complex in Logan (LEED Certified)

Building 34: West Virginia State Office Complex in Weirton

WVDRS Wheeling District's new office space fit-out

West Virginia State Police - multitude of projects across West Virginia

West Virginia University - multiple projects at their various campuses

WV Independence Hall renovations

Cabela's Eastern Distribution Center

J.B. Chambers Performing Arts Center

Charleston Enterprise Center office renovations (2009 WV AIA Design Award winner - energy efficient "green" design)

WV Army National Guard - Multi-Purpose Building

WV Army National Guard - Mountaineer Challenge Academy

Wagner Building - multiple renovations

Carenbauer Wholesale Corp. office renovations / warehouse addition

Hilltop Elementary School (LEED Certified)

Cameron High School (LEED Registered)

Chambers YMCA renovations



Michael A. Heath

HVAC / Mechanical & Fire Protection Engineering Designer

EDUCATION:

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

PROFESSIONAL EMPLOYMENT:

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

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

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

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

SUMMARY OF EXPERIENCE:

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

NOTABLE PROFESSIONAL EXPERIENCES:

Candlewood Suites Hotel

Holiday Inn Express Hotel & Suites

Fairmont State University - 3 new College Apartment Buildings

Wheeling Island Hotel•Casino•Racetrack - various projects

WVDHHR's new Ohio County office

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

West Virginia Army National Guard - Multipurpose Building at Camp Dawson in Kingwood

WVDRS Wheeling District's new office space

Panhandle Cleaning & Restoration warehouse & office building

Cabela's Eastern Distribution Center

Silver Company - Moss Neck Storage Building

Carenbauer Wholesale Corp. office renovations / new warehouse

West Virginia Independence Hall renovations

Capitol Theatre renovations

Fairmont State University - 3 new College Apartment Buildings

For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP)

Boone County Schools - multiple HVAC & renovation projects

Marshall County Schools - multiple HVAC & renovation projects

Ohio County Schools - multiple HVAC & renovation projects

Hancock County Schools - multiple HVAC & renovation projects

Ritchie County Schools - Ritchie County Middle/High School HVAC

Tyler County Schools - 3 HVAC renovations

Wetzel County Schools - Long Drain Elementary

Michael J. Clark Sr.

Electrical Engineering Designer

EDUCATION:

Eastern Gateway Community College
A-ATS Electro-Mechanical Engineering - 2012

Jefferson Community College
A-ATS Electrical Trade Technology - 2003

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Certified in SMAW Weld Process & Basic
Welding and Applications 2002

West Virginia Journeyman License

Ohio Fire Alarm License

OSHA 30 Certified

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Electrical Engineering Designer
Wheeling, WV (2012 to present)

Arcelor Mittal
Maintenance Technician Electrician
Weirton, WV (2012)

M.J. Electric
Journeyman Electrician
Iron Mountain, MI (2010-2012)

Erb Electric Company
Journeyman Electrician
Bridgeport, OH (2009-2010)

Bechtel Group Inc.
Journeyman Electrician
Glendale, AZ (2009)

Cattrell Companies, Inc
Journeyman Electrician
Toronto, OH (1998-2009)

SUMMARY OF EXPERIENCE:

Mr. Clark is an Electrical Engineering Designer and a Certified Journeyman Electrician with over 20 years of industrial, commercial and residential experience. He is knowledgeable in all areas of the national electrical code and excels in analyzing and solving problems with various electrical controls and systems. Mr. Clark brings a cross-trained background to our projects, being skilled in both the design and the construction ends which gives him a unique ability to understand all aspects of a project. He is also adept in performing electrical and mechanical installations, maintenance and repairs in plant facilities. Furthermore, he is seasoned as an Electrical Foreman and Superintendent on both commercial and industrial job sites. His key skills include Electrical Systems & Controls, Installations & Maintenance, Generators & Transformers, Electromechanical Repairs, Blueprints & Schematics, Switches & Circuit Breakers, Electrical Code, Safety & QA, Wiring Diagrams, Troubleshooting, Testing Instruments, Motors & Conduit, CAD-2D/3D, Welding, & Residential construction.

NOTABLE PROFESSIONAL EXPERIENCES:

Holiday Inn Express Hotel & Suites - multiple projects

Candlewood Suites Hotel

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

Bennett Square renovations & office build-out

WVDRS Wheeling District's new office space

Carenbauer Wholesale Corp. office renovation/warehouse addition

Follansbee City Building

Wellsburg City Building

Jefferson County Courthouse

Union Bank

City of Steubenville - Parks Lighting

Silver Company - Moss Neck Storage Building

Grave Creek Mound Museum

West Liberty University - Football Field Lighting

Brooke County Schools - Adult Learning Center (ALC)

Grant County Schools - Maysville Elementary

Hampshire County Schools - Animal Vet Science Center

Hancock County Schools - Weirton Elementary

Hancock County Schools - Oak Glen High

Hancock County Schools - Weir High

Marshall County Schools - Cameron High

The Linsly School

Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

Technology Education College /
Ohio State University
Associates in Mechanical Design - 1996

PROFESSIONAL EMPLOYMENT:

McKinley & Associates
Engineering Designer
Wheeling, WV (2001 to present)

HAWA Inc.
Mechanical Designer
Columbus, OH (1998-2001)

Autotool Inc.
Engineer
Columbus, OH (1995-1998)

SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in electrical, plumbing, and fire protection. He has been utilized for various McKinley & Associates' projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley & Associates.

NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - Wilson Lodge's Glassworks HVAC
Wheeling Park Commission - Wilson Lodge steam boiler replacement
Wheeling Park Commission - Zoo Discovery Lab renovations

Holiday Inn Express & Suites - Highlands / Triadelphia, WV
Holiday Inn Express & Suites - Parkersburg, WV
Holiday Inn Express & Suites - Cambridge, OH
Holiday Inn Express & Suites - Washington, PA
Holiday Inn Express & Suites - Cumberland, MD

Candlewood Suites Hotel - Morgantown, WV

WVU Institute of Technology - Maclin Hall Dormitory renovations

Sisters of St. Joseph - Mount St. Joseph Convent renovations

Wheeling Island Hotel • Casino • Racetrack multiple projects

OVMC Nurses Residence Hall renovations

WVDHHR's new Ohio County office fit-out / renovations

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

Building 34: WV State Office Complex in Weirton

United States Postal Service - statewide post offices

West Virginia State Police - multiple projects state-wide

West Virginia Army National Guard - multiple projects

Orrick's Global Operations Center renovations

Maxwell Centre renovations

Bennett Square renovations

Wagner Building renovations

WV Independence Hall renovations

Panhandle Cleaning & Restoration warehouse and office building

Marshall County Schools - Hilltop Elementary School (LEED Certified)

Marshall County Schools - Cameron High School (LEED Registered)

West Virginia University - Colson Hall renovations

WV Northern Community College - B. & O. Building

Cabela's Eastern Distribution Center

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

Architect / Historic Preservationist / Specialized LEED AP



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)
Masters Degree 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 governmental, historical preservation, medical, educational, and other project experience. She recently completed her **Masters in Historic Preservation**, and has a passion for restoration, renovation, and modernization projects. As the **Architect** 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 **LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C)**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency.

NOTABLE PROFESSIONAL EXPERIENCES:

USPS Clarksburg Finance Station historic preservation, renovations
USPS Shenandoah Post Office historic condition report
USPS Altoona historic preservation, renovations, Section 106 report
USPS Monongahela historic preservation, renovations

Grant County Schools - Maysville Elementary renovations
Grant County Schools - Petersburg High renovations/addition
Grant County Schools - PHS Gym renovations
Grant County Schools - Union Educational Complex renovations

South Branch Career & Technical Center - new Annex

The Towers Building multiple renovations

Wheeling Island Hotel•Casino•Racetrack multiple renovations

Madison Elementary historic preservation, renovations

West Virginia Independence Hall historic preservation, renovations

Ft. Henry Building historic preservation, renovations, grants, reports

Harrison County Courthouse 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 historic preservation, renovations

Washington & Jefferson College - Old Main historic preservation

The Linsly School historic preservation, renovations

Bishop's Chapel Mausoleum historic preservation, renovations

City of Steubenville historic rehabilitation program, multiple projects

Hampshire County Schools - new Animal Vet Science Center

Wheeling Island Fire Station renovations

Braxton County Senior Citizen Center renovations

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 historic preservation, governmental, medical/health care, educational, commercial, and residential construction. His previous job was a Project Administration for the Carpentry Department at Wheeling Hospital; from this 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 **awards-winning West Virginia Independence Hall historic preservation project** and the 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:

Holiday Inn Express & Suites - Triadelphia, WV
Holiday Inn Express & Suites - Cambridge, OH
Holiday Inn Express & Suites - Washington, PA
Holiday Inn Express & Suites - Cumberland, MD

Candlewood Suites Hotel - Morgantown, WV

Wheeling Island Hotel•Casino•Racetrack multiple renovation projects

United States Postal Service - multiple projects across West Virginia and western Pennsylvania, including historic preservation

West Virginia Independence Hall historic preservation / renovations

Ft. Henry Building historic preservation / renovations

Capitol Theatre historic preservation / renovations

United States Postal Service - multiple projects, including historic preservation / renovations

Grave Creek Mound Museum renovations

Bennett Square Office Building historic preservation / renovations

Ohio County Schools - Madison Elementary renovations / historic preservation / boiler

Ohio County Schools - J.B. Chambers Performing Arts Center

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

Reynolds Memorial Hospital Rapid Care Center

Keep Smiling Family Dentistry Office fit-out / renovations

Hampshire County Schools - new Animal Veterinary Science Center

Harrison County Schools - new Johnson Elementary

Ritchie County Schools - Ritchie Middle/High HVAC

Wetzel County Schools - multiple renovations and HVAC projects

Recent Boiler Projects

This is just a small sampling of our recent boiler replacement projects, with a short write-up for your convenience. More in-depth project sheets are found in the following pages.

United States Postal Service (USPS) Huntington – replacing hot water boiler with like-in-kind

USPS Monongahela – replacing hot water boiler with high efficiency condensing boiler

USPS Williamson – replacing hot water boiler with high efficiency condensing boiler

Oglebay Institute's Stifel Fine Arts Center – replacing steam boiler

Sisters of St. Joseph's - Mount St. Joseph Convent / Assisted Living – replacing hot water boiler with high efficiency condensing boiler

West Virginia University - Colson Hall – tying into Medium Pressure Campus steam and reducing to low pressure for heating

WVU Institute of Technology - Conley Hall – replacing a steam boiler with a hot water boiler

Southern West Virginia Community and Technical College - Wyoming Campus – replacing hot water boiler with high efficiency condensing boiler

Hancock County Schools - John D. Rockefeller IV Career Center – replacing hot water boiler with like-in-kind

Ohio County Schools - Bridge Street Middle School – As part of a HVAC renovation we converted a Cast Iron Sectional Boiler from Steam to Hot Water

Ohio County Schools - Madison Elementary School – replacing steam boiler for high efficiency hot water

Ohio County Schools - Ritchie Elementary School – replacing steam boiler

Ohio County Schools - Triadelphia Middle School – replacing steam boiler

Summers County Schools - Summers Middle School – replacing hot water boiler with high efficiency condensing boiler

Oglebay Park & Wheeling Park projects

Wheeling, West Virginia

McKinley & Associates has worked with the **Wheeling Park Commission** multiple times in the past at **Oglebay Park** and **Wheeling Park**. Projects include various lodges, clubhouses, chalets, banquet rooms, reception areas, welcome centers, recreational projects, merchandise & gift shops, concession areas, restaurants, rustic and wooden structures, and more. These projects included investigations, studies, reports, and design including renovations and additions. **We have completed multiple HVAC projects.** The Oglebay Mansion is located on the **National Register of Historic Places** (NRHP Reference #79002595). Our projects have included (this list includes McKinley & Associates' project name/brief description):



- Wilson Lodge Lobby HVAC Design
- Pine Room HVAC Study
- Wilson Lodge Office & Hickman Lounge Room HVAC Design
- Oglebay Animal Hospital
- Pine Room Design
- Speidel Golf Course Clubhouse Cooling Loads Calculations
- Wheeling Park Amphitheater Inspection
- Banquet Room at Wilson Lodge
- White Palace Ball Room HVAC Replacement Recommendations
- Roof over Pool at Wilson Lodge
- Oglebay Good Zoo HVAC Evaluation
- Wilson Lodge Security
- Glessner Addition
- Aviary
- Good Lake Site Design
- Wilson Lodge Corridor
- Oglebay GlassWorks Restaurant HVAC Study
- Wheeling Park Comm Human Resources Building HVAC Design
- Oglebay Amphitheater Structural Design
- Oglebay Mansion
- Wilson Lodge Steam Boiler Replacement
- Oglebay GlassWorks HVAC Design
- Pool Concessions at Wilson Lodge
- Oglebay Institute
- Oglebay Park Stifel Center
- Oglebay Carriage House
- Pizza Shop at Wilson Lodge Pool
- Oglebay Park Stables Riding Arena
- Wheeling Park Commission White Palace Office HVAC
- Good Zoo Discovery Lab Renovation
- Stone Room HVAC
- White Palace HVAC RTUs
- Schenk Lake Lighting
- Oglebay Mansion
- Electrical to Chalets at Wilson Lodge
- Zoo Office Controls
- White Palace HVAC Control

2 Open-Ended IDIQ Contracts

United States Postal Service

Appalachian Area (West Virginia & Virginia) and Erie/Pittsburgh District in Pennsylvania

Owner

United States Postal Service

Construction Cost

Multiple projects completed under 2 multi-year open-ended contracts

Project Architects-Engineers

McKinley & Associates



McKinley & Associates currently has **2 multiple year open-ended IDIQ agreements with the United States Postal Service**. One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-15-J-0095, which includes the State of West Virginia, and 49 counties and/or independent cities in Virginia], which was awarded on September 29, 2015, and is our **4th consecutive** multiple year open-ended contract for WV. The second is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232). We have designed **dozens of facilities** for the USPS, including **new construction, additions, renovations, and rehabilitations** in numerous cities within these areas, including **multiple boiler and HVAC projects**. Projects include **commissioning, testing and balancing**. One example project that is currently under construction is a \$1.8 million build-out / renovation project for the Parkersburg Carrier Annex & Hub, which includes **new HVAC systems, electrical, etc.** In addition, we have designed over 100 Postal facilities for ADA compliance. We have completed studies, reports, general building renovations, boilers/HVAC and electrical systems improvements, commissioning, utility infrastructure, roofs, elevators, landscaping, building envelope improvements, and much more. We have also completed 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. For the newest projects, they incorporate energy efficient design which follow the newest USPS Standards compliance to provide a more efficient systems. For example, the energy saving on a recent HVAC replacement project was achieved with the use of economizers to allow free cooling when ambient temperatures are below 60° F, and there was commissioning provided on the RTUs. We followed the USPS Standards, and we also completed Form ECC-EZ - Energy Compliance Certification for Low Energy-Impact R&A Projects.

A majority of the projects we have completed for the USPS over the past 20+ years have been various boiler and/or HVAC projects, including these recent examples which were all completed while the buildings remained occupied!:

- Altoona, PA Post Office - \$350,000 HVAC project involved Air Handling Units be replaced along with an addition of a DDC Control System in a historic 1931 facility.
- Charleston Processing & Distribution Center - \$375,000 HVAC renovation project involved replacing thermofusers and the ceiling fan coil units with 8 fan powered VAV boxes and 3 single duct VAV boxes with hot water reheat coils; replacing 3 failed rooftop units with new RTUs with electric heat and economizers; installing 2 new 5-ton mini split AC units in an area without cooling; and extending the existing DDC control system to control these new items.
- Clarksburg Finance Station - \$460,000 HVAC project involved the replacement of the outdated 120-ton water cooled chiller and two 107-ton cooling towers, with new energy efficient systems.
- Huntington Processing & Distribution Center - \$201,000 HVAC project replacing hot water boiler with like-in-kind.
- Martinsburg Processing & Distribution Center - \$280,000 HVAC project replacing 4 packaged rooftop units with new, like-in-kind, packaged rooftop units to bring the units in to USPS Standards compliance and to provide a more efficient system.
- Monongahela, PA Main Office - \$330,000 HVAC project replacing hot water boiler with 2 high efficiency condensing boilers in a historic 1913 facility; we recommended the most energy efficient solution that is life cycle cost effective over a 20-year period (with the upgrade from 83% to 95% efficient boilers the system operates more efficiently). While cutting the openings in the structural slab for the supply and return duct, the contractor created and/or noticed cracks; therefore we performed an emergency engineering site visit the next day on the condition of the concrete, provided a sketch for the required structural reinforcements, and the reinforcements were installed.
- Williamson Main Office - \$422,000 HVAC project replacing hot water boiler with high efficiency condensing boiler.

The Towers Building

Steubenville, Ohio

Owner

Jefferson County Board of Commissioners

Size

76,300 SF

Construction Cost

\$5 million approx.

Project Architects-Engineers

McKinley & Associates

Project Architect

Christina Schessler, AIA, LEED AP BD+C

Contractors

multiple primes

The Towers Building is a 40+ year old, 8 story high-rise in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, the Jefferson County Board of Commissioners. Therefore, McKinley & Associates was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services (including site visits, and write a report outlining our findings). Existing conditions related to the architectural, **mechanical** and electrical portions of the building were the primary focus of the study with the goal of **addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building. Our recommendations address repair options, efficiency and energy saving solutions.**

McKinley & Associates' observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings. **After this, we have designed multiple phases of renovations for the building;** a main roof replacement, mezzanine roof replacement and new skylight, building envelope repairs, **a new boiler, additional HVAC repairs,** new ADA handicapped ramp, sprinklering, and more. In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections. These projects were recently completed, are currently under construction, or are currently in design. **The construction was performed with the building in operation.** These projects included multiple General Contractors.

For one example, the new boiler project involved the replacement of existing inefficient electric boilers with a new gas fired boiler. The new boiler has a much smaller footprint (single high efficiency gas boiler replacing two existing electric boilers) while maintaining staged heating through turn-down. We also designed new Natural Gas service to building. The contractor was Fort Steuben Maintenance, Inc.



Building 55 West Virginia State Office Complex



Logan, West Virginia

Owner
State of West Virginia

Size
53,200 SF approx.

Project Architects-Engineers
McKinley & Associates

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

Contractor
Massaro Corporation

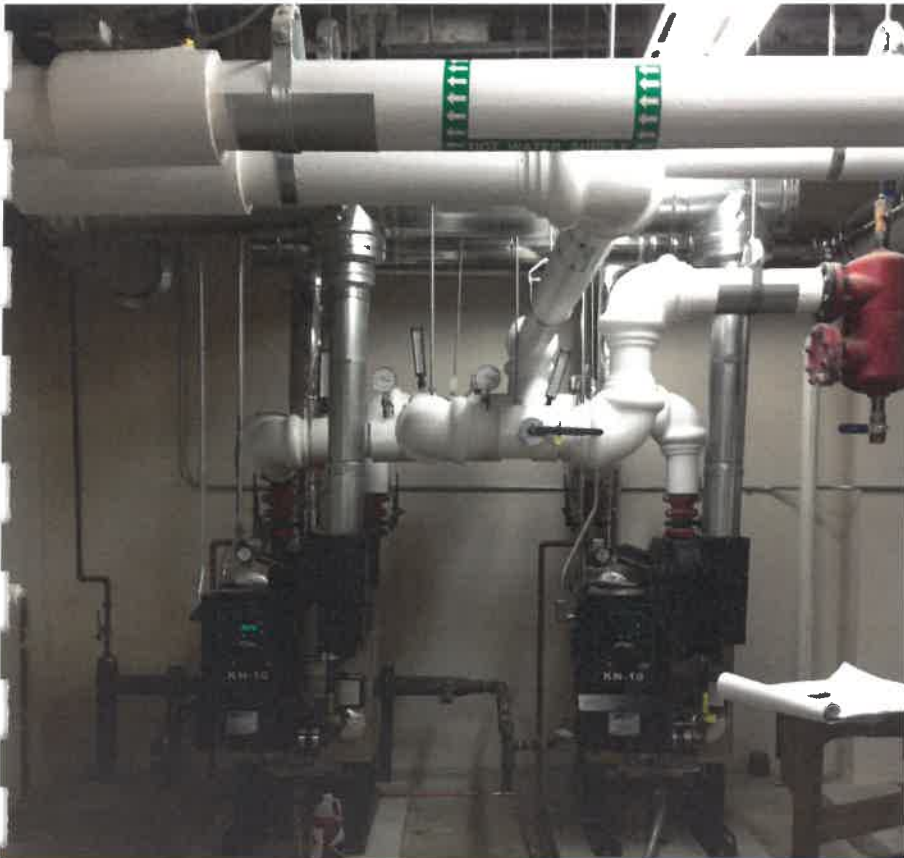
Commissioning Agent
Iams Consulting, LLC



City leaders were searching for a catalyst to stimulate community efforts to revitalize downtown Logan, West Virginia; this office building has become that inspiration.

The building is designed to reflect the history and culture of the area while incorporating current technology and safety elements, thus empowering the community leaders to create a vibrant connected urban core. This new 5-story building underscores its major role in the development and revitalization of downtown Logan by **uniting office space for 127 employees for 6 State agencies under one roof**, whom were once scattered throughout the city. The agencies include the **Department of Health and Human Resources, Division of Rehabilitation Services, the Offices of the Insurance Commissioner, State Tax Department, WorkForce West Virginia, and Workforce Investment Board**. The 53,200 SF building provides current technology, flexibility for future growth, and security features for existing and future tenants.

At the request of the Owner, the building was designed to be **energy efficient** and meet **sustainable design** goals, confirmed by LEED and energy star requirements. In March 2014, this project became **LEED Certified**. To help achieve this, the HVAC System included the installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, custom air handling units with chilled and hot water coils, variable air volume boxes with hot water heating coils, water cooled chiller with cooling tower, packaged rooftop energy recovery ventilator, and direct digital controls.



Hancock County Schools

Weir Middle / High School HVAC

Weirton, West Virginia

Owner

Hancock County Schools

Construction Cost

\$5 million

Project Architects-Engineers

McKinley & Associates

Project Architect

Gregg P. Dorfner, AIA, REFP

Contractor

R. A. Finnegan

We have completed multiple projects for Hancock County Schools which concentrated on HVAC. For one example, this \$5 million project for Weir Middle / High School involved 192,250 SF of existing building renovations, along with 2 mechanical room additions for an additional 2,400 SF. This HVAC project involved:

The demolition of the existing HVAC system which included single zone air handling units, multizone air handling units, unit ventilators, boilers and pneumatic control system.

Abatement of asbestos insulation on boiler piping.

The construction of the new Mechanical Rooms at Buildings A and F.

The installation of the new hot water boiler plant which includes four 1750 MBH boilers, pumps, hydronic specialties and controls.

The removal of corridor ceilings and installation of two 225 ton chilled water piping mains. As part of the removal of the corridor ceilings all existing ceiling mounted equipment was temporarily suspended until new ceilings were installed and the equipment was re-mounted. The ceiling mounted equipment was field verified and included lights, sprinklers, smoke detectors, exit signs, intercom speakers, air inlets & outlets, etc.

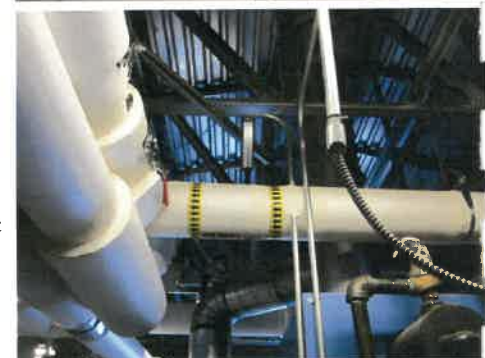
The installation of the primary conduits, concrete pads for the utility pedestal and transformers, the secondary conduits and conductors from the transformer to the existing switchboard in Building H, as well as the cutover of this switchboard to the new service, secondary conductors and raceways from the other two transformer pads to the panelboards in the new Mechanical Rooms at Buildings A and F.

The exhaust fans and other miscellaneous mechanical equipment replacement was coordinated with the owner and engineer.

The air handling units serving the Auditorium and Cafeterias were replaced when the school was on a break, and the work was completed and the systems operational prior to the students returning to the school.

The remaining air handling units were replaced during the school year. The adjacent classrooms, where the units were removed and re-installed, was relocated temporarily.

The unit ventilators were replaced, and included misc. pipe chases, valving & electric.



Ohio County Schools

Madison Elementary School

Wheeling, West Virginia

Owner

Ohio County Schools

Size

74,820 SF approx.

Construction Cost

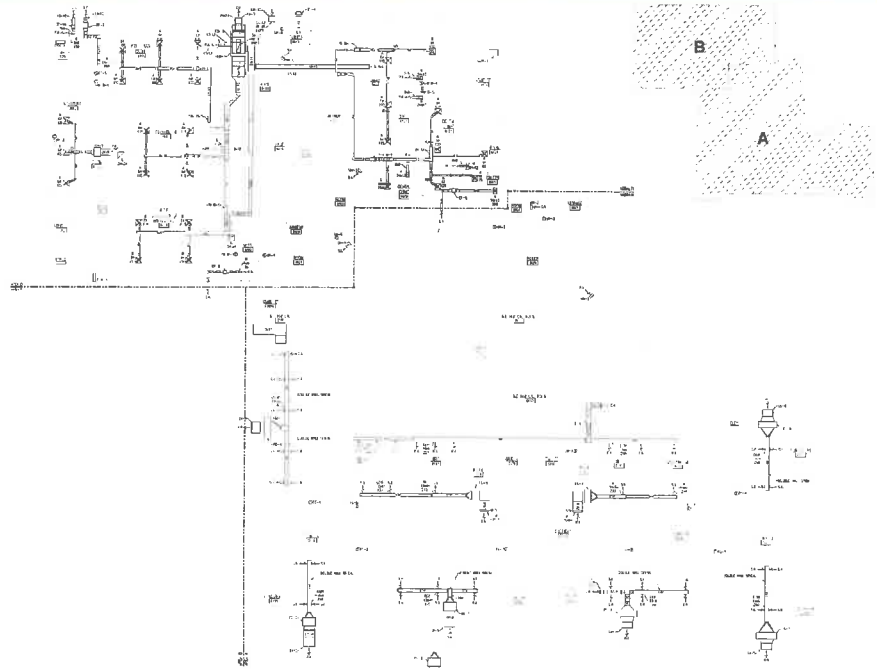
\$3.7 million

Project Architects-Engineers

McKinley & Associates

Contractor

Climatech, Inc.



The **Madison Elementary School renovation** is one of our many projects we have completed for Ohio County Schools; our relationship has been **on-going since the 1980s**. The 74,820 SF school was built in 1916; it is now a **Contributing Structure in the Wheeling Island Historic District on the National Register of Historic Places**, so our design had to respect the State Historic Preservation Office standards.

The **boiler/HVAC replacement** was a major goal of the **\$3.7 million** project. The existing heating system consisted of steam radiators, served from a single steam boiler located in the basement of the school. The entire lower level of the school, including the boiler room was located below the flood plain. The only air conditioning in the building was provided by individual window AC units, and ventilation air was not adequate.

The renovations to the building included **relocating the Boiler Room to the main level, to bring it out of the flood plain**. This required structural reinforcement of the floor from below, installation of a concrete floor, sound dampening panels around the perimeter of the room, floor drains, and new lighting. The remainder of the HVAC renovations included the **installation of 2 high efficiency condensing boilers, pumps with variable speed drive control, Custom Air Handling Units with chilled and hot water coils, Variable Air Volume boxes with hot water heating coils, packaged Rooftop Units and Direct Digital Controls**. In order to hide the new ductwork and piping we also installed new acoustic tile ceilings with high efficiency, dual switch lights. The Air Cooled Chiller also needed to be elevated above the flood level, so a structural platform was installed with an integral sound wall, so the chiller will not be seen or heard. There was also HVAC testing, adjusting, and balancing, as well as performance commissioning. **The renovations were partially completed while school was in session. The project involved a lot of coordination with the State Fire Marshal.**



BEFORE
and **AFTER**



References

*(Federal - Open-Ended IDIQ Contracts,
including multiple boiler projects)*

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

*(Building 55: West Virginia State Office
Complex - LEED Certified)*

Mr. Robert P. Krause, PE, AIA
State of West Virginia
General Services Division
1900 Kanawha Boulevard East
Charleston, WV 25305
304 / 558-9018

*(Multiple projects, including boiler
replacement at The Towers Building)*

Mr. Thomas Gentile
Commissioner
Jefferson County Commission
301 Market Street
Steubenville, OH 43952
740 / 283-8500

*(Multiple projects, including HVAC
replacements at multiple schools)*

Mr. Brent Nelson
Facilities/Maintenance Director
Grant County Schools
204 Jefferson Avenue
Petersburg, WV 26847
304 / 257-1011 x18

*(Multiple projects, including boiler and
HVAC replacements at multiple schools)*

Dr. Kathy Kidder-Wilkerson
Superintendent
Hancock County Schools
104 North Court Street
New Cumberland, WV 26047
304 / 564-3411

*(Multiple projects, including boiler and
HVAC replacements at multiple schools)*

Dr. Kim Miller
Superintendent
Ohio County Schools
2203 National Road
Wheeling, WV 26003
304 / 243-0300



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: 319512

Doc Description: A/E Services for Boiler Replacement at Blackwater Falls SP

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2017-04-04	2017-05-04 13:30:00	CEOI 0310 DNR1700000003	1

BID RECEIVING LOCATION

BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

VENDOR

Vendor Name, Address and Telephone Number:

*000000206862
 McKinley & Associates, Inc.
 32 20th Street - Suite 100
 Wheeling, WV 26003
 (304) 233-0140

FOR INFORMATION CONTACT THE BUYER

Guy Nisbet
 (304) 558-2596
 guy.l.nisbet@wv.gov


Signature X

FEIN # 55-0696478

DATE May 1, 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.



 (Name, Title)
 Ernest Dellatorre, President

 (Printed Name and Title)
 32 20th Street - Suite 100, Wheeling, WV 26003

 (Address)
 (304) 233-0140 | (304) 233-4613

 (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)



 (Authorized Signature) (Representative Name, Title)

Ernest Dellatorre, President

 (Printed Name and Title of Authorized Representative)

May 1, 2017

 (Date)

(304) 233-0140 | (304) 233-4613

 (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 exceed 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: May 1, 2017

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 1 day of May, 2017.

My Commission expires June 26, 2024.

AFFIX SEAL HERE

NOTARY PUBLIC

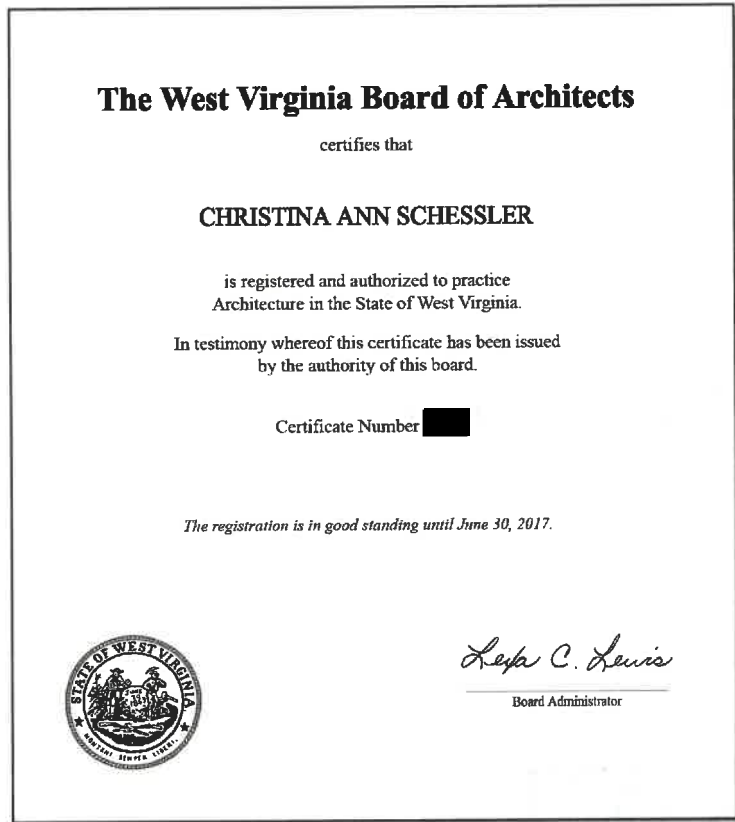
[Signature]

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 Tim Mizer's (*your project manager / lead Engineer*) West Virginia State Board of Registration for Professional Engineers (WV PE #013169), and Christina Schessler's (*Architect*) Registration and Authorization to Practice Architecture in West Virginia (Certificate #3810). On the following pages, you will see our firm's Certificate of Incorporation, Certificate of Good Standing, Business Registration Certificate, and Certificate of Authorization for providing Engineering Services in West Virginia. 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.



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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McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

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	06/15/2015	06/15/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						
	GENL. AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY	<input type="checkbox"/> PROJECT	<input type="checkbox"/> LOC				
A	AUTOMOBILE LIABILITY			EPP0146335	08/15/2015	06/15/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> ANY AUTO						
	<input type="checkbox"/> ALL OWNED AUTOS						
	<input type="checkbox"/> SCHEDULED AUTOS						
	<input checked="" type="checkbox"/> HIRED AUTOS						
	<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		CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE						
	RETENTION \$						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Y/N	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 MH)		N/A	X	WV DELIBERATE INTENT COVERAGE INCLUDED "MANDOLIDIS"		E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						
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 <i>John Clark</i> 1/30/2017			
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ACORD 25 (2009/09)		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 E-MAIL ADDRESS: PCholewa@oswaldcompanies.com FAX (A/C, No.):	
INSURED MCKIN-1 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 SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ \$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS SCHEDULED AUTOS NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED <input type="checkbox"/> 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			WC STATU-TORY LIMITS 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
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ACORD 25 (2010/05)

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