



October 11, 2017

Brittany E Ingraham  
Department of Administration, Purchasing Division  
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**ERNEST DELLATORRE**  
PRESIDENT

edellatorre@mckinleyassoc.com

Dear Ms. Ingraham and Member of the Selection Committee;

McKinley & Associates has teamed up again with Stafford Consultants (McKinley/Stafford Team), and are pleased to provide the West Virginia Division of Natural Resources with our expression of interest to provide architecture, engineering, and other related professional services to design and specify for construction as well as provide construction contract administration, a new group camp bathhouse at Tomlinson Run State Park. As you review this submission, we emphasize the following strengths of the McKinley/Stafford Team with respect to your project:

**McKinley & Associates** 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 **Wheeling** and Charleston, WV and Pittsburgh, PA, we support a professional staff of **Architects, Engineers, Construction Administrators, and more**. Our staff also includes LEED Accredited Professionals specializing in Building Design and Construction (LEED AP BD+C) that have the experience to add energy efficient features into your project.

**Stafford Consultants** was founded in 1985, and they provide **engineering** services for water, sewer, wastewater, structural, environmental, and civil projects. They currently employ a total staff of eighteen, including five registered professional engineers. Stafford has been involved in the planning, design, and construction phase engineering services for dozens of similar projects.

The McKinley/Stafford Team we have assembled has worked together on dozens of projects and has proven we can effectively work together in coordinating our design documents with our clients. We are ready to begin immediately and will **meet all your Goals and Objectives**.

Thank you for reviewing our submission and considering the McKinley/Stafford Team for your proposed project. We are very excited about the possibility of working with you.

Sincerely,

Ernest Dellatorre  
President  
McKinley & Associates  
(304) 233-0140  
edellatorre@mckinleyassoc.com

10/12/17 10:46:40  
WV Purchasing Division

# Design Team Flow Chart



## TOMLINSON RUN STATE PARK

### Project Architect / Point of Contact

■■■ **Christina Schessler, AIA, LEED AP BD+C**  
*Architect / LEED Accredited Professional specializing in  
Building Design & Construction*

### Engineering Team

■■■ **Tim E. Mizer, PE, RA, QCxP**  
*Architectural Engineer / Architect / Qualified Commissioning  
Process Provider / Director of Operations*

§ **Stacy A. Fowler, PE**  
*Civil Engineer / Water and Wastewater*

§ **Matthew W. Peters**  
*Civil Site Structural Engineering Designer*

§ **Kevin G. Smith**  
*Site & Structural Engineering Designer*

§ **Kenneth R. Crowe, PE**  
*Structural / Site Civil Engineer*

■■■ **Michael A. Heath**  
*Fire Protection & HVAC Engineering Designer*

■■■ **Scott D. Kain**  
*Plumbing Engineering Designer*

■■■ **Michael J. Clark**  
*Electrical Engineering Designer*

### Interior Design

■■■ **Deb Blakeman, NCIDQ #015070**

### Construction Administration

■■■ **Robert E. Smith**

# Christina Schessler, AIA, LEED AP BD+C

Architect / LEED Accredited Professional / Historic Preservationist



## 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:

West Virginia  
Ohio  
Pennsylvania  
Virginia

### NCARB Certificate - 2005

### LEED® Accredited Professional

### Member:

American Institute of Architects  
City of Wheeling - Building Codes Board  
of Appeals  
Preservation Alliance of West Virginia  
The Association for Preservation Technology  
International

### Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's  
Health / Pittsburgh, PA

## PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects  
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates  
Beaver, PA (1990-1996)

Valentour English Bodnar Architects  
Mt. Lebanon, PA (1989-1990)

Kenny Williams & Williams Building Diagnostics  
Maple Glen, PA (1988)

## SUMMARY OF EXPERIENCE:

For over 25 years, Ms. Schessler has obtained a wide range of **Architectural** experience in governmental, commercial, educational, emergency service, forensic, medical, and residential projects. 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, Ms. Schessler has developed several projects for non-profit agencies on limited budgets. As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency. She completed her Masters in **Historic Preservation**, and has a passion for renovation, restoration, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She has also won other design awards for WV and PA projects.

## NOTABLE PROFESSIONAL EXPERIENCES:

Grave Creek Mound Museum Restrooms & Auditorium renovations  
City of Steubenville historic façades & roofs - multiple projects  
Wheeling Island Hotel•Casino•Racetrack - multiple projects  
United States Postal Service - multiple projects in a few States  
Braxton County Senior Citizen Center  
Mount St. Joseph Convent Living renovations  
West Virginia University's Fire Training Academy at Jackson's Mill  
The Towers Building - multiple phases  
Wheeling Island Fire Station  
Bennett Square Office Building - 3 Phases  
Wagner Building - multiple phases  
West Virginia Independence Hall  
Harrison County Courthouse roof  
Panhandle Cleaning & Restoration office building & warehouse  
The Linsly School's 200th Anniversary Campaign - multiple projects  
Grant County Schools - multiple projects  
Hancock County Schools - multiple projects  
Ohio County Schools - multiple projects  
Wetzel County Schools - Magnolia High renovations  
South Branch Career & Technical Center new Annex  
Thompson & Sons Bakery Supply  
Steel Valley Regional Transit Authority renovations  
Ft. Henry Building



# 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. In addition, he is also a Qualified Commissioning Provider. Mizer's background as both an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for Integrating architectural design and building systems. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. 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. Mr. Mizer joined McKinley & Associates in 1995, and has over 30 years of experience.

### NOTABLE PROFESSIONAL EXPERIENCES:

Wheeling Park Commission - multiple projects at Wheeling Park & Oglebay Park

Hancock County Schools - new Oak Glen Middle, Senator John D. Rockefeller IV Career Center renovations, new Weirton Elementary, & multiple other addition/renovation projects

West Virginia State Police - Open-End A/E contract / dozens of projects, including renovations and new detachments

United States Postal Service - 2 Open-End IDIQ contracts / several post offices in WV and PA

Wheeling Island Hotel•Casino•Racetrack - On-Call A/E contract / multiple projects

Holiday Inn Express & Suites - on-call contract / 5 hotels in 4 States

West Virginia Army National Guard - multiple projects, including Multi-Purpose Building at Camp Dawson, AASF#1, and more

West Virginia University - Open-End A/E contract / multiple projects including new Fire Training Academy, and much more

The Towers Building - multiple renovations

Millennium Centre Technology Park - multiple projects

Steel Valley Regional Transit Authority renovations

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

Holiday Inn Express & Suites - multiple locations

Chambers YMCA renovations

Building 34: WV State Office Complex in Weirton

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

Hilltop Elementary School (**LEED Certified**)

Grave Creek Mound Museum Restrooms & Auditorium renovations

Grant County Schools - multiple projects





**STACY A. FOWLER, P.E.**  
**PROJECT MANAGER**

**EDUCATION:**

Bluefield State College  
BS, Civil Engineering Technology (1995)  
University of Central Florida  
Master of Science, Civil Engineering (2007)

**REGISTRATIONS/AFFILIATIONS:**

Registered Professional Engineer in West Virginia (2002),  
Georgia (2003), and Florida (2007)

**EXPERIENCE:**

Stafford Consultants Incorporated (2009 to present)  
Engineering Design and Construction, Inc. (2004-2009)  
Port St. Lucie, FL Utility Systems Dept. (2001 to 2004)  
Velcon Group, Incorporated (1998 to 2001)

Pentree, Inc. (1998)  
Computects, Incorporated (1997-1998)  
Visualizations, Incorporated (1995-1997)  
Pentree, Inc. (1995)

**PROJECT MANAGER AND DESIGNER:**

- Meadow Bridge Sewer Improvements Project for the Town of Meadow Bridge, WV
- Mercer/Summers Phase IV-A Waterline Extension for Oakvale Road PSD – 8 miles of water main, storage tank and pressure reducing stations near Oakvale, WV
- Town of Rainelle Water System Expansion Project in Greenbrier County, WV
- Renovations to the Welch Water Treatment Plant for the City of Welch, WV
- Southern Grove Master Drainage Model for 3,600 acre development in Port St. Lucie, FL
- Tradition Operable Structures within the Tradition Development in Port St. Lucie, FL
- Tradition Master Control Structure spanning 50' wide drainage canal for 1,500 acre land development project in Port St. Lucie, FL
- Western Grove Master Drainage Model for 1,550 acre development in Port St. Lucie, FL
- Peacock Canal Relocation and Maintenance – included stream restoration and relocation for 3,000 acre land development in Port St. Lucie, FL
- Chester Brook Academy – paving, grading, and drainage plans along with permitting for 10,000 sq.ft. day care facility in Port St. Lucie, FL
- Port Consolidated – paving, grading, and drainage plans along with permitting for a 2 acre fueling station in Fort Pierce, FL
- B-Shaped Lake – construction plans, permitting, and contract administration for 2 acre, 80' deep lake for stormwater system in Port St. Lucie, FL



**MATTHEW W. PETERS**  
**PROJECT MANAGER**

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**EDUCATION:**

Bluefield State College  
BS, Civil Engineering Technology (2010)  
Bluefield State College  
BS, Architectural Engineering Technology (2009)

**REGISTRATIONS/AFFILIATIONS:**

None

**EXPERIENCE:**

Stafford Consultants Incorporated (2009 to present)

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**TECHNICIAN AND DESIGNER:**

- City of Princeton, Mercer County – wastewater treatment plant upgrade
- City of Welch, McDowell County – North Welch Wastewater Expansion
- City of Welch, McDowell County – Contracts 8B, 8C, 8D Stormwater/Sanitary Separation Projects
- Big Bend Public Service District, Summers County – water system expansion
- Town of Alderson, Greenbrier County – wastewater treatment plant upgrade
- City of Richwood, Nicholas County – Hinkle Mountain water system expansion
- Melrose Elementary School, Princeton, WV - layout and location survey for multipurpose building
- Bluefield High School, Bluefield, WV – layout for softball field lights
- Montcalm High School, Montcalm, WV – layout for softball field lights
- Princeton Middle School, Princeton, WV – elevation control for hallway floor slab leveling project
- Site location surveys for various projects



**KEVIN G. SMITH**  
**DESIGNER/CADD TECHNICIAN**

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**EDUCATION:**

Raleigh County Vocational Ed. Center (1979)

**REGISTRATIONS/AFFILIATIONS:**

Civil I and Civil II Certificates

**EXPERIENCE:**

Stafford Consultants Incorporated (1998 to present)  
Computects and DBD Professional Group (1998)  
G. A. Tice Incorporated (1992 to 1997)  
ESP Associates (1986 to 1992)  
G. O. Bledsoe Incorporated (1981 to 1986)  
Holly, Kenny, Shott (1980 to 1981)

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**DESIGNER AND CADD TECHNICIAN:**

Assists with all phases of project development, from initial site survey to preparation of base mapping, project layout (roadways, parking, water, and sewer), geometric layout, erosion & sediment control plans, profiles, structural plans, and detail sheets. Projects include:

- 12 projects for the WVDoH including Coalfields Expressway, Grapevine Creek Bridge, Hutchinson Branch Bridge, Cass Arch Bridge, Mullens Bridge, North Lewisburg Roadway Widening, Bellepoint Road Widening, West Webster Road Intersection, and Craigsville Intersection.
- Chapmanville Regional High School in Chapmanville, Logan County (site layout)
- Parkersburg South High School in Parkersburg, Wood County (site layout)
- Bayer Federal Credit Union in Moundsville, Marshall County (site layout)
- Hilltop Elementary School in Sherrard, Marshall County (site layout)
- Cameron High School in Cameron, Marshall County (site layout)
- Weir High School Stadium in Weirton, Hancock County (site layout)
- Oak Glen High School Stadium in New Manchester, Hancock County (site layout)
- Weirton Elementary School in Weirton, Hancock County (site layout)
- Oakvale Elementary School in Oakvale, Mercer County (site layout and structural)
- Mercer County Health Center in Green Valley, Mercer County (site layout and structural)
- North Central Advanced Technology Center in Fairmont, Marion County (structural)
- Brooke County Middle School in Wellsburg, Brooke County (site layout and Revit structural model)



**KENNETH R. CROWE, P.E.**  
**VICE PRESIDENT**

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**EDUCATION:**

West Virginia Institute of Technology  
Bachelor of Science, Civil Engineering (1976)

**REGISTRATIONS/AFFILIATIONS:**

Registered Professional Engineer in  
West Virginia (1980) and Virginia (1981)

**EXPERIENCE:**

Stafford Consultants Incorporated (1985 to present)  
Gates Engineering Company (1981 to 1985)  
Westmoreland Coal Company (1976 to 1981)

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**PROJECT MANAGER AND DESIGN ENGINEER:**

- Cameron High School, Marshall County – site work
- Weirton Elementary School, Hancock County – site work
- Hilltop Elementary School, Marshall County – site work
- Williamstown High School renovations, Wood County – site work
- Bayer Federal Credit Union, Ohio County – site work
- Brooke County Middle School, Brooke County – structural and site work
- Oak Glen High School Multi-use Stadium, Hancock County – site work
- Marshall University Married Student Housing, Huntington, WV – structural renovation work
- Princeton Renaissance Theater Renovations, Princeton, WV – structural renovation work
- Mercer County Health Center in Green Valley, WV – structural and site work
- Oakvale Elementary School in Oakvale, WV – structural and site work
- North Central Advanced Technology Center in Marion County, WV – structural work
- Merriman Athletic Facilities building at Virginia Tech – structural and site work
- 25 projects for the WVDoH including Cass Arch Bridge (*WVDoH Small Bridge Engineering Excellence Award Winner*), Mineral Wells I-77 Interchange Overpass Bridge (*WVDoH Small Bridge Engineering Achievement Award Finalist*), Camden Avenue I-77 Bridge, Grapevine Creek Bridge (*WVDoH Small Roadway Engineering Excellence Award Winner*), North Lewisburg Road Widening (*WVDoH Small Roadway Engineering Achievement Award Finalist*), and Mullens Overhead Bridge.
- 21 mine reclamation projects for the WVDEP, including Williamson Nursing Home Slide, Milburn Red Dog Pile, Mill Branch Refuse Piles, Canebrake Complex, and Matoaka Refuse Pile.



# Michael A. Heath

## HVAC & 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:

West Virginia Army National Guard - multiple projects  
Fairmont State University - 3 new College Apartment Buildings  
Holiday Inn Express Hotel & Suites - multiple projects  
Candlewood Suites Hotel  
Silver Company - Moss Neck Storage Building  
Wheeling Island Hotel•Casino•Racetrack - various renovations  
Bennett Square Office Building renovations  
Panhandle Cleaning & Restoration warehouse & office building  
Cabela's Eastern Distribution Center  
WVDHHR's Ohio County / Wheeling office renovations  
Building 55 - WV State Office Complex in Logan (LEED Certified)  
Carenbauer Wholesale Corporation warehouse addition  
PWP Industries  
Capitol Theatre renovations  
West Virginia Independence Hall renovations  
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 - Long Drain Elementary  
For 14 WV counties; provided Fire Protection and Mechanical assessments at every school (160+ schools), for their 10-year Comprehensive Educational Facilities Plan (CEFP 2010-2020)



# 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 plumbing, electrical, 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:

Hancock Co. Schools District-Wide Construction Program (\$56 million)  
Building 34 - WV State Office Complex in Weirton  
Building 55 - WV State Office Complex in Logan (LEED Certified)  
Harrison County Schools - Bridgeport High School's Wayne Jamison Field new restroom building  
West Virginia Army National Guard - Multi-Purpose Building at Camp Dawson in Kingwood, WV  
West Virginia Army National Guard - AASF#1 Maintenance Building & Hangar renovations  
West Virginia State Police - multiple projects, including WVSP Academy  
WVU Institute of Technology - Maclin Hall Dormitory renovations  
West Virginia University - new State Fire Training Academy  
Holiday Inn Express & Suites - multiple projects  
YMCA Elm Grove renovation  
Mount St. Joseph Convent Living Renovations  
Wheeling Island Fire Station renovations  
Fairmont State University - College Apartments Housing Complex  
United States Postal Service - multiple projects  
West Virginia Health & Human Resources Wheeling Office renovations  
Main Street Bank, Moundsville Branch  
Wheeling Island Hotel•Casino•Racetrack - multiple projects  
Orrick's Global Operations Center renovations  
Millennium Centre Technology Park - multiple projects  
Panhandle Cleaning & Restoration warehouse and office building  
Cameron Middle School/High School (LEED Registered)  
Hilltop Elementary School (LEED Certified)  
Bennett Square Office Building renovations  
Marshall Co. Schools District-Wide Construction Program (\$38 million)  
Wood Co. Schools District-Wide Construction Program (\$63 million)

# 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, Electromechanical Repairs, Blueprints & Schematics, Generators & Transformers, Switches & Circuit Breakers, Electrical Code, Safety & QA, Wiring Diagrams, Troubleshooting, Testing Instruments, Motors & Conduit, CAD-2D/3D, Welding, & Residential construction.

### NOTABLE PROFESSIONAL EXPERIENCES:

City of Steubenville - Parks Lighting & Security Projects

Wheeling Island Hotel•Casino•Racetrack - on-call contract / multiple projects

Holiday Inn Express Hotel & Suites - on-call contract / multiple projects, including Ohio

Follansbee City Building

Wellsburg City Building

Hancock County Schools - Open End Contract / multiple projects, including New Weirton Elementary, Oak Glen High renovations, Weir High renovations, and more

Building 55: WV State Office Complex (LEED Certified)

Ft. Henry Building - multiple tenants fit-outs

Jefferson County Courthouse

Grave Creek Mound Museum

Bennett Square office build-out

Carenbauer Wholesale Corp. office renovation/warehouse addition

Union Bank

Candlewood Suites Hotel

Silver Company - Moss Neck Storage Building

Brooke County Schools - multiple projects

Grant County Schools - multiple projects

Marshall County Schools - Cameron High

The Linsly School - 200th Anniversary Campaign

# Deb Blakeman, NCIDQ #015070

## Interior Designer



### EDUCATION:

University of Charleston  
Bachelor of Arts, Interior Design - 1992

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

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

**Associate Member:**  
The American Institute of Architects

### PROFESSIONAL EMPLOYMENT:

McKinley & Associates  
Charleston, WV (2004 to present)

HDMR Group Inc  
Charleston, WV (2000-2004)

Custom Office Furniture  
Charleston, WV (1994-2000)

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

Interior Design  
Charleston, WV (1992-1994)

Freeland Furniture Company  
Charleston, WV (1981-1987)

Interior Reflections  
Logan, WV (1980-1981)

### SUMMARY OF EXPERIENCE:

Deb Blakeman has over 35 combined years of experience in the interior design field including corporate facilities, banks, residential, education and health care projects. She has knowledge and experience with application of ADA regulations, ergonomic standards, state building code and industrial standards as they apply to interior furnishings, space planning and finishes. Ms. Blakeman has spent a lot of time researching LEED-approved furnishings, finishes, etc. to make the interior energy conservation aspect a success in multiple sustainable projects. As a professional designer, Deb Blakeman believes it is important to find the right balance between organizational and individual needs to increase productivity. Improving comforts through lighting and ergonomically sound furnishings will increase employer performance, and efficient spaces will organize work flow, decreasing communication barriers.

### NOTABLE PROFESSIONAL EXPERIENCES:

Hancock County Schools - District-Wide Construction Program / multiple projects: new construction, renovations, & additions

West Virginia State Police - Open-End A/E contract / multiple projects across WV, including many WVSP Academy buildings, new Logan Detachment, and more

Wheeling Island Hotel•Casino•Racetrack - On-Call contract / multiple projects

West Virginia University - Open-End A/E contract / Colson Hall renovations, new State Fire Training Academy, WVU Institute of Technology's Maclin Hall Dormitory, and more

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

West Virginia Northern Community College - B. & O. Building renovations/adaptive reuse & Education Center renovations/adaptive reuse

Fairmont State University - College Student Housing Apartments Complex

West Virginia State University's Gus R. Douglass Economic Development Center (DigiSo) renovations/adaptive reuse

Boone Co. Schools - Ashford Rumble ES renovations, Boone County Honors Academy renovations/addition, Brookview ES renovations/addition, & Madison ES renovations

Clay Co. Schools - Lizemore ES renovations

Grant Co. Schools - Petersburg HS renovations & Union Educational Complex (PK-12) renovations/addition

Marshall Co. Schools - District-Wide Construction Program / multiple projects: new construction, renovations, & additions, including Hilltop ES (**LEED Certified**) among others

Wood Co. Schools - District-Wide Construction Program / multiple renovations & additions projects

Bennett Square office fit-out

Mythology Marketing office fit-out

Panhandle Cleaning & Restoration office & warehouse



# Robert E. Smith

## Construction Administrator (Project Coordinator)

### EDUCATION:

University of Pittsburgh  
M.S. Industrial Engineering - 1989

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

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Board Member:

Indian Creek School District (elected in 2009)

#### Instructor:

Mechanical Engineering, Eastern Gateway  
Community College

#### President:

Mingo Business Association (2007 to present)

#### Commander:

American Legion Post 351 (2008 to present)

### PROFESSIONAL EMPLOYMENT:

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

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

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

### MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH  
Chief B-2, Block 20 Field Retrofit, \$300 million  
B-2 Systems Program Office (1994-1996)  
Team Leader, Process Improvement Technology  
Armstrong Laboratory (1989-1994)

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

### SUMMARY OF EXPERIENCE:

Mr. Smith is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering. In addition, has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer.

### NOTABLE PROFESSIONAL EXPERIENCES:

Hancock Co. Schools - A.T. Allison Elementary renovations  
Hancock Co. Schools - John D. Rockefeller Career Center renovations  
Hancock Co. Schools - New Manchester Elementary renovations  
Hancock Co. Schools - Oak Glen High HVAC and renovations  
Hancock Co. Schools - Oak Glen High Multi-Sports Complex  
Hancock Co. Schools - Oak Glen High Wrestling Room  
Hancock Co. Schools - Weir High Multi-Sports Complex  
Hancock Co. Schools - Weir MS/HS renovations  
Hancock Co. Schools - NEW Weirton Elementary  
Cameron American Legion exterior renovations  
USPS Clarksburg Financial Office historic preservation/renovation  
USPS Parkersburg Carrier Annex & Hub  
Fairmont State University - New College Apartments  
Follansbee City Building renovations  
Jefferson County Commission - Ohio Valley Towers renovations  
Jefferson County Jobs & Family Services renovations  
Steel Valley Regional Transit Authority renovations  
Lincoln National Bank Building renovations  
Cabela's Eastern Distribution Center  
City of Steubenville Parks Lighting & Security Project  
Harrison County Courthouse Roof  
The Linsly School - Banes Hall renovations  
The Linsly School - Behrens Gym renovations  
Brooke Co. Schools - Follansbee Middle renovations  
Grant Co. Schools - Maysville HVAC/Windows  
Grant Co. Schools - Union Educational Complex renovations  
Hampshire Co. Schools - Animal Vet Science Center  
Marshall Co. Schools - NEW Cameron High (LEED Registered)  
Marshall Co. Schools - NEW Hilltop Elementary (LEED Certified)  
Tyler Co. Schools - 3 HVAC projects  
Tyler Co. Schools - Bus Maintenance Garage renovations



# Corporate Information

## Firm History

Founded in 1981, McKinley & Associates is a multi-discipline full service Architectural & Engineering firm, offering comprehensive professional services in Architecture, Engineering, Interior Design, Energy Efficient (LEED) Design, Commissioning, Historic Preservation, Construction Administration, and more. We have a broad range of skill and experience for projects involving municipal, governmental, commercial, educational, industrial, 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

## Date of Incorporation

July 1, 1981  
Wheeling, West Virginia

## Number of Professionals

|                          |    |
|--------------------------|----|
| Total Size               | 26 |
| 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  |

## Locations

32 Twentieth Street - Suite 100  
Wheeling, West Virginia 26003

P: 304-233-0140  
F: 304-233-4613



[www.McKinleyAssoc.com](http://www.McKinleyAssoc.com)

[www.Facebook.com/McKinleyAssoc](https://www.facebook.com/McKinleyAssoc)

Instagram: @mckinley\_and\_associates

## Credentials

McKinley & Associates is a member of the following organizations:  
AIA, NCARB, A4LE, NFPA, ASCE, ASPE, BOCA, ASHRAE, AWI, WVEDC, AGI International

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

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





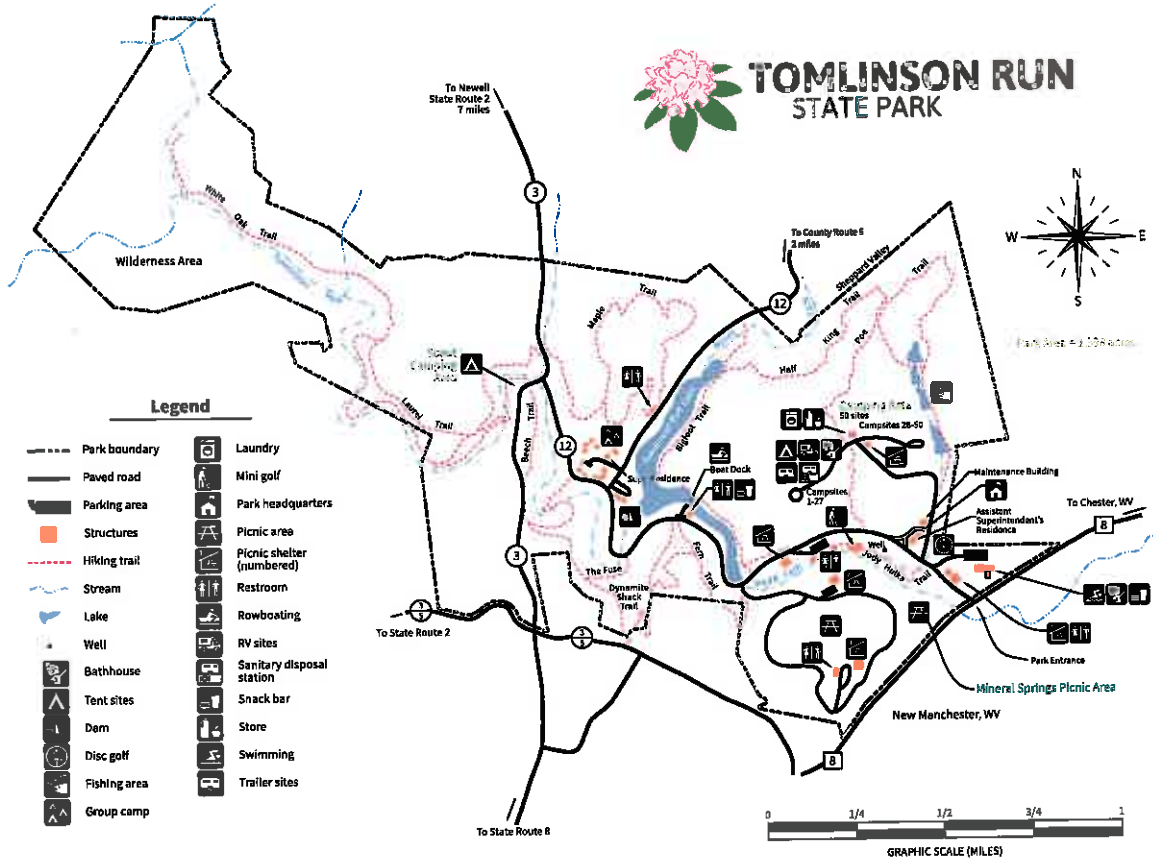
# Project Approach

Over the years, McKinley & Associates and Stafford Consultants have designed many relevant projects involving restroom/shower/locker rooms (components of a bathhouse). **We will meet ALL of your Project Goals and Objectives** which you list in Section Three, Part 4. We know this Team possesses the required expertise to address all facets of your project - from architectural and engineering services, designing to your needs, meeting codes, designing to budget, providing construction contract administration services for the implementation of this plan, etc.

We have experience with projects in multiple sectors of business, and have vast experience with phased projects which **minimize disruption to concurrent operation of the facilities**; this might include building the bathhouses on a building-by-building basis to only have one bathhouse closed at a single time, or it could involve completing the bathhouses during your "off-seasons," etc.

The most important element of the entire process becomes **communication** from you to our designers. We use and welcome your input throughout the project. Initial meetings with the users and staff will incorporate reviewing the existing plans and conditions as well as the operation of the park, references to the codes

and standard with the object goal of determining budget, design and logistical priorities for the project. Therefore, to start your project, a **kickoff meeting** will be held with all pertaining West Virginia Division of Natural Resources and Tomlinson Run State Park representatives for a site and existing bathhouses walkthrough, with all the McKinley/Stafford 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 check out the site



for the new bathhouses; site upgrades may consist of the new septic system, improvements to site drainage, routing of relocated lines, shut-offs from existing utilities, tie-ins to existing utilities, etc. We will use all this information to aid in the designs of the project to **meet all of your Goals and Objectives**.

In addition to architecture, engineering, and construction administration, we also have a certified **Interior Designer** who can design any furnishings and fixtures for the bathhouse, such as color schemes, floors, walls, cabinetry, counters, aesthetically pleasing designs, and more. Furthermore, our **LEED Accredited Professional** can help choose **energy efficient** options, such as lighting fixtures which use less electricity, sink and toilet options which use less water, and quiet bath fans can be used for mechanical ventilation.

# Sustainable "Green" Design

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

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

**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 2013 Building Conference. 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 selected 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, 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.





# Leadership in Energy and Environmental Design



**LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™** developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings ([www.usgbc.org](http://www.usgbc.org)). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **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.

# Interior Design



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



National Council for  
Interior Design Qualification

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





# Construction Administration & On-Site Representation

**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.

# References

We feel that the best way to demonstrate our strengths and leadership is by referring to our clients. We have an ever-growing list of repeat clients. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. So that you don't only have to take our word for it; we encourage you to call our references:

Dr. Mark Manchin  
Superintendent  
Harrison County Schools  
P.O. Box 1370  
Clarksburg, WV 26302  
304 / 326-7345

Mr. Curt Byrum  
Wheeling Park Commission  
465 Lodge Drive  
Oglebay Resort  
Wheeling, WV 26003  
304 / 243-4004

Mr. Murrey Loflin  
West Virginia University  
Fire Extension Services  
2600 Old Mill Road  
Weston, WV 26452  
304 / 269-0872

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

Mark Dziatkowicz  
Director of Maintenance & Facilities  
Hancock County Schools  
2900 Orchard Street  
Weirton, WV 26062  
304 / 797-1643

Mr. Andy Guz  
Facilities Manager  
Building 34: WV State Office Complex  
Municipal Plaza; Route 2 and Cove Rd  
Weirton, WV 26062  
304 / 541-3749

Mrs. Danielle Cross McCracken  
Oglebay Institute  
1330 National Road  
Wheeling, WV 26003  
304 / 242-4200

Mr. Christopher Petrossi  
Urban Projects Director  
City Planning & Zoning Commission  
City of Steubenville  
115 South Third Street - Suite 108  
Steubenville, OH 43952  
740 / 283-6000 x1702



## **CORPORATE PROFILE**

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### **SERVICES:**

Stafford Consultants is a full service engineering firm providing services in Civil, Structural, Highway, Bridge, Airport, Environmental, and Sanitary Engineering. We have been providing engineering services for water, sewer, and general civil projects for more than 31 years. Although our main emphasis is toward the municipal utility market, our firm is highly qualified and capable of completing varied civil and structural projects. The football stadiums at West Virginia and Marshall Universities, the Merriman Athletic Facilities building at Virginia Tech, the Chuck Mathena Center in Princeton, sidewalks for the City of Princeton, artificial turf for the Princeton Senior High School football field, structural design and sitework for the Oakvale Elementary School, and master planning of athletic facilities at Virginia Tech and Marshall University are just a few examples.

Stafford works closely with our clients to develop projects that meet their needs and can be constructed in a timely and cost effective manner. We assist the client from the beginning to end of their project with complete project services – preliminary study reports, preliminary design, final design, bidding, and complete construction administration services.

### **HISTORY:**

Stafford Consultants Inc. was formed in 1985 from a core group of employees of Gates Engineering Company. After many successful years of operation, Gates Engineering Company was bought by a large design / build firm that later decided to divest the consulting engineering firm. Six employees have been with the firm since its inception.

Our office has been located in Princeton since opening for business. While the majority of our clients are located in the southern part of the state, Stafford has worked throughout West Virginia and also provides services in Virginia.

### **COMMITMENT:**

Stafford is committed to providing quality engineering services to our clients, completed on time and at a fair price. Continuity of the project management team is paramount. The engineer preparing the proposal and presenting our qualifications at the interview is the same engineer that will be managing your project.

Our design teams utilize the latest versions of AutoCAD and AutoCAD Civil 3D software, in addition to various other structural, hydraulic, and hydrology packages. We utilize Ajera Complete to track all project time and expenses to make sure projects remain on schedule and within budget.

**1105 Mercer Street  
Princeton, WV 24740  
304-425-9555**





## Water

### Summersville Water Plant



- ▶ Over 30 storage tanks ranging from 30,000 to 750,000 gallons
- ▶ Surface water treatment plants from 50 to 2,000 gallons per minute
- ▶ Transmission and distribution systems ranging in costs from \$100,000 to over \$30,000,000
- ▶ Pumping stations designed with the needs and desires of the client in mind



Alderson Water Storage Tanks

## Site Development



Glade Springs Village

Stafford Consultants provides engineering services to public and private clients such as:

- ▶ grading
- ▶ site utilities
- ▶ stormwater permitting
- ▶ structural analysis
- ▶ construction monitoring
- ▶ expert witness

Typical projects like Chapmanville, Williams-town, Parkersburg and Parkersburg South High Schools included:

- ▶ site grading
- ▶ utilities
- ▶ stormwater



Parkersburg South High School

## Wastewater

### Princeton Wastewater Treatment Plant



### Athens Wastewater Treatment Plant



Stafford projects include:

- ▶ treatment systems from 10,000 gallons per day to 5 million gallons per day
- ▶ conventional activated sludge, extended aeration, "orbital" oxidation ditch and sequencing batch reactor treatment systems
- ▶ conventional sewer systems and innovative systems such as pressure systems, vacuum systems, septic tank effluent systems and constructed wetlands

## Some of Stafford's Satisfied Clients

Town of Alderson, West Virginia  
 Allegheny County, Virginia  
 Town of Ansted, West Virginia  
 Town of Athens, West Virginia  
 Big Bend P.S.D., Talcott, West Virginia  
 Town of Blacksburg, Virginia  
 City of Bluefield, West Virginia  
 Bluefield Sanitary Board, Bluefield, Virginia  
 Town of Bramwell, West Virginia  
 Bramwell P.S.D., Bramwell, West Virginia  
 Cooper Land Development, Inc., Beaver, WV  
 City of Gary, West Virginia  
 Greenbrier Valley Airport, Lewisburg, WV  
 City of Hinton, West Virginia  
 City of Lewisburg, West Virginia  
 Logan County PSD, Logan, West Virginia  
 Marshall University, Huntington, West Virginia  
 McDowell County PSD, Coalwood, West Virginia  
 Mercer County Commission, Princeton, WV  
 New Haven PSD, Fayetteville, WV  
 Nicholas County Commission, Summersville, WV  
 Oakvale Road PSD, Princeton, West Virginia  
 City of Princeton, West Virginia  
 Princeton Sanitary Board, Princeton, West Virginia  
 City of Welch, West Virginia  
 WV Division of Highways, Charleston, WV  
 WV Department of Environmental Protection, WV  
 White Oak PSD, Scarbro, West Virginia  
 Wilderness PSD, Mt. Nebo, West Virginia

\*\*\*\*\*

Lyle Huntington, former Manager of Oakvale Road PSD said: "Oakvale Road has done service with Stafford Consultants since 1989. They have handled over \$50,000,000 worth of water and sewer projects. Stafford Consultants does exceptional work. You will not be disappointed if you should choose Stafford Consultants. I will continue to use them for future projects."

## Transportation

### Devil's Backbone Bridge



- ▶ 19 bridge design projects for WV Division of Highways
- ▶ 5 roadway design projects for WV Division of Highways
- ▶ 3 Engineering Achievement Awards for Bridge and Roadway Designs



Mullens Bridge

## A Client-Caring and Serving Company

# STAFFORD CONSULTANTS INCORPORATED



Whether your needs are for utilities, transportation, athletic facilities, structures or site development, you can trust the **EXPERIENCED** Engineers at **STAFFORD CONSULTANTS**.

Engineering, Design and Consulting

1105 Mercer Street  
 Post Office Box 5849  
 Princeton, West Virginia 24740  
 Phone: (304) 425-9555  
 Fax: (304) 425-9557  
 E-Mail: staffordconsultants@frontiernet.net



**STAFFORD CONSULTANTS INCORPORATED**  
*Engineering, Design, Consulting, Planning, & Environmental Services*



**PURCHASING DEPARTMENT**  
1403 Honaker Avenue, Princeton, West Virginia  
(304) 487-1551, Fax (304) 425-5011  
**Deborah S. Akers, Ed.D., Superintendent**  
Bids are posted at: <http://boe.merc.k12.wv.us/purchasing>

October 14, 2015

To Whom It May Concern:

The Mercer County Board of Education was required to replace two the three sewage treatment plants that were in operation during 2015. We contacted Stafford Consultants to assist us in analyzing our needs, writing bid specifications and managing the projects.

Both systems were extremely aged and the schools they served had changed significantly since their original installation. Due to that fact, Stafford asked us to consider a new option, a packaged wastewater treatment plant. They arranged for us to attend an informational meeting locally with Orenco.

We were extremely impressed with Orenco and after we discussed this with Stafford, they assisted us in obtaining cost estimates. We found these systems to be a very cost effective option and therefore, proceeded to bid these systems.

Stafford prepared the specifications and drawings and the bids came in very close to original estimates. A contractor installed both systems during the summer of 2015. We had no change orders other than vendor requested. The contractor and our personnel were impressed with the ease of installation and operation.

We are extremely pleased with the work Stafford did for the Board of Education on this project, as is also the case with the many projects Stafford has done for us over the years. The systems are functioning as expected and much easier to maintain than the traditional treatment plants. We would highly recommend Stafford Consultants as well as Orenco.

Regards,

Leslie M. Wellman, CPA  
Director of Purchasing





# Open-Ended A/E Services Contract, District-Wide Construction Program +

## Hancock County, WV - county-wide

**Owner**  
Hancock County Schools

**Project Architects-Engineers**  
McKinley & Associates

**Coordination Architect**  
Gregg P. Dorfner, AIA, REFP

McKinley & Associates has completed over \$71 million in projects over the years for Hancock County Schools (HCS), such as their new \$11 million Oak Glen Middle School. Most recently, multiple projects were completed as a part of a \$56 million District-Wide Construction Program (funded with a \$37 million local bond vote supplemented with \$19 million from WV School Building Authority). The Bond was passed in the November 2010 election. This bond call is a result of the Comprehensive Education Facilities Plan (CEFP) that was developed by McKinley & Associates. We also have an Open-End Contract for implementing projects which resulted from that CEFP. The District-Wide Construction Program projects include a new Weirton Elementary School (\$26.5 million), A.T. Allison Elementary additions and renovations (\$5.3 million), New Manchester Elementary additions and renovations (\$6.2 million), Oak Glen Middle wrestling room (\$784,675), Oak Glen High renovations (\$1.7 million), Oak Glen High Multi-Sports Complex/Stadium (\$4.63 million), Weir Middle School renovations (\$669,486), Weir High renovations (\$2.4 million), Weir High Multi-Sports Complex/Stadium (\$4.8 million), Senator John D. Rockefeller IV Career Center HVAC project (\$1.1 million), and 33 former elementary school demolitions. The entire \$56 Program was less than 1% in total non-elective change orders!

One of the District-Wide Construction Program projects, the new \$26.5 million Weirton Elementary School for grades PK-4 replaces Weirton Heights, Liberty, and

**From Vision ... to Reality:**

**Weirton Elementary School**

Broadview Elementary Schools. We incorporated multiple energy efficient "green" components into this 105,000+ SF building. These include high efficiency boilers, energy recovery wheel, desiccant wheel, chilled beam system, Variable Frequency Controllers to reduce fan energy, low flow plumbing fixtures, energy monitor on the main electrical gear, dimmable lighting with occupancy sensor control, and T-5 & T-5 HO fluorescent

bulbs used as primary light sources throughout school to name a few. This was the largest elementary school designed in the State of West Virginia. Construction was completed on-schedule by the start of the 2014-15 school year. All of this has been completed with less than 1% in total on-elective change orders!

The 2 High School Multi-Sports Complexes/Stadiums and the Field of Dreams include restrooms facilities, game locker rooms, etc. For example, the Oak Glen High has Visitor's side restroom/concessions building with 4 urinals and 3 stalls for the Men's (including 1 ADA), and 12 stalls for the Women's (including 1 ADA). The Home side includes 10 urinals and 6 stalls for the Men's (including 1 ADA), 27 stalls for the Women's (including ADA), and a Family toilet room. This side also includes Home and Visitor locker rooms. Moreover, the Official's room has 6 lockers, toilet, and shower. Furthermore, there are renovated shower facilities inside the adjacent Oak Glen High School.





# 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. 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



# West Virginia Army National Guard Multi-Purpose Building at Camp Dawson

## Kingwood, West Virginia

### Owner

West Virginia Army National Guard

### Size

55,000 SF approx.

### Project Architects

Assemblage Architects

### Project Engineers

McKinley & Associates

The mission of the **Multi-Purpose Building** at Camp Dawson is a permanent multi-use masonry steel-framed structure with supporting facilities for military units of the West Virginia Army National Guard. The facility is located in Kingwood, Preston County, WV. Design was in conjunction with Assemblage Architects. Our involvement in this project includes MEP engineering and construction administration. **This project won a 2014 West Virginia AIA Honor Award.**

**This project was designed with energy recovery systems, as well as daylight harvesting in the gym.** The facility houses a large open space (gymnasium), a physical fitness area, **locker rooms, shower facilities, offices, and more.** The facility and grounds include parking, attached and detached storage, landscaping, security lighting and fencing, and a unique entry. The gymnasium was based on occupancy of 200 exercising, or 3,500 at rest for events/assembly. It includes a tailor-

made public address system with wireless microphone inputs for the events. We designed the gymnasium for three lighting scenarios: a) Stage use in Gym, b) Game lighting, c) General everyday lighting. **Both the Men's/ Women's rooms have toilets, locker room, 5 showers (including a separate ADA room with a shower and toilet), and a steam room with additional lockers.**



# Braxton County Senior Center

## Gassaway, West Virginia

### Owner

Braxton County Senior Citizen Center, Inc.

### Size

13,965 SF approx.

### Construction Cost

\$2.8 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

### Contractor

Flint Construction Co.

**Architectural/Engineering design** for an addition and adaptive reuse/renovation of a former steak house restaurant into a **rustic-looking** multi-use senior citizen center in Gassaway, WV. The project involved the total renovation of existing building, a single story addition, site grading and drainage, landscaping improvements, renovation and expansion of parking areas (approximately 65 spaces), gravel overflow lot, and an automatic sprinkler system. Included in the structure are a community room, exercise room, arts & crafts room, audio video room, conference room (used weekly for veteran meetings), offices, kitchen, and much more. The 3,685 SF Community Room has the ability to hold 526 persons, or have dining for 246 persons for assembly with less concentrated use. The facility was designed to support events within the center, such as weddings, receptions, bingo, meetings, and much more. The center also supports a Meals On Wheels Program. **We renovated restrooms and had fit-outs. These included employee lavatories, public toilets, and assisted shower/toilet. These were built to be ADA Compliant/ handicap-accessible. There were new plumbing fixtures and toilet partitions, primary door and frame, all wall-mounted urinals, toilet accessories, floor tile, drain system, wall tile, and much more.**





West Virginia University

# State Fire Training Academy

## Jackson's Mill, West Virginia

### Owner

West Virginia University

### Size

25,752 square feet including  
the 8,300 sq. ft of the Arena

### Construction Cost

\$4.5 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Christina Schessler, AIA, LEED AP BD+C

The \$4.5 million WVU State Fire Training Academy is located near the Jackson's Mill 4-H Campus in Lewis County, WV. Every year, WVU Fire Extension Services uses this one-of-a-kind facility to train more than 2,000 volunteer and professional firefighters and first-responders from around the state and nation. Because of the proximity to this historic site, the design directive given by the Owner was to **blend into the rural community**. The exterior brings to mind a barn set into the sloping terrain in an agricultural setting. The Users we have spoken to enjoy teaching in our facility, and it contextually "fits" into the Campus and local agricultural community. There are 2 major components to the 25,752 SF building; the first is the multi-use Classroom Wing which is comprised of classrooms, offices, conference, dining and more. The second component, the 8,300 SF Arena, is an all-weather interior training facility. Having a clear interior height greater than 30' allows the full extension of authentic fire training apparatus, and for various types of vehicles and hands-on programs. There is a 1900+ SF Men's restroom/shower/locker room and a 1100+ SF Women's restroom/shower/locker room on the ground floor. The Owner requested large, 24" wide lockers, and there are 12 lockers in the Men's Locker Room and 7 in the Women's Locker Room. The Men's room also includes 10 showers (including 1 ADA roll-in shower), 5 urinals, 4 stalls (including 1 ADA), and an equipment storage room. The Women's room also includes 4 showers (including 1 ADA roll-in shower), 4 stalls (including 1 ADA), and an equipment storage room. There are additional ME's and Women's restrooms on the first floor, as well.



The Men's room also includes 10 showers (including 1 ADA roll-in shower), 5 urinals, 4 stalls (including 1 ADA), and an equipment storage room. The Women's room also includes 4 showers (including 1 ADA roll-in shower), 4 stalls (including 1 ADA), and an equipment storage room. There are additional ME's and Women's restrooms on the first floor, as well.







# Building 34 West Virginia State Office Complex

## Weirton, West Virginia

### Owner

State of West Virginia

### Size

39,500 SF

### Construction Cost

\$4 million

### Project Architects-Engineers

McKinley & Associates

### Project Architect

Gregg P. Dorfner, AIA, REFP

### Contractor

Walters Construction



To better serve the citizens of the Northern Panhandle of the State, the State of West Virginia established an office building in the City of Weirton. This Weirton State Office Complex (also known as Building 34) is a \$4 million state-of-the-art building that houses offices for multiple state agencies. This State Office Building was completed in 2006, and accommodates the Bureau of Employment Programs, the Department of Health and Human Resources, the Division of Motor Vehicles, the Lottery Commission, Rehabilitation Services and the Work Force Investment Board. This new 2-story, 39,500 SF building was constructed with a structural steel frame and concrete foundations, cast concrete floors, precast concrete panel system, EPDM roof, two elevators, rooftop HVAC System, and building automation system. For parking, there was a large main lot and separate smaller lots to accommodate every client and/or building in the complex; this includes 14 handicapped parking spaces. Also included was site work. For security, the entire building has swipe-card access, CCTV video monitoring and other surveillance equipment, an x-ray machine, metal detector, employee-only entrances, uninterruptible power supply, bullet-proof glazing and tinted/reflective glazing. There are various finishes and furnishing, such as bulletproof transaction windows, various door styles and swipe-access, desks, work stations, kitchen finishes, laminated countertops, adjustable shelving, different floor materials (carpet, carpet tile, vinyl composite tile, unglazed ceramic tile, solid vinyl tile, and sealed concrete), painted or glazed ceramic tile walls, and more.



The first and second floor building commons spaces includes entry, security, lobby, restrooms, elevators, stairs, break room, conference room, and more. The DMV spaces on the first floor includes work stations, offices, break room, a large waiting area, license center, driver's testing room, photo area, data, plate/storage room, employee-only entrances, and more. The Lottery spaces on the first floor includes an office, an "open" office room, conference, separate entrance/lobby, security room, supply room, and data room. The Rehab spaces on the first floor includes 7 offices, clerical, conference room, waiting room, employee-only entrance, and more. The Bureau of Employment Programs spaces on the first floor includes 2 "open" work station rooms, manager offices, counselor office, a large waiting room, hearing room/conference, training room, server room, and storage. The DHHR spaces on the second floor includes 14 offices, an "open" office east and an "open" office west, work rooms, waiting room, reception, classroom/conference, regular conference room, resource room, interview room, family visitation room, multiple swipe-card access doors, employee-only entrance, server rooms, storage rooms, and more.





# WASTEWATER TREATMENT FACILITIES

---

**PROJECT:** Spanishburg Elementary School WWTP

**Owner:**  
Mercer County Board of Education

**Location:**  
Spanishburg, WV

**Construction Cost:**  
\$200,000

**Project Architect-Engineers:**  
Stafford Consultants

**Description:**  
Replacement of aging package plant with new Orenco treatment units. Units are more energy efficient and nearly maintenance free. All discharge parameters below allowable.



Original package treatment plant



Installation of Orenco treatment units



Completed installation.

 **STAFFORD  
CONSULTANTS  
INCORPORATED**  
*Engineering Design and Consulting*



# WATER DISTRIBUTION FACILITIES

---

**PROJECT:** Windmill Gap Waterline Extension Project

**Owner:**  
Bluewell Public Service District

**Location:**  
Rock, Mercer County, WV

**Construction Cost:**  
\$2,485,000

**Project Engineer:**  
Stafford Consultants

**Description:**  
Installation of a 50,000 gallon elevated storage tank, booster station, and distribution system to provide service in an area affected by past mining activity.



 **STAFFORD  
CONSULTANTS  
INCORPORATED**  
*Engineering Design and Consulting*



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: 375545

Doc Description: Parks-A/E Services for Tomlinson Run Bathhouse

Proc Type: Central Contract - Fixed Amt

| Date Issued | Solicitation Closes    | Solicitation No         | Version |
|-------------|------------------------|-------------------------|---------|
| 2017-09-14  | 2017-10-17<br>13:30:00 | CEOI 0310 DNR1800000002 | 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**

Brittany E Ingraham  
 (304) 558-2157  
 brittany.e.ingraham@wv.gov

Signature X 

FEIN # 55-0696478

DATE October 11, 2017

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



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: 375545

Doc Description: Addendum 1 - Parks-A/E Services for Tomlinson Run Bathhouse

Proc Type: Central Contract - Fixed Amt

| Date Issued | Solicitation Closes    | Solicitation No         | Version |
|-------------|------------------------|-------------------------|---------|
| 2017-10-06  | 2017-10-17<br>13:30:00 | CEOI 0310 DNR1800000002 | 2       |

**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:

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Signature X

FEIN # 55-0696478

DATE October 11, 2017

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



**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI 0310 DNR1800000002**

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

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

**Addendum Numbers Received:**

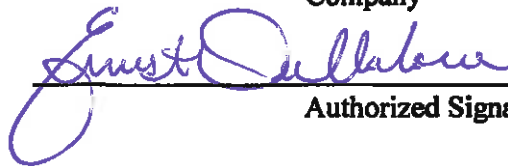
(Check the box next to each addendum received)

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

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

McKinley & Associates, Inc.

Company



Authorized Signature

October 11, 2017

Date

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

**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)

October 11, 2017

\_\_\_\_\_  
 (Date)

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

\_\_\_\_\_  
 (Phone Number) (Fax Number)

West Virginia Ethics Commission

Disclosure of Interested Parties to Contracts

Contracting business entity: McKinley & Associates

Address: 32 20th Street - Suite 100, Wheeling, WV 26003

Contracting business entity's authorized agent: Ernest Dellatorre

Address: 32 20th Street - Suite 100, Wheeling, WV 26003

Number or title of contract: CEOI 0310 DNR1800000002

Type or description of contract: Tomlinson Run State Park Group Camp Bathhouse Replacement

Governmental agency awarding contract: West Virginia Division of Natural Resources

Names of each Interested Party to the contract known or reasonably anticipated by the contracting business entity (attach additional pages if necessary):

McKinley & Associates

Stafford Consultants (consultant)

Signature: *Ernest Dellatorre* Date Signed: October 11, 2017

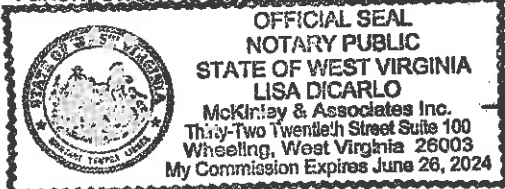
Check here if this is a Supplemental Disclosure.

Verification

State of West Virginia, County of Ohio:

I, Ernest Dellatorre, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledges that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 11th day of October, 2017.



*Lisa DiCarlo*

Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: \_\_\_\_\_

Date submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_



STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(l), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL OTHER CONTRACTS:** 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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: *Grant DeBlake* Date: October 11, 2017

State of West Virginia

County of Ohio, to-wit:

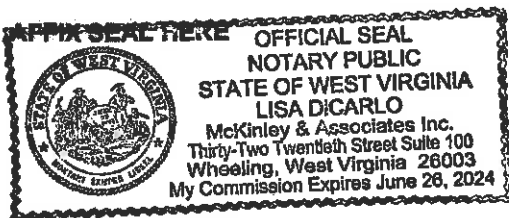
Taken, subscribed, and sworn to before me this 11 day of October, 2017.

My Commission expires June 26, 2024.

NOTARY PUBLIC

*Lisa DiCarlo*

Purchasing Affidavit (Revised 07/07/2017)



# 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 Christina Schessler's (*your Project Manager / Architect*) Registration and Authorization to Practice Architecture in West Virginia (Certificate #3810), and her LEED AP BD+C certificate is on the next page. On the pages following, 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.

## The West Virginia Board of Architects

certifies that

**CHRISTINA ANN SCHESSLER**

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, 2018.*



A handwritten signature in cursive script, appearing to read "Grady Papadopoulos", is written over a light gray rectangular background.

Board Administrator

# WV Licenses & Registrations

LEED  
AP  
BD+C

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

**Christina Schessler**

HAS ATTAINED THE DESIGNATION OF

**LEED AP<sup>®</sup> Building Design + Construction**

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED green building program.

10456991-AP-BD+C

CREDENTIAL ID

06 APR 2010

ISSUED

05 APR 2018

VALID THROUGH

GAIL VITTON, GBCI CHAIRPERSON

MAHESH MANJUNATH, GBCI PRESIDENT



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



# WV Licenses & Registrations

BOOK 66 PAGE 793



## CERTIFICATE

*I, Ken Heckler, Secretary of State of the  
State of West Virginia, hereby certify that*

by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia  
Code, the Articles of Incorporation of

**McKINLEY & ASSOCIATES, INC.**

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

### CERTIFICATE OF INCORPORATION

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

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

FIFTEENTH day of

DECEMBER 19 89

*Ken Heckler*

*Secretary of State*



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

# 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/soa/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.

atl.006 v.4  
L0539442304



# 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



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

# Insurance

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

| <b>ACORD™</b>   |  | <b>CERTIFICATE OF LIABILITY INSURANCE</b>   |  |   | DATE (MM/DD/YYYY)<br><b>01/30/2017</b> |   |   |
|---|--|---|--|---|--|---|---|
| <p><b>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.</b></p> <p><b>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).</b></p> |  |   |  |   |  |   |   |
| <b>PRODUCER</b><br>Pauli Associates<br>1311 Chapline Street<br>P. O. Box 990<br>Wheeling, WV 26003-0123   |  |   |  | <b>CONTACT NAME:</b> III, Lee Pauli<br><b>PHONE (AG, No. Ext):</b> 304.233.3303 <b>FAX (AG, No.):</b> 304.233.3333<br><b>EMAIL ADDRESS:</b><br><b>PRODUCER CUSTOMER ID #:</b> |  |   |   |
| <b>INSURED</b><br>McKinley & Associates, Inc.<br>The Maxwell Centre<br>32-20th Street<br>Wheeling, WV 26003   |  |   |  | <b>INSURER(S) AFFORDING COVERAGE</b>  |  | <b>NAIC #</b>   |   |
|   |  |   |  | <b>INSURER A:</b> Cincinnati Insurance Co.      10677   |  | <b>INSURER B:</b> Brickstreet Ins      Brick  |   |
|   |  |   |  | <b>INSURER C:</b>   |  |   |   |
|   |  |   |  | <b>INSURER D:</b>   |  |   |   |
|   |  |   |  | <b>INSURER E:</b>   |  |   |   |
|   |  |   |  | <b>INSURER F:</b>   |  |   |   |
| <b>COVERAGES</b> <b>CERTIFICATE NUMBER: 15/18 Liab w/workers comp</b> <b>REVISION NUMBER:</b>   |  |   |  |   |  |   |   |
| 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.   |  |   |  |   |  |   |   |
| ITEM NO.  | TYPE OF INSURANCE  | ADDITIONAL POLICY NO.   | POLICY NUMBER  | POLICY EFF. DATE (MM/DD/YYYY)   | POLICY EXP. DATE (MM/DD/YYYY)          | LIMITS  |   |
| A   | GENERAL LIABILITY<br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                |   | EPP0146335   | 08/15/2015  | 08/15/2018                             | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000<br>MED EXP (Any one person) \$ 10,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000 |   |
|   | GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PER. <input type="checkbox"/> LOC   |   |  |   |  |   |   |
|   | A  | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS<br><input checked="" type="checkbox"/> NON-OWNED AUTOS |  | EPP0146335  | 08/15/2015                             | 08/15/2018  | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$ |
|   | A  | UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br>EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE   |  | EPP0146335  | 08/15/2015                             | 08/15/2018  | EACH OCCURRENCE \$ 1,000,000<br>AGGREGATE \$ 1,000,000  |
| B   | WORKERS COMPENSATION AND EMPLOYER'S LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N<br><input type="checkbox"/> N/A   | WCB1018014<br>WV DELIBERATE INTENT COVERAGE INCLUDED<br>"MANDOLIDIS" | 12/30/2016  | 12/30/2017                             | <input checked="" type="checkbox"/> W/ STATUTORY LIMITS <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                          |   |
| DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)<br><b>SPECIMEN COPY TO BE HELD BY MCKINLEY AND ASSOCIATES.</b>  |  |   |  |   |  |   |   |
| <b>CERTIFICATE HOLDER</b>   |  |   |  | <b>CANCELLATION</b>   |  |   |   |
| 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<br><i>John Clark</i> 1/30/2017  |  |   |   |
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ACORD 25 (2009/09)

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# Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/6/2017

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).

|  |  |                        |
|--|--|------------------------|
| <b>PRODUCER</b><br>The James B. Oswald Company<br>1100 Superior Avenue, Suite 1500<br>Cleveland OH 44114 | <b>CONTACT NAME:</b> Serena Turchik<br><b>PHONE (A/C No. Ext):</b> 216-777-6134<br><b>E-MAIL ADDRESS:</b> sturchik@oswaldcompanies.com                   | <b>FAX (A/C. No):</b>  |
|  | <b>INSURER(S) AFFORDING COVERAGE</b>   |                        |
| <b>INSURED</b><br>MCKIN-1<br>McKinley & Associates, Inc.<br>32 20th Street #100<br>Wheeling WV 26003     | <b>INSURER A:</b> Continental Insurance Company<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> | <b>NAIC #</b><br>18313 |

**COVERAGES**      **CERTIFICATE NUMBER: 1919827327**      **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   |
|----------|--|--------------------|---------------|-------------------------|-------------------------|--|
|          | <b>GENERAL LIABILITY</b><br><input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br><input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRC-JECT <input type="checkbox"/> LOC |                    |               |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS   |                    |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                    |
|          | <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br><br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$   |                    |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$   |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  | Y/N                | N/A           |                         |                         | <input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER<br>E L EACH ACCIDENT \$<br>E L DISEASE - EA EMPLOYEE \$<br>E L DISEASE - POLICY LIMIT \$                     |
| A        | Professional Liability<br>Claims Made<br>Retro Date: 9/10/1981   | N Y                | AEH591893824  | 10/10/2017              | 10/10/2018              | Each Claim \$1,000,000<br>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.

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

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